

DESIGN & ACCESS STATEMENT

**DEAN COTTAGE
DEAN BANK DRIVE
ROCHDALE
MAY 2024
REV B**



designworks



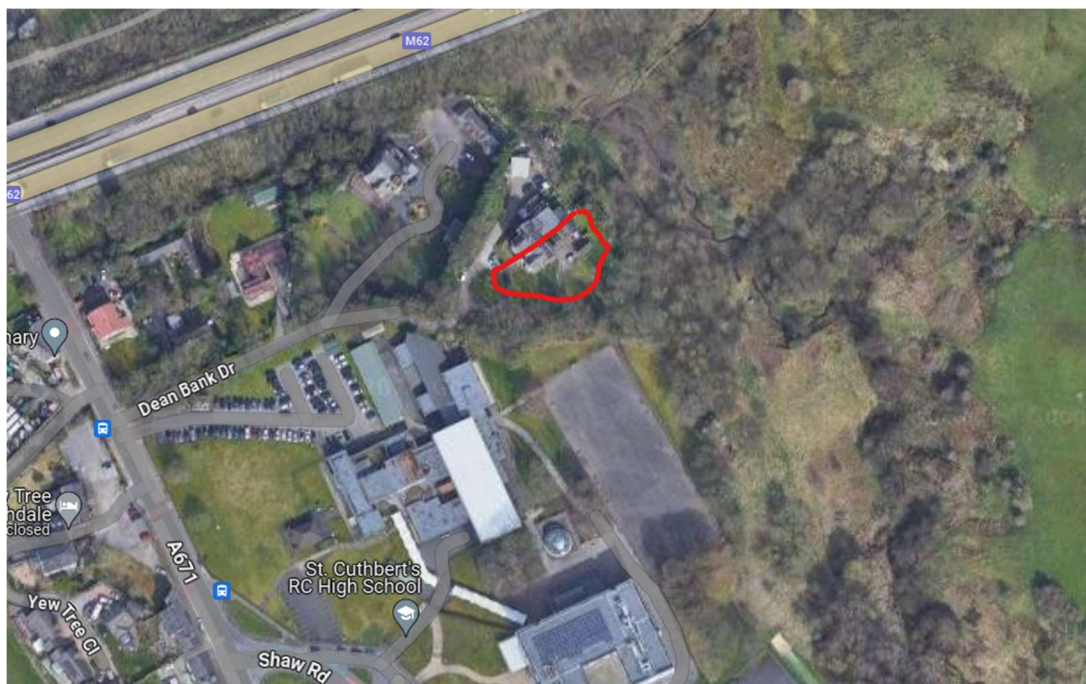
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1.0 INTRODUCTION

- 1.1 This statement supports a Householder planning application for the extension to an existing two storey semi detached dwelling in Dean Bank Drive Rochdale OL16 4RW
- 1.2 The statement should be read in conjunction with the architect's drawings and other supporting information.
- 1.3 The works relate to a two storey extension at the rear of the property, largely on the footprint of existing outbuildings and a single storey link extension between these and the existing house

2.0 EXISTING SITE CONTEXT

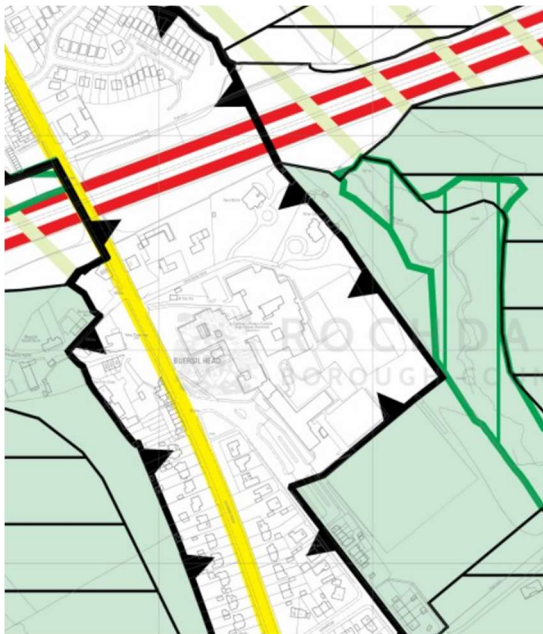
- 2.1 The site is located at the east end of Dean Bank Drive off Oldham Road in Rochdale
- 2.2 Dean Bank Drive is a narrow lane that terminates at Dean Bank Cottage
- 2.3 Dean Bank Drive provides some servicing access to St Cuthberts High School that is located to the south of the drive but otherwise comprises of a handful of private dwellings set back from the road.
- 2.4 To the north of the site the M62 motorway is around 70m away
- 2.5 To the immediate east of the site the land is designated greenbelt, seemingly stepping slightly inside the site boundary to the line of existing buildings. The dwelling itself is within a 'defined urban area'
- 2.6 Sudden Brook lies a little further to the east part of which is defined with in the current UDP proposals map as a Designated Site of Ecological and Geological Importance. The proposed development is more than 40m from the brook and will have no detrimental effect on the ecology.
- 2.7 St Cuthberts RC High School site boundary lies to the south of the site with a large hardstanding playground located close to the boundary fence.



Arial view of the site



View looking east down Dean Bank Drive



Extract from the udp proposals map

3.0 EXISTING BUILDING

- 3.1 The existing building is a brick-built villa seemingly developed with other properties on the drive between 1902 and 1907
- 3.2 The property appears to have been split in to two separate dwellings at some point in the past. The northern part of the building is known as North Dean whilst the southern part, which relates to this application, is known as Dean Cottage.
- 3.3 The two-storey building is brick built with the double gabled front elevation being rendered and including bay windows. Ornate stone detailing is present throughout the property and especially to the front elevation
- 3.4 The side elevation includes a brick gable with stone quoins and a rendered plinth with high sash style windows
- 3.5 The rear of the property is much more utilitarian in appearance. Initially the elevation would have been dominated by the high arched window of the stair with stone tracery and stained glass but a series of extensions including a small kitchen bay and several later extensions to North Dean have given the elevation an unbalanced appearance
- 3.7 Internally the accommodation at ground floor comprises of a grand colonnaded hall and feature timber stair that provided access to a large reception room with the bay window to the front elevation and two large windows to the side.



- 3.8 The only other room is the kitchen which is relatively small with low headroom and in need of extending and modernising
- 3.9 On the first floor there are just two bedrooms. The main bedroom is well proportioned but the second one is rather narrow and not suitable for use.
- 3.10 A family bathroom is present over the front entrance lobby and a second smaller bathroom is located at the rear of the property and accessed off the half landing of the stair.
- 3.11 The stair also provides access to a third narrow room on the second floor with just a single small window on the rear elevation
- 3.12 A detached workshop building is located in the rear yard with an undercover alley attaching it to North Dean. The building is a single space but with a high roof that is not quite tall enough to support a further floor.
- 3.13 A separate detached garage is also located to the south-east corner of the buildings and is proposed to be demolished.
- 3.14 Between the workshop and the garage there was an existing substantially sized greenhouse along with a small brick shed and a brick-built coal bunker. The greenhouse was severely damaged in a storm and the structure was removed. The existing tiled slab and some of the external walls are still clearly visible on site

4.0 CURRENT FAMILY SITUATION

- 4.1 The dwelling is owned by Mr and Mrs Iqbal who have three grown up sons still living at home with them.
- 4.2 The eldest son, Atir, has had disability issues for many years and his health is now significantly deteriorating. The youngest son also has some health issues requiring frequent hospital appointments
- 4.3 The existing house includes three bedrooms. The largest of these is at the front of the property. The second bedroom is on the first floor and the third is accessed off the half landing of the stair. Both the second and third bedroom are relatively narrow rooms
- 4.4 Atir has historically occupied bedroom 2 on the first floor. However, the recent deterioration of his health has meant that he is currently confined to the ground floor. The ground floor does not include any bathroom accommodation and the family are reliant on a portable commode.
- 4.5 Furthermore, the existing kitchen is both down a couple of steps and also too tight for the wheelchair to manoeuvre meaning that Atir is currently confined to a single room in the house
- 4.6 The family have been contemplating extending the kitchen and converting the workshop for a number of years given that the kitchen is both very small and suffers from low headroom. The recent health issues have put additional pressure on the space within the house and appropriate accommodation is now required for Atir.
- 4.7 Given that both of his parents are now elderly they are highly reliant on their middle son to provide most of the care. It is anticipated that Atir will soon need a full-time carer

5.0 PROPOSED WORKS

- 5.1 An initial scheme to extend the kitchen with a single storey extension that links the workshop building was considered but does not provide adequate space on its own for the basic needs of the family
- 5.2 A further scheme was reviewed for making a two-storey extension. This had some issues in that the access to the first floor was still via the half landing which would require a stair lift to

be installed and the floor level of that half height floor would result in restrictive headroom in the kitchen extension.

- 5.3 After deliberation the client has elected to extend the building further to the northeast and construct a building that is largely on the footprint of all of the existing outbuildings.
- 5.4 At ground floor the kitchen has therefore been extended by removing the existing add on bay window and forming a larger opening. The existing stepped access from the lounge will also be adjusted to include a short ramp suitable for wheelchair use.
- 5.5 Where the existing low headroom is located within the former kitchen a separate utility room has now been provided
- 5.6 A new bedroom has been provided at ground floor level for Atir along with a disabled friendly bathroom.
- 5.7 As the existing front door to the property is up a flight of external steps the client has taken the opportunity to introduce a new external door and hallway that will serve as the level threshold for the wheelchair access required.
- 5.8 The existing garage will be replaced with a new integral double garage.
- 5.9 A new separate dining room has been provided within the existing workshop freeing up space within the existing living room
- 5.10 As is common in Muslim culture a second reception room has also been provided with the aim that this can double as a separate living room for the grown-up children that will give them some independence.
- 5.11 Given that the existing third bedroom in particular is very narrow and that live in accommodation will soon be required for the full-time carer a first floor has been proposed with new bedroom accommodation. This will also include a guest bedroom as none of the extended family or friends are currently able to stay in the existing house.
- 5.12 A new bathroom will complete the first-floor accommodation
- 5.13 The existing workshop is not sufficiently high enough to insert a new floor or mezzanine level and has been retained as the new dining space.
- 5.14 Currently the extension to the rear of North Dean includes an external door and three windows that have an aspect directly in to the back garden area of Dean Cottage which provides an issue in terms of residential amenity.
- 5.15 The client therefore proposes to construct a new 2m high garden wall entirely on their side of the boundary, stepping slightly at one end to avoid a collision with the existing stained glass window to the stair.
- 5.16 The existing first and second floor of the existing dwelling will remain as existing even though the rooms may be used as a separate study or storage space once the bedrooms are displaced to the new extension.

6.0 ELEVATIONS AND MASSING

- 6.1 The new extension is proposed from similar materials as that of the existing house. Walls will be of facing brick with a rendered plinth and opening will include feature stone heads and cills.
- 6.2 Windows have been proportioned in keeping with the existing dwelling and will be of painted hardwood.
- 6.3 Matching slate roofs are proposed with ornate timber fascias rather than the elaborate stone corning detail on the original dwelling. Roof heights have been kept to a minimum

- 6.4 The link extension to the kitchen remains single storey to avoid obscuring existing windows and the existing double height, stained glass window to the stair remains unaffected by the development.
- 6.5 There are no works proposed to the existing front elevation of the dwelling or to the existing side elevation of the main house.
- 6.6 The two new gables will include a potential bat or bird roost

7.0 SUPPORTING INFORMATION

- 7.1 The property does not lie within a flood zone – refer to extract from the EA flood map below
- 7.2 No trees or hedgerows will be affected by the development
- 7.3 A new permeable drive is proposed to help reduce surface water runoff. Much of the proposed extension is sited on existing hardstandings.
- 7.4 The surface water drainage will discharge to an existing soakaway whilst the foul drainage will discharge to an existing sewage treatment plant that may need to be increased in size once the building is fully detailed.
- 7.5 The proposed extension includes features under three of the four gable to support either roosting bats or nesting birds.

