



The Red House

Design and Access Statement

Planning Application January 2025

Introduction

Purpose for this report

Further to a pre-application advice PREAPP/00062/24, this document is in support of a planning application for the restoration and redevelopment of the existing house.

A Lawful Development Notice for an earlier similar planning application (14/00684/FUL) was granted previously.

The amendments to the designs reflect the needs and requirements of the new owner occupiers of the main house, as they wish to secure a long-term sustainable future for the dwelling as a home for their family.

It should be noted that the condition of the property has deteriorated over the intermittent years.



01

The Site





1.01 Site Location

The site is located along Broadhalgh Avenue and lies within the Moorgate Conservation Area. Directly adjacent at No15 is a grade II listed building which was built 1907-1909 and designed by Parker and Unwin.

To areas south, east, and west are predominantly suburban residential with green open space to the north of mainly recreational use.

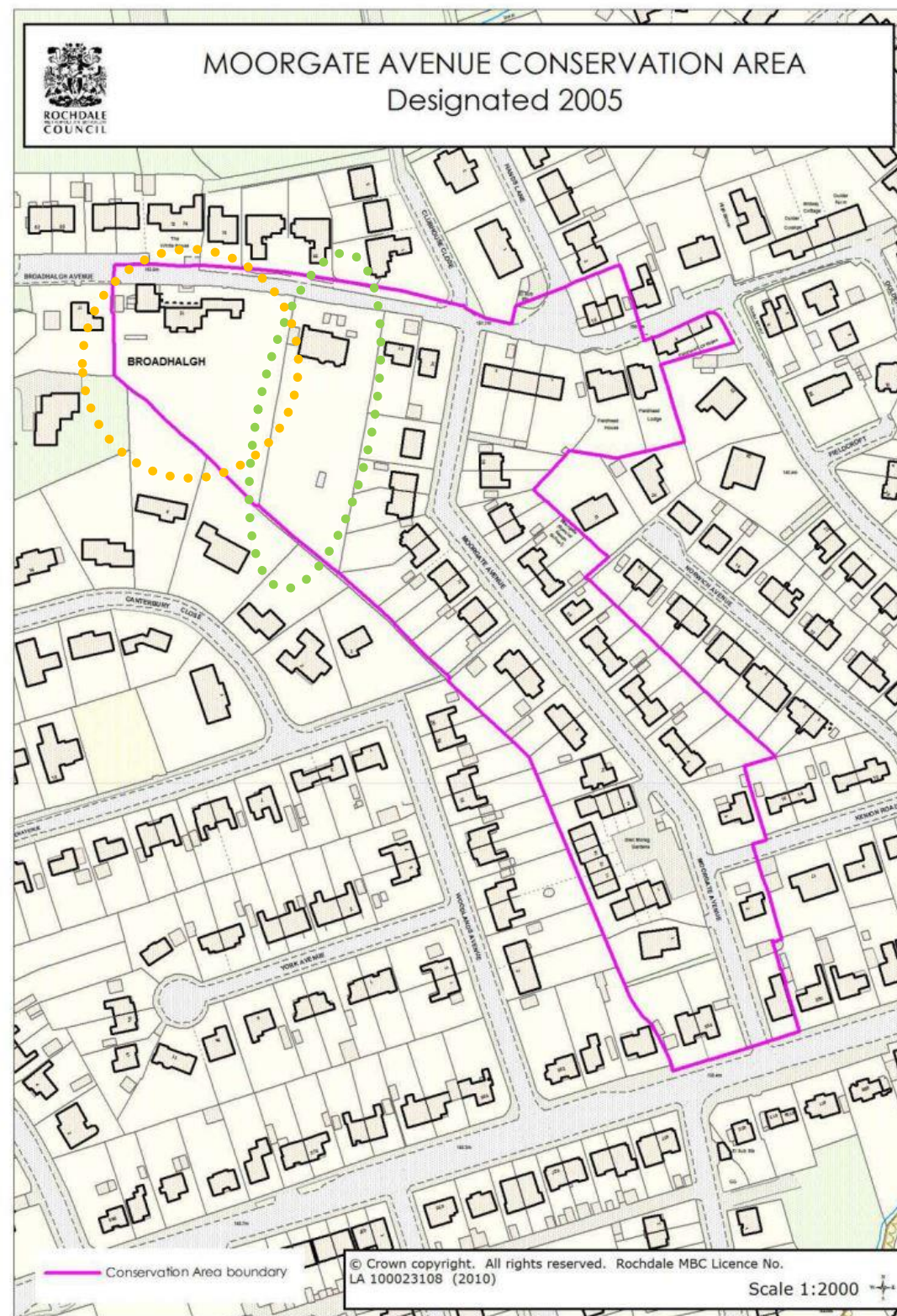


site location



Site of grade II listed building at No15





1.02 Site Location

The site is located to the north-west of the Moorgate Avenue Conservation Area which is defined by a leafy suburban character which merges into a semi-rural setting beyond.

The predominant built form is typical solid mid-century with brick facades with hipped tiled roofs.



site location



Site of grade II listed building at No15



1.03 Site Context Photographs



1.03 Site Context

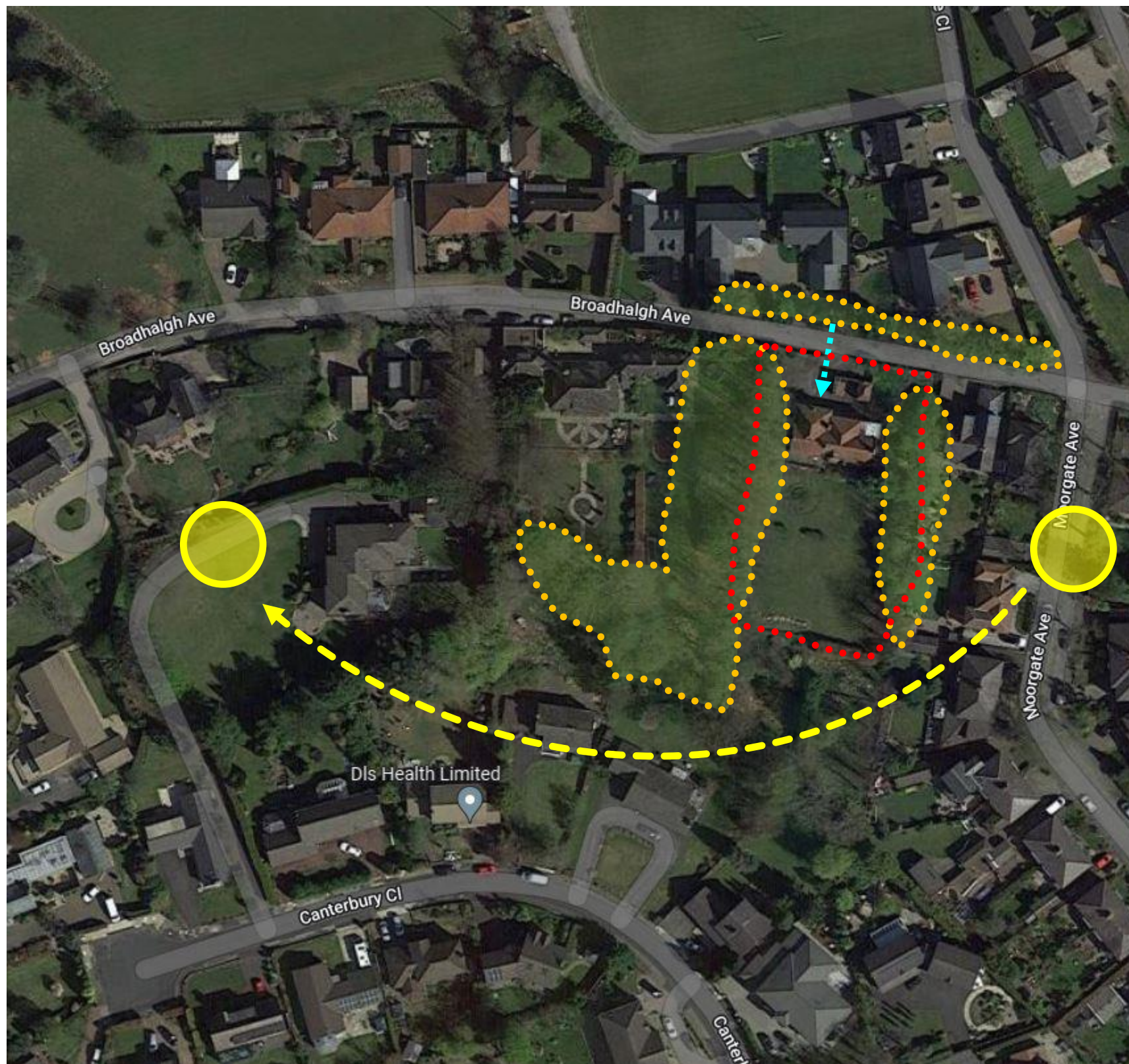
Whilst the approach to the site from Moorgate Avenue has a mid-century suburban character, consisting in the main of semi-detached properties, the houses located along Broadhalgh Avenue are grander in both their size and setting.

Some of the larger detached properties are sited close together to form 'loose groups' with mature landscaping providing a natural backdrop.

02

Site Analysis

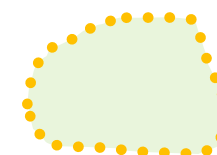




2.01 Site as Existing

The property sits to the north of a large plot with direct access off Broadhalgh Avenue.

The garden to the rear is screened on all three boundaries by mature trees.



groups of existing trees to be retained



vehicle/pedestrian access



Site boundary



2.02 Site Plan as Proposed

The 2No proposed 'enabling development' dwellings are sited to the rear of the garden in very similar positions to ones approved previously and granted a Certificate of Lawfulness (app No 14/00684/FUL-shown dotted).

A Proposed garage is sited in a similar location to the previously demolished out-buildings adjacent to Broadalgh Avenue.



outline of single storey garage to be demolished, which will allow for a more spacious setting for the front elevation and for the construction of the new staircase



new access road

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Red House
13 Broadhalgh
Bamford
Rochdale

Site Plan as Proposed

work to figured dimensions

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contract no

3609

drawing no

02

revision

A

drawn by

date:
August 2021

scale @ A3
1:500

Planning

Key notes:
1. All new development and alterations must be in accordance with the Planning Permission granted on 14/00684/FUL

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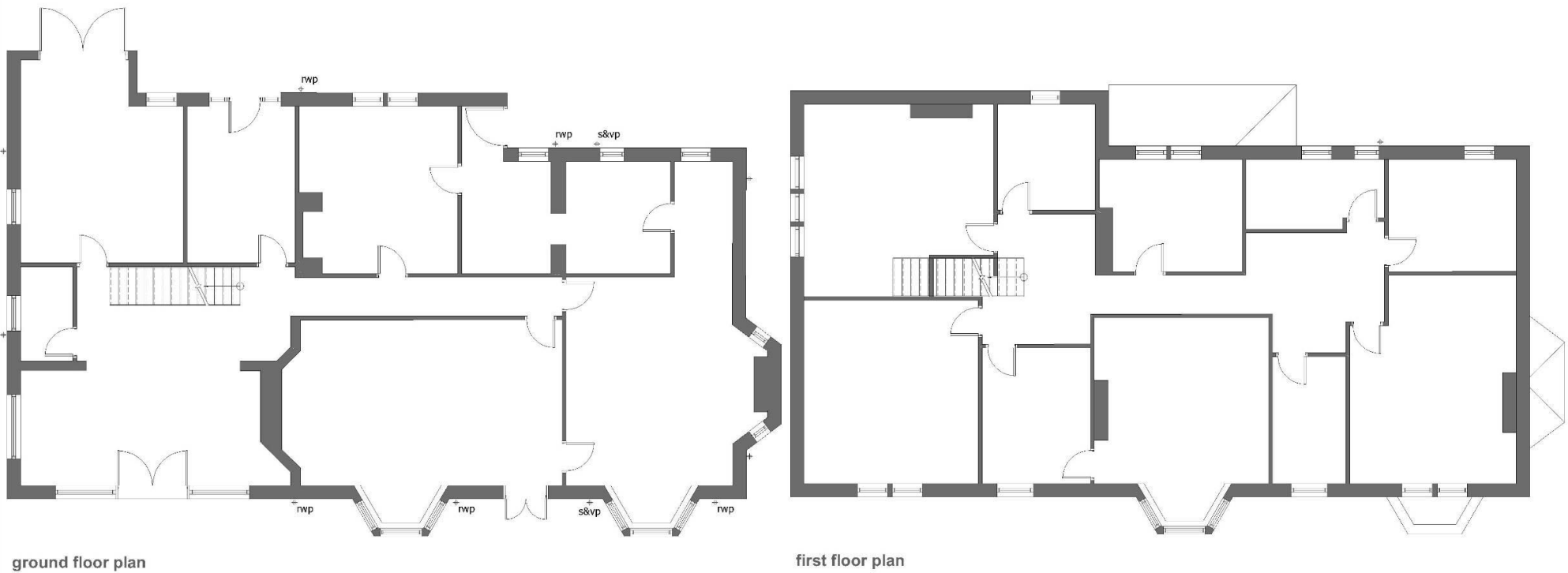


03

Existing House



Note: layout indicative only and subject to survey



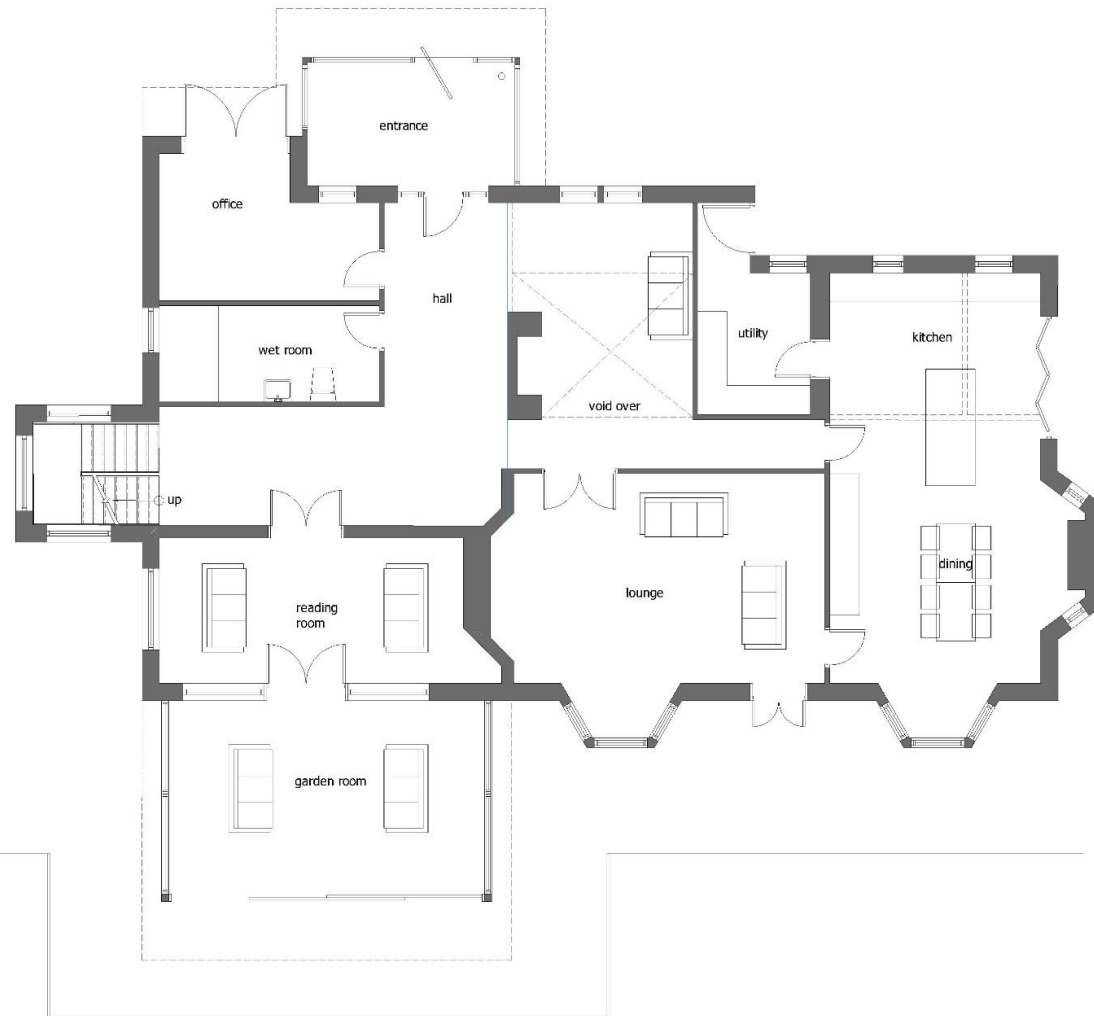
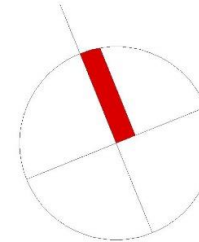
3.01 Internal Layout as Existing

The internal layout of the house is quite compact for a larger dwelling of this type and reflects the fact that it started life as a smaller property, which grew in size with a series of later extensions.

This contrasts with the adjacent property at No 15, which is more spacious and refined internally (see staircase hallway below).



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Plans as Existing	contract no	drawing no	revision	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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	drawn by	date	October 2021	Revisions: A.			



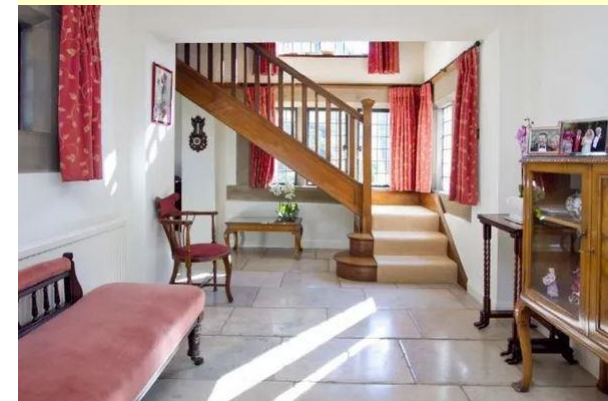
ground floor plan

3.02 Internal Layout as Proposed

The proposed layout is designed to enhance the character of an historic house of this size and to facilitate modern living requirements.

In an order to create a more open and spacious interior some subservient small-scale extensions have been introduced, and provide accommodation for a small entrance porch, grand staircase, and a single storey garden room.

It enables a free-flowing spacious interior and provides an enhanced connection with the external areas.



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Ground Floor Plan
as Proposed

work to figured dimensions

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contract no

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drawing no

08

revision

C

Planning

Revisions:
A. - working ground section to rear increased and single dining extension designed
to be more light weight and transparent in complementary
moderately, 10th August 2021.
B. - Proposed front extension reduced and replaced with fully glazed porch rear
extension design amended, 10th April 2021.
C. - Entrance lobby, new kitchen and opening to study amended, 10th October
2021.

drawn by

date:

October 2021

scale @ A3

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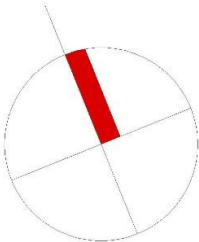
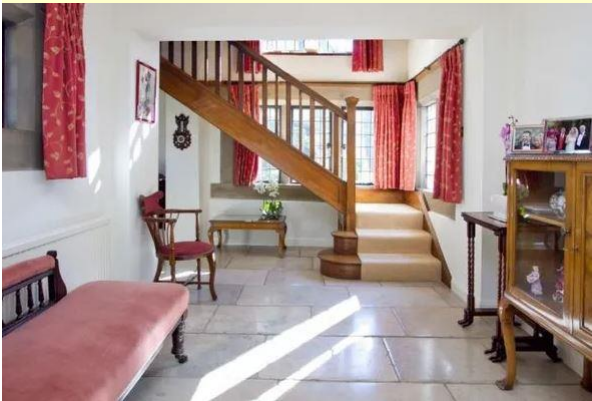
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3.03 Internal Layout as Proposed

The proposed upper floor provides accommodation for 5 bedrooms and a new gallery space overlooking the enlarged hallway.

The original cramped accommodation, due in part, to a series of historic extensions is replaced by a more rational and useable layout.



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	First Floor Plan as Proposed	contract no 3609	drawing no 09	revision C	Planning Revisions: A. Staircase construction amended: 24/08/2020 B. Improved front entrance, kitchen and improved entry into glazed porch. Design of rear extension amended: 22/04/2021 C. Improved entrance lobby, indicated in red, and removal of existing structure indicated: 22/04/2021	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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materials

- 1. brickwork to match existing
- 2. ashlar stone to match existing
- 3. red clay tiles to match existing (special hip tiles)
- 4. zinc details (dark bronze)
- 5. slim aluminium frames and double glazed units (dark bronze).

3.04 Proposed Elevations

With the demolition of the existing garage to the right of the front elevation, it presents an opportunity for the insertion of a grand staircase extension property and provides a more open setting to the front elevation.

A lightweight glazed single storey small porch to the main entrance helps to define the 'arrival space', in much the same way as the external entrance porch does at the adjacent listed property (see image below) creating a more human scale

In the same way, the small garden room extension to the rear facilitates an effective connection with the large garden, whilst remaining sub-servient to scale and presence of the original elevation.

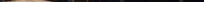
The proposed staircase extension, helps to free up space internally, brings natural daylight into the deep plan of the property, and creates a connection with the wider landscape, making the external appearance less cramped and the internal layout less claustrophobic.



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Elevations as Proposed	contract no	drawing no	revision	Planning Revisions: A. New staircase extension introduced with pitched roof and materials to complement the existing building. Some design elements intended to be more light-weight and transparent, with contemporary materials. 20th April 2024 B. Proposed front extension: deleted and fully glazed porch added. Rear extension design intended to be light-weight glazed structure and staircase extension details removed. 20th April 2024 C. Clarified front extension: size and window to former garage opening removed. 22nd October 2024 D. Lacking structure to former integral garage removed. 20th November 2024	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cpartnership.com www.cpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS
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		drawn by	date	scale @ A3			
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entrance plan 1:150

native species hedgerow



timber sliding gate

english garden wall bond

yorkstone setts



entrance elevation 1:100

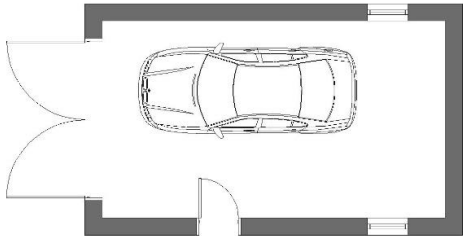
Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Proposed Entrance	contract no 3609	drawing no 28	revision	Planning Revisions: A	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJ PARTNERSHIP ENVIRONMENTAL ARCHITECTS 
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3.05 Entrance Space

The entrance space is designed to provide a defined courtyard setting in-keeping with the size and grandeur of the property.

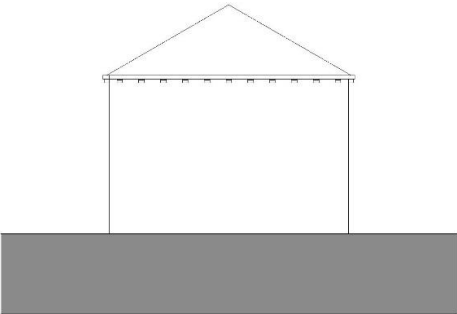
A new low-level brickwork wall, timber gate and native hedgerow compliment the house and are in-keeping with the simple Arts and Crafts aesthetic.



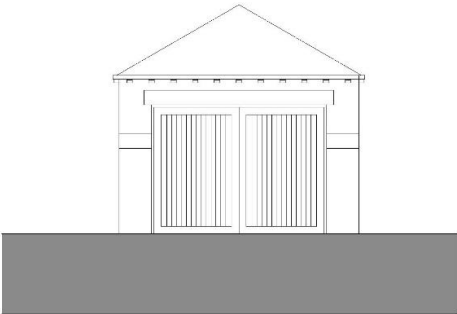
plan of detached garage

3.06 Proposed Garage

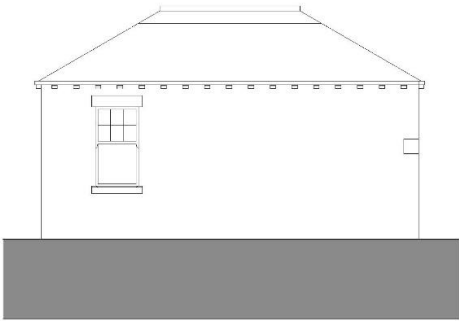
The proposed single storey garage is designed to replace the previously demolished out-buildings in terms of location, form, details and materials.



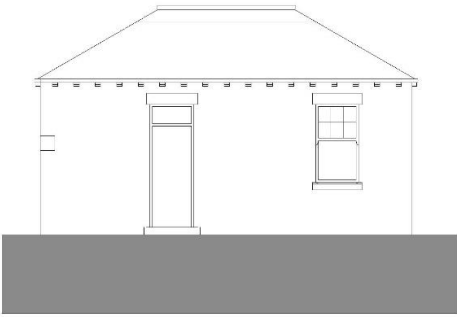
front elevation



rear elevation

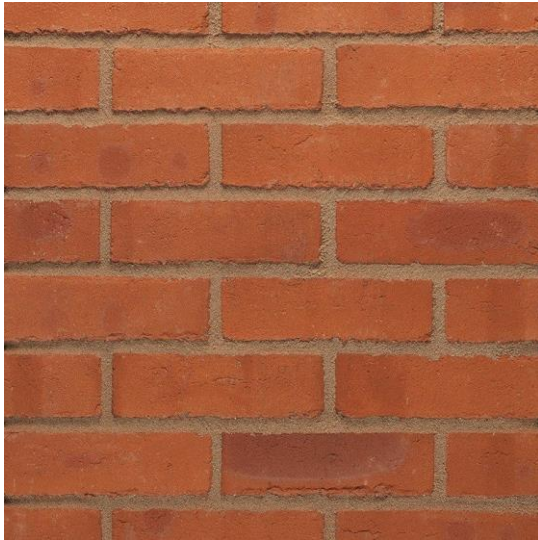


side elevation



side elevation

Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Proposed Garage-Red House	contract no	drawing no	revision	Planning Source: A. Garage reduced in size and design amended 10 October 2024	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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red stock bricks



red clay roof tiles

3.05 Materials

The external materials have been selected to match with the existing house and near-by properties.



Johnsons Wellfield saw cut Pennine sandstone