

DESIGN AND ACCESS STATEMENT

LAND OFF WHAM STREET
HEYWOOD
ROCHDALE

**PROPOSED RESIDENTIAL DEVELOPMENT FOR THE ERECTION
OF 10 NEW DWELLINGS**

FULL PLANNING APPLICATION



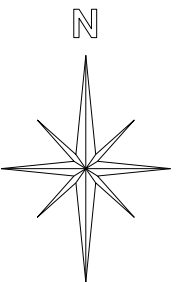
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CHARTERED ARCHITECTURAL SERVICES

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Please note this document supports the relevant Planning submission for proposed new works to Land off Wham Street, Heywood.

This document should be read in conjunction with all Relevant information with this submission.



Site Location Plan

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SITE LOCATION

SITE HISTORY

PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

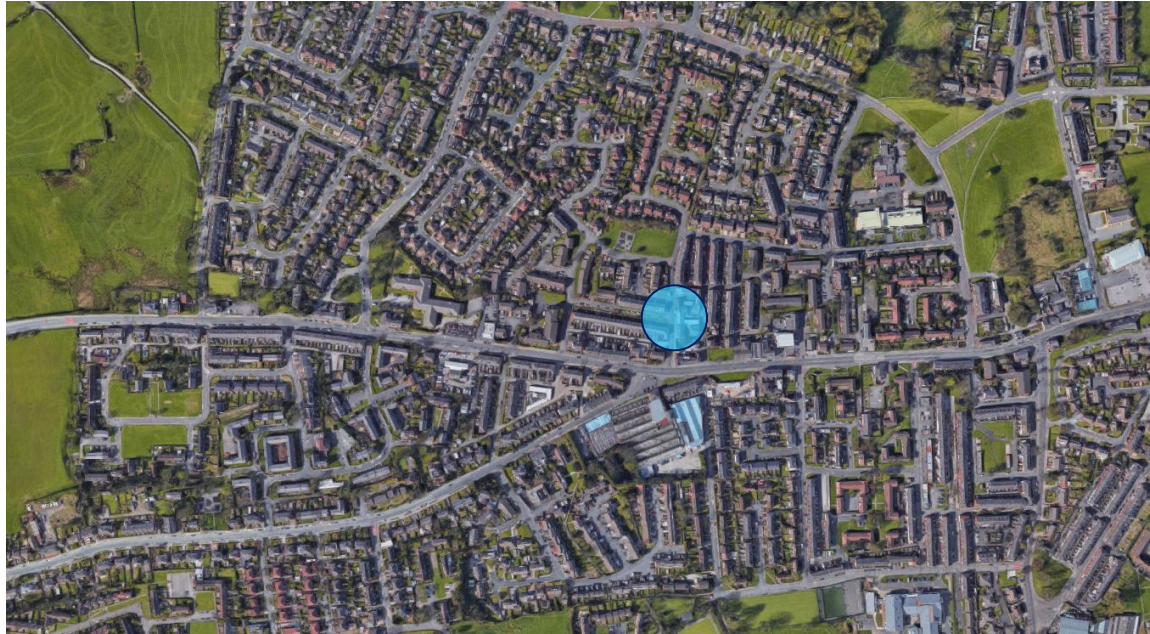
APPEARANCE

REFUSE MANAGEMENT

SITE LOCATION

The proposal site is located outside the centre of Heywood off Wham Street which leads to the main highway of Bury Road. The area is populated by residential buildings with a heavy focus on terrace/mews housing with two storey semi detached properties located to the north off Wham Bar Drive and other associated streets. Being located outside of Heywood the area benefits from reduced traffic and noise while also providing easy access to Heywood centre via public transport, bicycle or on foot.

The site currently offers a number of commercial units formed from what appears to be a partially demolished mill building with associated outbuildings. While other commercial and industrial properties and structures can be found in the area, the buildings that exist on the site seem somewhat out of place among the dense residential surrounding.



Heywood Local Area Map

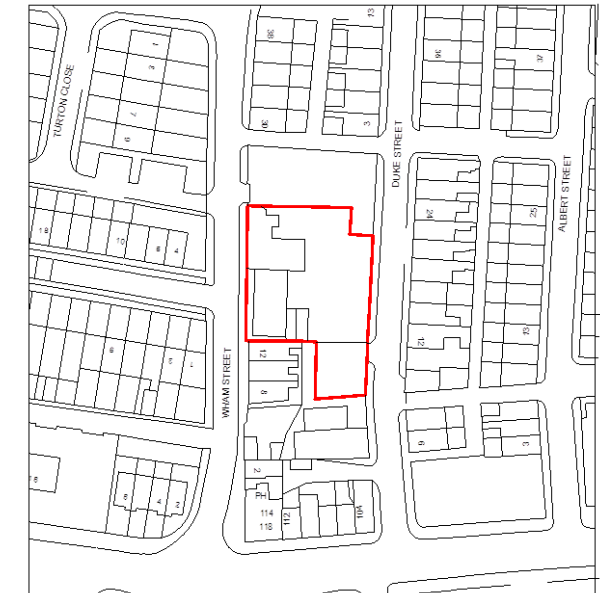
 Proposed Development Site



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Site Location Plan

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SITE HISTORY



Date	On Site	Off Site / Surrounding
c1937	Match Works appears to be demolished. It is likely that there is a change of use to the Site especially considering the new Site layout noted in 1957, see below.	Sand pit to the NW increase in size. There is heap/household wastes noted on what is now the former Mill Bank Brick Works, with a refuse destructor noted to the N side, and a tramway linking it to the S side around the made ground.
c1957	Site (including that to the N side) appears to have been redeveloped in to a Sheet Metal Works. The on-site building is the same shape and location as current day.	Sand pit to the NW now much larger but remains approx 350+m distant at closest point.
c1969	No change.	Further development of estates replacing much of the commercial mills/works to the N/E/W of the local area.
c1985-90	Site noted as a builders yard. Layout as present.	Almost complete urban infill in the wider area, predominantly residential.



Existing Site Photo

SITE LOCATION

SITE HISTORY

PROPOSAL

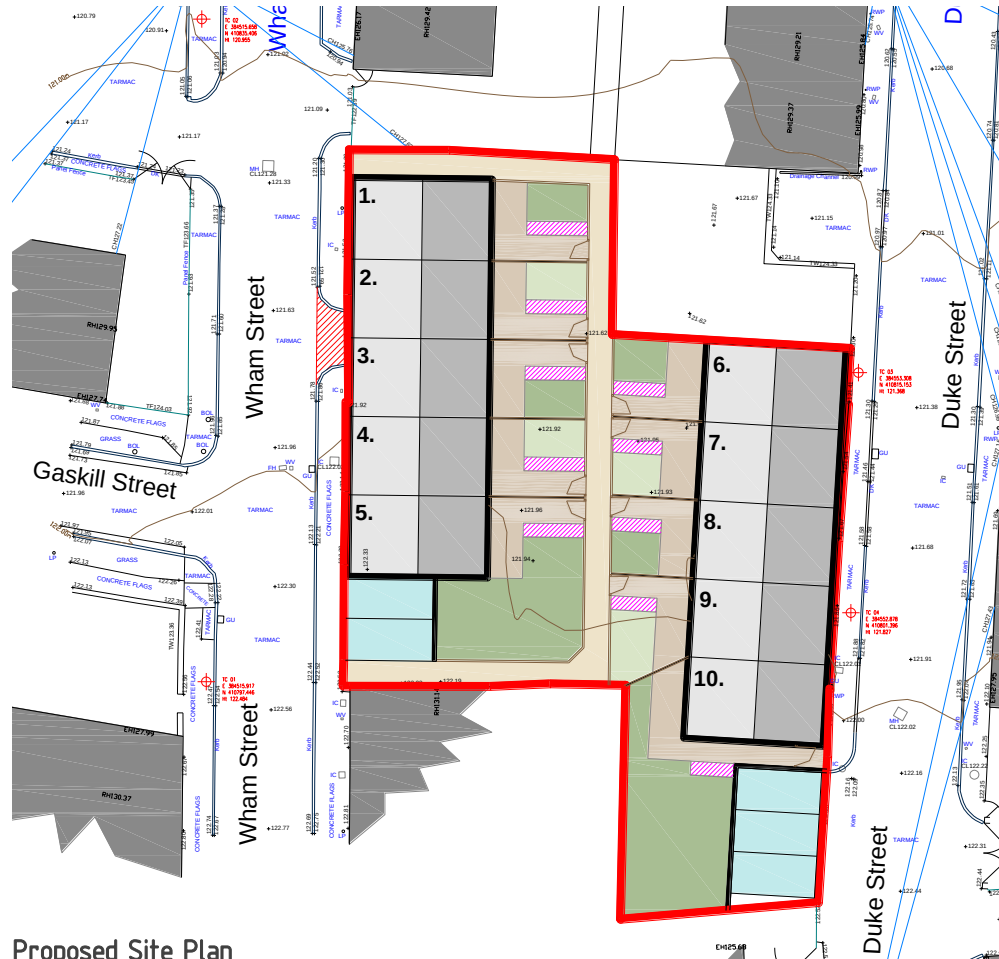
SITE LAYOUT & ACCESS

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REFUSE MANAGEMENT



Proposed Site Plan

The proposal looks to demolish the existing buildings on the site and develop 10 new dwellings split into two separate blocks (one block facing Wham Street and the other Duke Street). The development echoes the recently approved development adjacent to the site (Planning Ref: 20/00060/FUL). The development would look to provide parking for the site at the same ratio as approved within 20/00060/FUL with 5 new parking spaces proposed as part of the 10 house development.

The proposal would continue the approved access path to the rear of the approved dwellings to form a communal access path to both the proposed development and the approved development.

Drainage recommendations for the proposal are outlined within the submitted drainage strategy report.



Existing Wham Street Photo (1)



Existing Wham Street Photo (2)

SITE LOCATION

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PROPOSAL

SITE LAYOUT & ACCESS

AMOUNT

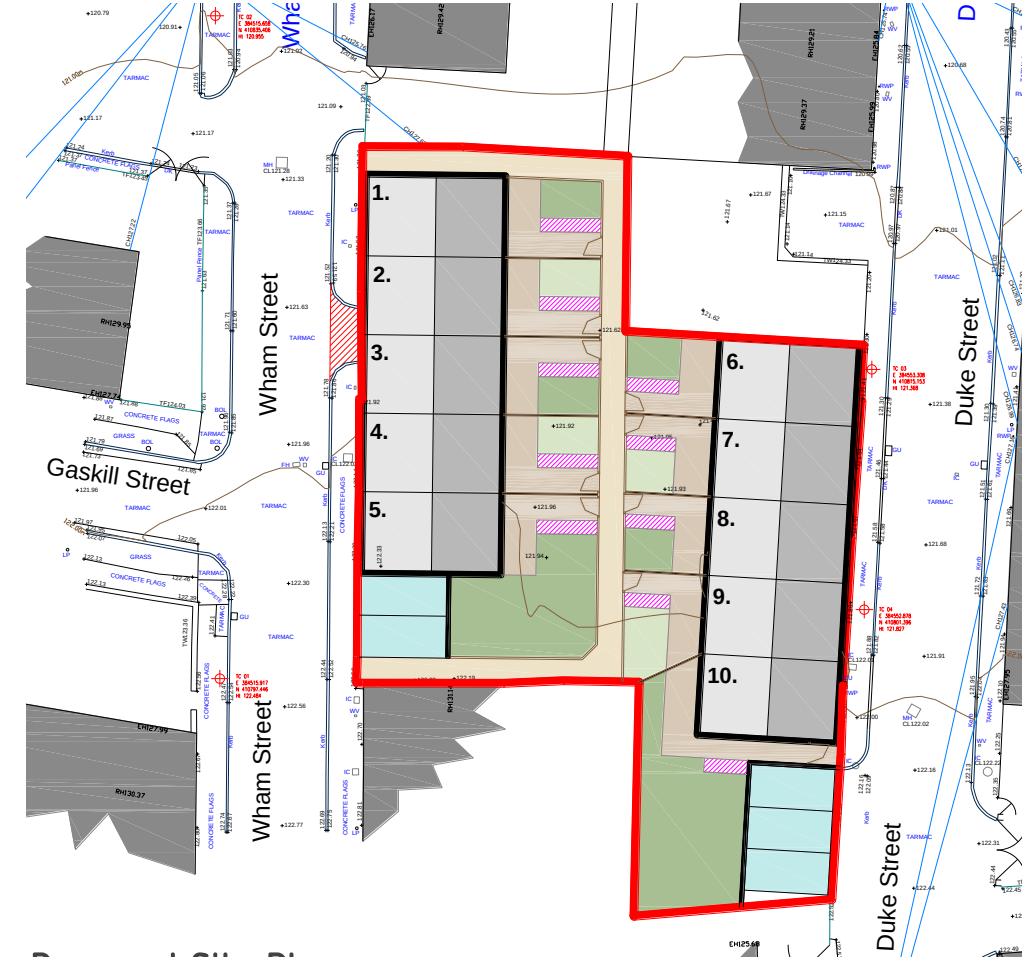
LAYOUT

APPEARANCE

REFUSE MANAGEMENT

The proposed site layout matches the existing precedent set by the adjacent approved site as well as the overall build character in the area that sees terrace and mews houses off the public footpath along the respective streets. Vehicular access to the site is restricted to 5 new parking spaces, two off Wham Street and three off Duke Street. Access to the rear of the dwellings is provided via a communal access path that links the rear gardens of each block as well as allowing bins to be moved to and from Wham Street during bin collection days.

Private gardens and amenity space for each dwelling is located to the rear of each property with associated bin storage facilities.



Proposed Site Plan

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LAND OFF WHAM STREET, HEYWOOD

AMOUNT

Areas

Site Area (Red Edge (Not including Access Road))	995m ²
Existing Buildings Footprint	438m ²
Existing Landscaping (Hard & Soft)	557m ²

Proposed Total Dwellings Footprint	364m ²
Proposed Landscaping (Hard & Soft)	631m ²

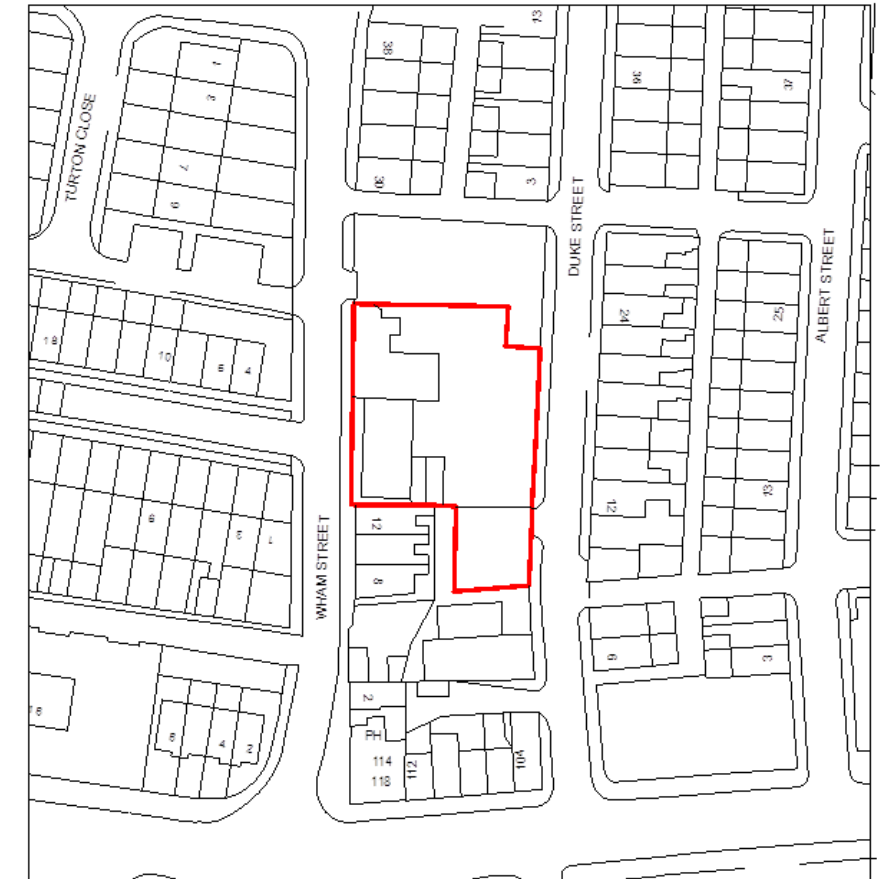
The proposed development would improve the openness of the site and increase the overall hard and soft landscaping of the site resulting in a far more attractive, less imposing street scene.



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LAND OFF WHAM STREET, HEYWOOD

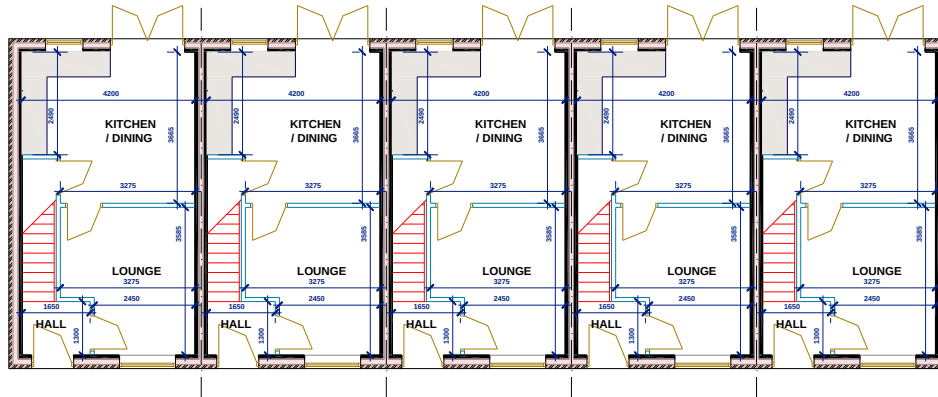
LAYOUT



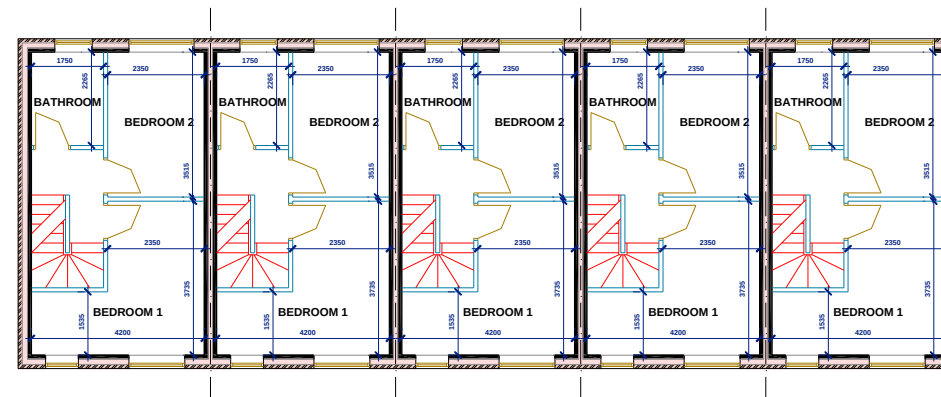
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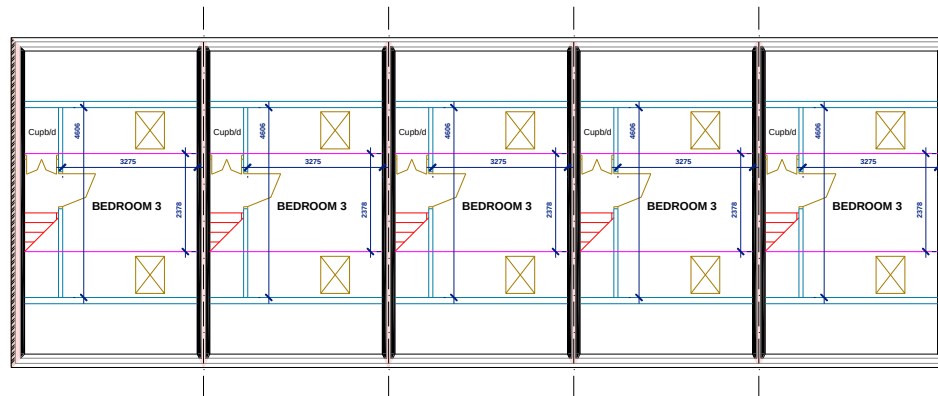
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

New dwelling blocks consist of the 5 dwellings per block. Each new dwelling looks to provide well designed homes for end users with an emphasis on modern living; with this in mind the ground floor plan offers an open plan design to the lounge and kitchen space with ground floor W.C. facilities. Each dwelling is also to be provided with 3 good size bedrooms with a master bedroom within the roof space and a double and a single bedroom to the first floor.

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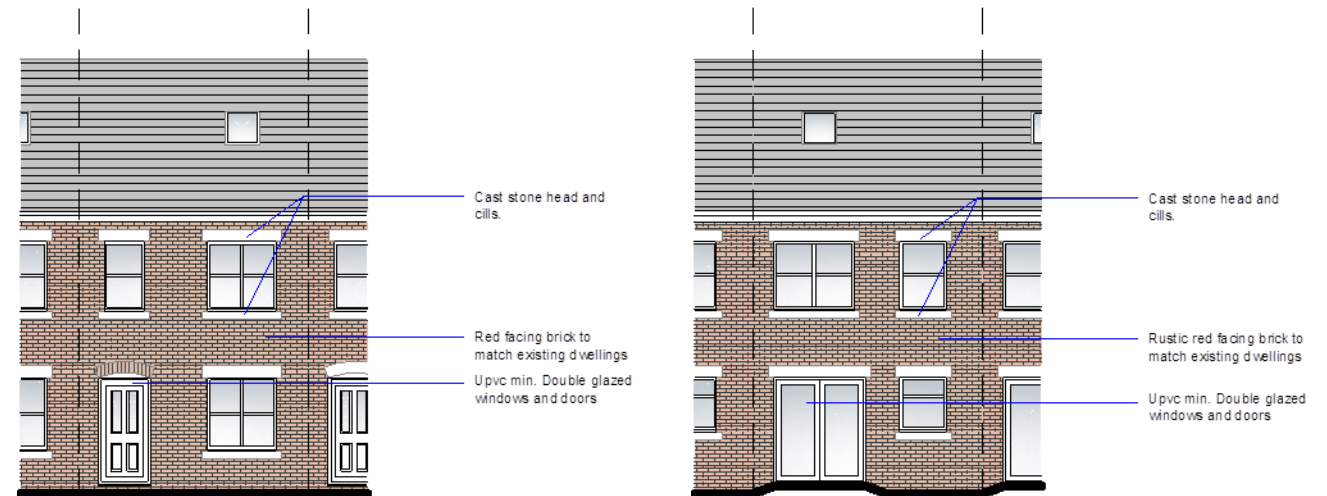
APPEARANCE

In line with the existing building character, both historic and recently developed, the proposal would adopt a traditional cavity wall construction with rustic facing brick façade to match the adjacent development site which recently receive approval. The use of brick also closely matches that of the surrounding terrace houses allmost all of which offer a smooth faced brick façade or a rustic brick façade. The brick façade would be coupled with buff stone heads and cills to windows and doors to further emphasise the traditional appearance.

Roof materials would be proposed as concrete interlocking roof tiles.

New windows and doors proposed are to be UPVC finished in RAL 7021 Black Grey with UPVC fascia's and gutters in black.

The use of darker window and door frames along side the fascia's and gutters provide a more modern appearance to the otherwise traditional dwellings.



Proposed Front Elevation

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Proposed Wham Street Concept Image

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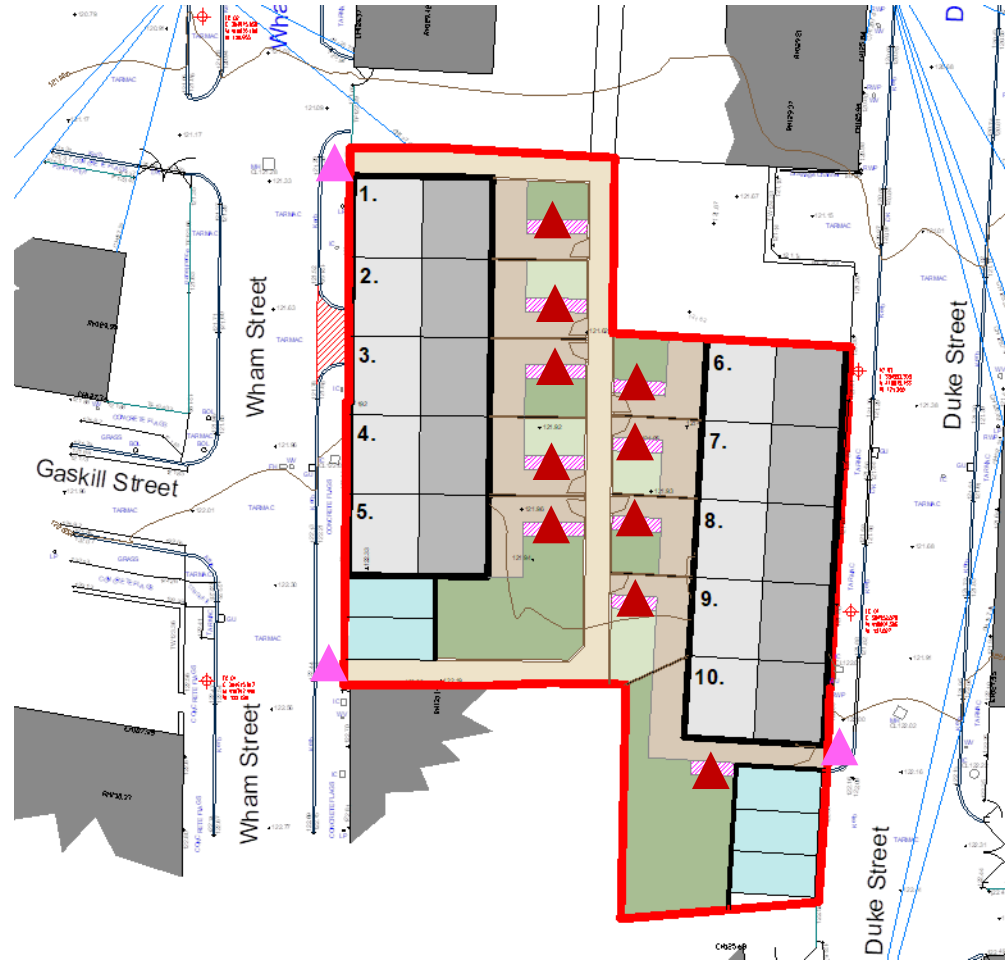
AMOUNT

LAYOUT

APPEARANCE

REFUSE MANAGEMENT

REFUSE MANGEMENT



Proposed Site Plan

Refuse Management

Each proposed dwelling is to be provided with dedicated bin storage areas by providing a hard standing area within the garden area. Each bin store location is marked on the proposed site plan.

On bin collection days, the bins are to be located along either Wham Street or Duke Street.

Each dwelling is to be provided with:

- Rubbish bin for general waste - dark green
- Recycle bin for cans, plastic and glass bottles - green bin with blue lid
- Recycle bin for paper and cardboard - blue bin
- Recycle bin for food and garden waste - brown bin
- Food waste - brown bin or brown street caddy
- Kitchen food waste - silver kitchen caddy

Bin Storage Unit
Example

