



9 Taylor Street
Heywood
Rochdale

PROPOSED ERECTION OF NEW APARTMENT BUILDING

PLANNING APPLICATION 2024

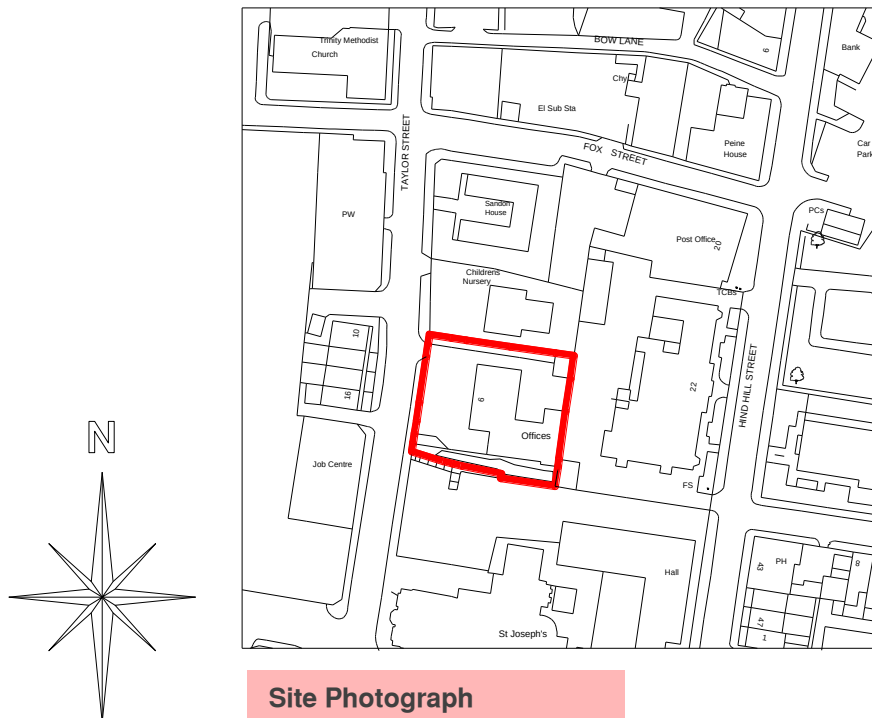
INTRODUCTION



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Introduction

This design and access statement is provided to support the submission of a Planning Application submitted to RMBC for the proposed conversion of an existing mixed use building to form 4 new self contained apartments as well as external alterations and the formation of a new detached dwelling at the site of 9 Taylor Street, Heywood, Rochdale.





JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

1.0

Site Location

1.1 Site Location and Context

1.2 Build Character

1.1 SITE AND CONTEXT

The proposal site is identified as 9 Taylor Street and is located within a predominantly residential area of Heywood, Rochdale. The site is easily accessible by public transport and close to local amenities.

The existing property is a two-story brick building with a flat-roofed extension to the rear / side, stone features adorn the front elevation and are echoed throughout the exterior of the building through stone heads and cills.

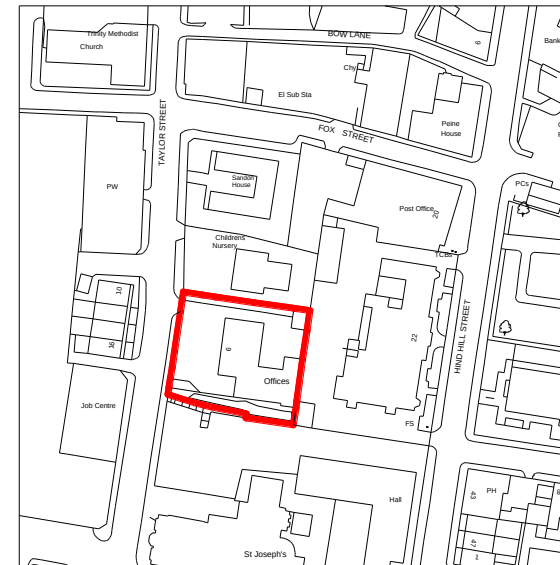
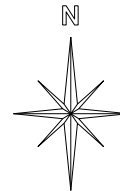
Following Planning Approval in 2011 (Application No. 11/D55076), the building is used as ground floor commercial space which includes ancillary retail space and bereavement counselling with the first floor used as apartment space for the building occupiers all in line with the 2011 Planning Approval.



Street Scene Photograph



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Site Location Plan

The surrounding area is characterized by mixed residential properties, including terraced houses and small apartment buildings along side school buildings and smaller commercial spaces.

Following Planning Approval in 2011 (Application No. 11/D55076), the building is used as ground floor commercial space which includes ancillary retail space and bereavement counselling with the first floor used as apartment space for the building occupiers all in line with the 2011 Planning Approval.

1.2 BUILD CHARACTER

The below images provide an understanding of the local build character surrounding the site.



Our Lady and St Joseph R C Church



20 Taylor Street



St Joseph's pre-school Nursery



63 Hind Hill Street



12 Taylor Street



Aunt Marys Day Nursery



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

2.0

Proposal and Design

2.1 Orientation and Layout

2.2 Material Considerations

2.3 Landscape Design & BNG

2.4 Appearance

2.5 Parking and Servicing

2.1 ORIENTATION AND LAYOUT



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

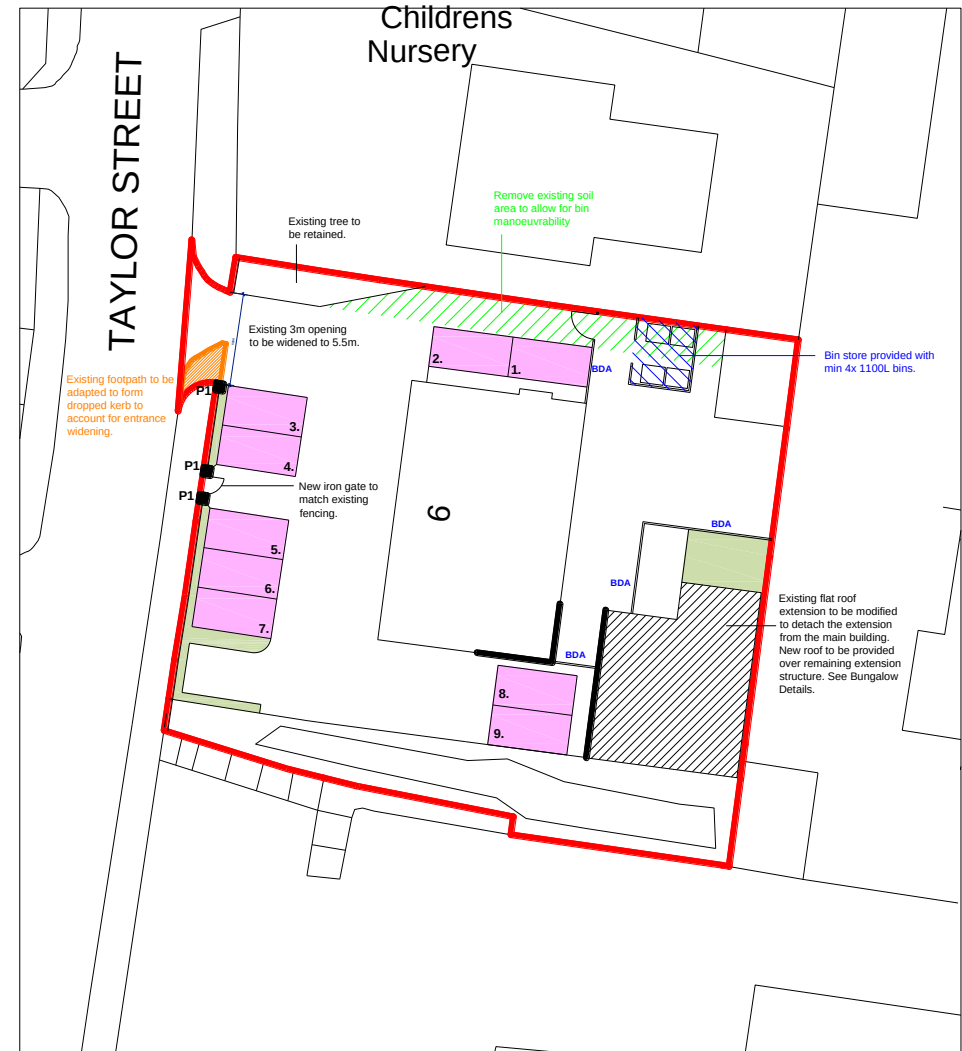
Site Layout

The proposal looks to retain the existing structures almost entirely with the only modification to existing building footprint being the removal of part of the ground floor flat roof extension which would result in the remaining extension area being detached from the existing building.

Externally, the site orientation and layout is to remain as existing in principle with parking areas to the front of the site with small areas of new landscaped area along the parking area provided to reduce the harsh tarmac appearance.

The rear of the site is to remain as open as possible with a section of the yard area fenced off to provide private garden space to the newly formed bungalow building. The open area of the yard is to be retained to act as amenity space for the users of the proposed apartments within the main building.

The existing wrought iron fencing is to be retained with amendments to the existing opening and dropped kerb to extend the vehicular access to 5.5m in width. Along with amendments to the vehicular access, a new pedestrian access is to be formed central to the main building; the new access is to be formed via two new stone pillars matching the existing stone pillars and a wrought iron gate.



Proposed Site Plan

2.1 ORIENTATION AND LAYOUT



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Internal Layout

The internal layout has been carefully considered to work with the existing structure and retain as much internal character as possible while also achieving a good standard of internal space to each apartment. The ground floor apartments are accessed via newly formed side entrances; the first floor apartments would make use of the existing main front entrance leading to a newly configured staircase to the first floor.

Apartments 1 – 3 provide 2 bedrooms with open plan living and dining along with family bathrooms, while apartment 4 provides 3 bedrooms with the third bedroom located within the existing large roof space. Each apartment provides ample internal space for modern living and meet the necessary national space standards requirements.

In addition to the apartments within the main building, the newly detached flat roof extension area is to be provided with a new front entrance and new roof design in order to form a bungalow type dwelling with rooms within the roof space. The bungalow structure offers a modern layout internally with separate snug and office space to the ground floor. As with the apartment proposal, the newly formed bungalow design meets and exceeds the required national space standards.

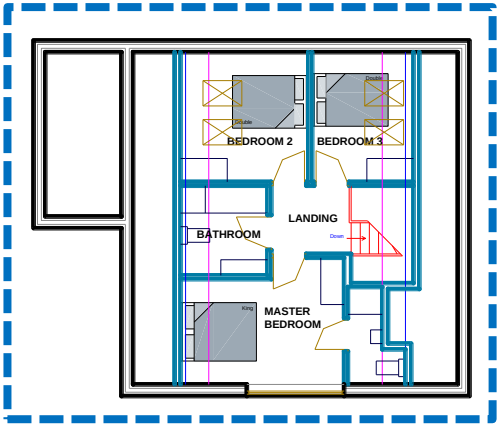


Proposed Ground Floor Plan

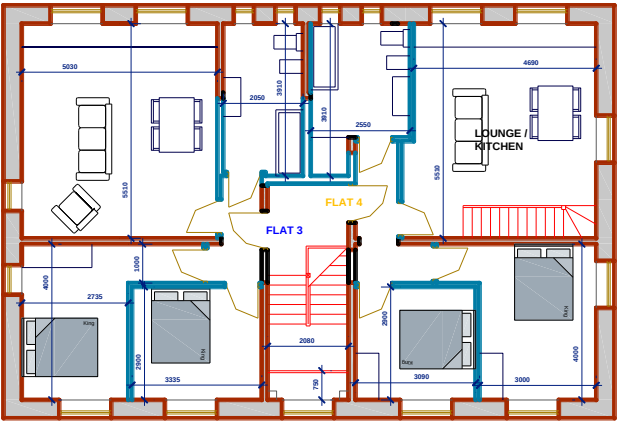
ACCOMMODATION SCHEDULE

Apartment 1 - 65m² - 2 Bedroom, 3 Person;
Apartment 2 - 64m² - 2 Bedroom, 3 Person;
Apartment 3 - 64m² - 2 Bedroom, 3 Person;
Apartment 4 - 95m² - 3 Bedroom, 5 Person;
Bungalow - 120m² - 3 Bedroom, 6 Person.

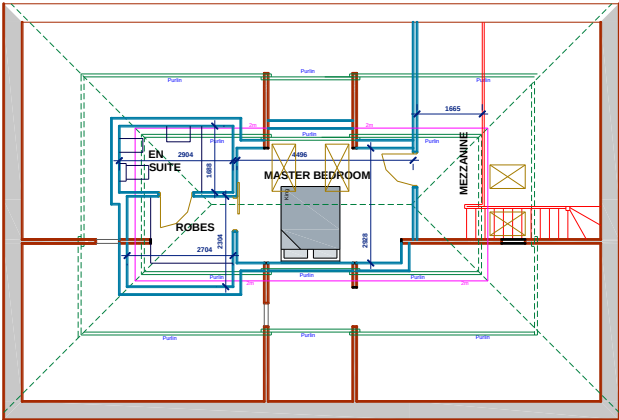
2.1 ORIENTATION AND LAYOUT



Bungalow



Proposed First Floor Plan



Proposed Second Floor Plan

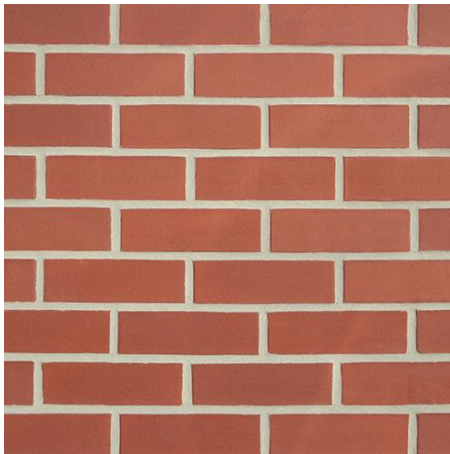
2.2 MATERIAL CONSIDERATIONS



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Material Considerations

While the existing building is to be retained almost entirely, the proposal includes elements of infill for things such as windows and newly built up spaces (bungalow). All proposed new building materials are to match that of the existing structure to ensure the character of the existing building is retained and continued through to newly build areas of the site. Key madeira considerations are



Facing Brick

Smooth Red Facing Brick



Stone Heads and Cills

Ornate white coloured stone heads and cills to match existing



Roof Tiles

Slate Roof to match existing



Door Arches

Stone Arches to newly formed openings

2.3 LANDSCAPE DESIGN & BNG



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

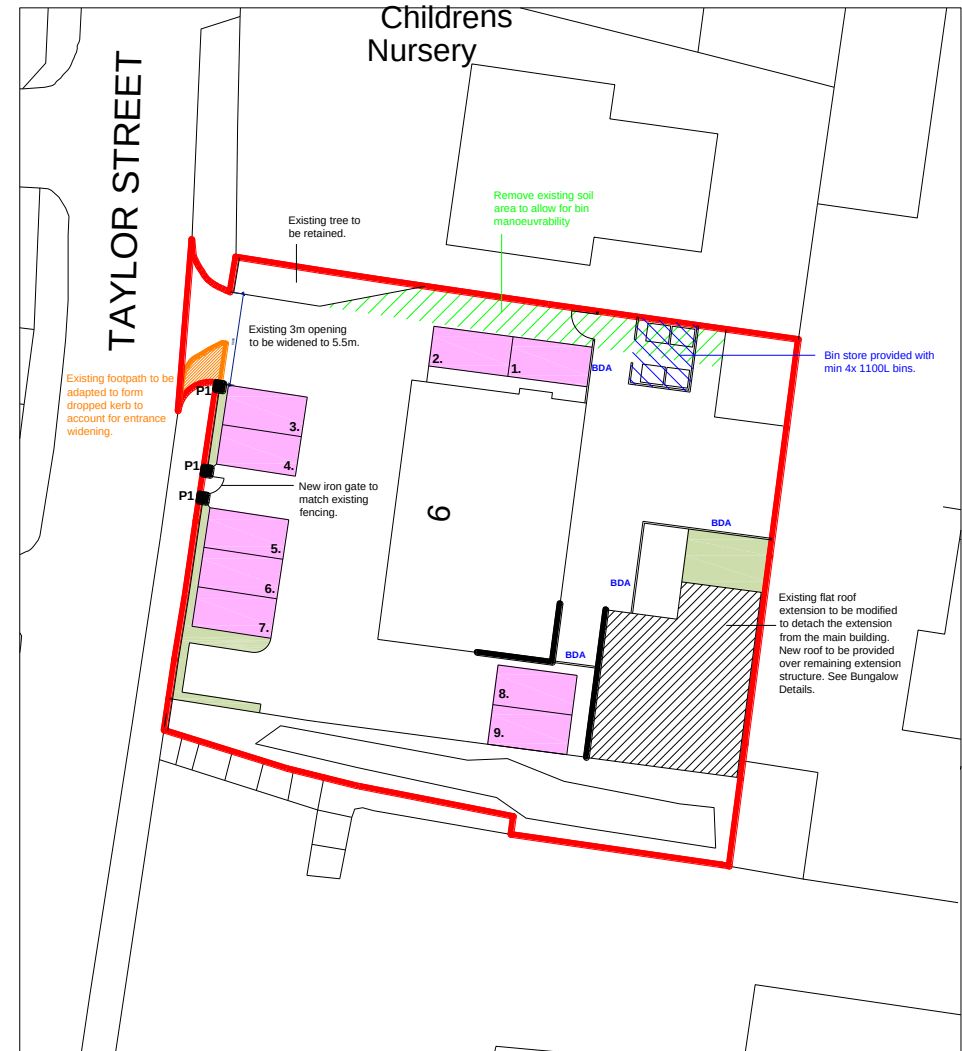
Proposed Landscape Design

The proposed landscape design consists of soil areas, small grassed spaces and a hedge along the southern boundary. The proposed landscaping to the front of the site is to be maintained grass space with small buxus sempervirens provided to act as a buffer between the parking area boundary fencing.

BNG Statement

The existing site consists externally of tarmac with very minor areas of soil and grass space; an existing hedgerow is located to the south of the site and is to be retained entirely. Onsite habitat space consist solely of the existing hedgerow which is to be retained, remaining existing landscaping amounts to grass patches less than 15m², the lack of habitat space (e.g. shrubs, drystone walling, trees etc.) coupled with retention of the existing hedgerow indicates that the site would be considered exempt from BNG requirements under the de minimis exemption since both of the below criteria have been met:

- *the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*



Proposed Site Plan

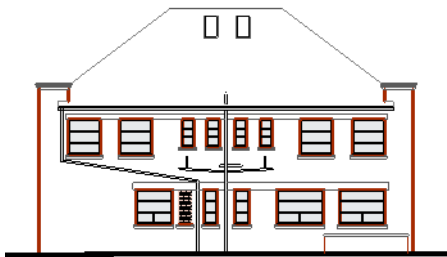
2.4 APPEARANCE



Proposed Front Elevation



Proposed Side Elevation 2



Proposed Rear Elevation



Proposed Side Elevation 1

Appearance – Main Building

The proposal entails minimal external changes to the existing main building with the internal layout opting to make use of existing window openings where possible. The main front entrance is to be retained along with the existing stone surround. Aside from blocking up existing windows where not required, the only significant alterations to the exterior of the main building is the creation of new side entrances for the ground floor apartments; the northern entrance is formed through the reinstatement of an original door opening that had previously been bricked up while the new southern entrance is formed as an entirely new opening and will adopt a white stone arched surround to echo the existing stone features found throughout the existing building.

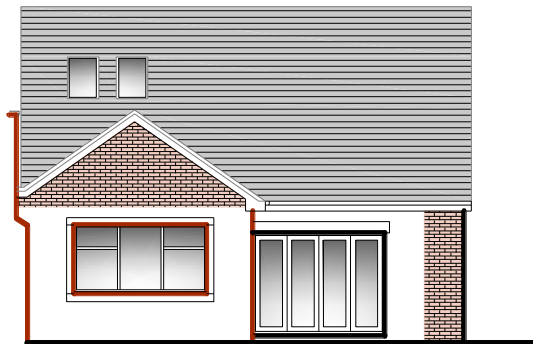
2.4 APPEARANCE



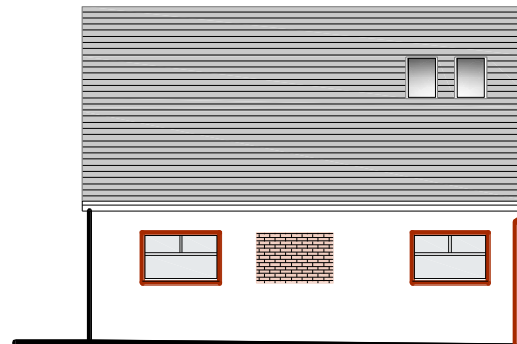
JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation 1

Appearance – Bungalow

The newly formed bungalow is to adopt a matching external aesthetic as the main building through the inclusion of matching external materials and features such as matching brick external face, the inclusion of white stone arched entrance door and window heads and cills.

The gabled roof design enables a room in the roof type design which ensures the bungalow appears subservient to the main building.

It is considered that the amendments made to the existing flat roof extension to form the bungalow are not only practical in forming a sustainable development but are a marked improvement vs. the existing flat roof extension space.

2.5 PARKING AND SERVICING



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Parking

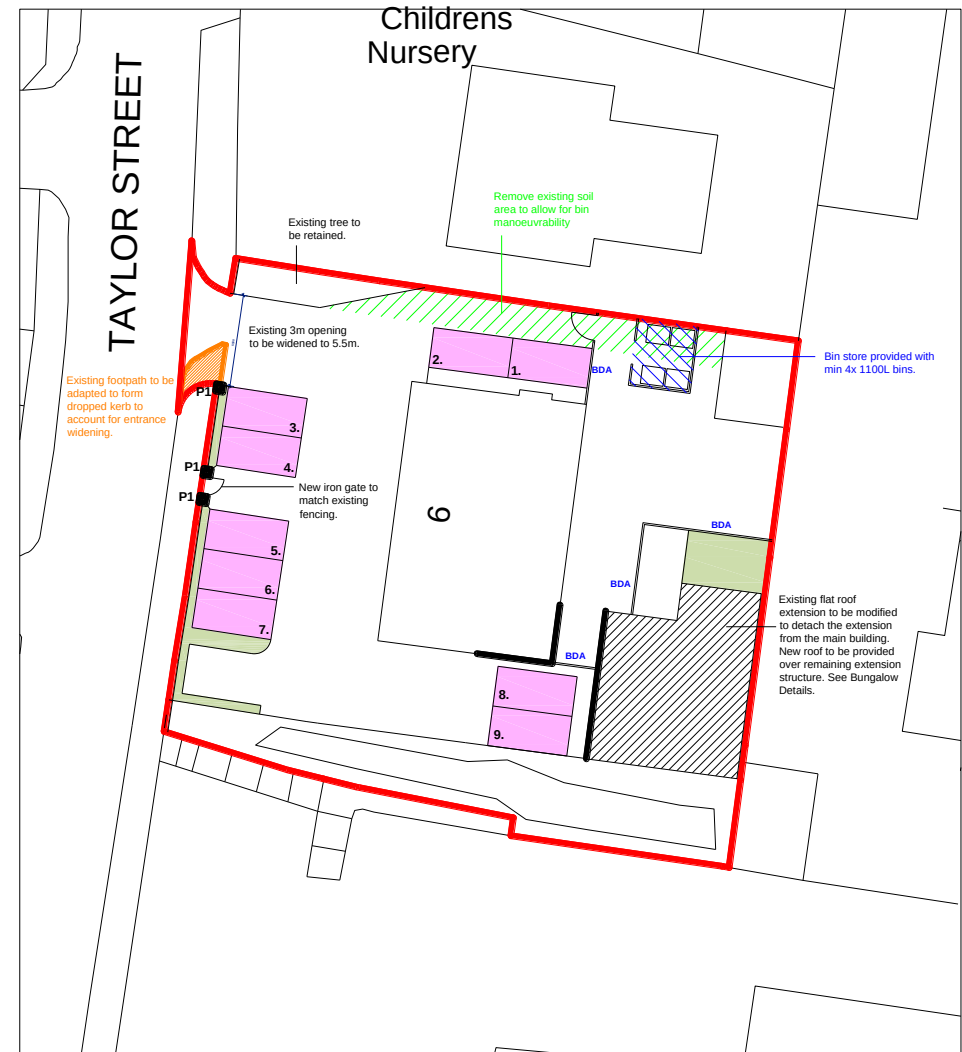
The proposal looks to modify the existing parking arrangement, currently the parking area to the front of the site exists as a fully tarmacked space with no makings to denote parking arrangement. The proposal looks to clearly identify a new parking arrangement providing a total of 9 standard parking spaces with at least 2 parking spaces being allocated to the new bungalow dwelling. Each parking space is provided with a minimum 6m clear reversing space as well as a short turning T to the south of the site.

Servicing

The existing bin management strategy is arranged with bins located to the rear of the property and brought to the edge of Taylor Street; given the lack of manoeuvrability, it is not currently possible for a refuse truck to access and leave the site in a forward gear.

Given the space restrictions, the proposed refuse management strategy is to remain largely the same with bins located to the rear of the site and provided an access gate from the rear to the front parking area where the bins can be positioned as required during bin collection days. A timber bin store is to be provided in order to mask the bins from the open amenity area.

Bins capacities to be provided in line with RMBC guidelines on refuse storage for apartments.



Proposed Site Plan

