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DESIGN AND ACCESS STATEMENT

IN RELATION TO:

938 Rochdale Road,
Thornham,
OL22 2BN

Re: Lawful Development Certificate application for a loft conversion including hip to gable conversion and gable dormer at 938 Oldham Rd, OL22 2BN

DESIGN & ACCESS STATEMENT TO ACCOMPANY A LAWFUL DEVELOPMENT APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportional to the scheme under consideration.

1. Use

The subject premises is dwelling situated in Rochdale which proposes a loft conversion with a hip to gable conversion.

2. Amount of development

- The subject property and scheme looks to convert an existing unoccupied loft space into a habitable bedroom including a hip to gable conversion to accompany the staircase.

3. Indicative Layout

- The proposed protruding dormer is to be situated to the west elevation on the rear of the property as shown on the accompanying drawings. The internal layout has been designed to have minimal impact of the existing dwellings layout.

4. Scale

- Changes to the current building does not affect the scale or height following the proposed development.

5. Landscaping

- Due to the nurture of the scheme, no landscaping forms part of the proposal.

6. Appearance

- The proposal has where possible tried to maintain the existing features of the dwelling to remain in keeping within the street scene. The hip to gable

conversion is paramount to ensure headroom height around the newly proposed staircase. The exterior finish is to match the existing material.

7. Access

- Access to the building is unaffected by the proposal.

DESIGN SUMMARY

The proposed scheme has been designed to have minimal impact on the surrounding area whilst providing a reasonable development given its size, area and current use. We believe that the proposal falls within permitted development rights.

The proposal provides an additional bedroom to the existing dwelling without significantly changing the appearance of the dwelling. Overall the scheme has been developed to enhance the original dwelling whilst being conscious of the surrounding area,