

Design and Access Statement
for
Proposed Porch Replacement Works
at
Clover Hall Estate, Rochdale

Rev B 11-12-23



Above – general area of proposed works to north east of Rochdale town centre

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 porch replacement works for some properties on Cedar Avenue, Heywood. It should be read in conjunction with the following documents:

231336/10P2 – Albert Royds St. Existing and Proposed Elevations
231336/11P1 – Beal Crescent Existing and Proposed Elevations 1 of 2
231336/12P1 – Beal Crescent Existing and Proposed Elevations 2 of 2
231336/13P1 – Clover Hall Crescent Existing and Proposed Elevations 1 of 4
231336/14P1 – Clover Hall Crescent Existing and Proposed Elevations 2 of 4
231336/15P1 – Clover Hall Crescent Existing and Proposed Elevations 3 of 4
231336/16P1 – Clover Hall Crescent Existing and Proposed Elevations 4 of 4
231336/17P1 – Eafield Road Existing and Proposed Elevations
231336/18P1 – Farm Walk Existing and Proposed Elevations 1 of 2
231336/19P1 – Farm Walk Existing and Proposed Elevations 2 of 2
231336/22P1 – Site Plan
231336/23P1 – Existing House Types
231336/24P1 – Existing Porches 1 of 2
231336/25P1 – Existing Porches 2 of 2
231336/26P2 – Proposed Porches

2.0 The Existing Site

The Clover Hall estate is a pre-war housing development to the north east of Rochdale town centre. The proposed porch redevelopment scheme relates to 113 dwellings owned by Rochdale Boroughwide Housing, specifically the following properties:

Albert Royds Street – numbers 211, 213, 215, 219, 229

Beal Crescent – numbers 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 36, 38, 44, 48

Clover Hall Crescent – numbers 3, 4, 5, 8, 10, 11, 13, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 27, 30, 31, 33, 37, 39, 49, 53, 59, 61, 63, 65, 67, 69, 79, 83, 86, 88, 89, 90, 92, 93, 94, 98, 104, 112, 114, 120, 122, 124, 126, 128, 130, 136, 138

Eafield Road – numbers 14, 16, 18, 22, 24, 34, 26, 38, 42

Farm Walk – numbers 2, 4, 6, 7, 10, 11, 12, 14, 19, 22, 23, 24, 26, 27, 28, 29, 33, 35

The dwellings consist of two storey brick built terraced houses dating from the middle of the twentieth century. There are four distinct house types across the estate, plus one bungalow unit, of which there are 22 dwellings in a single row (32-74 Clover Hall Crescent).

At some later date, a variety of open and enclosed porches have been added to the properties. These porches are beginning to deteriorate, and it is understood that some have developed structural problems – hence the need to renew.

A number of dwellings on the estate are in private ownership, therefore these are not included in the proposed redevelopment work. However, where a property is owned by RBH, but shares a porch with a private dwelling, it has been included in the proposals, as the existing construction should allow works to proceed without affecting the private dwelling.



Above – house type A (left), house type B (right) with typical open and enclosed porches



Above – house type C (left), house type D (right) with typical open and enclosed porches

3.0 The Existing Porches

All of the porches to the houses are of brick construction. While there are two basic types – open and enclosed – there are a number of variations due to changes in the roof design. It is understood that at the time of construction, residents were given a free choice as to their preferred porch, and as a result there is no consistency of porch design across individual sections of the estate.

The intention is to replace all of the porches to the houses in RBH ownership, with new enclosed structures based on a single design, which is related to one of the existing porch types. As the existing porches are over 3m in height, the replacement porches will not be covered by permitted development rights, therefore planning approval is being sought for the work.

The porches to the bungalows on the estate were added later, and these are of a flat roof upvc design which is around 2.5m high. The configuration of the bungalows restricts the type of replacement porch to these units to something of a similar volume. The client also intends to carry out porch replacement works to these units, however as the new structures will be less than 3m high, the works fall within permitted development rights, therefore planning approval is not sought for this element of the programme

4.0 The Proposals

The proposed works involve the demolition of the existing porches, followed by their replacement with new brick built enclosed porch structures. The new porches are generally based on one of the existing designs – that of an enclosed structure with a side window and a lean to roof. As the existing porches are very small and cramped inside, the new porches are to be made slightly larger to ensure that they are more usable.

This increase is typically constrained by localized features such as projections on the existing elevations. However in the house type referred to on the drawings as Type A the projection allows for the provision of a wider porch with front facing windows. This applies to XX units across the estate.

As the new porch designs are closely related to the existing designs the new works will harmonise with the porches across the estate which remain in private ownership, thereby preserving the current street scene.



Above – house type A with new porches



Above – house type B with new porches



Above – house type C with new porches



Above – house type D with new porches

5.0 Access

The overall site is hilly in places, and the existing porches typically have a step of around 200-400mm at the entrance. Intermediate external steps will be provided to ensure that all dwellings have a reasonable stepped approach to the interior. One dwelling (126 Clover Hall Crescent) has a greater change in level between external ground and internal floor level (approx. 600mm). This is currently served by an open porch over a flight of steps. The proposed replacement will consist of an enclosed porch with a new flight of steps in front of it.

6.0 Drainage

The existing porches are served by downpipes which feed into gullies or discharge onto the drive adjacent to the porch. The same configuration will be adopted by the new structures.