

**ARCHITEK**  
BUILDING DESIGN CONSULTANCY

**VIKAS ALYAS LTD**

# **Land lying north of Blair St, Rochdale**

**Erection of Two-Bedroom Bungalow on land lying to the North of Blair St  
Rochdale**

## **Design and Access Statement**

BUILDING DESIGN CONSULTANCY

20.09.2023

Vikas Alyas Ltd  
First Floor,  
916 Stockport Road,  
Levenshulme,  
Manchester  
M19 3AB

T: 0161 511 8479  
E: [vikas@architek.uk](mailto:vikas@architek.uk)  
W: [www.architek.uk](http://www.architek.uk)

## CONTENTS

|                                                                 |   |
|-----------------------------------------------------------------|---|
| Land lying north of Blair St, Rochdale.....                     | 1 |
| CONTENTS.....                                                   | 2 |
| Design and Access .....                                         | 3 |
| Statement for 2-Bedroom Bungalow on Blair Street, Rochdale..... | 3 |
| 1. Introduction .....                                           | 3 |
| 2. Site Description .....                                       | 3 |
| 3. Design Principles .....                                      | 3 |
| 3.1 Architectural Design .....                                  | 3 |
| 3.2 Size and Layout .....                                       | 3 |
| 3.3 Off-Road Parking .....                                      | 3 |
| 4. Access Considerations.....                                   | 3 |
| 4.1 Site Access .....                                           | 3 |
| 4.2 Pedestrian Access .....                                     | 4 |
| 5. Planning Policy Compliance.....                              | 4 |
| 6. Conclusion .....                                             | 4 |

ARCHITEK  
BUILDING DESIGN CONSULTANCY

## **Design and Access**

### **Statement for 2-Bedroom Bungalow on Blair Street, Rochdale**

#### **1. Introduction**

This Design and Access Statement outlines the design and access considerations for a proposed new 2-bedroom bungalow situated on an infill land parcel located to the north of Blair Street, Rochdale. The site's access will be from Belgrave Street to the south. The proposed bungalow will have a brick finish and tiled roof, along with a dedicated off-road parking area in front of the property, capable of accommodating 2 to 3 vehicles.

#### **2. Site Description**

The site is an infill land parcel situated in close proximity to existing residential properties. It measures approximately [insert dimensions] square meters. The proposed bungalow will be positioned to maximize the efficient use of space while respecting the scale and character of the surrounding neighborhood.

#### **3. Design Principles**

##### **3.1 Architectural Design**

The bungalow has been designed to complement the existing architectural character of the neighborhood. It will feature a traditional brick finish for the walls and a pitched roof with tiled roofing materials. The design incorporates elements of simplicity and functionality, promoting ease of use and maintenance.

##### **3.2 Size and Layout**

The bungalow will provide 2 bedrooms, a spacious living area, a well-appointed kitchen, and a bathroom. The layout is designed to optimize natural light and ventilation. All rooms will meet or exceed the minimum space standards and will be wheelchair accessible.

##### **3.3 Off-Road Parking**

In front of the bungalow, a dedicated off-road parking area will be created, capable of accommodating 2 to 3 vehicles. This aligns with local planning policies, ensuring that the development minimizes on-street parking pressures.

#### **4. Access Considerations**

##### **4.1 Site Access**

Access to the site will be from Belgrave Street to the south. The proposed entrance will meet all necessary access standards, ensuring safety and convenience for both

residents and pedestrians.

## **4.2 Pedestrian Access**

The development will include a pedestrian pathway connecting the bungalow to the public sidewalk on Belgrave Street. This pathway will comply with accessibility standards and will provide a safe route for pedestrians.

## **5. Planning Policy Compliance**

This development fully aligns with the following planning policies:

**Housing Design Standards:** The design of the bungalow adheres to housing design standards, ensuring a high-quality living environment.

**Parking Standards:** The off-road parking area meets local parking standards, reducing on-street parking congestion.

**Sustainability:** The development incorporates sustainable design principles, including energy-efficient building materials and eco-friendly landscaping.

## **6. Conclusion**

This proposed 2-bedroom bungalow on Blair Street, Rochdale, has been carefully designed to harmonize with the existing neighborhood while providing a comfortable and accessible living space. The access from Belgrave Street is safe and convenient, and the off-road parking area minimizes any potential impact on street parking. The development fully complies with local planning policies, promoting sustainable and well-designed housing in the area.