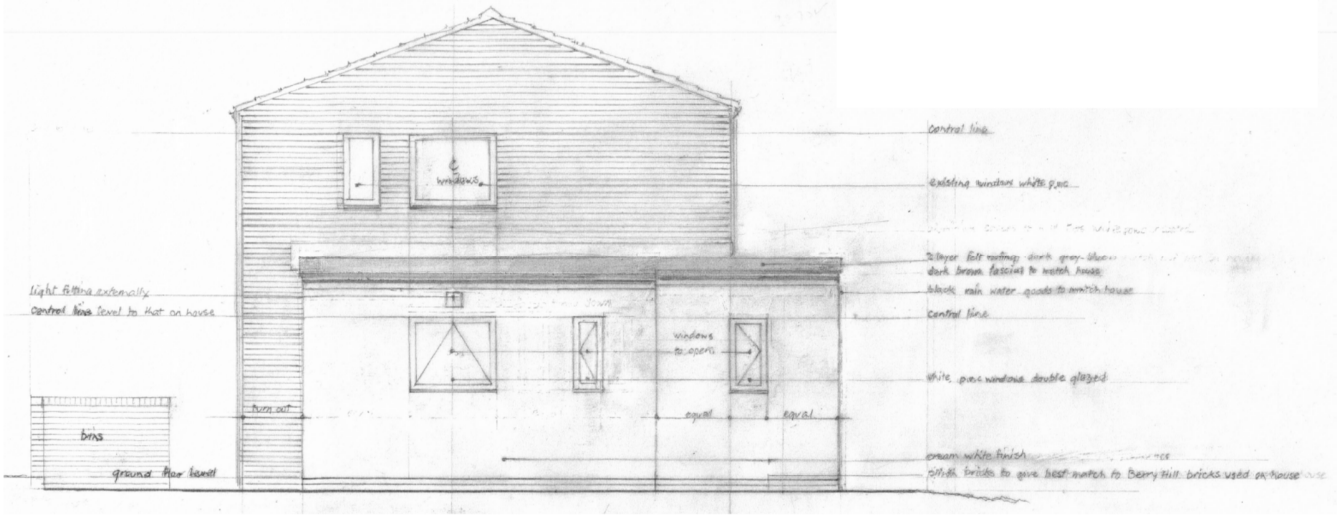
Design and Access Statement for single storey side extension





18 Knowl Syke Street, Wardle, Rochdale OL12 9PG

Design & Access Statement

Client: Mr R. Lord.
Agent: Mr D.Scholes

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1 Introduction

The intention of this project is to build a flat roof single storey side extension.

The Purpose of the extension.

The extension will be used by our client Mr and Mrs Lord, as bedroom and WC washroom. They do have the use of a stair lift, at the moment, but of course aging and infirmity are making this difficult.

2 The Context

Knowl Syke Street has been a route through to farm properties for the last couple of centuries. The original building was constructed on the site in 1967 adjacent the stone cottages, some with white rendered frontage. It was built with concrete pantiles to the roof and the very dense, red, wire cut facing brick. Over the years the neighbouring properties have been developed with a mixed design of facing brick, stone and rendered panels. The various relief along the street scene being created by the stepped elevations.

Need for an extension

Whilst having kept the general appearance of the property in good order, the Client's needs have changed as mentioned above. This is still a family home and so that they can be cared for in their own home, the proposed design will enable ground floor access for our client, to essential amenities, such as Approved Document M WC, wash hand basin, kitchen and continued use of the remainder of the property, for the rest of the family.

3 The Site

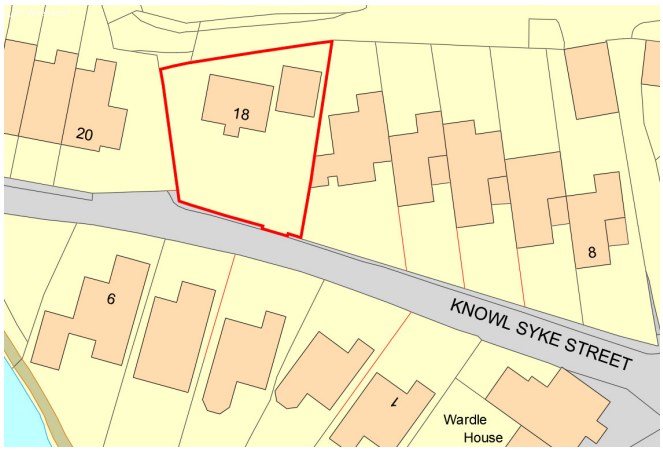
Site Details

The address of the site is **18, Knowl Syke St. Wardle Rochdale, OL12 9PG.**

The Existing Site

The site is situated in a predominantly residential area, adjacent to a string of residential dwellings on Knowl Syke Street and set back considerably from the main building line.

Existing Site Plan







The site is open to the surrounding neighbourhood with a low stone wall and some shrubs and trees to the front of the site. This provides some privacy to the front entrance of the building;

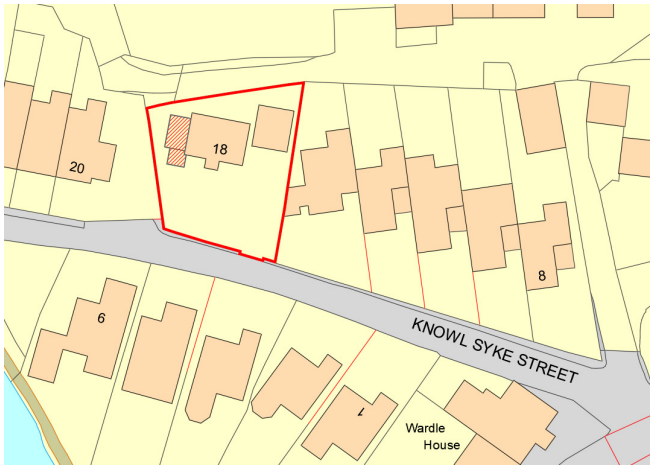
The Existing Building

The existing building was purpose built by our client and has been used as a family home since 1967 and has been well maintained and upgraded with thermal insulation to the roof.

- The internal layout does not meet the requirements of our client. Their disabilities and increasing infirmity warrant improved facilities.
- The existing building has no means to incorporate a Building Regulation compliant accessible toilet.
- The building fabric of the new extension would be far more energy efficient with better insulation properties.
- Regular maintenance work is carried out on the building.

4 Design Proposal

The proposed design provides a sustainable and imaginative solution to the situation faced by the Client as described above. It has been designed in accordance with the design principles in Rochdale Council's Unitary Development Plan (UDP) – The Design of New Development D 1.1 (see appendix).



OS Plan



Aerial View

The Proposal

The proposal is to create additional, level living area, that is modest in scale and design and which develops the site in a manner that harmonizes with the local character of the area. This will include the layout, appearance, safety and security in accordance with the design principles set out in Rochdale Council's UDP, and in relation to the wider area as is shown below.

In designing the extension the UDP policy and supplementary guidelines 2014 on extensions in a conservation area has been taken into account. For example:

Use

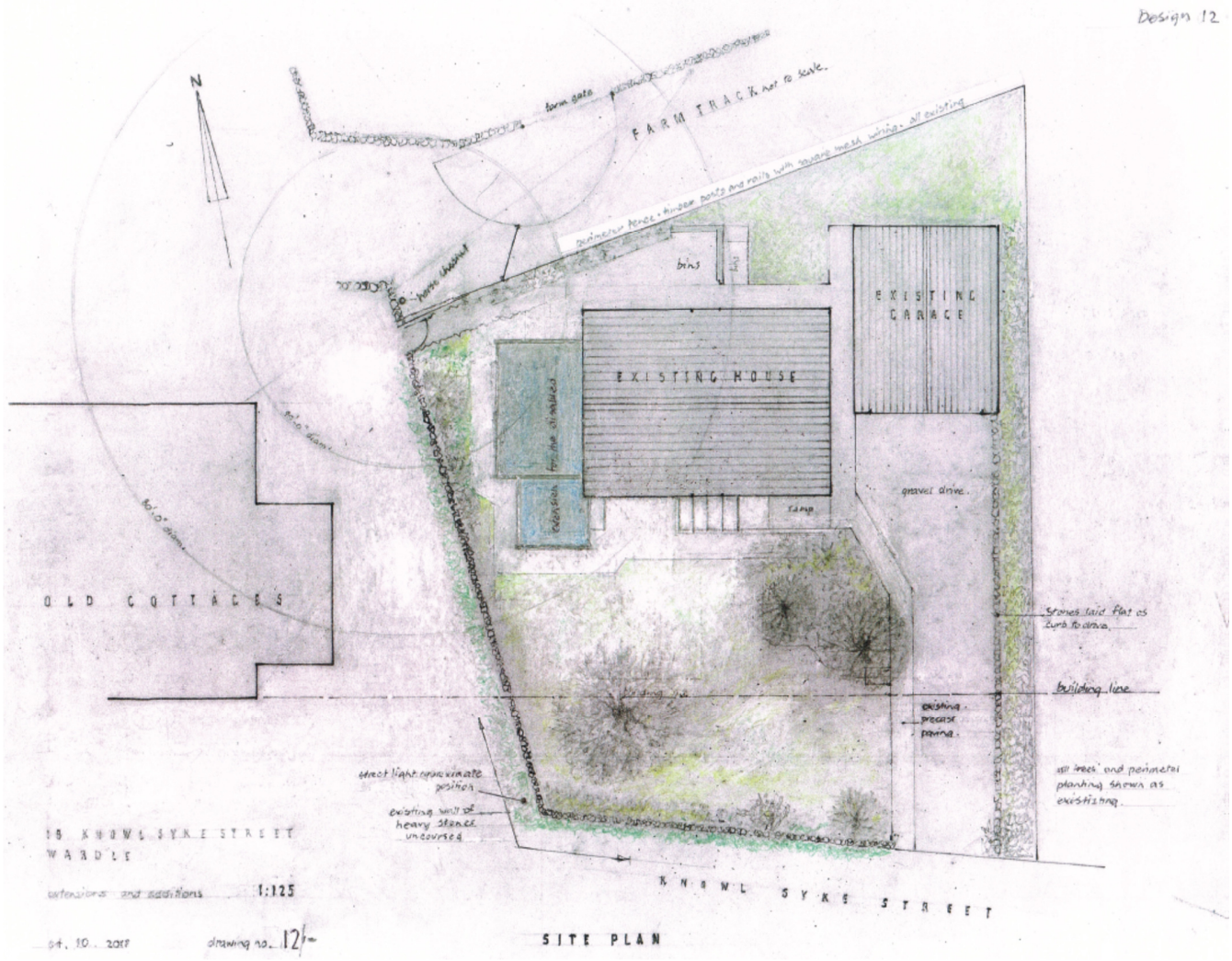
The building will be used as bedroom and washroom for disabled client.

Amount

As a two storey property with a staircase the house makes it difficult to access necessary amenities for our client. The single-storey extension appropriately provides the basic requirements of our client, in size and scale to enhance the immediate surroundings, reflecting features of neighbouring properties.

Layout

The proposed building is to be located at the side of the site with car parking on driveway unchanged. To the front aspect the garden is also unaffected and will still provide the privacy with shrubs and tree.

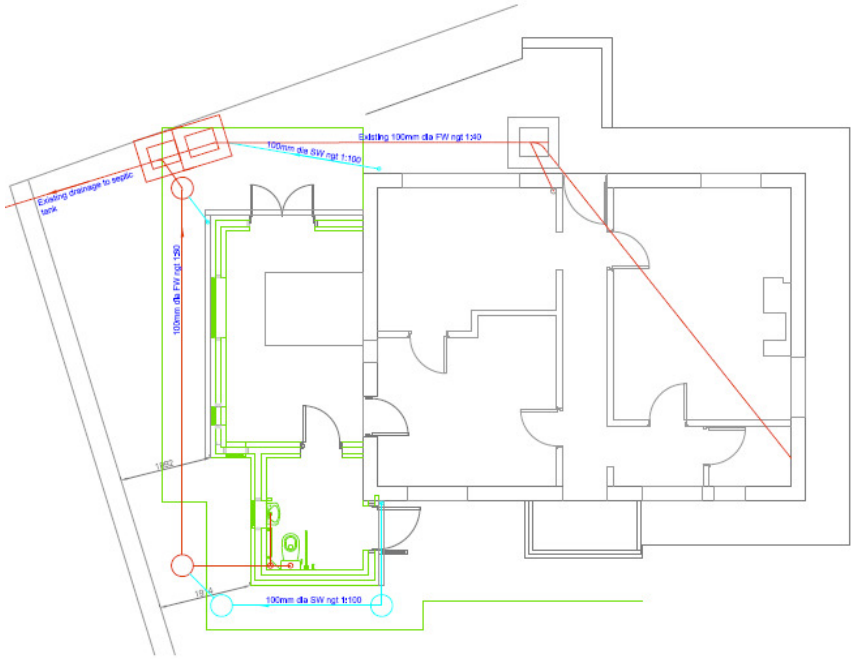


Clients Proposed Site Plan

Scale

The gross internal floor area of the extension will be approximately 18.28 m^2, with an eave height of 2.9m. The main building, garage and associated landscaping will occupy an area of approximately 468.10m^2, giving a total site area of approximately 486.38m^2.

There is provision for hard and soft landscaping to create outside amenity space, level patio and paving around apron. The remaining garden soft landscaping will continue to maintained (see proposed site plan).



Ground Floor layout and
Proposed Dralnage

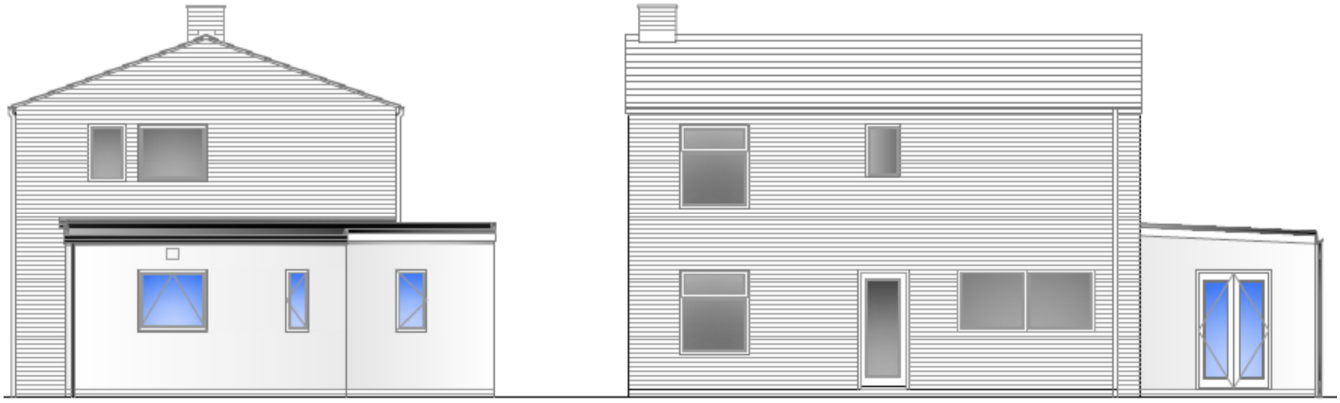
Appearance

The compact building plan and the stepped elevation to the frontage reflects the stepped ribbon of the neighbouring properties. The vehicle access from Knowl Syke Street is unchanged and will continue to used by family and visitors.

It is proposed to reflect the existing and local building character in the design. Therefore plinth brick work will match the red wire cut facing brick. The cream white render finish reflects that further down Knowl Syke St on the older stone terraced properties. A pitched mono pitch roof was considered in appropriate as it would mean either reducing the bedroom and bathroom windows or the low roof pitch would facilitate easier access to the windows. Hence a flat roof is proposed with a single ply membrane.

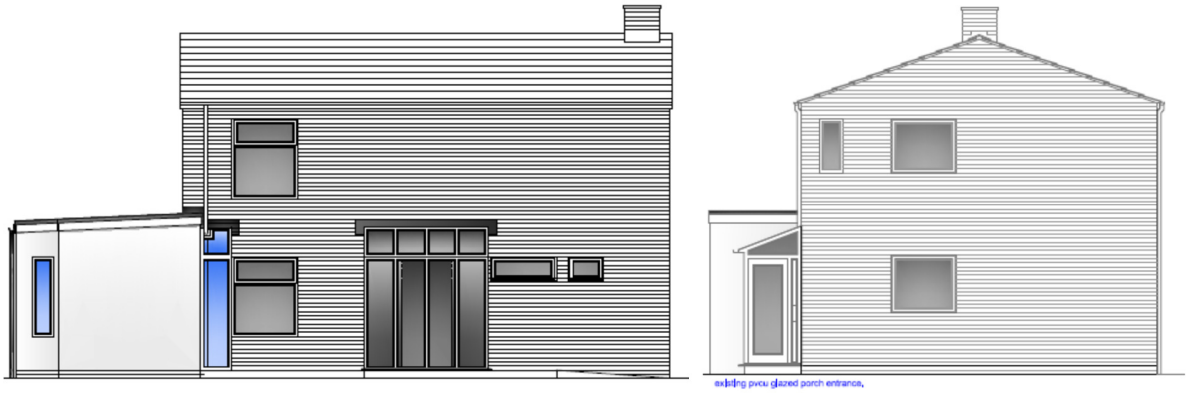
Security

The proposal incorporates in the design a good standard of security in terms of safe pedestrian access and entrance points and a high level of security in terms of the window and door fittings with multi locking points on the patio doors and front escape door.



proposed WEST elevation

proposed NORTH elevation



proposed SOUTH elevation

proposed EAST elevation

Proposed Elevations

Access

The extension will be constructed at one level, with level access provided from the car park to the main entrance. The internal layout of the building will be DDA compliant in terms of access and finishes.

The internal layout has a DDA compliant WC and wash hand basin for ambulant disabled and wheelchair users. The main access to the extension is through the front main entrance and living reception room but escape can be made via the new door to the front of the extension if necessary. Level threshold and footpath access egress being available here and at the rear patio.

5 Summary

We propose:

- A single storey side extension that meets the Client's requirements in providing a facility for appropriate use.

- A permanent building constructed from good quality durable materials and that is in context with the immediate surroundings for the benefit of residents.
- An accessible building that is conveniently located for the family and is complemented by design and policies that encourage sustainable construction and ensure that the building can be used for its intended purpose.
- A safe and secure building that is designed to reduce the potential for damage.

In view of the above points, it is hoped that we (designer, client and planners) can work together in developing the existing site to provide a building that will enhance the area and allow continued use of the site as a family home for our client without the need for expense of relocation to another property.

6 Appendix

(UDP)G/BE/1 (PART ONE POLICY) DESIGN QUALITY

New development (both buildings and their settings) will be required to contribute to the provision of an attractive, safe and accessible built environment, and in particular contribute to the quality of the townscape and landscape and accord with the best of its surroundings. developments that engender local distinctiveness will be encouraged.

(UDP)BE/2 DESIGN CRITERIA FOR NEW DEVELOPMENT

Development proposals will be required to demonstrate good design by:

a) Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure;

b) Creating visual interest in areas or buildings lacking character;

c) Taking opportunities to retain, enhance or create views, landmarks and other townscape features which make a material contribution to the character of the area and reveal such features to public view;

d) Retaining and enhancing the architectural or historic qualities and features of buildings of character;

e) Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout;

f) Retaining key natural features, including trees, as part of the landscaping of the site;

g) Providing for safe and convenient access and circulation;
h) Minimising opportunities for crime against people or property;
i) Making adequate provision for natural light within and between buildings;
j) Minimising the potential environmental impact of and on the development, including noise, air and water pollution.

(UDP)G/BE/9 (PART ONE POLICY) CONSERVATION OF THE BUILT HERITAGE

Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

Supplementary guidelines SPD 2014

H/11 Residential Extensions

Extensions to residential properties will only be permitted where the proposal satisfies the following requirements:

a) It is compatible with the property to be extended in terms of scale, size, design and building materials;
b) It does not adversely affect the character of the street scene;
c) It does not unduly affect the privacy and amenity of adjoining residents through overlooking, overshadowing, loss of outlook or daylight;
d) It does not unduly deprive the property to be extended of private garden/amenity space, including parking areas;
e) It does not prejudice highway safety by obstructing the views of motorists or pedestrians; and
f) It does not prejudice similar development by the occupants of neighbouring properties

Space Standards (Policy HOU1)

4.1 Proposals should avoid causing a significant loss of privacy and light for neighbouring occupiers. Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. Therefore, the following minimum space standards will be applied to all residential developments and developments which affect residential properties:

i. 21m between directly facing principal windows of habitable rooms;

ii. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;

iii. 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Side Extensions to Dwellings on a Corner Plot (Policy HOU5)

8.1 Extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Therefore, planning permission will not normally be granted for a single or two-storey extension to a dwelling on a corner plot unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension.

We feel the design complies with the above comments acceptably.

Disabled Users

Improvement of the facilities in respect of disabled users have been incorporated reflecting the following comments found in the SDP 2014:

3.10 Although it is not possible to provide a list of all potential personal circumstances that will be given weight in the determination of a planning application, one example could include the need for specialist equipment for a disabled person. It may be necessary, for example, to provide a downstairs bedroom which includes space for the turning of a wheelchair and/or a specialist bed that requires a minimum amount of space. In this example, evidence would need to be provided as to the nature of the disability (e.g. by providing a signed declaration from a competent person such as a doctor) and clear justification as to the minimum space requirements. Scale drawings showing the necessary space would also be required. Only the minimum additional space beyond what Council policy would normally allow will be considered appropriate as breaches of the policies are likely to result in harm to the character of the area and/or neighbouring occupiers and this needs to be balanced against the needs of the applicant.