



HERITAGE ASSESSMENT INCLUDING DESIGN AND ACCESS STATEMENT

MOORGATE EAST FARM, BURNEDGE, ROCHDALE OL16 4QL

MINOR DEVELOPMENT INCORPORATING:

- Single Storey Rear Extension
- Glass Link

CM336/HS-DAS

Version	1	
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Introduction

The proposals for the site are to form an extension linked to the existing unaltered dwelling via a small glass link. The glass link will ensure that the existing building isn't altered from the existing form.

The extended living space will ensure that the applicant can continue to reside at the premises whilst the family grows and enable additional family members to take up residence at the property. This will ensure an improvement in the quality of living and care they can share.

The existing property has been fastidiously maintained irrespective of cost and high quality and performance materials have been used for replacements.

The developer, applicant and the designer are willing to alter the scheme following comments received from the Local Planning Authority and attend Planning Committee if required to discuss the proposals with the Planning Committee and representatives from the surrounding properties prior to a decision being made. The Developer is also willing to make minor amendments to the design and location if necessary to obtain approval. The Developer and Designer fully expect that they will be consulted and given the opportunity to make changes during the consultation process if this will assist with achieving approval.

The proposed extension has been carefully designed to be subservient to the existing building and fall within the 35% increase in volume in green belt areas as recommended by the current Rochdale Council Local Planning Authority 'Guidelines and Standards for Residential Development SPD'. The proposal is considered to be appropriate and not disproportionate to the existing dwelling. The calculations are within the package of drawings.

The proposed materials to the external envelope will include a finish of locally sourced stone carefully batched, coursed and pointed to match that of the main dwelling.

The Site

The site is an existing residential site containing listed buildings at numbers 1, 2 and 3 (now one dwelling) in the Balderstone and Kirkholt Wards of the Borough of Rochdale. According to records the grade II listing was granted in 1967. The buildings were constructed around the latter part of the 17th century and early part of the 18th century.

The site has a large plot to the rear whilst the frontage is close to the sloping access road to the front.

The original building has recently been improved and historical unsympathetic work restored in accordance with planning decision 21/00016/HOUS and 21/00017/LBC. The proposals do not include any further alterations to the existing building.

Site Access

The site is accessed via an unnamed road at the boundary of Rochdale and Shaw and Crompton off the B6194 Broad Lane / Rochdale Road that is a main thoroughfare through the residential areas of Rochdale and Shaw towns creating good access to the many well-established business and recreational areas nearby. There are quick links to the main roads and motorway networks and easy access to the town centres. There is public transport access within a 5-minute walk. There are uninterrupted views to the north and south and the properties are not overlooked.

Care will be taken during the construction stage in respect of use of the existing roads so as not to disrupt any current amenity.

Site History

The site is domestic and is surrounded by mixed housing of varying ages and styles but predominantly housing typical of farming and agriculture. The construction materials of the surrounding properties vary between stone, brick, render and a mixture of the three. All surrounding properties are of a traditional construction with pitched roofs. The roof covering materials vary between slate, stone and concrete tiles.

The intention is to retain the character of the existing listed properties with use of local stone and care taken to repair and maintain existing features.

Social Context

The proposals will provide additional domestic accommodation in what is considered to be a sought-after area.

There will be a positive impact on the health and welfare of the enlarged family ensuring that three generations of a family can be near to each other to support each other, learn from each other and thrive together.

Economic Impact

The proposed development would have a positive economic impact upon the neighbourhood. The construction programme will last for approximately 20 weeks and will help keep local labour in employment. The proposals will increase the value of the site for the owners and regenerate an area of the neighbourhood.

There will also be a positive impact on the wealth of the combined family. The likelihood of future financing of external care facilities will be greatly reduced.

Involvement of Community Members

There has not yet been any involvement with the community or public, but we feel the community would be pleased to see the renovation of the site. The owner would be willing to review the proposals with the current neighbouring occupiers and will consider feedback.

Evaluation

The proposed development site lies within established housing areas.

Scheme Design

The proposals consist of the following:

- Enlarging living space by constructing an appropriate extension.
- Maintenance of existing properties and features.
- Hard and soft landscaping of site.

Crime Prevention Measures

The scheme will meet the requirements of Secure-by-Design wherever possible, particularly to the boundary and main entrance points. It is the intention to minimize the potential for any criminal / antisocial opportunity.

Landscaping

We would welcome any comments the LPA has in respect of this item during the decision-making process. We would also request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme.

Land Contamination

It is not anticipated that a land contamination report is required for a scheme of this nature. However, we would request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme. We would welcome any comments Planning Services have in respect of this item during the decision-making process.

Flood Risk Assessment

It is not anticipated that a flood risk assessment is required for a scheme of this nature. However, we would request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme. We would welcome any comments the LPA has in respect of this item during the decision-making process. Initial research suggests that the land is not at risk of flooding.

Drainage

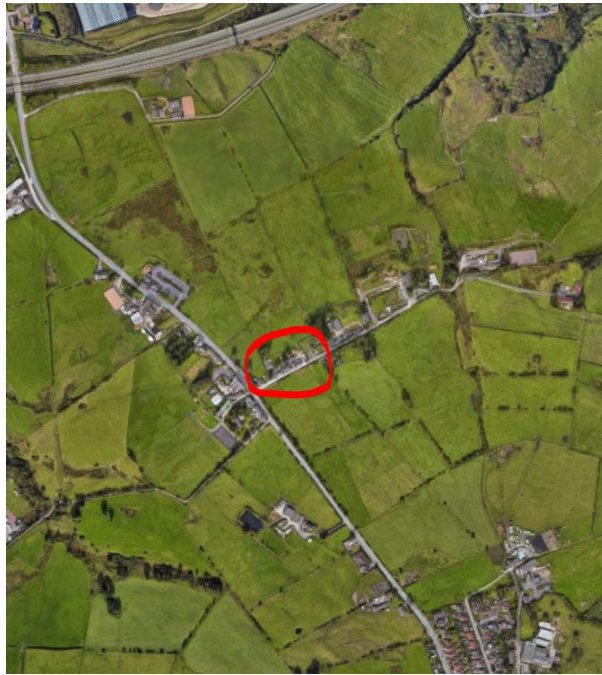
The foul and surface water wastes will be connected to the existing mains drains and sewers which will be cleaned, serviced, repaired, maintained and replaced as necessary in order to ensure that they are fully operational to the satisfaction of the Local Authority Building Control Officer.

Environmental

The design will surpass current Building Regulation guidelines and environmental surveys will be carried out if requested by the Local Authority and other national governing bodies.

There is also a positive impact by combining the extended family into one property thus reducing travel and the associated impact on the environment.

AERIAL VIEWS



FRONT / GABLE VIEWS



REAR VIEWS

