

DESIGN & ACCESS STATEMENT FOR:
LAND BETWEEN 13-15 EXETER STREET, ROCHDALE, OL11 1JN

LOCATION:

At present the application site consists of a large open piece of rough land surrounded by residential dwellings & garden/yards to the rear and sides with open access to Exeter Street from the front. The existing buildings to Dale Street run parallel and are accessed from the street with this area of Rochdale being primarily residential and within the Town Centre radius. The proposed development is very similar to the surrounding areas with minimal changes applied to the exterior of the building, all constructed from brick with a pitched tiled roof vernacular.

TYPE OF APPLICATION:

The application is a submission for Full planning approval.

DESCRIPTION OF PROPOSED DEVELOPMENT:

This statement forms part of a full planning application prepared on behalf of Mr Kahn. It has been prepared in accordance with the requirement for a well considered and sympathetic design/development solution to be created for this site. The application proposes to add 4x new detached dwellings with on street car parking spaces and with cycle and bin stores to the rear. Our proposal keeps in character with the existing surroundings.

DATE OF PREPARATION:

This statement has been prepared in November 2023

AMENDMENTS:

No amendments submitted to date.

USE:

The purpose of this application is to examine the development potential of this site against Rochdale Council's current planning policies.

The use of this proposal would solely be for residential and complies fully with planning policies as set out by Rochdale MBC.

ASSESSING THE CONTEXT OF THE SITE:

- *Context Of The Site:*

All buildings in surroundings of Exeter and Durham Street have ridge and eaves lines parallel to the Road. These dwellings are predominantly terraced town housing with various houses having large extensions to the rear of the properties. Our proposals match the materials and style of the existing area with very minimal differences in Architectural design. Our proposals also match the surrounding being two storey properties with access to the loft space.

- *Evaluation And Design Principles:*

The scheme respects the area of Rochdale around Exeter Street. The height, Roof pitch, Building style including materials are all designed to complement the surroundings and existing buildings in the area.

- *Access Principles:*

The proposed dwellings are designed to comply with building regulations and the access will be possible into the ground floor area via the front and rear. There are multiple on street parking spaces to the front for new residents to Exeter Street. The bin storage will be to the rear with bin access to side.

CONCLUSION:

The proposal is to create a 4x Terrace style Town houses to match the existing street in design with rear garden spaces which will respond positively to the site area. The site is accessed from Exeter Street and along 2x access walkways located either side of the site from Durham Street and its redevelopment would contribute to the physical regeneration of the area. This site was granted full planning approval for a similar scheme showing 8x terraced dwellings with zero off street car parking in September 2007 ref: 07/D49610. This new application proposes to amend the granted site layout. Most notably this application proposes a development which is of a scale, design and character that responds positively to the location and character of the site and its setting. We therefore ask that the council approve this Full Planning Application with appropriate conditions.

Kindest Regards
Daniel Llado
TDM Architectural ltd