



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

Date: November 2022

Our ref: 21.2757

Your ref:

Proposal: Erection of detached dwelling, new off street parking provision and formation of new vehicular access from Sunk Lane

Location: 18 Eastfield Avenue, Middleton, M24 1DP

DESIGN AND ACCESS STATEMENT

The Application Site

This site relates to an end-of-terrace dwelling located at the head of a cul-de-sac on a residential estate in Middleton within the Defined Urban Area as allocated under saved Policy G/D/1 of the Unitary Development Plan. The property has been generously extended with a two-storey side extension and a dormer to the rear facing roof slope of the original dwelling and extension.

The dwelling faces northwest towards the highway, at the end of a run of 4 terraced dwellings which is arranged in a south-westerly direction from the appeal property. A row of 4 terraced properties is sited perpendicular in orientation to the appeal property to the northeast. The property benefits from an extensive back garden, beyond which are rear gardens to properties on Farmway.

There is an additional 850m² area of mostly undeveloped land accessed off Sunk Lane, which hosts several garages also owned by the applicant, this formed part of a previous application (20/00922/FUL),

Design Process

The scheme has been designed considering the requirements of the client, feedback from planning officer during previously refused application (20/00922/FUL), site constraints and site topography.

Creating a space that gives the impression of a single storey building when viewed from properties on Farmway and the garden of 16 Eastfield Avenue is important to the development.

Sitting the building away from the existing boundaries to provide a degree of separation, access and also to echo permitted development heights of garden buildings, where when positioned 2m from the boundary 4m ridge height is permitted.

Ensuring the habitable rooms face away from neighbouring gardens.

Use

The proposed development is to form a new dwelling with garage provision and underground storage, the dwelling will also benefit from off street parking and the development will retain off street parking for the existing dwelling 18 Eastfield Avenue.

Layout

- Site Layout –
 - Vehicular access for existing property (18 Eastfield Ave) & new dwelling, off Sunk Lane
 - Parking provision to new dwelling in front of Garage Door.
 - Parking provision to existing dwelling to north of site via gated entrance.
 - Pedestrian access to new dwelling off Sunk Lane
 - Existing Pedestrian access to existing dwelling to remain
- Internal Layout -
 - Ground Floor Garage, Hall, W.C. Utility Room and Bunker Storage.
 - First Floor Hall, Bathroom, Single Bedroom, Double Bedroom, Lounge & Kitchen

Scale

The new dwelling is set into the existing ground of the site, as can be seen on drawing 21.2757.1 through the site sections the site gradient down 2m from south the north and down from west to east. The new dwelling is to be set into the ground toward the south of the site, the north of the site is to be used as access and parking for the existing dwelling and the east of the site is to be used for amenity space.

The new dwelling is positioned 1.5m off the south boundary, 2.58-5.5m off the east boundary.

The new dwelling west gable is positioned 10.5m from the existing east face of the existing dwelling. We see the west gable of the new dwelling as a single storey element as can be seen on section 2-2 dwg 21.2757.SC1.1A therefore inline with SPD standards.

The new dwelling is set 16.5m from the nearest single storey element of dwellings on Farmway. As can be seen from dwg 21.2757.SC1.1A, we have provided elevations within the site and from the outside of the site to indicate the minimal impact on the neighbouring properties.

Appearance

The new dwelling is designed as a one and half storey building when view from the front (north) and single storey elsewhere given it is set into the existing gradient of this site.

The front of the property has a garage door at ground floor level with 2no dormer windows above, the windows are sat inline with the garage door structural openings, the ground floor also has the entrance door and side windows, rooflights are provided to the front roof slope.

The rear of the property gives the impression of a single storey budling, as does the west of the property which is broken up with a first floor, obscured glazed gable window.

The east face of the property is slightly more open due to the gradient of the site and provides more view of the one and half storey budling, this is broken up with a first floor, obscured glazed gable window.

The pitched roof softens the impact on the garden of 16 Eastfield Avenue.

The external material is to be white / cream render, with concrete roof tiles.

Access

- Site Layout –
 - Vehicular access for existing property (18 Eastfield Ave) & new dwelling, off Sunk Lane
 - Parking provision to new dwelling in front of Garage Door.
 - Parking provision to existing dwelling to north of site via gated entrance.
 - Pedestrian access to new dwelling off Sunk Lane
 - Refuse storage to new dwelling to be within garden / amenity area and to be positioned for collection on Sunk Lane inline with current actions by dwellings on Farmway.

External Reports

Previously refused application 20/00922/FUL was validated and determined without any additional reports, this application reflects that validation process.