

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Land Adjacent To Celsius Air Conditioning, 1 Well Street, Heywood, OL10 1NT

Proposed New Development of Erection of a block of 4 no. 2-bed apartments



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SITE

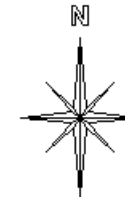
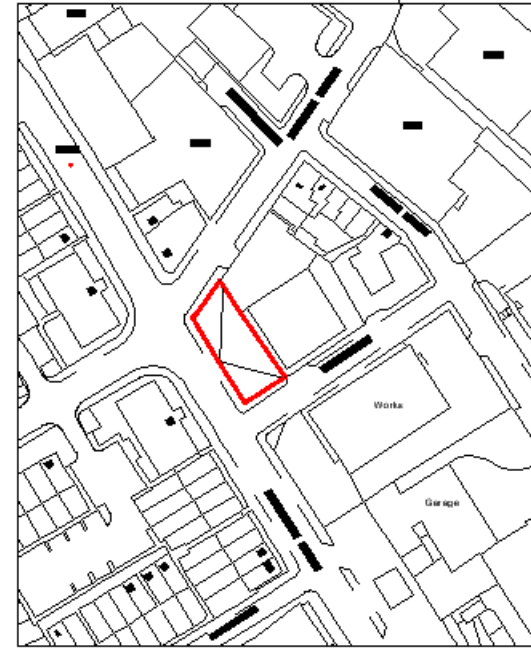


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This application relates to an approximately rectangular shaped parcel of land adjacent to Manchester Street within a Mixed Employment Zone south of Heywood town centre, which is bounded by Bradshaw Street to the North and Well Street to the South.

Immediately east of the site is a recently erected commercial unit occupied by an air conditioning firm. The surrounding area is diverse in use, with commercial use typical to the east of Manchester Street (but also with pockets of early twentieth century terraces), and residential use more prominent to the west. A 3-storey block of flatted accommodation is sited to the opposite side of Manchester Street.

The site at present comprises 2 advertisement hoardings in addition to a number of young willow trees and a birch tree.



Scale 1:1250

SITE LOCATION PLAN

SITE HISTORY



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00/A5001 External Illumination of 2 Existing 48 Sheet Advertisement Panels.

Granted STC June 2000

02/A5167 Externally Illuminated Free Standing 48 Sheet Advertisement Hoarding.

Refused June 2002

02/A5175 Externally Illuminated Free Standing 48 Sheet Advertisement Hoarding – Revised Proposal.

Refused

June 2002, Appeal Dismissed December 2002.

20/00454/FUL Erection of one block of 6 apartments.

Reasons for refusal for 20/00454/FUL:

1 By virtue of the constrained nature of the site, the proposal would constitute overdevelopment, resulting in an unsatisfactory level of overall amenity, failing to positively contribute to the townscape. The proposal therefore fails to accord with policies DM1 and P3 of the adopted Core Strategy, and the National Planning Policy Framework.

2 By virtue of its siting and layout, the proposal would fail to provide a satisfactory standard of residential amenity for the future occupiers of each unit, with respect to insufficient light and outlook from habitable room windows and amenity spaces, an unacceptable level of privacy and inadequate internal floor space. Further harm has been identified through the loss of outlook from the office windows at the adjacent commercial premises. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines for Residential Development' SPD and the National Planning Policy Framework.

Erection of a block of 4 no. 2-bed apartments - Resubmission of 20/00454/FUL

1. By virtue of its design, proposed fenestration and inappropriate roof form, the proposed development would appear as an incongruous addition to the street, which would fail to positively contribute to the townscape, in conflict with policies DM1 and P3 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

2. By virtue of its siting and layout, the proposal would fail to provide a satisfactory standard of residential amenity for the future occupiers of the ground floor units, by reason of outlook and levels of daylight, as well as an unacceptable level of privacy, in conflict with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines for Residential Development' SPD and the National Planning Policy Framework.

THE DESIGN PROCESS



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PROPOSAL

- The proposed development of a two-storey building forming 4no apartments with associated car parking, refuse storage and soft landscaping has been developed with the applicant and James Campbell Associates with view to gain planning approval by removing the issues leading to the most recent planning application refusal on the site **(Resubmission of 20/00454/FUL)**
- The proposed development looks to maintain the theme of the proposed development with the formation of 4no, two bedroom apartments, however, the proposed building has been modified in response to issues raised by RMBC planning department with regard to design, proposed fenestration and inappropriate roof form, plus failing to provide a satisfactory standard of residential amenity for the future occupiers of the ground floor units, by reason of outlook and levels of daylight, as well as an unacceptable level of privacy.
- The following document will provide details on the new proposal, how it conforms with previous consultee recommendations and conditions, how it overcomes the previous reasons for refusal and how the development will appear welcome addition to the street & positively contribute to the townscape.

Proposed Front Elevation of proposal refused under Resubmission of 20/00454/FUL



Image of Proposed Apartment Building looking from North – South on Manchester Street



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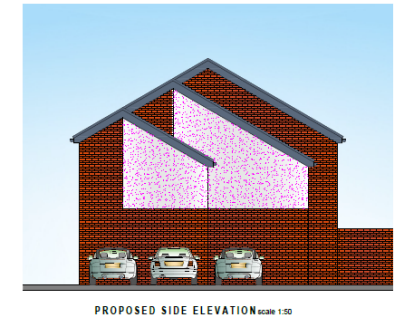
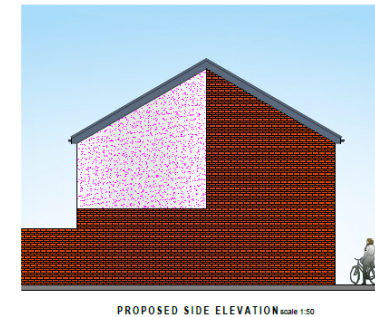
ISSUES TO OVERCOME

DESIGN –

- 1) Three different roof forms when approaching from the south of the site would appear an incongruous and conspicuous addition to the street scene when viewed in conjunction with the surrounding area.

This unappealing view is further compounded by the placement of parking to the south of the site, as well as the position of a refuse area to the south east corner. No details have been submitted regarding a bin store.
- 2) The proposed windows would appear unnecessarily small in relation to the proposed scale of the development, seeming to reference the secondary windows of a site opposite the application site.
- 3) Finally the proposed elevation which faces Bradshaw Street would appear blank, with limited detailing of any architectural interest. Instead the proposed elevation would consist of both red brick and render elements of no particular design.

Proposed Elevations of proposal
refused under Resubmission of
20/00454/FUL



THE DESIGN PROCESS



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ISSUES TO OVERCOME

DESIGN –

- 1) A simplified building design, side gable ends in keeping with the street scene, a front feature gable again, matching features on the street scene. The design is clean and uncomplicated. The use of facing brickwork and render matches the more recent residential developments on Manchester Street, without being over dominant. Stone Sting course is an echo to the stone features of No 85 Manchester Street to the North.

Parking is provided to the south of the site, however parking is proposed to be parallel to Well Street with a strip of soft landscaping between Well Street / Manchester Street and the parking area. Bin Storages is provided to the east of the site, hidden between the new building and existing east boundary, forming a clean rectangular shape to the parking area.
- 2) Windows to the front elevation facing Manchester Street are wider and deeper, breaking up the front elevation, providing strong natural light to the apartments and forming a contrast with the small windows of the opposite development and rear industrial unit.
- 3) Bradshaw Street elevation is broken up with 4no windows, stone head and cills, stone string course and a divide between brickwork and render. A much more welcome approach to the building from the north heading south toward the site.

Images of Proposed
Development looking
(top) north – south
(bottom) south - north



USE



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This application proposes the removal of the existing advertisement hoardings and foliage and the erection of a two-storey block of 4no. two-bedroom flats formed with a dual-pitched gable style roof. The proposed layout of the site includes parking provisions at the southern end of the site, and refuse storage to be accessed from Well Street.

Materials of construction are proposed to be render and red brick with stone heads, cills and stone string course, with the roof formed from grey concrete roof tiles.

LAYOUT



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GROUND FLOOR

- Apartment 1 Two Bedroom Three Person 64m² 1no Parking Space
- Apartment 2 Two Bedroom Three Person 64m² 1no Parking Space

FIRST FLOOR

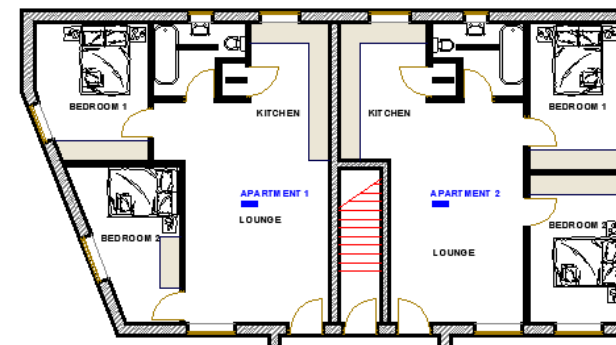
- Apartment 3 Two Bedroom Three Person 64m² 1no Parking Space
- Apartment 4 Two Bedroom Three Person 62m² 1no Parking Space

- External Refuse Storage formed in timber fencing.

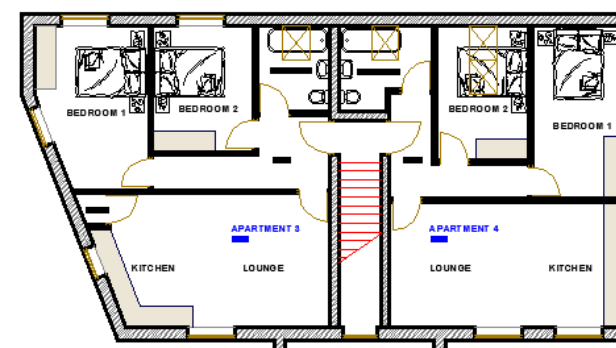
4No Flats Require -
1no 1100 litre Refuse Euro Bins
1no 1100 litre Recycling Euro Bins

4no Parking spaces are provided to the south of the proposed building, each space is 2.4 x 4.8m with 6m from rear of space to boundary.

Access to all apartments is from Manchester Street, Ground Floor apartments have individual access, First Floor apartments have access from a single communal staircase.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SCALE



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- The proposed building is a two-storey development with pitched roof, the front gable is designed to have a lower eaves position to reduce impact on the front elevation yet offering a matching ridge line. The rear of the building has eaves level set lower than the front to benefit the first-floor rooms utilising rooflights.
- The two storey eaves and ridge level is in keeping with the adjacent commercial, former public house, at no 85 Manchester Street. This is in keeping with the two storey character on the east of Manchester Street, whilst the west of Manchester Street is bounded by the three-storey dwelling and apartments.
- The eaves level of the proposed building is lower than the industrial building to the rear softening the impact on the street scene.



LANDSCAPE



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- The proposed building covers the south of the site, permeable parking provision is proposed to the north of the site, a strip of access is proposed to the north east of the site which will also cover the refuse store.
- Soft landscaping strips are proposed to offer a separation from the pavement of Manchester Street, Bradshaw Street and Well Street.
- Low level fencing is proposed to divide the soft landscaping strips from the pavement of Manchester Street, Bradshaw Street and Well Street.



PROPOSED SITE PLAN

ACCESS



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- The existing pavement crossing on Well Street will be amended to suit the new car park access.
- Ambulant disabled staircases will serve all First Floor apartments.
- Level access is provided to all Ground Floor Flats and Refuse Storage.
- The development will be constructed in accordance with Part M of the Building Regulations
- All apartments are accessed from Manchester Street.



PROPOSED SITE PLAN

PREVIOUS CONSULTEES



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Lead Local Flood Authority/Drainage

Parking area's are similar to the previous application, roof run off similar to previous application.

Officer previously recommended condition regarding foul and surface water drainage.

It is assumed this will be the same position for the submitted proposal.

Greater Manchester Fire and Rescue Service

Officer previously Recommend installation of domestic sprinkler systems.

It is assumed this will be the same position for the submitted proposal.

United Utilities

Standard response recommending conditions for foul and surface water drainage.

It is assumed this will be the same position for the submitted proposal.

Ecology

Officer recommends condition to ensure no works to trees and shrubs shall occur between 1st March and 31st August, and to propose removed trees are replaced.

It is assumed this will be the same position for the submitted proposal.

Public Protection (Environment)

Officer recommends Standard pre-commencement condition relating to site investigation.

It is assumed this will be the same position for the submitted proposal.

Highways

Officer requests that no vehicular access is allowed directly off Manchester Street with Well Street being the only vehicular access into the site. We would also ask that parking spaces are SUDs compliant.

Officer requests a planning condition requiring a survey, including pictures to be taken by the developer of the footways fronting the site prior to development so that a record is kept of the condition of the highway and that on completion of the development the highway is returned to its pre application condition.

Officer states no concerns regarding servicing.

It is assumed this will be the same position for the submitted proposal.

Principle of Development

No change in principle of development therefore it is considered that the principle of development is therefore acceptable in accordance with saved Policy G/D/1 of the Rochdale Unitary Development Plan, Strategic Policies C1, C3 and SD1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework in respect of housing supply and sustainability.

Design and Appearance

Change in Design and Appearance to overcome the previous issues –

A simplified building design, side gable ends in keeping with the street scene, a front feature gable again, matching features on the street scene. The design is clean and uncomplicated. The use of facing brickwork and render matches the more recent residential developments on Manchester Street, without being over dominant. Stone string course is an echo to the stone features of No 85 Manchester Street to the North.

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Windows to the front elevation facing Manchester Street are wider and deeper, breaking up the front elevation, providing strong natural light to the apartments and forming a contrast with the small windows of the opposite development and rear industrial unit.

Bradshaw Street elevation is broken up with 4no windows, stone head and cills, stone string course and a divide between brickwork and render. A much more welcome approach to the building from the north heading south toward the site.

Minimum Distance requirements

Apartments have Bedroom windows to the North, South and East, with only Apartment 1 having a bedroom window facing west toward the existing apartments opposite. This is to give the bedroom a better aspect than overlooking the parking area and potential headlight issues.

Bathrooms and kitchen windows are set to the rear of the property (east) providing natural light, but no aspect. Lounge window face west toward Manchester Street, this was not an issue on the previous application. Apartment 4 has a bedrooms facing east and utilise rooflight, as stated on the previous application, this is acceptable and no longer results in an unacceptable standard of privacy for the occupants of the upper floor flats and has partly overcome reason for refusal for the original submission (20/00454/FUL). We have also redesigned the window positions, so no ground floor bedrooms face the east of the site, and bedroom windows face north with open distance facing north down Manchester Street and 13m partially facing 85 Manchester Street. As mentioned, we also provide bedroom windows facing south removing the issue caused by the design of the previous application.

CHANGES TO PREVIOUS REFUSAL



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Noise Impacts

No issues, subject to conditions.

Occupier Amenity

4no Apartments.

Each apartment has two bedrooms for total three persons.

Apartment 1 , 2 & 3 are 64m², Apartment 4 is 62m² therefore all apartments are compliant with national space standards.

Highways, Parking and Access

No issues, subject to conditions.

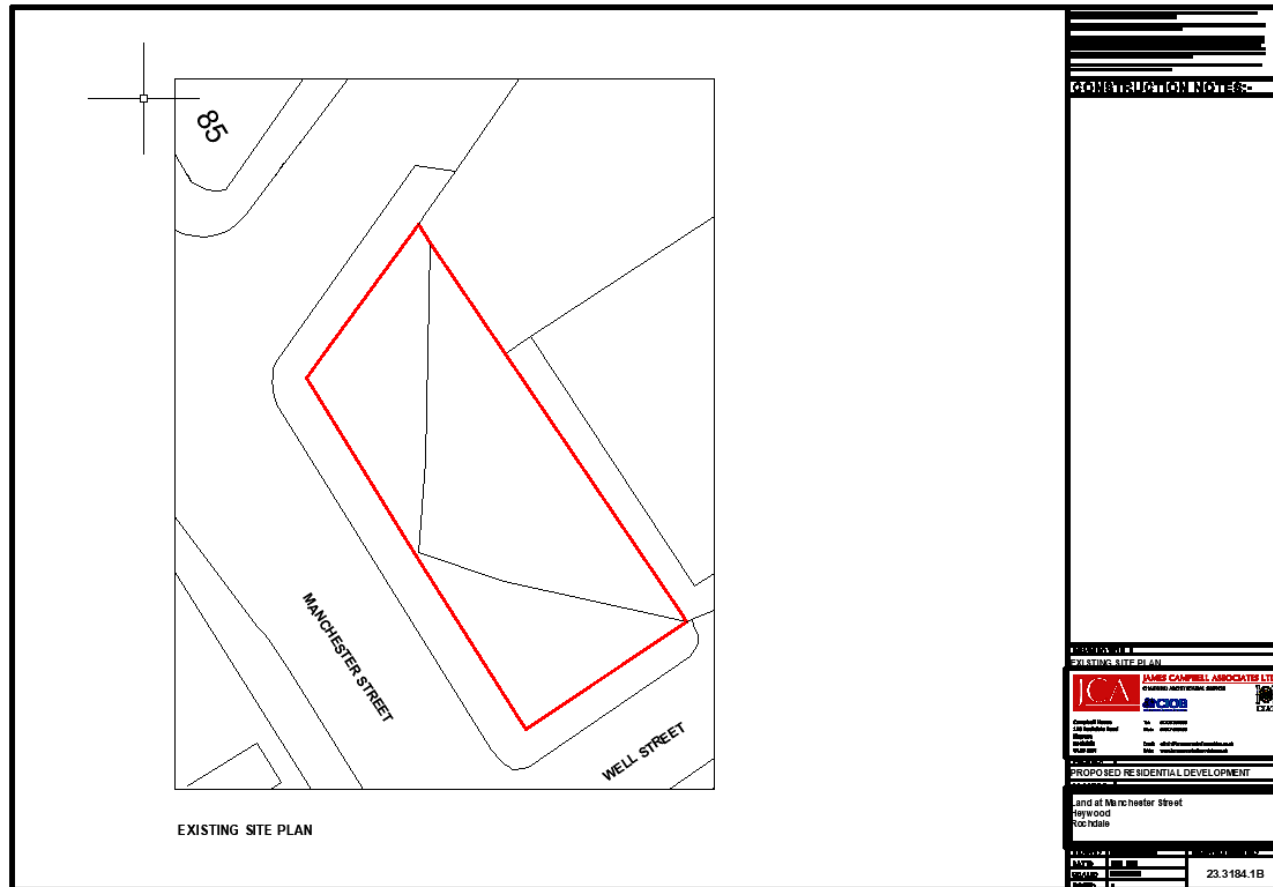
Ecology

No issues, subject to conditions.

Land Contamination

No issues, subject to conditions.

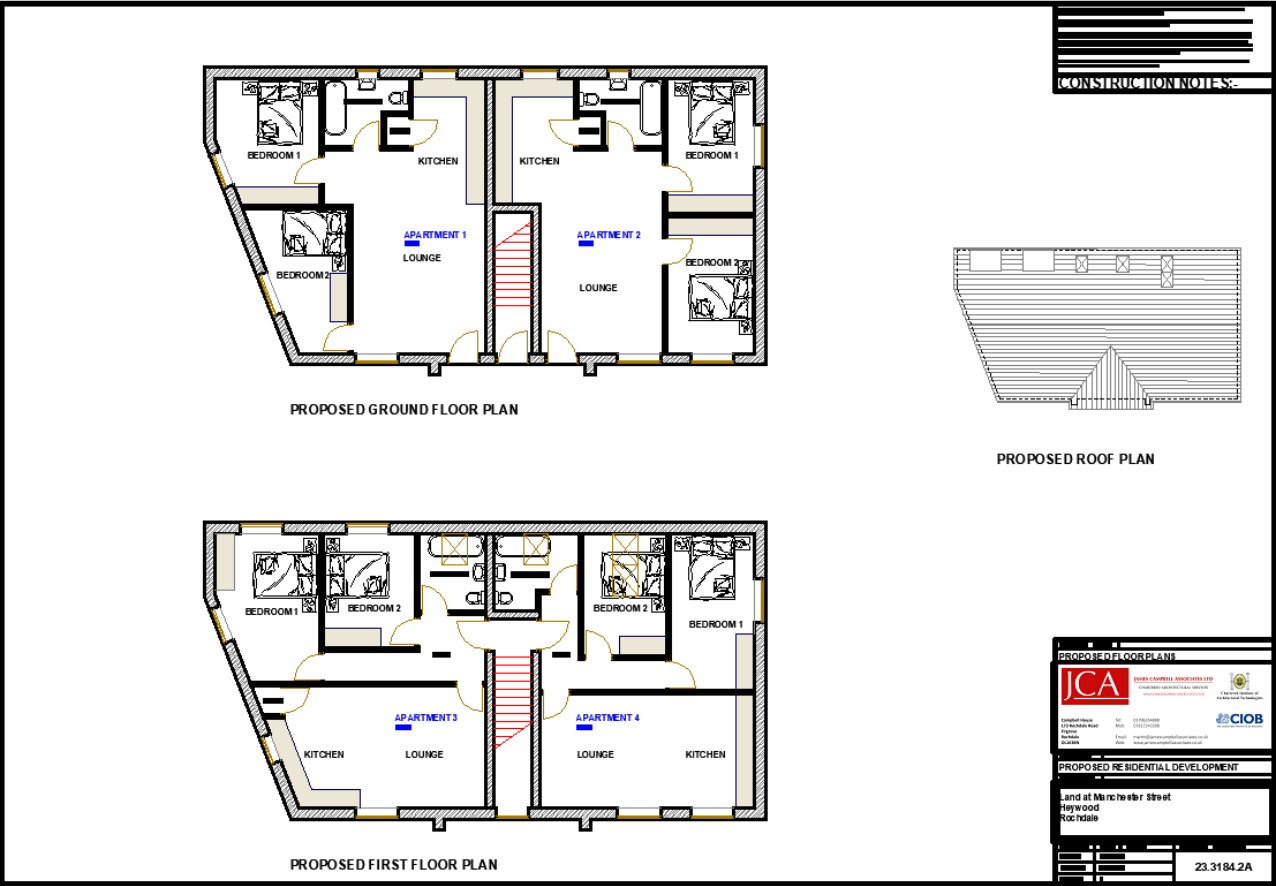
APPENDIX A – SUBMISSION DRAWINGS



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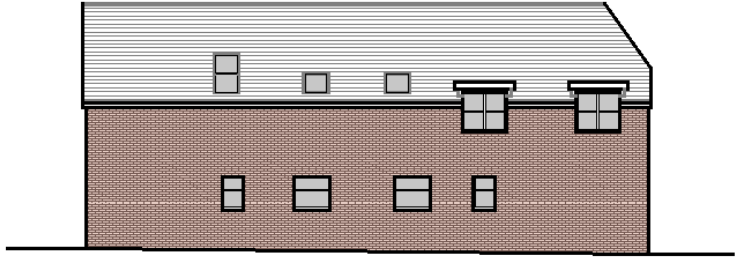
APPENDIX A – SUBMISSION DRAWINGS



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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

CONSTRUCTION NOTES:

PROPOSED FRONT & REAR ELEVATIONS

JCA JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
MEMBER OF THE ASSOCIATION OF ARCHITECTS

Company Name: JCA
Company Address: 100, The Quadrant, London, SE1 1NF
Telephone: 020 7460 0000
Fax: 020 7460 0001
Email: info@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

CIOB

PROPOSED RESIDENTIAL DEVELOPMENT

Land at Birchley Street
High Road
Rochdale

23.3184.3A

APPENDIX A – SUBMISSION DRAWINGS



APPENDIX A – SUBMISSION DRAWINGS



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