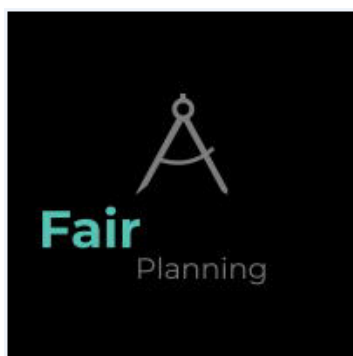




32 Henry St, Rochdale OL11 1EN

Design & Access Statement

October 2022

Address: 32 Henry St, Rochdale OL11 1EN

Application Proposal: Erection of two-storey plus front and rear dormer building to provide a three bedroom home

1. Introduction

- a. This Design and Access Statement has been prepared by Fair Planning in support of an application for a two-storey plus front and rear dormer building to create a three-bedroom home at the land adjacent to 32 Henry Street in Rochdale.
- b. Following a description of the site and surrounding area, the report will provide an overview of relevant planning policy and outline the reasons why the proposal meets these policy requirements. It will be demonstrated that the proposal complies with relevant local and national policies.
- c. The following report should be read alongside the Site Location Plan and Architect's Drawings prepared by Architek Building Design Consultancy.

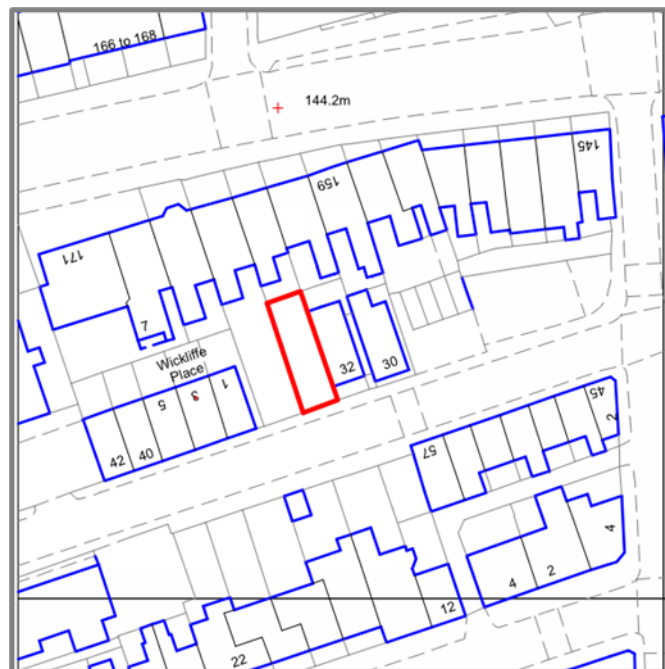


Figure 1 Site Location Plan

2. Site Analysis and Location

- a. The application site comprises an area of hardstanding to the immediate west of no. 32 Henry Street. Nos. 32 and 30 are semi-detached pair of buildings built in the early 2000s. They are of simple rendered design and are two storeys with tiled gabled roofs. No. 30 has a large front and rear dormer cladded in tiles. The front building line of no. 30 projects around 1 metre ahead of no. 32. They both have rendered low-rise brick walls with piers hard up against the pavement. The window frames and doors are of red coloured timber.
- b. The site and its neighbours no. 32 and 30 back onto a two-storey red brick terrace which fronts Drake Street. The buildings on this terrace have two bays with an upper ground floor and basement level. The terrace date from the early 20th century and feature prominent two storey rear outriggers. To the west of the site is a short terrace, nos. 1-7 Wickliffe Place, which are later 20th-century buildings. They are also red brick and have an assortment of uPVC windows. The composition of these front elevations has less finesse and symmetry than the terrace on Drake Street.
- c. The houses are in an established residential area. There is generally a fine urban grain consisting of terraced housing on consistent building lines and buildings are generally two storeys with some loft-level accommodation.
- d. The houses are not listed and not located within a designated Conservation Area. The site is sustainably located with services and amenities within walking distance from the site. There is good access to sustainable transport modes, including regular bus services and the Rochdale train station is 6 minutes' walk away.



Figure 2 View of the site from Henry Street

3. Proposal

- a. The proposal is the erection of a 3-bedroom two storey building with a gabled roof and front and rear dormers. It would have a slim frontage as a result of the narrow width of the site. The front building line is positioned in line with no.32 and set back by approximately 1 metre from its rear building line. There would be a moderately proportioned rear amenity space enclosed with a timber panel fence.
- b. There would be a 1.2 metre high brick boundary wall with a metal gate to the front boundary. The elevations use a high-quality Ibstock Anglian Red Multi Rustic brick. The window frame and door would be made of grey Upvc and the roof tiles would be a smooth grey tile. The windows would be regularly shaped with the rear ground floor having glazed double doors.
- c. The front dormer would be set away from the eaves by 2 metres and the side edges and ridge by 1 metre. The rear dormer would be set 2 metres from the eaves, 500mm from the side edges and 1 metre from the ridge.



Figure 3. Proposed front elevation

4. Planning Legislation and Policy

- a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local planning authorities (LPAs) to determine an application in accordance with the development plan unless material considerations indicate otherwise. The adopted Statutory Development Plan for the site comprises the Core Strategy (2016).

- b. **National Planning Policy Framework 2021 (NPPF)**

- c. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision-making.

- d. According to paragraph 38 of the NPPF,

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available ... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- e. Chapter 5 deals with housing supply and sets out the government's objective to boost substantially the supply of homes.

- f. According to paragraph 68,

"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly."

- g. Paragraph 73 requires that Councils identify a 5-year supply of housing plus a buffer of 5-20%. Where a Council cannot demonstrate a 5-year supply, the presumption in favour of granting planning permission set out in paragraph 11 of the NPPF, applies.

- h. Chapter 6 requires local planning authorities to support economic growth. Chapter 11 encourages developers and local planning authorities to make the best use of land and to focus on previously developed land in sustainable locations. According to paragraph 118(d), planning decisions should,

"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)"

- i. Paragraph 123 requires that densities be maximised, to "ensure that developments make optimal use of the potential of each site".

- j. Paragraph 124 states that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

- k. According to paragraph 130,

"...where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."

l. The Core Strategy 2016

- m. Policy C1 (Delivering the right amount of housing in the right places) sets a demanding housing target of 460 net additional dwellings per year up to 2028 to meet the housing needs of the borough. According to the policy the council will

Maximise the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land; and

- n. According to Policy C3 (Delivering the right type of housing) the council will deliver the right types of homes, well-designed and built to appropriate densities, to meet the overall needs and aspirations of the borough.

- o. Policy DM1 (General development requirements) is a general policy for development on small sites. It requires development to be of "high-quality design" and to "enhance the quality of the area". Development should also be "compatible with surrounding land uses". The policy says that development should:

not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;

- p. Policy P3 (Improving design of new development) requires new development to be built to a high standard of design. The policy lists the following relevant criteria:

Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;

Ensure that buildings contribute positively to the townscape, and are well proportioned;

Ensure buildings can be easily adapted to meet future/alternative needs of occupants;

q. According to Policy G1 (Tackling and adapting to climate change) the council will address climate change and ensure growth does not increase CO2 emissions by locating growth in areas which are likely to minimise the need for travel and which are well served by public transport services.

r. New developments will be expected to be zero carbon in line with national targets and definitions. The policy says that development should:

Adhere to the 'energy hierarchy' by being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime;

s. The following Supplementary Planning Documents (SPD) have informed the design process for this development:

- Design and planning process – good practice guide SPD
- Residential design guide SPD

5. Case for the development

a. New Housing

- t. The NPPF and local policies emphasise the need to deliver high-quality new housing, ideally on existing previously developed land in sustainable urban areas with access to transport links and local shopping facilities. The Core Strategy has a demanding target of 460 net additional dwellings per year up to 2028 and places an emphasis on delivering new housing through the redevelopment of small sites. The site is sustainably located and the creation of a new 3-bedroom home would contribute to meeting the council's ambitious housing targets.
- u. The government's nationally described space standards set out minimum gross internal areas (GIAs) for new dwellings. The house has a GIA of 100 m² which comfortably exceeds the minimum requirement of 90m² for the one 3 bedroom 4 person dwelling. In addition, all of the habitable rooms are generously sized and regularly shaped and benefit from good light and outlook. The flats will provide future occupiers with a high quality of internal living accommodation. There would also be a rear garden area of 27m² which future occupants can use for day-to-day activities such as relaxation, clothes drying and outdoor dining. The space would be clearly defined, usable and secure.

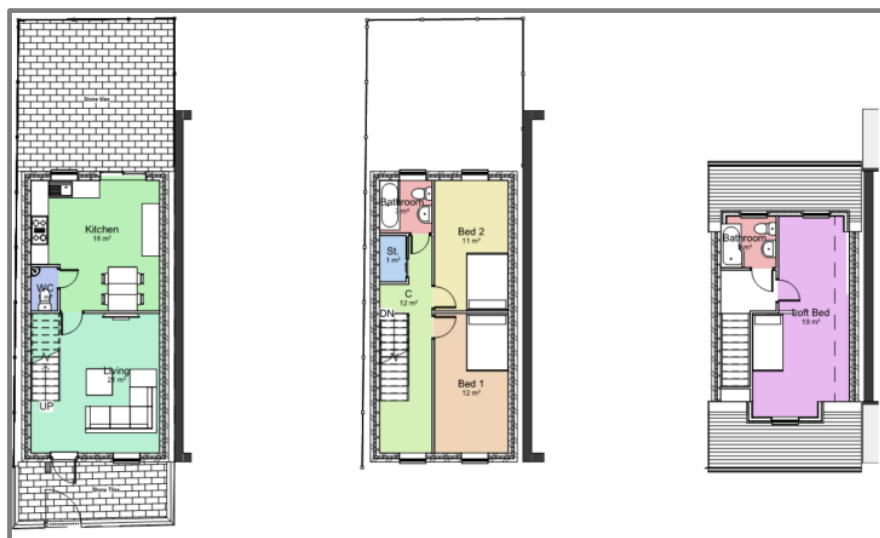


Figure 4. Proposed floor plan

b. Design and character

- v. The immediate context has a strong Victorian character of red brick terraced housing on a tight grid of streets. The local area is characterised by traditional, regular, and formal grids. The proposal infills a gap in this otherwise regular grid form, and we therefore consider that an appropriately scaled building would be in keeping with the established character of Henry Street.
- w. The proposals replicate the established scale, density, massing, height, layout and materials of surrounding buildings. As shown in Figure 5, the front building line of no. 30 projects ahead of no. 32 to the back edge of the pavement. The proposed front elevation would have a common alignment with no. 32 with a modest front garden with a low rise wall hard up against the pavement. The front building line of the proposal is in proportion with its context.



Figure 5. Proposed flank elevation

- x. The eaves height would also match no.30 to create an unbroken eaves line parallel to the street. The ridge would be set just below no.30 due to the depth of the rear building line and overall scale not extending as far back. The use of a gabled roof form respects the established character of the area. The front dormer window is separated from the eaves, ridge and sides of the roof. This means that it remains subordinate to the roof slope and would not appear dominant. It would appear as a modest projection from the roof level and be less bulky than the dormer at no.30. The rear dormer is slightly larger than the front but still remains subordinate to the roof and would be invisible from the street.
- y. As shown in Figure 6 the windows would be rectangular and regularly shaped, with vertical emphasis because of the narrow width of the plot. The use of red brick respects the established material palette of the local area. The development is therefore designed to closely follow the positive design characteristics of the local area which results in a development that has a sense of 'belonging' to the area.



Figure 6. 3d View of the front



Figure 7. 3d View of the rear

z. The rear building line is set back from no.32 and would not over-occupy the site or appear monolithic. The development would contribute positively to the prevailing street scene. that the design of development is integrated in terms of scale, height and mass.

aa. Residential amenity

bb. The location and scale of the building would not obstruct light to the rear windows of properties on Drake Street. As shown in Figure 7, the rear building line is set back from no. 32 which prevents a sense of enclosure or loss of outlook to this property's rear windows and doors. There is a large separation distance between the proposed building and the terrace on Wickliffe Place.

cc. Figure 8 shows that there are established overlooking distances between the rear of no.30 and 32 Henry Street and the rear of properties on Drake Street. The proposal would create less intense overlooking than at no.32 given the setback of the rear building line. Overall, it is considered that the building would not result in a material loss of privacy at neighbouring properties.



Figure 8. Site Location Plan

c. Transport

dd. The new occupants would use on-street parking outside the site. The area does not appear to be an area of parking stress given the availability of on-street parking spaces.

ee. Sustainability

ff. The building has been designed with due consideration to the Energy Hierarchy, with the primary focus on reducing the energy demands of the building at the Be Lean stage of the hierarchy. Simple and effective adaptation measures and sustainable development principles have been incorporated into the design. The building is designed to control solar gain and avoid the need for substantial heating or cooling. In accordance with the cooling hierarchy, there is no mechanical plant proposed and the building utilised double-glazed windows, internal blinds and is dual aspect to allow cross ventilation. The building is well insulated and uses an efficient boiler and durable materials.

6. Conclusion

- a. The proposal is for a new 3bedroom dwelling in a location with good access to local services and transport infrastructure. The development would contribute to meeting the council's ambitious housing target.
- b. The proposed building infills a gap in an the otherwise uniform grid pattern of development. It is of a scale that reflects the predominant scale already existing in the locality. The proportions of the new dwelling takes its cues from neighbouring buildings and the wider area, particularly in terms of materials, ridge and eaves height and the front building line.
- c. There would be no harm to the living conditions at neighbouring properties. This is a result of the location of the development in relation to neighbouring properties
- d. The development is considered to comply with the requirements of national planning legislation and Camden Local Plan policies. We believe the proposal also accords with the provisions of the NPPF.