

32
Seven Acres Lane,
Norden

Design & Access Statement
July 2025



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1.0. Project Site

1.1. Planning Statement

- 1.1.1 Proposal for the erection of single-storey rear and side return extension and replacement of existing ancillary outbuilding.

1.2. Location

- 1.2.1 32 Seven Acres Lane, Norden, Rochdale, OL12 7RL.

1.3. Site Overview

- 1.3.1 The site consists of a semi-detached house adjoining with a similar property along the east boundary. The adjoining property has a single storey rear extension adjoining the boundary line.
- 1.3.2 There is a paved driveway to the south along Seven Acres Lane and paved side passage along the west boundary currently serving as the main access to the building and previously for vehicular use.
- 1.3.3 To the west of the boundary line is a similar type of semi-detached house with paired side passage.
- 1.3.4 To the north of the site is a rear garden which slopes up from the rear elevation of the house to the boundary with the rear of gardens serving houses along Keepers Drive.
- 1.3.5 There is an existing outbuilding to the rear of the main house along the west boundary previously used as a garage, now used as general ancillary use to the house. A similar set of outbuildings run along the boundary line to the adjacent garden.
- 1.3.6 To the west of the site is a similar semi-detached property with side passage along its eastern boundary. The adjacent property has a single storey rear extension and a 2 storey side extension facing the site.



Fig1. Location Plan



1.4. Site Photographs

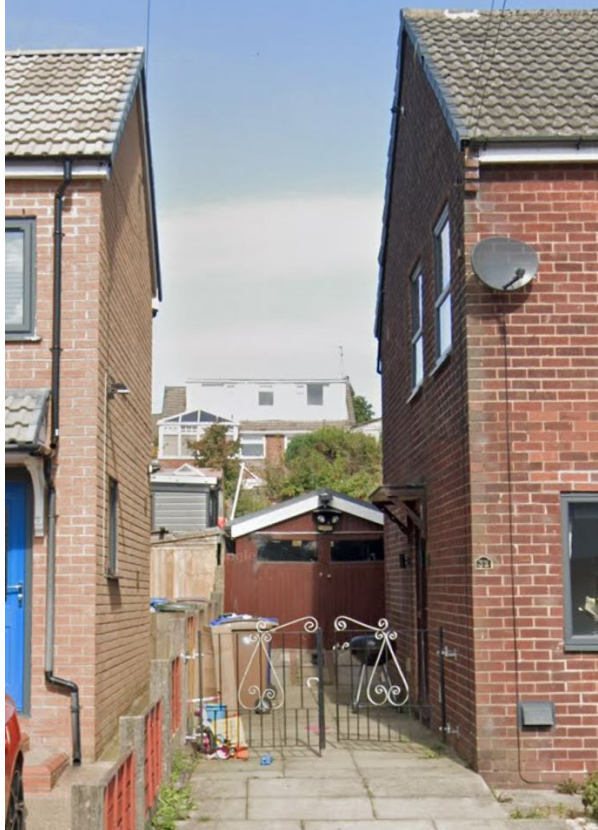


Fig 2. Side passage



Fig 3. Rear Garden



Fig 4. Rear Elevation



Fig 5. Front Elevation

Design & Access Statement
32, Seven Acres Lane, Norden, Rochdale

PROJ	ORG	LVL	TYP	ROLE	SUIT	NUM	REV
2501	THCK	XX	PP	A	A01	9003	P1

2.0. Context

2.1. Neighbouring Conditions

- 2.1.1 Seven Acres Lane was built as part of a collective estate. As such the buildings are generally all of identical sets of types. The application site follows a type typical of the Even side of the road of a 2 storey semi-detached house sharing a Party Wall and side-gabled pitched roof with no.30. To either side of the set is a clear access passage to an outbuilding and rear garden also typical to the surrounding area.
- 2.1.2 The adjoining property, no.30, has undergone renovation including a rear extension.
- 2.1.3 The adjacent semi-detached property including no's. 34 & 36 has undergone renovation including single storey rear extensions and 2 storey side extension.
- 2.1.4 These renovations are typical of the area if not of a consistent architectural or material form. Since completion of the housing estate, a large number of houses have undergone renovation and extension that have introduced a varying set of extension masses, roof types and materials to the neighbourhood which has blurred the original consistent estate types. Notwithstanding this the general appearance to Seven Acre Lane has been maintained with the majority of alterations being to the rear of properties.

2.2. Typical Outbuildings

- 2.2.1 The majority of houses in the area have 1 or more outbuildings to the side or rear. These vary in size, form, material and purpose. Many, as in the application site, sit to the rear of the side passageway and would have at one time served as a garage if not used for this purpose now.

2.3. Typical Roof Types

- 2.3.1 While generally the consistency of the matching pitched roofs has been maintained along the front elevations (with some exceptions such as no.34's two storey side extension breaking the consistent width), a large number of houses in the area have additional 1 and 2 storey rear extensions which have little consistent architectural style, materiality or roof type.
- 2.3.2 In addition to these extensions most houses in the area have 1 or more outbuildings (as discussed in 2.2) which add an additional level of variety in roof form to the area.
- 2.3.3 Extensions with single pitched "lean-to" roofs are evident, these following the direction of the main house roof with the ridge line resting close to the upper storey windows.
- 2.3.4 Extensions with hipped roofs are evident, particularly where conservatory glazed roofs have been added.
- 2.3.5 Extensions with flat roofs are evident, generally of a height above the eaves line of the "lean-to" extensions but lower than their ridge lines.
- 2.3.6 Outbuilding roof types are varied between single pitched, true pitched and flat roof. There does not appear to be a consistency between any given extension and Outbuilding roof type.

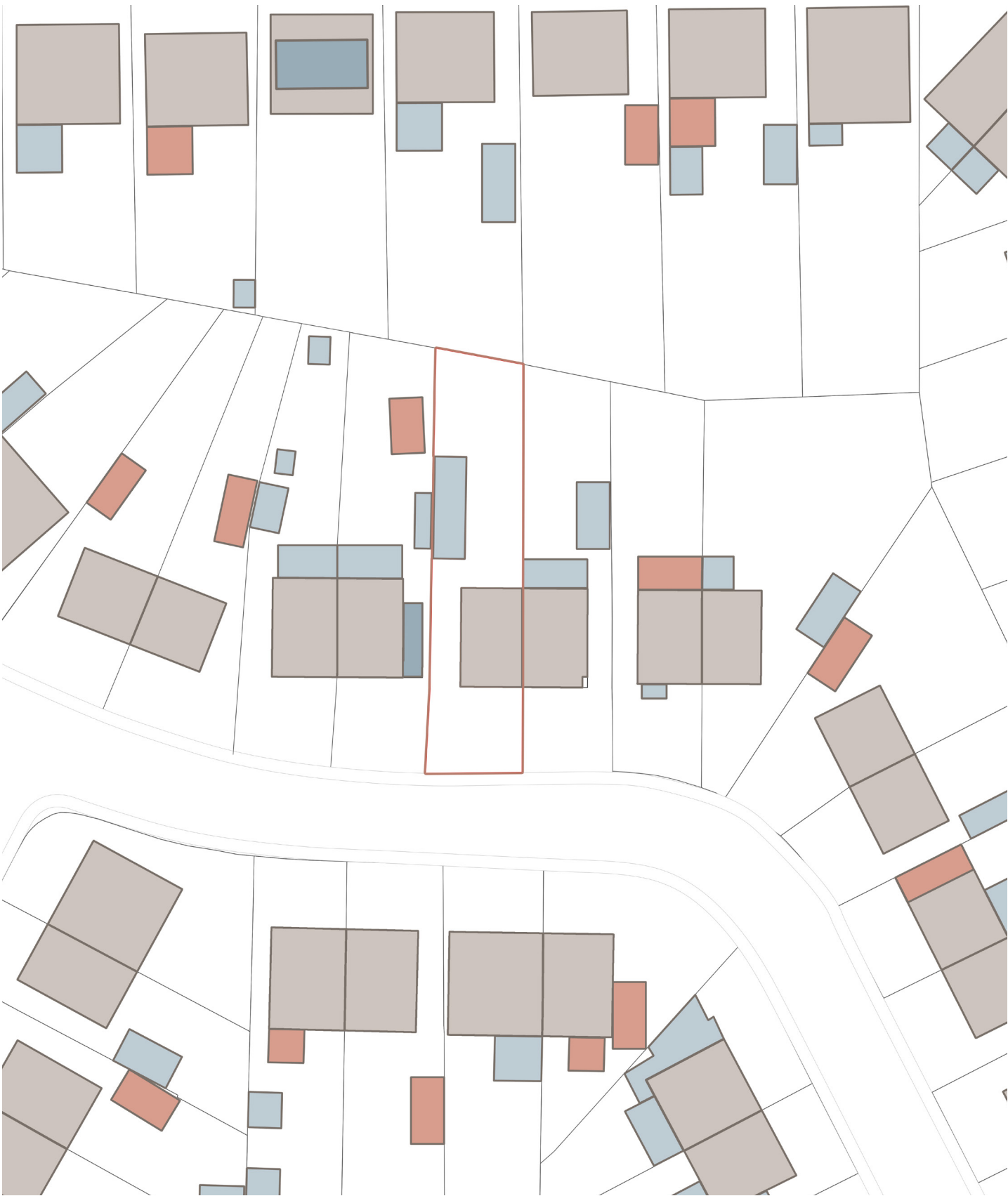


Fig 6. Diagram of neighbouring conditions



Key

Original houses

Flat roof addition

Pitched roof addition

2nd storey pitched addition

Application boundary

2.4. Surrounding Photographs



Fig 7. Sloped roof extension at no.30



Fig 8. Pitched roof side extension at no.34



Fig 9. Flat roof rear extension at no.28

3.0. Design

3.1. Design Aspiration

- 3.1.1** The brief for the project is to extend the ground floor to accommodate a larger kitchen sufficient for living and dining, introduce a ground floor WC and provide a back-of-house entrance and utility room to the property.
- 3.1.2** The proposal meets this brief by upgrading the existing building to meet modern standards for a family home, and allows the house to be adapted over time to meet the needs of an aging occupant with level threshold entrance and ground floor sanitary facilities. This allows the building to be better suited to serve all kinds of occupants allowing the building to be enjoyed for future generations.

3.2. Massing & Spacial Consideration

- 3.2.1** The massing is kept to a single storey to the rear and side-rear in order to maintain the existing street presence of uniform building types. This in-keeping with the typical arrangement of extensions in the area.
- 3.2.2** The extent of the rear extension is kept within the parameters set by the Rochdale Borough Council Guidelines & Standards for Residential Development SPD 2016 guidance, as demonstrated in **Fig 10**:
- Section 4.1:
Primary windows kept to the rear elevation, with minor obscured glass windows to the side elevation to back-of-house spaces. Primary windows are more than 10m (15m) from the rear boundary and more than 21m (36m) from the facing windows of the neighbouring properties along Keepers Drive.
 - Section 5.6:
Protruding less than 3m (1.5m) from the adjoining building (no.30) and sits in-line with the adjacent building (no.34) extension. In doing so the proposal rationalises the rear alignment of the various extensions creating a clearer consistent building line.
 - Section 5.11:
While this typically only applies to 2-storey extensions, given that no.34 has already had a 2-storey side extension with no front setback, the proposal is kept to the rear to avoid any further terracing effect between the adjacent properties.



Fig 10. Diagram demonstrating compliance with RBC Guidelines & Standards for Residential Development SPD 2016

3.3. Material Consideration

3.3.1 The proposal is of masonry construction to be in-keeping with the existing building and the overall typical material in the surrounding area

3.4. Roof Form

3.4.1 As noted in 2.3, there is no consistent form or material for the roofs to extensions in the area, instead the typical characteristic is of variety in contrast to the consistency of the original houses.

3.4.2 The proposal is for a flat roof with parapet. This maintains a street level view of consistent brickwork to minimise the visual impact of the extension.

3.4.3 A flat roof form allows the building to sit below that of the ridge line of a pitched roof to minimise the overall massing and height of the extension while maximising the internal ceiling heights in line with NDSS recommendations and roof build ups necessary to meet Approved Document L requirements.

3.5. Outbuilding

3.5.1 The existing Outbuilding is of poor quality and condition. It is no longer suitable for its original intended purpose as a garage and so has become storage.

3.5.2 The proposal will replace the poor quality construction with a new outbuilding of reduced size within the existing footprint.

3.5.3 The proposal will maintain the existing use as an ancillary outbuilding.

3.6. Area of Proposal

3.6.1 The proposal outlined within this application increases the GIA of the existing house by 28m². To accommodate the proposed extension, the GIA of the existing outbuilding is reduced by 9m². The following schedule outlines the existing and proposed areas for both the House and Outbuilding.

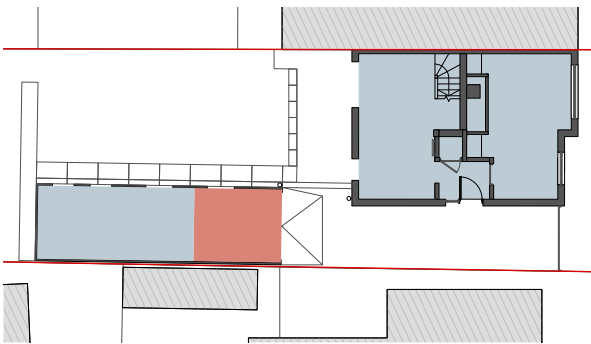


Fig 14. Proposed Demolition (NTS)

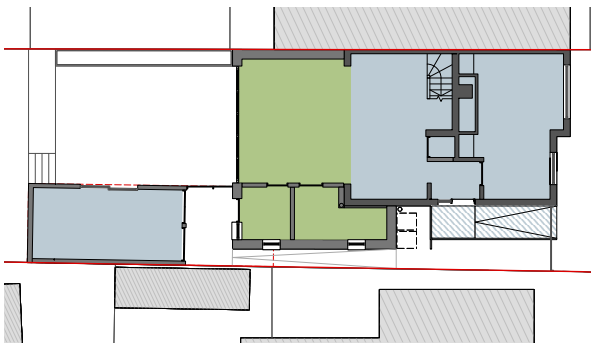


Fig 15. Proposed GIA (NTS)

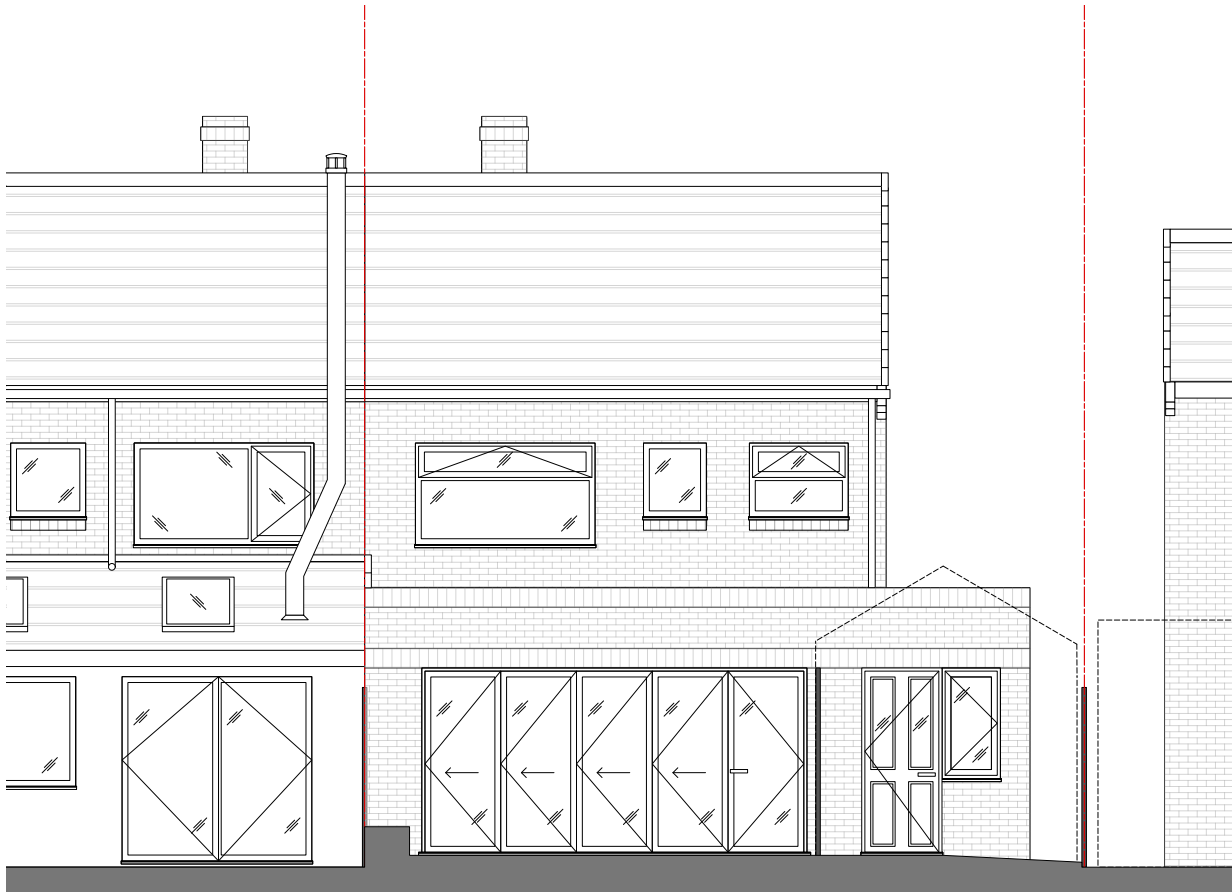


Fig 11.Rear Elevation of proposal (NTS)

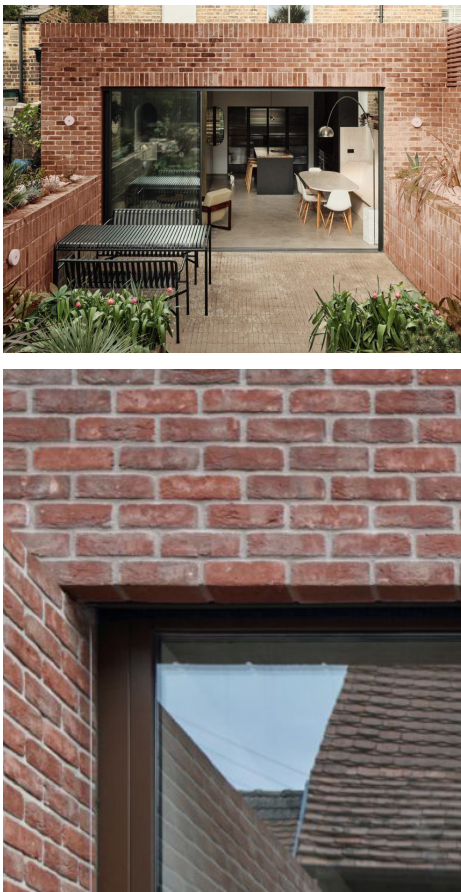


Fig 12. Material precedents

GEA	EXISTING GEA (m ²)		GEA OF DEMOLITION (m ²)		PROPOSED GEA (m ²)	
	HOUSE	OUTBUILDING	HOUSE	OUTBUILDING	HOUSE	OUTBUILDING
GF	48	26	0	10	81	17
1F	48	-	0	-	48	-
TOTAL	96	26	0	10	129	17

GIA	EXISTING GIA (m ²)		GIA OF DEMOLITION (m ²)		PROPOSED GIA (m ²)	
	HOUSE	OUTBUILDING	HOUSE	OUTBUILDING	HOUSE	OUTBUILDING
GF	42	25	0	9	70	14
1F	42	-	0	-	42	-
TOTAL	84	25	0	9	112	14

Fig 13. Schedule of Areas



Key

Area of Existing Retained

Area of Demolition

Area of Proposal

4.0. Access

4.1. Accessibility

- 4.1.1 The general access to the building is unchanged from the existing condition.
- 4.1.2 Access to the proposal is at grade for level access in line with the requirements of Approved Document M. This provides an alternate accessible entrance to the existing building.

4.2. Transport

- 4.2.1 The proposal does not make changes to the existing transport arrangement or capacity.
- 4.2.2 The front driveway provides 2no. car parking spaces off road as per the existing condition.

4.3. Refuse

- 4.3.1 The refuse strategy and bin store location is unchanged from the existing condition.

4.4. Fire & Life Safety

- 4.4.1 The proposal introduces an additional escape to the building from the existing condition and upgrades 1 escape to an accessible threshold. The Fire strategy for the building is otherwise unchanged from the existing condition.

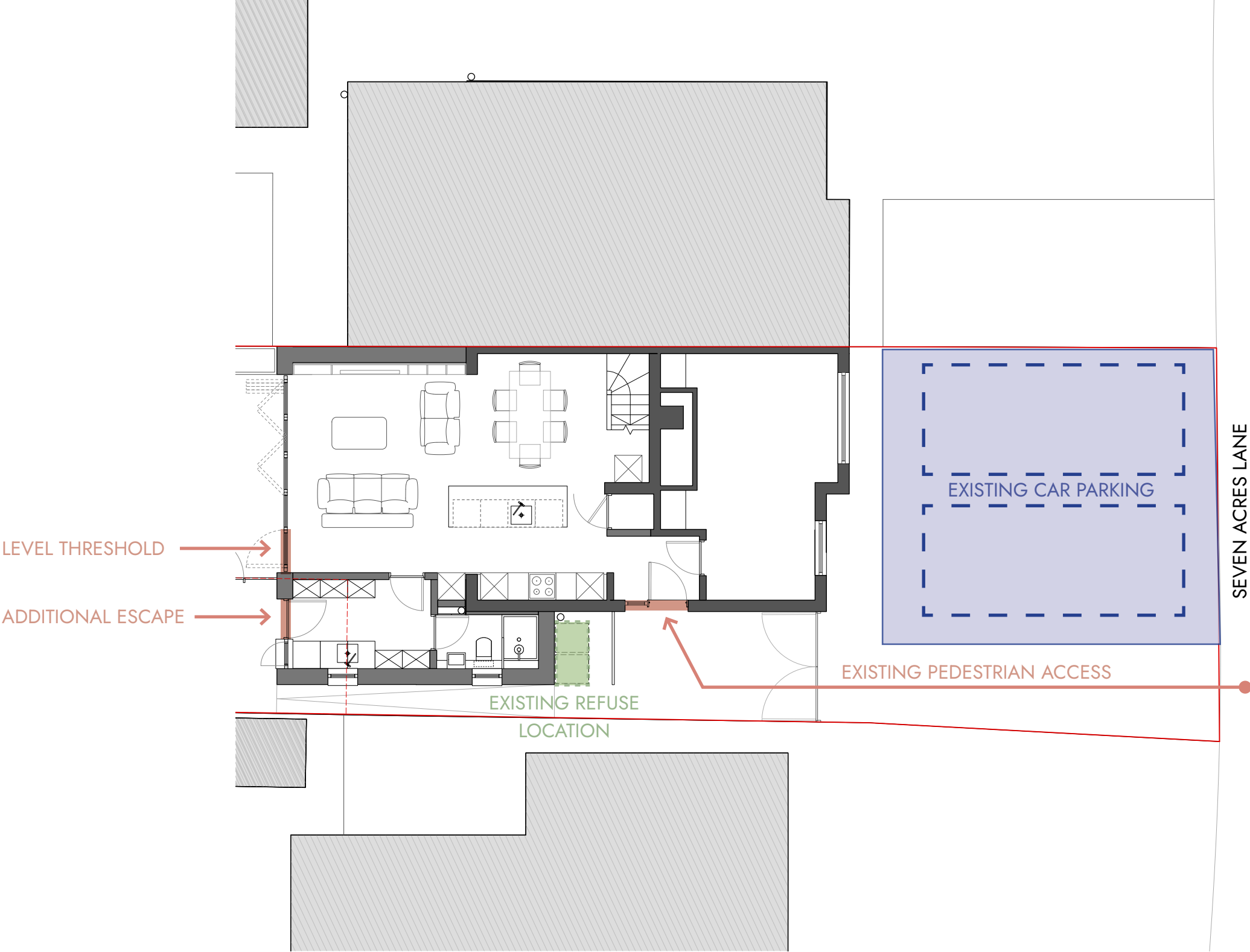


Fig 16. Access & Maintenance Plan