

**Design and Access Statement
for
Proposed Improvement and Extension
at
99 Curzon Close, Rochdale**

Rev A 6-6-24



Above – aerial view of Curzon Close with the site highlighted (image – Google Maps)

1.0 Introduction

This Design and Access Statement has been produced by TADW Architects on behalf of Rochdale Boroughwide Housing. It is submitted as part of a full planning application for improvement and extension works at 99 Curzon Close, Kirkholt. It should be read in conjunction with the following documents:

- 241343/01P1 – Existing Plans
- 241343/02P2 – Existing Elevations
- 241343/03P3 – Proposed Plans and Elevations

2.0 The Existing Site

99 Curzon Close is a two storey brick built semi-detached property. It forms part of the Kirkholt housing estate which is located to the south of Rochdale town centre. The property was originally configured as two flats, but has subsequently been converted to form a single dwelling. This has resulted in an unusual internal layout, such that the staircase is somewhat remote from the front door. This makes circulation within the dwelling difficult and restricts the use of some spaces.



Above – view showing extant front door to right, and sealed access to left

3.0 Planning History

A Lawful Development Certificate was applied for (ref 24/00333/CPL), however this was refused as it was deemed that the outrigger to the side of the dwelling formed part of the front elevation. We are therefore now seeking formal planning approval to proceed with the works.

4.0 The Proposals

The property is generously sized, and the client is keen to use the dwelling to provide accommodation for families with particular medical needs. It was originally hoped to convert the house into a fully accessible wheelchair dwelling, however various factors prevented this. As an alternative we are proposing to create a small single storey side extension to improve access between the stair and the front door. This will allow the remaining rooms in the property to be used more efficiently. In particular it will permit the creation of a ground floor bedroom, which will make the dwelling more suitable for families with medical requirements.

While our application for a Lawful Development Certificate was refused on the grounds that the proposals involve an extension to the front of the property, we feel that this something of a technicality in this instance. In reality the new extension is set back from the main front elevation of the property, therefore does not impact on the street scene. In addition the configuration of the cul-de-sac at this point means that the new extension is completely concealed by 97 Curzon Close, which steps considerably forward of its neighbour.



Above – aerial view of Curzon Close with the extension highlighted (image – Google Maps)

5.0 Access

The dwelling is currently accessed via a step at the front door. Due to the slope of the ground in front of the property, and the restricted space available, it is difficult to provide a ramped level access approach. Therefore the intention is to leave the current access arrangements in place.

6.0 Waste Collection

The previous occupants appear to have been storing bins informally to the side of the property, but still in the general front garden area. This arrangement could continue, however storage space also exists in the rear garden