

Design and Access Statement

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This Design and Access Statement has been prepared in support of a revised planning application to be submitted to Rochdale Borough Council for the development of land between 17 and 27 Brookdale, Healey for the construction of 2 no. Dormer bungalows. St Paul's Church, 16 Rochdale Road, Shaw, OL2 8AD.

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Site Description

The application site can be considered to be with the Healey area of the Borough and the site area is approximately 0.05 hectares. The site falls North to South along the line of the existing highway. The proposed properties will be accessed from Brookdale. The six-figure grid reference for the site is 389347 and 415365 and is in postcode sector OL12 0SS.

The site comprises of an existing grassed area and a tree that will be removed as part of the development.

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Site Landscape

The development will involve the clearance of the front of the site and following the construction of the dwellings will receive soft landscaping in the form of grassed lawn areas and low-level planting. A palette of materials and colours can be agreed with the Local Authority if required.

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Site Access

The main pedestrian and vehicular access are from Brookdale, which is accessed directly off Whitworth Road.

Servicing and refuse collection will typically be made using Brookdale. At no time will access be restricted to the rest of the highway network.

DEVELOPMENT PROPOSALS & DESIGN

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Use

The proposed development is for a proposed residential development.

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Amount of Development

The proposed development is for the construction of 2 no. Semi-detached dormer bungalows each with four bedrooms. In the proposals the properties have been designed with a large driveway (2 car spaces per dwelling) and garden areas to the rear.

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Appearance

The external facade will comprise a palette of light brown rustic brick with dark headers and cills to openings as well as panels of cream “K render.” Windows and doors are to be grey uPVC with grey fascia, soffits, and bargeboards. The main roof will be covered in grey concrete, smooth tiles. Gutter and rainwater goods to be black.

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Scale

The layout of the application has been primarily dictated by the land available and the constraints upon it. The choice to construct dormer bungalows comes from the design of the surrounding properties.

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Disabled Access

Both dwellings will have level access thresholds.

LINKS TO PUBLIC TRANSPORT

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The site benefits being serviced by a range of transport modes.

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Parking and Servicing

The driveways will be constructed out of block paving to provide a SUDs drainage system and the existing kerbs and footway will be dropped following an application to the Local Highways Authority.