DESIGN & ACCESS STATEMENT

Prepared for a Town and Country Full Planning Application for:
A proposed development of 1no Two-Storey, Three-Bedroom Detached Residential Unit with Associated off-Road Car Parking and Private Amenity Space

At location:
Land adjacent to 4 Marigold Street
Rochdale
OL11 1RJ

Applicant:
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1.0 Introduction

This Planning Design and Access Statement has been prepared to support a full planning application for the development of 1no Two-Storey, Three-Bedroom Detached Residential Unit with Associated off-Road Car Parking and Private Amenity Space

1.1 Documents accompanying this application:

1-1189-Marigold St. Loc Plan
2-1189-Marigold St. Site Plan
3-1189-Marigold St. Proposed
4-1189-D and A Statement

2.0 Site Context

The application site is located at the southern part of the property at 4 Marigold Street.

The nature of the neighbourhood is predominantly residential.

The property occupies a small plot of land with a site area of approximately 180sq. m.

The character of the surrounding area has a contemporary / traditional architectural style.

The palette of materials found in the immediate area includes brickwork, cladded facades, slate / clay tiled roofs.

This parcel of land is bounded by number 2 Marigold Street to the north, Marigold Street to the south, 4 Marigold Street to the west and Marigold Street to the east.

The site is very well connected and close to local services, amenities and public transport links / commuter routes. The site is accessed via Marigold Street.

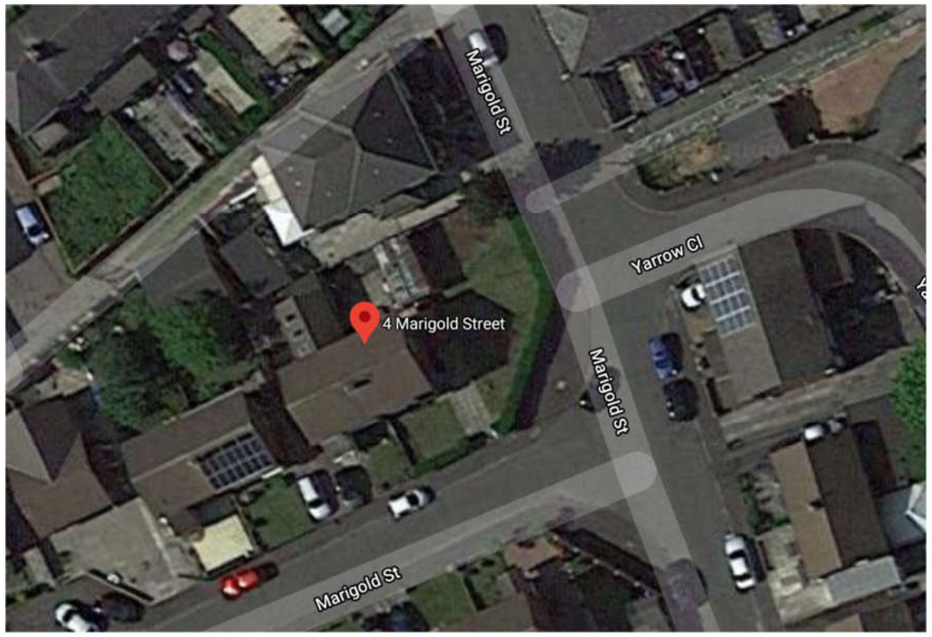

Figure 1 – Aerial view of the site (Google Earth)

3.0 Site Analysis

Currently, the site consists of a semi-detached house with surrounding gardens. It has a private hard-standing driveway for off-road car parking. Vehicular access exists from Marigold Street. The garden to the immediate east side of the property is the site proposed for development.



Figure 2 – Existing site photo 1



Figure 3 – Existing site photo 2

3.1 Landscaping Appraisal

The topography of the site is predominantly flat. The boundary of the site facing the street consists of shrubbery.

There are a couple of mature trees on site but are small and are to be removed.

The proposal attempts to accommodate both hard and soft landscaping. Hard landscaping will consist of a private tarmac driveway to the front / side. Soft landscaping will consist of a mixture of plants, shrubs and lawn areas.

4.0 Design principles and concepts applied to the proposal:

4.1 Layout

The dwelling proposed is a 2 storey, 3 bedroom property. It is has been situated to the on the same front building line as number 2 and number 4 Marigold Street. The proposal has been laid out to ensure an acceptable level of external amenity space is provided without compromising the internal accommodation.

The main principle windows look out and face the southern and eastern boundaries. As such, there will be no significant overlooking and privacy distances are maintained between the proposed buildings and existing surrounding properties.

4.2 Access

The primary access to the site is from Marigold Street.

The arrangement of the site layout provides clear access creating a logical point of arrival to the entrance of the property.

The properties are designed as 3-bedroom units and as a result off-street parking is provided at a ratio of one space per unit.

4.3 Use

This site is located within the well-established residential area and the proposed end use of the proposal reflects that.

4.4 Concept

The concept for the development was focused on a modern, sustainable dwelling house which would respond to the demands of current legislation in terms of limiting the amounts of CO2 into the environment. Modern housing is constructed to high thermal performance values and limit heat losses through the building fabric ensuring CO2 output is kept to a minimum. The existing dwelling was built in an era where these demands did not exist. Where opportunities arise to meet these high demands, they should be taken immediately for the benefit of our future generations.

The design was focused around a traditional / contemporary architectural style taking into consideration the character of the surrounding vicinity. The architectural styles of the vicinity are predominantly of a set period (circa late 1960's) however there are modern styles also.

Reflecting the style, shape and mass of neighbouring properties provides a common theme within the streetscape therefore responding to the immediate context of the area.

4.5 Scale
We feel that the proposed development reflects the scale of neighbouring properties. Given the majority of the properties surrounding the application site being two-storey detached and semi-detached dwellings, it can be assumed that the proposal of a two-storey detached dwelling is appropriate in design and planning terms.

4.6 Appearance
The appearance of the property is a contemporary, modern / traditional design creating a family home which embraces the aesthetics of the area through the building form.

This proposal has drawn influence from the various distinctive elements of the surrounding properties to ensure this scheme knits successfully into the existing urban fabric. Specific elements of the surrounding buildings have been repeated within this design.

4.7 Materials
The specification of materials for the proposal reflects the materials of properties within the immediate vicinity.

The materials specified are as follows:

- Face brickwork
- Cladding
- Clay roof tiles
- UPVC double glazed window and door units
- Paving slab / Tarmac pedestrian paths

4.8 Design Constraints
There were several design constraints which have been taken into consideration during the design process. These include:

- respecting the positive character of the local area in which the development is situated
- contributing towards local identity and distinctiveness
- sensitively respecting the neighbouring properties

4.9 Design Opportunities
There were several design opportunities which have been taken into consideration during the design process. These include:

- adopting high design standards that support the creation of a distinctive place ensuring that this is appropriate to the nature, setting, culture and community of the local area
- taking advantage of the orientation of the site and the views
- creating a sustainable building which incorporates contemporary / traditional features

5.0 Environmental Issues
Due to the location of the proposed dwelling, it is intended to connect to the existing water supply and foul sewage systems.

There are no known environmental issues associated with this application site.

6.0 Sustainable development
The overall design concept aims to create a sustainable building which is energy efficient and will contribute to the reduction of carbon dioxide emissions (Co2). The fabric of the building will give a high standard of thermal performance in accordance with current standards in order to keep heat loss to a minimum. The standard assessment procedure (SAP 2009) will be carried out to achieve the most energy efficient measures.

In order to avoid overheating in the summer months, shading is provided with low emissivity glazing. Internal blinds offer adjustable direct shading where required by the occupant to ensure comfort levels are maintained throughout.

Renewable solutions are to be investigated by the energy assessor. If required and within budget, renewable energy solutions will be provided. A reduction in water usage will be proposed through the use of low flow taps and showers. A rainwater harvesting system will also be considered. We also encourage other sustainable measures such as the sourcing of local materials to reduce the amount of energy used in their transportation to site. This demonstrates a commitment to producing an environmentally sustainable property for the occupants.

7.0 Refuse
The bins are located within 25m of the dwelling and on collection days will be moved to the highway for collection.

8.0 Biodiversity and Geological Conservation
Following our own site investigation, we are of the opinion that there is no evidence of the following:

- Protected and priority species
- Designated sites, important habitats or other biodiversity features
- Features of geological conservation importance

- Care will be taken during demolition and construction works on site and the contractors will remain vigilant for the presence of the above.

9.0 Philosophy and approach to creating an accessible development:
The development has been designed to provide for an accessible environment that can be used by all regardless of age, gender or disability. This has been achieved by complying with Approved Document M of the current building regulations. These access arrangements also satisfy the requirements of the Disability Discrimination Act (DDA).

10.0 Key access issues:
None

11.0 Design Standards and Guidance followed:
Local Authority Supplementary Planning Documents

12.0 Conclusion

This Design, Access and Justification Statement details how the proposal seeks to deliver a highly sustainable scheme which is designed to relate to the surrounding area whilst incorporating existing features and areas of established landscaping found within the site boundary.

The design attempts to make a positive contribution to the landscape and fundamentally provides a quality of design which is sympathetic to the architectural styles of the immediate locality. The proposal will contribute to and enhance the site and provide a high standard of living accommodation. In our opinion, the form, mass and scale of the proposed development is complementary with the surrounding neighbouring properties and will respond to and respect the area.

We feel that the proposal will provide a balanced layout. The arrangement of the proposed development within the site ensures that privacy is maintained. It has been laid out to create and maintain visual separation between other properties which helps to create a perception of spaciousness.

In assessing the extent to which the development complies with the local planning policy, we had regard to the factors outlined in Local Authority Supplementary Planning Documents. We feel therefore that our proposal for the dwelling is compliant with local policy and will represent a significant enhancement to the setting.