# Design and Access statement in relation to land at rear of,

# Willows Lane and Heatley Road,

# Milnrow.

## 1.0 Introduction

The following Design and Access Statement has been prepared to supplement the Outline Planning Application for 3 detached bungalows on land at the rear of Willows Lane and Heatley Road, Milnrow, Rochdale.

The ethos is to provide high quality accessible accommodation of a type severely lacking in the Borough. Designed to increase well-being for the occupants and provide accommodation which is accessible for wheelchair users or persons with lesser mobility, either presently or in future years.

This statement is to be read in conjunction with the planning application drawings and application forms, to explain how the design concept has developed into a high-quality scheme adding visual amenity value to the area.

## 2.0 Assessment

The proposal has been developed with reference to the councils' recommendations for developments within the borough of Rochdale. The scheme protects the amenities of the existing surrounding properties by virtue of compliance with council planning policy separation distances.

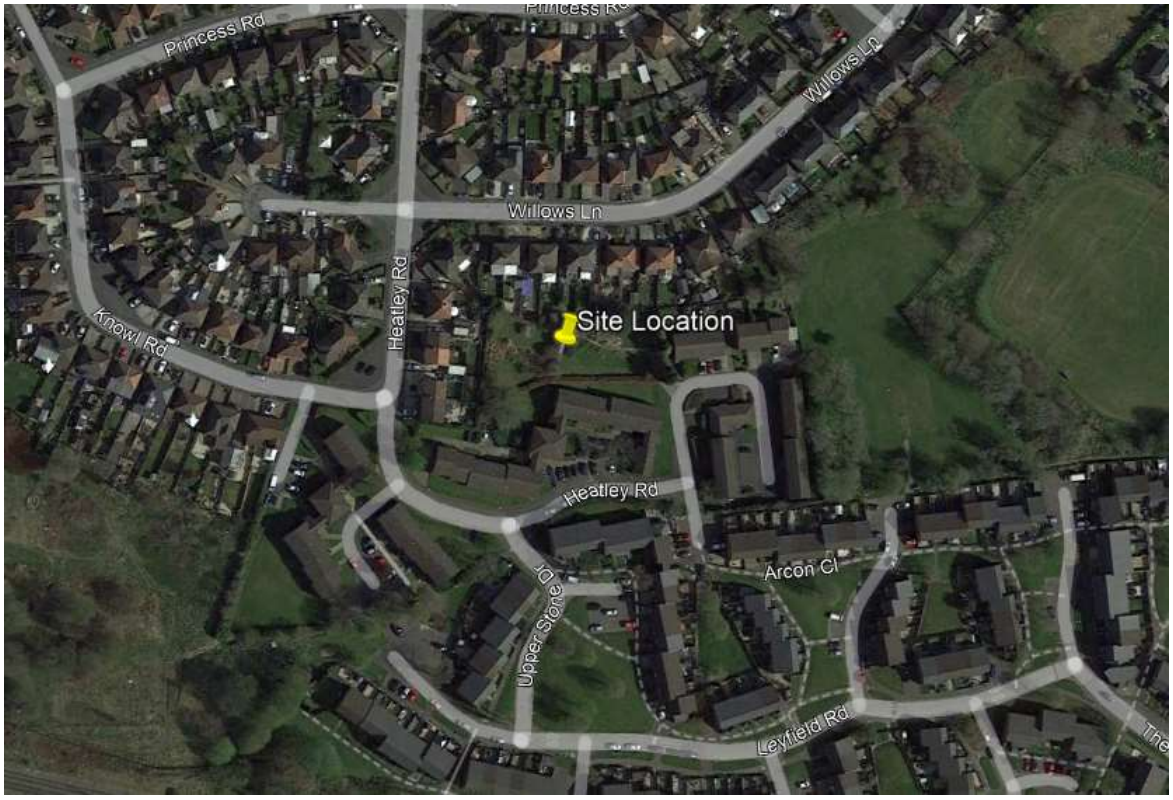
The proposal comprises three bungalows with internal layouts which have been developed to provide suitable space for people with limited mobility or wheelchairs users but clearly the layout of the properties will also be suitable for everyday living for residents without disabilities.

By the nature of the site, it will provide a safe secure environment for the residents.

The properties comprise single storey dwellings and therefore will cause less harm to surrounding residents' amenity than a development of greater density comprising two or three storey dwellings. High quality landscaping could provide enhancement of amenity for residents and contribute to the biodiversity of the area. However, as this application is put forward on the basis of an outline submission landscaping has been reserved for future determination.

## 3.0 The Site location

The site is located Easting: 391974 Northing: 412915 and is accessed from Arcon Close. The site is an open piece of land located between existing residential properties in a primarily residential location.




## 3.1 The Site

The plot is generally rectangular in shape, with an extension towards the S.W. corner. Principal access is via a gated concrete surfaced driveway off Arcon Close.

The site is surrounded by residential developments of varying ages and styles.

Rochdale Road is situated a short walk to the north of the site where public transport serves Milnrow centre where a range of services are available, and Rochdale town centre from where public transport connections allow access to the wider area.

## 4.0 Design brief

The Clients specific brief is to provide contemporary properties, designed especially as accessible bungalows suitable for couples or a small family where one or both may have a mobility disability or wheelchair use.

Features incorporated in the design will provide lifelong accommodation suitable for present or future needs of the occupants. The internal layouts are to provide modern living, afforded with as much natural light as reasonably practical. Modern construction methods will be used to provide enhancements in the current insulation requirements under Building Regulations. Renewable energy sources will be provided where practical or necessary to achieve design compliance. This will ensure future residents can enjoy energy efficient homes at an affordable level.

Each of the bungalows will comprise 2 good sized bedrooms, a large lounge linked to a combined kitchen and dining area, a bathroom, and an entrance hall. The emphasis being on ease of circulation within the property. Off road parking facilities will be provided with a minimum of two electric vehicle charging points. Parking spaces will be larger than standard spaces for ease of use by residents with limited mobility.

## 4.1 External Design and Siting

The current submission is made on the basis of an outline application. The external appearance does not form part of this application. However, in terms of the built environment other properties in the surrounding area are traditionally brick built with tiled roofs. The proposal could provide the opportunity to develop a contemporary scheme whilst reflecting the surrounding properties in terms of materials used. In this regard it is the intention to use high-quality facing brickwork accompanied by modern materials in complementary colours, all of which can of course be covered by reserved matters on any consent which may be issued.

The layout provides sufficient area surrounding the properties to provide a comprehensive scheme of soft landscaping to soften the appearance of the development, enhance the amenity for prospective and existing residents and contribute to the biodiversity of the area. Quality materials will be used to provide areas of hard landscaping, paths, and parking areas to reflect the ethos of the development in providing accessible accommodation for occupants with mobility issues. Garden areas will be in the main low maintenance, and We would expect that the finer details of the landscaping will be reserved as part of any approval for the scheme.

## 4.2 Internal design

The internal layout of each bungalow type has been designed with wheelchair or limited mobility accessibility in mind. These are desirable features for this type of property, but not restrictive, making all the properties attractive to the open market.

Internal doors will be a minimum 838mm width. There will be adequate room to accommodate the turning circle of wheelchairs in most situations. The ingress and egress access at the front door and the rear Bi-Fold door will have level threshold access.

The lounge/kitchen/dining area includes a Bi-Fold door that leads out onto a private garden area providing a pleasant feature to enhance the wellness and enjoyment of the external landscaping features of the proposal.

The kitchen is designed for ease of movement with a wheelchair and access to all kitchen appliances and fittings.

## 5.0 Other considerations:

Access: The site is relatively flat and in keeping with the development brief level, or ramped access in accordance with current guidance and regulations in terms of access for disabled can be achieved. Car parking areas have been indicted and level or ramped access from the parking areas to the principal entrance of each property will be provided.

Traffic: Not a material consideration in this development as it is very unlikely that the construction of these 3 properties will impact on the volume of traffic in the area.

Drainage: We do not perceive any issues in terms of securing drainage connections to serve the development and we assume drainage proposals would be conditioned on any consent which may be issued.

Services: Similarly, all the main services are available locally.

Ground Conditions We do not foresee any issues with ground conditions, especially as there are other residential properties in the area.

Noise: No adverse noise will be caused by proposal.

Refuse facilities: Waste and Recycling provision will be in accordance with the local authority's current policy.

**6.0 Summary**

There is a serious under provision of this type of accommodation in the borough and there is always a great demand for bungalows. New housing developments are generally profit driven therefore bungalows are usually considered to be less viable than traditional housing. Consequently, there are very few sites which are appropriate for developments of this nature. This site has been identified as suitable for this type of development and we feel the site represents an opportunity to provide much needed accommodation, which includes facilities desirable for a sector of the market which often finds it difficult to secure suitable accommodation.

This site provides the potential to deliver a high-quality development, using quality materials and incorporating hard and soft landscaping features, and will provide a safe, secure, and desirable environment in which to live.

We therefore trust that the council will feel able to support this submission which delivers a high-quality scheme providing high demand, much needed accommodation in the borough in a sustainable location.

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