

Design and Access Statement

Smallbridge Estate Houses - November 2022

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Existing Properties, Site and Local Area

Introduction to existing properties and site

The proposed works is to 33no. two-storey houses, built with a cross wall construction. The proposals cover approx. 3737sqm. Both front and rear elevations are clad with 6mm dark brown timber cladding, with scalloped clay tile cladding features in orange at ground floor. The gable walls and brick piers are a traditional construction in dark red multi brick. Existing windows and doors are typically white UPVC. Roof tiles are a traditional undulating clay with white timber fascia and soffits.

The estate has 5 house archetypes - typically 3 bed homes, with 1no. adapted to a 2 bed. There are 5no. properties which have a brick built external store to the front and a ground floor WC. Generally all the internal layouts are similar. All properties have a rear garden and minimal defensible front garden space. The estate layout is based on Radburn principles. Fronts and rears of properties accessible through paths and steps around all sides of each block.

Local Area

Smallbridge Estate is in a residential area of Rochdale, north east of the town centre. The estate is made up of 3 streets; Louise Close, Louise Gardens and Buckley View. The main access route is the A58—Halifax Road. The properties are a mixture of tenures - RBH owned and privately.

The surrounding area is primarily residential properties with some community buildings, local shops and schools.

Proposal

Retrofit improvements

The improvements involve an EWI system to all elevations, repairs to existing sub-structures and mineral wool insulation. To be clad using Wetherby Clay Brick Slips and TC Silicone render to ground floor elevations, with Cedral Timber effect panels to first floor elevations. All end gables and brick piers to receive EWI using Clay Brick Slips.

New larger UPVC doors and windows in black are proposed to replace and rationalise existing openings. New continuous run extract fans fitted, extension of roof timbers and replacement profiled interlocking concrete roof tiles in dark grey will also improve houses to meet PAS34 standards.

Colours and Materials

As part of an ongoing decarbonisation project, the estate has already received very positive improvements. To provide continuity to this phase, similar materials and colour schemes are proposed here. However to ensure individual identities to each street is achieved, a focal colour has been chosen to compliment the main colour seen in the existing and newly completed elevations in the streets. Louise Close: Blue/Black; Louise Gardens: Multi Red; and Buckley View: Buff/Grey.

The inclusion of modern materials, colours and the proposed retrofit interventions will significantly improve the visual impact, building performance and overall resident comfort. Careful consideration to design and colours has been taken to ensure proposals sit well next to the existing properties.

External Works

The works also include replacement of existing RWP's to gulleys, replacement paving and landscaping to the front and rears, including replacement of existing fencing and new rear access gates. This will provide a neat and coherent design to the estate, better defining front and rear elevations.

Internal Works

There are no proposed internal works to the properties.

Parking

There is existing communal residents parking and private external garages - these are not affected by the proposed works.

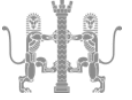
Please see accompanying drawings for detailed existing and proposed site plans, extent of retrofit improvements and finishes.

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Typical Existing Front Elevation



Typical Existing Rear Elevation

