

Proposed Residential Development Former Heywood Pub, Tower Steet, Heywood

Design and Access Statement

Issued as a supplemental document to a full planning permission application

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CONTENTS

1.0	Introduction
2.0	Context
3.0	Design Proposals
4.0	Access
5.0	Summary



1.0 INTRODUCTION

This design statement has been prepared to support a Planning Application to develop a previously developed site on Tower Street, Heywood. This report presents a case to redevelop the site that was previously occupied by a public house to accommodate 11no. three/four bedroomed three storey dwellings with one off-street parking space to the front and private landscaped amenity areas to the rear.

This report provides the local authority with full information on the proposals to assess the likely impact of the scheme.

2.0 CONTEXT

The site lies to the southwest of Heywood town centre.

The surrounding area is predominantly residential in character. The houses are typically 2 or 3 storey in height constructed using red brick and render with painted stone dressings and slate pitched roofs. Projecting bays and pitched dormers are common details. The houses are set back from the pavement with boundary walls and evergreen hedges.

There is a large commercial/warehouse type building opposite the site on St James Street from which operates a DIY store. The Grade II listed St James Church lies to the southwest. The site is bounded by Tower Street to the north and Brunswick Street to the east. There is an area of grassed land to the south.



2.0 CONTEXT

The site comprises an area of land previously occupied by a public house and its associated car park and an adjacent hardstanding. The building suffered a fire in March 2022 and the site has been vacant since then and became the target for vandalism and anti-social behaviour and a further fire in September 2023.

At the request of the Council the building was demolished earlier this year by the new owners of the site.

The main vehicular access to the site is from Tower Street. However, there is a further access from Brunswick Street over which the applicants have a right of way.



3.0 PROPOSALS

The proposals involve the construction of 11 family three/four-bedroom dwellings with off-road parking. The approach has been to respond to the character of the surrounding area, addressing the form, scale and materials of the context without resorting to pastiche.

The proposed layout of the site aims to reinforce the urban fabric of the immediate context by arranging the houses into 2 terraced rows parallel to Tower Street and Brunswick Street. Both rows of housing are set back from their respective streets at a distance sufficient to allow for off-street frontage parking with hard and soft landscaping in between.

A pathway to the rear of each terraced row can be accessed via a gate from the rear gardens of the dwellings providing access for wheeled bins.



3.0 PROPOSALS

Both terraced rows have parking provisions to the front of the properties with private secure amenity space to the rear.

Low height brick walls and evergreen hedges provide the boundary treatment to the front of the properties to maintain the existing character and style of the surrounding area.

The houses are 3 storey in height with the eaves to the front elevations lowered to 2.5 storeys to respond to the immediate context.

The arrangement of the elevations responds to the character of the immediate context of semi-detached houses and terraced rows. Within the proposed terraced row, the individual houses are grouped in pairs with projecting bays that relate to the style and character of the surrounding properties in particular to those found on St.James's Terrace facing the Grade II Listed Church. The top of the projecting bays relate to the eaves level of the surrounding houses and provide a useful second floor balcony. Pitched dormers break the eaves line to create a varied roofscape and maintain the character of the area.

The rear elevations are less formal in appearance and make use of their private aspect. Ground floor bi-folding doors connect the dwellings with the ground floor private amenity space.



3.0 PROPOSALS

The elevations are composed from a limited palette of materials making reference to the existing housing context. The main material is red multi brick with a layer of render to the front projecting bays and part of the rear ground level. Natural metal cladding to the dormer windows and metal balcony railings provide relief to the main volume of brick. Modern grey roof tiles make reference to the traditional slate on the existing houses.

Landscape design proposals enhance the high quality of the scheme and ensure that the proposed planting is consistent with the character and appearance of the area. The bulk of the new planting is to the northern and eastern boundaries.



4.0 ACCESS

The site can be considered level with no significant gradients or change in level. Pedestrian and vehicular access will be via the existing Tower and Brunswick Street. Vehicular access is provided to each individual dwelling together with a space for off-road parking. 900mm footpaths lead from each site access to provide a level approach to the entrance of each individual dwelling.

The principal entrance is to the front of each dwelling with a canopy to provide shelter. All entrance doors have a minimum clear opening width of 775mm and a level threshold.

Internally the doors have a minimum clear opening width of 800mm and corridors have a minimum clear width of 900mm. The entrance storey has no change in level and contains the kitchen, lounge and dining room. A wc is also provided on the ground floor entrance storey. The wc compartment is 900mm wide with a door that opens out to provide a 750mm clear unobstructed space in front of the wc for wheelchair access in accordance with Approved Document M.

Access to the upper floors is by means of a stair with a rise of 190mm and a going of 225mm.

5.0 SUMMARY

The existing previously developed site detracts from the character and appearance of the surrounding area. The proposed development provides an opportunity to enhance the area with an honest design that does not imitate earlier styles but is a contemporary interpretation of key characteristics of the area. The benefits that the redevelopment of the site will bring far outweigh any perceived less than substantial harm to the nearby heritage asset.

The proposed development is designed using materials, form and articulation within a contemporary architectural idiom. The new houses respect their setting by responding to prevalent characteristics such as setback, height and base materials and reinterpreting them to meet the present day purpose and ethos.

It is considered that the proposed development will enhance the quality of its surrounding area which is currently undermined by this vacant and untidy site and provide greater coherence and legibility to the site and its immediate context.