Proposed Studio Development
Taylor Street
Heywood

Design & Access Statement

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Introduction

This document is written to support an outline Planning Application for a two storey block of ten studios.

It is written in accordance with the publication 'Design & Access Statements; How to Write, Read & Use Them' published by the Commission for Architecture & The Built Environment.

Site Introduction

The site is located within 100 metres of Heywood Town Centre, some 3.5 miles to the centre of Rochdale.

It is around 570 sq.m. in area, and is currently occupies by a building, formerly a public baths, and more recently a church. It lies at the intersection of Taylor Street and Fox Street, with a new residential development of two storey houses to the east and older terraced houses, fronting onto Taylor Street, to the south.

There is an unmade public highway between the site and the dwellings to the south.

To the north of the site across Fox Street is a church, and to the east, across Taylor Street, are single storey buildings comprising a dance school and a private day nursery.

Layout

The development comprises an 'L' shaped block, two storeys in height, sitting close to the back of the footpath.

To the rear is a private amenity area through which secure access to entrances is provided. Habitable room windows face outward across the adjacent highways, to avoid overlooking the adjacent gardens of the adjacent residential development.

Access to the private amenity area will be through secure gates and an audio entry system.

There is car parking for six cars located off the unadopted highway to the south of the site.

Design

Use

The site has been unoccupied for around 18 months, and despite extensive advertising the agents have not been able to elicit offers.

The former swimming pool within the building has been boarded over and the building comprises two main meeting rooms with ancillary accommodation to the northern end of the plan. This comprises small offices and toilets.

At first floor level is living accommodation, with bedroom, living room, bathroom and kitchen.

The former swimming pool basin forms a basement area.

The proposals comprises the demolition of the existing building and erection of four two storey three bed townhouses.

The proposed use would be a suitable neighbour for the relatively new residential to the east, and the terraced dwellings to the south, and appropriate for a mixed use area.

The proposals include the demolition of the existing building and erection of a two storey block of ten studios.

This use would be a suitable neighbour for the relatively new residential to the east, and the terraced dwellings to the south.

Amount

The site area of 570 sq.m. gives a density of 166 units / hectare.

This is at the upper end of expectations with typically 100 units per hectare for this type of development.

Scale

Typically the residential buildings immediately adjacent to the site are two storey.

Those to the east, namely the dance school and day nursery, are single storey.

The church to the north is single storey but is around 6 metres to eaves.

The current building on site has a two storey element fronting Fox Street. This is 7 metres to eaves and 10.5 metres to ridge.

Along Taylor Street the existing building is 3.8 metres to eaves (although this rises to 7 metres at the northern end), and 9 metres to eaves.

The proposals are of a similar scale with ridge heights of 7.3 metres and eaves height of 5 metres.

The pitched roofs reflect the vernacular architecture of the area and the scale of the surrounding buildings.

Landscaping

The scheme proposes to provide a soft landscaped private amenity area to the rear. Privacy and security will be maintained by a two metre tall close boarded timber fence.

To the frontage will be a planted landscaped strip set behind a 900mm tall steel railing.

This provides security and defensible space to frontages.

A detailed landscape scheme including soft planting and hard landscape is proposed but details is not provided at this stage.

Appearance

The Planning Application which this document supports is outline, and external appearance is not included within the matters for consideration at this stage.

However external elevations will be formed from red coloured brickwork walls with grey colour flat concrete tiles.

Window proportions will reflect those with the vernacular buildings of Heywood. They will be tall and narrow generally.

Access

Access to site

The site is located within 100 metres of Heywood Town Centre. In terms of transportation this makes it highly sustainable.

The town centre has a comprehensive bus service linking it to Rochdale, Bolton, Bury and the city of Manchester.

Within Heywood Town Centre are a supermarket, health centre and both junior and secondary schools, together with a sports centre.

Access to and within buildings

Buildings have been designed to be compliant with Part 'M' of the Building Regulations.

This will include local access for wheelchair users from the public domain to ground floor entrances, together with appropriately lit design access routes for people with visual impairments.

Buildings will be designed to accommodate wheelchair users, and include sufficient space to manoeuvre, suitable opening widths and appropriate sanitary accommodation, together with suitably located electrical switches and sockets.

The staircase will be designed for ambulant disabled access.