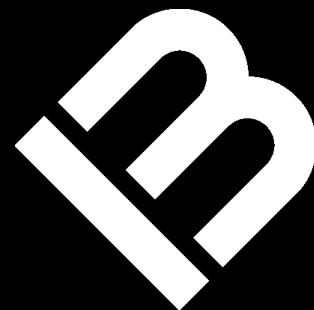




PLANNING STATEMENT

Design statement – new gates to rear garden of existing property at – The Standrings, Bagsate Moor Road, Rochdale.

OL115XT

Architects
Registration
Board

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Introduction

This Pre-Planning Statement is submitted on behalf of 'the Applicant' to Rochdale Borough Council, 'the Council', in relation to the proposed new gates to existing wall at The Standings, Bagslate Moore Road, Rochdale OL115XT 'the Application Site' to create new opening and gates to existing garden wall at the rear of the garden.

This Planning Statement seeks a detailed response for the layout of the site including the means of access, scale, and character to inform this Full Planning Application.



Ariel view of plot

Scope of Supporting Information

This application is accompanied by the following drawings and supporting documents:

1. AA238_3.1-103 – Gate Design

The Applicant

The Applicant seeks to obtain Planning Approval via a Householder Application with Listed Building Consent for the formation of a new opening to the rear garden wall and new gates within the curtilage of the Grade II listed house known as The Standings.

The Site

The application site is located at . The Standings, Bagslate Moore Road, Rochdale OL115XT.

The existing plot at The Standings has a very substantial garden which extends some distance from the existing access gates. Hence a new access is proposed to facilitate maintenance to the farthest part of the garden. The intention is to create a new gate and opening to the wall at the below referenced "Proposed Plot".



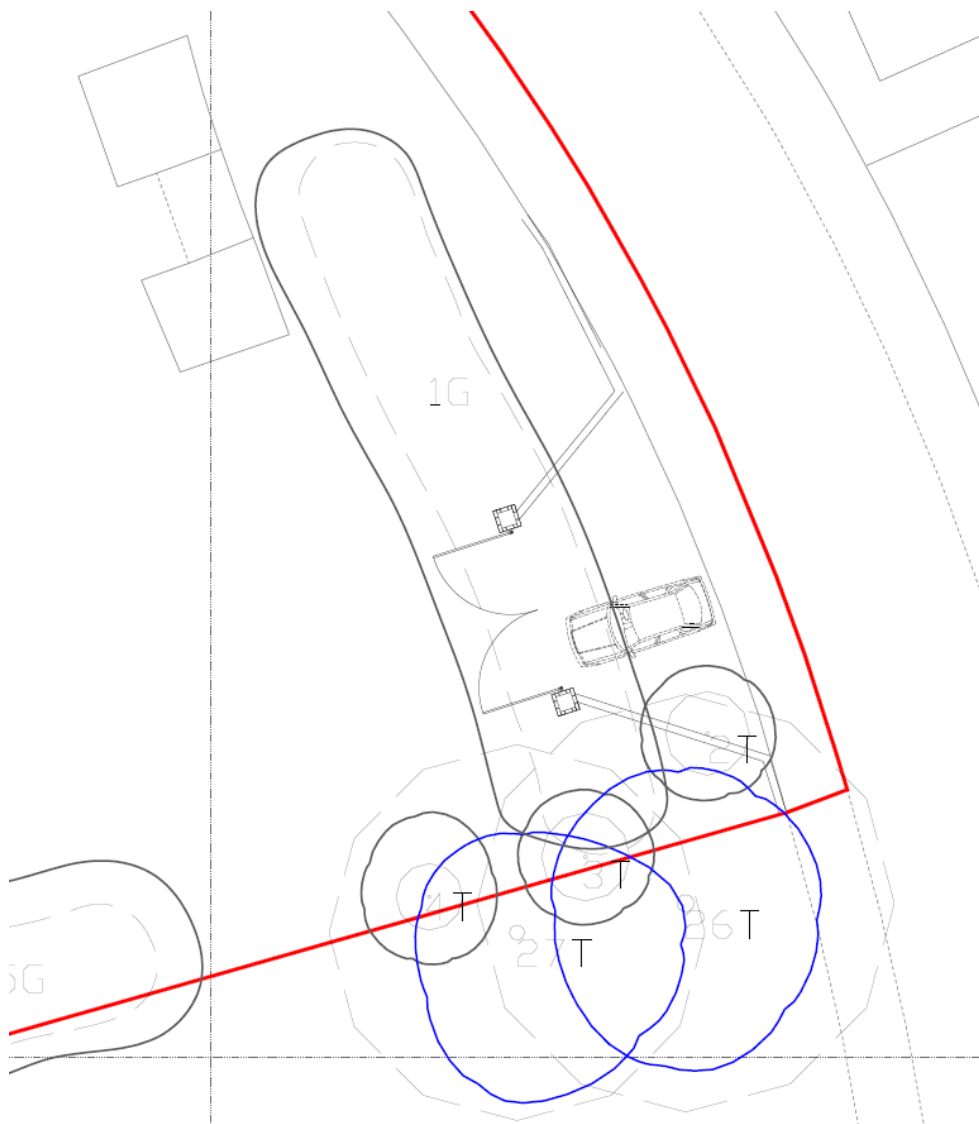
Ariel view of plot

Site detail and character

The character and appearance of the surrounding area provides the design context for the proposal. The proposed gate application would integrate into the character of the existing house and materials in order to create a secondary access for maintenance to the substantial rear garden.

Proposal

The proposed gates would form occasional access to the rear garden at the site for garden management purposes. The Gate piers would be from liberated stone from the opening created. The gate piers would be topped by a stone pier capping similar to that of the front street facing gates onto Bagslate Moor Road. No works will impact the existing outbuildings to the garden. As below site plan shows, the outbuildings are not effected. However a cluster of small trees are impacted ref code 1G – approx. 50% to be removed – ref tree survey for details. PLUS tree ref 2T to be removed as below – again ref trees survey.



*Ariel view of plot
Site plan with existing trees shown overlayed. Outbuildings block to north of proposed access location .*

Imagery below:



Conclusion:

This application seeks planning approval to create sympathetic gates to access the rear garden of a substantial property. The gates would be very much in keeping with the existing main gates and blend into the local character of the wall and surroundings.

End.