

DESIGN AND ACCESS STATEMENT

82 Rowrah Crescent, Middleton. M24 4NW

Proposed conversion of existing dwelling
with existing side extension into 2 dwellings.

client

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1.0 Scheme Background

- 1.1 This design and access statement supports a planning application to Rochdale Borough Council for the conversion of 82 Rowrah Crescent with an existing side extension into two independent dwellings.
- 1.2 The proposal is to separate the extension and the existing dwelling with building up of the existing openings of

the existing dwelling.

- 1.3 This supporting statement aims to demonstrate how the application proposal is wholly appropriate to the site and its location without affecting the amenities of the neighbouring properties.
- 1.4 This design and access statement provides an explanation and justification for the proposals and contains the following sections.

2.0 Design

2.1 The following drawings will be submitted as part of the application:-

- 1 Existing Layouts and Elevations
- 2 Proposed Ground Floor Plan
- 3 Proposed First Floor Plan
- 4 Proposed Elevations
- 5 Location & Site Plans

3.0 Site

- 2.2 The application site is in the Middleton area. The site is flat and the property fronts onto Rowrah Crescent.
- 2.3 The site comprises of an two storey dwelling.
- 2.4 The surrounding land use is residential in nature all typically associated with the Middleton area.
- 2.5 The existing extension is set back at the front elevation .

4.0 Use

- 3.1 The existing dwelling is a family home of 5 bedrooms with box room and is difficult to rent.
- 3.2 The proposed extension is to provide 2 seperate dwellings with more reasonable number of bedrooms provide much needed affordable accommodation.
- 3.3 The application retains existing access to the on street car parking spaces on Rowrah Crescent.
- 3.4 This project would provide home care accommodation and would not have to depend external providers.

5.0 Layout

- 4.1 The existing dwelling is a 3 bed dwelling with a 4 bed side extension constructed 2012.
- 4.2 The development would convert the extension into a 3 bed dwelling.

6.0 Summary

This statement and accompanying plans highlight the benefits of the proposed development for the provision of an affordable family home. These proposals have been developed with a family in mind. The space provided represents the needs for an families needs.

It is hoped that this statement clearly describes the applicants requirments in sufficient detail and your support for the proposal.