

Design, Access and Affordable Housing Statement in relation to;

Proposed development;

Land between 137 and Working Men's Club,

Boarshaw Road,

Middleton.

INTRODUCTION;

This planning application relates to the proposed construction of a three-storey building comprising 12 one bed single person apartments. The proposal has been developed in accordance with our clients brief to secure planning consent for a quality residential development which addresses an identified need in the borough.

The site currently comprises a vacant plot of land fronting Boarshaw Road with access at the rear of the site via Brassey Street an unmade shared access. The subject site is a flat grassed area with a few trees along the front and rear boundaries.

A pre-application submission was submitted in 2021 and a response received in respect of the proposals under reference PREAPP/00021/21. The officers' comments relating to the pre-application submission have been taken into account whilst developing the current proposal. Certain other criteria have driven the design and layout.

The following text comprises a Design and Access Statement to comply with relevant local authority requirements.

DESIGN;

Quantity.

The proposal involves the development of 12 apartments over three floors. The building has been located towards the frontage of the site to reflect the arrangement of the terraced properties to the southwest, along Boarshaw Road and thereby maintain the rhythm of the street scene as suggested by the officer at the pre-application stage.

The proposed building will be constructed in materials which match adjoining properties.

A small area of amenity space, car parking and refuse storage facilities are provided at the rear of the building.

Layout.

The scheme has been designed to maximise the development potential whilst protecting the privacy of the occupants of neighbouring properties. The proposal reflects comments made by the planning officer at the pre-application submission stage.

Scale.

The proposed building respect its surroundings, in terms of scale and mass. The development follows the council's current policy in terms of separation distances. The proposal reflects the general height of adjacent properties.

Appearance.

The proposed materials used in the construction of the building are what might be termed 'traditional'. Whilst the building form might not be considered 'traditional' the design has largely been driven by the recent changes to the Building Regulations which puts tighter restrictions on energy efficiency of new buildings. Such that, small accommodation of this type needs to meet the requirements of the regulations within a restricted envelope. The solution adopted by this proposal is to provide renewable energy source by the incorporation of arrays of solar panels installed on a larger flat roof area. Thereby taking advantage of the whole roof area where otherwise panels would be restricted to the most beneficial roof slope in a pitched roof design. We have taken the view that this is a prominent site and as such there is opportunity to develop a focal point within the street scene. The proposal creates a statement building which takes design cues from surrounding properties in the form of a strong vertical emphasis to openings and entrances reflecting adjoining terraced properties. Adopting this approach means that the proposed building is considered sympathetic to its setting.

Areas of landscaping along with existing trees retained where possible, and additional tree planting, will enhance the area and provide a level of amenity for the development and wider area.

ACCESS;

The site is currently accessed directly from the footpath on Boarshaw Road and via Brassey Street, an unmade shared access road. The proposed building will have pedestrian access both front and rear into a communal hallway which in turn provides access to the main staircase which serves the upper floors. Level access will be provided at both entrances therefore the ground floor apartments can be viewed as providing suitable access for wheelchair users. Therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current Building Regulations.

Seven car parking spaces are located at the rear of the building. The sites' sustainable location and type of accommodation proposed suggests that the proposed car parking provision will be adequate in accordance with current council policy.

JUSTIFICATION;

It is considered that the proposed development would not detract from the character and appearance of the area and in fact the proposal would make a positive contribution to the area by providing continuity of the built frontage along Boarshaw Road. The proposal provides much needed accommodation of a type which is in demand. The building will incorporate measures in accordance with current regulations therefore providing long term economical and energy efficient accommodation. In general the proposal has been developed in accordance with the response to the pre-application submission, and incorporates comments made by the planning officer. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

AFFORDABLE HOUSING STATEMENT

This scheme addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing delivered shall meet the definition of affordable housing for rent in Annex 2 (a) of the National Planning Policy Framework.

The scheme includes details of:

- i. the type, tenure and location of the scheme for the provision of affordable housing;

- ii. the arrangements for the transfer of the affordable housing dwellings to an affordable housing provider;
- iii. the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing dwellings;
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing dwellings and the means by which such occupancy criteria shall be enforced.

The following information is provided in respect of each of the criteria above;

- i. The affordable housing scheme comprises of 100% Affordable Rent Dwellings
- ii. Recedham Developments are to construct the affordable housing dwellings on behalf of Rochdale Borough Council. Following handover of the completed development Rochdale Borough Council will, in respect of the affordable rent dwellings, own these units and be responsible for their future lettings and maintenance.
- iii. In terms of affordability the following applies;
 - a. The rent levels for the affordable rent units will be equal to or less than the local housing allowance set by the Valuation Office Agency for the Middleton area.
 - b. The disposal of the affordable rent units to the local authority will ensure that those units remain affordable for both first and subsequent occupiers.
- iv. The occupancy criteria for each affordable tenure will be as follows;
 - a. The Council will be responsible for nominating housing applicants for all affordable rented dwellings and applications will be prioritised according to the Council's Allocations Policy for first and subsequent tenures.

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