

DESIGN AND ACCESS STATEMENT

For

**Erection of two semi-detached dwellings, one detached dwelling and associated access,
parking and landscaping.**

Mr Derrick Cullen,
Hillcrest, Hillcrest Road, Rochdale, OL11 2QB

PREPARED BY



INTRODUCTION

This statement is to accompany the planning submission made on behalf of Mr Derrick Cullen for the development of the above site as illustrated on JHA Pulmann drawings no. M24-33-et sec.

The following document sets out and deals with the basic principles of a Design and Access report for the proposed residential development.

Proposal

The proposed development site falls within a plot of land off Hillcrest Road, Rochdale.

The site sits within a mixed area of Industrial/commercial and residential developments within the immediate vicinity and industrial/commercial uses 0.4km to the North of the site and 0.2km to the east of the site, with residential development predominantly to the south of the site.

The site is adjacent to the M62 and A627(m) within an area of existing residential development.

The site has enclosed boundaries to the North, West and South.

The buildings which surround the site are residential dwellings which vary in scale and materials. The range of scales is between single/double storey heights.

The proposal would create a combined total GEA of 213.254m² for the proposed dwellings with the remaining site area used for the access, amenity and landscaping to boundaries. The Gross External Areas are broken down by house type below.

House Type A: - GEA of 93.038m²

House Type B: - GEA of 120.216m²

Access into, and egress from, the site will be taken from the existing access point via Kirklee Road.



(Figure. 1 Area outlined in red describes the extent of site.)

Site Location

The proposed development site is located directly off Hillcrest Road via Kirklee Road, Rochdale. (See fig. 1) The existing site consists of an existing residential dwelling with out buildings.

The site is surrounded by a mix of existing residential properties.

DESIGN

Use

To enhance the existing residential area and provide additional high-quality housing to the area. The existing site has access to local shops and other supporting amenities.

Ingress and Egress for the site will be from the existing access points into site from Hillcrest Road & Kirklee Road.

Amount

The proposed development involves the creation of two, two-story residences on the premises. Each dwelling will offer three generously sized bedrooms on the first floor, along with a family bathroom. The ground floor will feature expansive living areas, rear gardens will be included, complemented by a patio and front driveway. Additionally, a separate two-story detached dwelling is proposed, comprising four well-proportioned bedrooms, a family bathroom, and spacious living areas on the ground floor. This residence will also feature an integrated garage, landscaping to the front with a driveway and rear gardens with a patio.

The surrounding area is spacious and allows for the siting of the proposed development.

Layout

The proposed development is to be sited to the rear of the existing dwellings on Leander Drive, to the front of newly developed dwellings on Hillcrest Road and to the rear of existing dwellings on Kirklee Road.

The layout of the site has been designed to form clear and easy access for the residents with parking to the front of the dwellings along with open front landscape gardens.

The relationship between buildings and open space is set out to its maximum potential within the site surroundings and circulation space.

The open space is designed to create a mix of hard to soft landscaping and to maintain the existing ecological landscaped buffers to the perimeter of the site.

See Fig 2.



(Figure. 2 Site plan showing the proposed plot layout.)

Scale

The new dwellings are semi-detached and detached two storey dwelling houses that are of a similar scale to the existing residential buildings which front the site. Whilst the dwellings are designed to a sympathetic scale to those in the surrounding area, they are set in a spacious area with ample external space to allow its siting and provide driveways and front and rear gardens. Details of height, width and length of the proposed development are provided with the design drawings.

Landscaping

The landscaping has been designed to reduce the impact the development has on the site surroundings, with landscaped garden areas to the face of the dwellings and rear enclosed private gardens. The emphasis will be towards low maintenance and indigenous planting where possible.

Hard landscaping will complement the natural landscaping and will incorporate block paving, drop kerbs where necessary to access footways.

Low maintenance woodland planting will be introduced to the landscape boundaries of the site.

Appearance

The proposed development will incorporate facing brickwork with white render features, brick headers above windows and stonework to cills to match that of the existing streetscape which will be in keeping with the surrounding properties.

Window and door size locations have been considered to provide balanced front and rear elevations.

The overall appearance of the buildings is sympathetic to the existing dwellings.

ENVIRONMENTAL SUSTAINABILITY

Environmental concerns are fundamental to the new design.

The materials proposed for the façades and interiors will be locally sourced where possible, therefore reducing both the transport costs and the carbon footprint associated with transport.

Specification will where practical and possible refer to A and A+ BRE green guide materials.

Interior lighting requirements have been reduced through the introduction of natural daylight sources and low-energy-burn lamps.

The site is located near to main transport routes within the local area network with bus stops located 0.4km West of the site. The nearest railway station is Castleton station which is approximately 0.50km to the West of the site.

EV charging points have been allowed for within the design of the scheme and can be incorporated within the parking areas to the front of plots 2 & 3, as well as internally within the garages provided on plot 1.

ECONOMICS

The principle of development is to develop the existing land to provide high quality residential homes. Developments in the immediate area have already been developed to create new residential.

The project will provide construction work and materials requirements the provision of which, where practical and possible will come from locally sourced labour and suppliers.

COMMUNITY SAFETY

There are public rights of way from the west of the site that provide access to the local facilities from the existing footpath network. All parking areas within the site are in open spaces with adequate natural surveillance and close to the main dwellings. All landscaping around parking and circulation routes will be low level type to maintain open aspect views and surveillance.

ACCESS

The site can be accessed via Kirklee Road onto Hillcrest Road. The site can also be accessed from Cripple Gate Lane, which merges with Hillcrest Road.

Movement to, from and within the development

The site is located 0.5km from the local train station (Castleton) which is to the west and is 0.4km from the nearest local bus stop.

The site is set out to provide resident and visitor parking within the site boundaries.

The overall site is set out to adequately allow for the parking and turning of all vehicles. Existing access for refuse/waste and recycling collection is unaffected and can be supported.

CONCLUSION

The development of the dwellings on the existing residential site showcases a modern and sustainable approach to residential development, harmoniously integrating into its surroundings. Careful consideration of environmental impacts, traffic flow, and accessibility has led to an efficient and aesthetically pleasing design which compliments the existing residential setting.

The development promises to become an asset to the community, providing additional high-quality housing that benefits from close transport links and local amenities.