

DESIGN AND ACCESS STATEMENT
FOR
5 DETACHED UNITS
AT
LAND TO THE SOUTH OF
CHURCH AVENUE, MIDDLETON,
M24 2UA

DESIGN AND ACCESS STATEMENT IN SUPPORT OF 5 DETACHED UNITS, AT LAND TO THE SOUTH OF CHURCH AVENUE M24 2UA

Below is a structured **Design and Access Statement** tailored for a proposed development or alteration at **Church Avenue, Middleton, M24 2UA**. This format aligns with Rochdale Borough Council's expectations, and you should adjust details based on the actual scope of your project.

1. Introduction & Context

- **Site address:** Church Avenue, Middleton, Greater Manchester, M24 2UA. Located alongside Rochdale Road and Hillbank Street, within the Middleton suburb of Rochdale Borough. A recent notice was published for adjacent land redevelopment of five dwellings nearby
- **Setting:** The site is within an established residential area with a mix of housing types and some non-designated heritage assets in Middleton such as terrace housing and Tudor-era buildings .
- **Planning history:** Adjacent land has active residential planning proposals (e.g. five new homes), indicating council support for contextual regeneration .

2. Use & Amount

- **Use:** the units will be detached dwellings for residential purposes.
- **Amount:** each unit will be approx. 146.86sq m, with a footprints of 69.88sq m.

3. Layout

- **Site arrangement:** the land is to the south of Church Avenue on vacant land already identified for residential by the PiP approval number 24/00969/PIP, and will be gable onto the roadside, so as to minimise massing to Church Avenue, alignment with existing street frontage, maintaining building lines and avoiding overdevelopment.
 - **Parking & access:** see site plan for vehicular/pedestrian routes from Church Avenue, and adequate parking spaces per local standards and waste/refuse storage locations are indicated on the site plan in the rear garden area's of each property.
 - **Landscaping:** a Landscape plan has been prepared and is attached to this application which includes soft landscaping (trees, hedges) to maintain the character, buffer between buildings, and enhance biodiversity.
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4. Scale & Appearance

- **Scale:** has been shown to reflect local context—typically 2–3 storeys. Heights should match or step down to respect neighbour amenity, and due to the topography of the land contours as can be seen on the topographical survey.
 - **Mass & design:** We have designed it to break up massing with gables, set-backs, or variation in facade treatment. Maintain cornice and ridge line consistency with neighbouring houses.
 - **Materials:** Use traditional brick or stone to match existing stock in Middleton. If introducing contrasting materials, group sympathetically and use quality finishes.
 - **Windows and doors:** Adopt traditional proportions or replicate heritage features (e.g., vertical sash windows, stone lintels). This is particularly important given the prevalence of non-designated heritage assets nearby
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5. Design Principles & Heritage Strategy

- **Character response:** it's our intention to engage with Middleton's local vernacular and retained historic assets and acknowledge adjacent terraces and non-designated buildings.
 - **Materials & detailing:** Include matching brick colours, roof tiles, and appropriate detailing
 - **Visual integration:** this has been demonstrated through street elevation diagrams that the proposal complements the existing rhythm and scale of Church Avenue.
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6. Access & Movement

a. Inclusive Access

- **Entrances:** Provide level or gently ramped access to ground-floor entrances with a sheltered canopy. Minimise steps to ensure step-free access.
- **Internal circulation:** Ensure adequate circulation space for wheelchair access—corridors of at least 900 mm, and 1200 mm turning areas.
- **Accessible bathroom(s):** Provide at least one M4(2)-compliant wetroom or bathroom.

b. Vehicular Access & Parking

- **Driveway/drop-off zones:** Size to allow vehicles to enter, manoeuvre, and exit safely.
- **Car parking:** Provide at least one off-street parking space per dwelling plus disabled spaces where required.

- **Servicing:** Ensure refuse, recycling bins, and deliveries can be accessed without obstruction, and these are to be brought to the site entrance to minimise the refuse vehicle restrictions

c. Pedestrian & Cyclist Access

- **Footpaths:** Maintain safe pedestrian links from Church Avenue onto the site, with clear sightlines.
- **Cycle provision:** Supply covered, secure cycle storage for at least two cycles per dwelling, by means of a shed in the rear garden

7. Environmental & Sustainability

- **Drainage:** the scheme incorporates Sustainable Urban Drainage (SuDS), permeable paving, and rainwater harvesting—mirroring conditions applied in other nearby schemes.
- **Energy efficiency:** is to comply with Part L (conservation of fuel and power). Consider solar PV, heat-pump technologies, high-grade insulation.
- **Landscaping for ecology:** Plant native species to support biodiversity, include bat and bird boxes where appropriate, see BNG report

8. Community & Consultations

- **Pre-application engagement:** The Local Authority have approved a PiP application number 24/00969/PIP, and highlighted what further requirements are needed under the stage 2 Technical details and these are encompassed in the attached documents. Note any positive feedback or helpful suggestions.
- **Neighbour considerations:** Privacy distances to the nearby properties on Church Avenue are indicated on the site plan as well as distances to the site boundary which are mainly open fields.

9. Summary & Compliance

- The scheme responds positively to site context, built character, and non-designated heritage constraints.
 - It delivers accessible, inclusive design through well-considered routes and adaptable facilities.
 - Scale, materials, and design details are sympathetic to the surrounding area.
 - Environmental measures such as SuDS and energy-efficient systems demonstrate sustainable development.
 - The access strategy accommodates all users, with safe approach routes, parking, servicing, and storage.
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