

Design and Access Statement

1 Winchester Close,
Rochdale,
OL11 5NE

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1.0 INTRODUCTION

- 1.1 This statement is submitted in support of a Planning Application for a single storey front, side and rear extension at 1 Winchester Close, Rochdale, OL11 5NE.
- 1.2 The purpose of this document is to demonstrate the rationale behind the design proposals. “Design” is intended to mean the suggestions for layout, scale arrangement and massing of buildings, extensions, and landscaping.
- 1.3 This document is intended to cover the topics and issues required in a Design and Access Statement. The main topics covered include:

Design

The Process

- Assessment
 - Contextual Analysis
 - Analysis of Existing Dwelling
 - Planning
 - Social
- Involvement
- Evaluation
- Design
 - Use
 - Amount
 - Layout
 - Scale
 - Appearance
- Access
 - Vehicular and Transport Links
 - Inclusive Access

2.0 ASSESSMENT

2.1 Contextual Analysis

- 2.1.1 The property is located to the left as you enter Winchester Close, a Cul de sac leading off Bamford Way, in the Broadhalgh area, which is 2.4 miles west of Rochdale town centre. It has good connections to the local transport network.
- 2.1.2 Properties on Wincheaster close are of a variety of building styles, with no dominant style in the area. Both sides of the road have large two storey detached dwellings with front driveways and large front and rear gardens.
- 2.1.3 Below is a sample of dwellings in the area:



2 Winchester Close



6 Winchester Close



9 Winchester Close

The properties in the immediate vicinity are of a variety of different styles and ages with the majority having been extended and altered resulting in some very large and distinctively different detached dwellings.

2.2 Analysis of Existing Dwelling

2.2.1 The existing property is a large, detached two storey dwelling, which has had several extensions since it was originally built. The original property is mid-20th century in design and consists of a sizeable ground and first floor.

2.2.2 The property has previously been extended comprising of the following:

- A two storey rear extension
- A two storey side extension
- A single storey side extension

2.2.3 All the extensions are of a good design quality and give a clean appearance to the front and rear of the property.

2.2.4 The property also has a large rear garden which backs onto No 20 Bamford way. The vegetation in the garden is well established with some mature trees and hedgerows which help in providing the rear garden with privacy, both into and from the neighbors.



Fig.1 : Allocation of Ground Floor elements in existing property

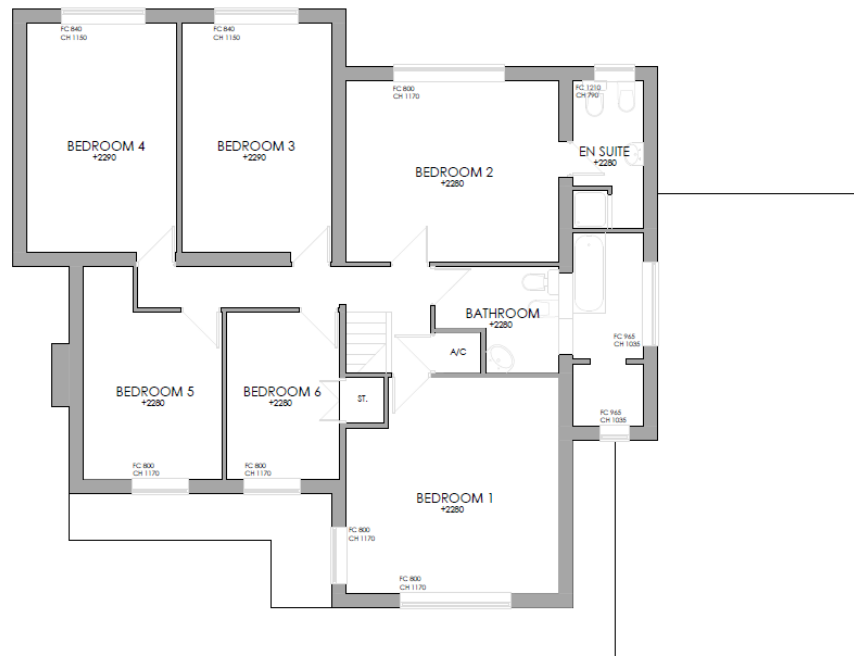


Fig.2 : Allocation of First Floor elements in existing property



The existing front elevation of the property



The existing rear elevation of the property

2.3 Planning History

2.3.1 There have been 3 planning applications made on the property; Ref 88/D22672 approved on 16th December 1988, and Ref 89/D24151 approved on 26th October 1989 have both approvals been implemented.

2.3.2 A further planning application under reference 22/01590/HOUS was granted permission on 14th April 2023 for a single storey rear and side extension with conversion of garage to form habitable space, alteration to front fenestration with render. The approved works have not been undertaken however they serve as a precedent for the additional level of development discussed further in this report.

2.3.2 The neighbouring property, at 3 Winchester Close, has a two storey side extension adjoining the boundary between the properties, which was approved under planning reference 92/D28155 on 10th July 1992.



Fig.3 : Overhead view of 1 Winchester Close

3.0 INVOLVEMENT

3.1 The main driving factor behind the project are the specific accommodation, care and access requirements of the disabled occupant of the property.

- 3.1.1 An accommodation report has been produced by a professional occupational therapist, setting out the minimum requirements for the client and their ongoing and future care needs. From this, the scale of the required scheme has been developed.
- 3.1.2 Due to the disabled users' age, they are represented by a Court appointed deputy, a professional solicitor, who has court approved powers to make decision on their behalf until such point as they become of age and have mental capacity to make decisions for themselves.
- 3.1.3 As the ongoing care of the disabled user is heavily reliant on family support, inclusion for the needs of the wider family are also provided for in the design, although this is considered secondary to the disabled users specific requirements.
- 3.2 Due to the nature and extent of the development proposed, co-ordination with and input from the immediate neighbours to both sides will be important, to ensure that privacy and security are maintained across the boundaries throughout.

4.0 EVALUATION

- 4.1 Although the property has previously been extended, it is not currently able to meet the specific physical needs of the disabled occupant, their carers or the needs of the immediate family.
- 4.2 The condition and layout of the current property, combined with the requirements of the client brief, have led to the proposal attached (Fig.4), to extend the existing dwelling to be more accessible for the disabled user.
- 4.3 The elevational design of the proposed extension looks to improve the presence and aesthetic quality of the building and uses design elements taken from the local area to provide a visual more in keeping with its surroundings.

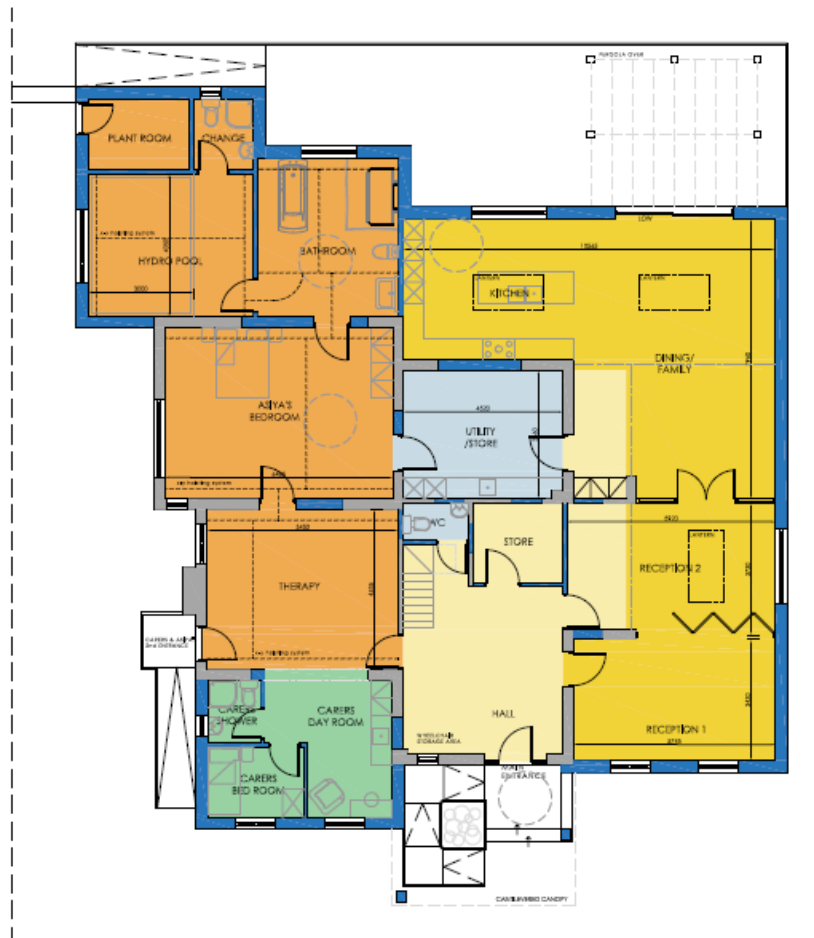


Fig.4: Proposed Ground Floor Plan



Fig.5: Proposed First Floor Plan

5.0 DESIGN

- 5.1 **USE:** The proposed dwelling is for the habitation and use by a disabled person, with very specific needs, and their family and care team. The house has been designed to enable them to live in the property long-term, catering for their current care needs and with future proofing for any further adaptations required later.
- 5.2 **AMOUNT:** The current property has a gross internal floor area (GIA) totalling 287.4m² (including garage). The proposed extension will increase this by around 45%.
- 5.3 **SCALE:** The proposed development has been carefully designed to be proportionate to the site and sit comfortably amongst its neighbours. The mass of the proposed extension has been carefully considered to not be overbearing on the street scene.

- 5.4 LAYOUT: The proposed layout will provide a much more usable and adaptable dwelling to cater for the changing needs of the disabled client as they age. The proposal will help to create a modern and accessible family home. The vertical separation of the property will be used to the advantage of its residents by enabling them to allocate specific areas to family, support assistant provisions, and therapy, enabling the continued and long-term use of the property as the principal family home.
- 5.6 APPEARANCE: The proposed extension has been designed to complement the local aesthetic using forms and features used on other dwellings in the area.
- 5.6.1 The Gable form is found on several properties in the area to varying extents.
- 5.6.2 Over the porch there is a flat roof to connect the two new extensions, and provide covered wheelchair access. The use of flat roofs is quite common along the road and surrounding area.
- 5.6.3 The side and rear elevation is also finished with a flat roof, again this is widely seen throughout the area.
- 5.6.4 The side elevations are kept relatively simple to minimise overlooking.
- 5.6.5 As brick is the predominant finish in the area, this has been continued for the proposal for No 1.
- 5.7 The proposed hydrotherapy pool has been included in the main footprint of the house to reduce the impact of this feature on the rear garden as a standalone building. It has been designed to be minimal in terms of impact on surrounding properties. This, combined with the retention of the majority of the boundary screen hedges, will help to ensure that it has a very low impact on the property and its neighbours.
- 6.0 ACCESS
- 6.1 Vehicular Access and Transport Links
- 6.1.1 Vehicle access to the site will remain as existing. There is currently a double driveway with off street parking for 4 vehicles. The existing front garden will be adapted to accommodate the forward extension and to ensure parking provision is maintained at current levels with additional parking provided for visiting care workers. The driveway will be of permeable materials whilst providing a surface suitable for wheelchair access.
- 6.1.2 Due to the nature of the development and the client's situation, links to public transport are not a priority in this instance. The property does already

have good access to public transport which is an advantage for family members and support staff.

6.2 Inclusive Access

- 6.2.1 Due to the nature of the clients specific needs, the project will naturally be inclusive. This will include level/step free ramp access from the drive to the front door, level thresholds to the front entrance door as well as patio doors to the rear of the property. Step free access will be provided around the perimeter of the property to ensure the client has full access to the garden.
- 6.2.2 Internally the entire property has been designed with accessibility in mind. The accessible accommodation is all located on the ground floor so there is no need to incorporate a lift. Doors will be widened or sized to be suitable for current and future wheelchair accessibility. The Hydrotherapy Pool has been positioned in a location allowing easy access from the client's bedroom and en suite.

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