

DESIGN AND ACCESS STATEMENT

Parcel of land between 22 and 34 Durham Street, Rochdale.

1. Introduction

- 1.1 This planning design and access statement is submitted on behalf Mr Umar Ali, in support of the detailed planning application to construct a row of new 3 storey, 3 bed terraced dwellings on land between 22 and 34 Durham Street.
- 1.2 The existing site forms part of a disused parcel of land which used to accommodate garages for adjacent dwellings.
- 1.3 The aerial view below shows that the site is in a long-established residential area that has a mix of accommodation surrounding it including 2 and 3 storey houses, multi-storey flats, and a commercial unit on the opposite side of the road.



Aerial view of location taken from Google Earth

- 1.4 The site is in a highly sustainable location close to bus routes on Milkstone Road and Oldham Road. The dwellings are within walking distance of the town center and the railway station. The site offers easy access to shops, schools, community facilities and public services without reliance on car ownership or use.

2. The principle of development

- 2.1 The site is located within the defined urban area under the UDP Proposal Map. New development is encouraged in this area to comply with the council's urban regeneration policies. The development of the site within the UDP policy C2 is encouraged by Council Policy
- 2.2 The site adjacent to this has recently been approved for residential development of a similar nature and scale.

3. Compliance with the National planning policy framework

- 3.1 The NPPF introduced in March 2012 as amended in 2018, February 2019 and recently in July 2021 is a material planning consideration in the determination of planning applications and introduced a presumption in favour of sustainable development, as referred to at paragraph 11.
- 3.2 Paragraph 3 encourages LPAs to approach decisions on proposed development in a positive and creative way, to work proactively with applicants and to seek to approve applicants for sustainable development where possible.
- 3.3 Paragraph 119 requires planning policies and decisions to promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.4 Paragraph 122 states that decisions should promote and support the development of underutilized land and buildings especially where this would mean identified housing need.
- 3.5 Paragraph 123 promotes the more effective use of previously developed sites in line with the primary objective of re-using available urban land.

4. Conformity with the development plan

- 4.1 The proposed development is fully compliant with criteria set out in Council Policy and in particular where new development is required to be based on a thorough contextual analysis and to provide good design that is

appropriate to its location, scale, and function. The development complies with the following criteria –

- i) The size, scale, design, and layout of the development is appropriate to its context and respects the character and quality of surrounding building, the streets and spaces that make up the public realm and wider locality. The traditional pitched roof design, fenestration detailing and proposed brick finish takes reference from the local vernacular and street scene context.
- ii) The proposed development does not cause harm to the districts' historic or natural assets, site features, local important buildings, spaces, skylines, or views.
- iii) The development as a result of good design does not cause harm to amenities. There will be no overlooking or loss of privacy to adjacent existing residential properties. The space about the proposed dwelling and distances to existing built form is compliant with guidance criteria set out in guidance.
- iv) Cycle and waste storage are integrated within the design.
- v) The development proposes a safe and secure environment that reduces opportunities for crime without compromising community cohesion.

4.2 The proposed 3 bedroom three storey dwelling of 106.8m² floor area is compliant with criteria set out in Council Policy (and the national Technical Housing Standards) that require a minimum floor area of 99m².

4.3 The proposed dwelling is a three bed five person house where all double rooms are larger than the minimum requirement of 11.5m².

4.4 The provision of a soft landscaped rear garden will provide net biodiversity gains in compliance with Policy where new landscape planting can be established.

Neighborhoods for Living

4.5 The proposed layout has been designed with reference to this policy and design guidance and criteria set out in Neighborhoods for Living to ensure all adopted space separation standards and minimum garden area requirements of the LPA are adhered to.

- 4.6 Key to the design has been to ensure the amenity of adjacent neighbors is protected that the proposal does not introduce overlooking, that the scale of the scheme is not overbearing and sits comfortably as an 'infill' development within its street scene setting.

5 Design Considerations



View to front elevation

- 5.1 The submitted details provide a high-quality traditional design and layout that will preserve and fully integrate within the setting and character of this part of the street scene.
- 5.2 The proposed Scheme is design-led taking reference from the form, layout and local vernacular evident in this part of Rochdale and as such re-enforces local distinctiveness.
- 5.3 The proposed scheme represents a sustainable form of development of an underutilized parcel of land.
- 5.4 The development approach is to form an inclusive home for young professionals or key workers wishing to gain access to the property market in an area which may be otherwise restricted by availability of appropriate tenure type.
- 5.5 The proposed layout ensures there is no direct overlooking of adjacent properties.

- 5.6 In relation to the properties surrounding the application site the separation distances are in excess of those normally required to retain privacy between adjacent houses. In addition, aspects of principal living and bedroom windows have been specifically designed to ensure they face away from those existing properties in order to maintain privacy.

6 Highways and Access Considerations

- 6.1 The site is situated in a highly sustainable urban location within close and convenient walking distance to the town centre where places of education, employment, shops, leisure, public services, and community facilities can be found without the reliance on car ownership and use.
- 6.2 The application site is situated near Rochdale Train Station allowing frequent accessibility to Leeds and Manchester and the wider area.
- 6.3 The site lies within a short walking distance of two bus corridors on Milkstone Road and Oldham Road that provide excellent access to the town centre and the surrounding areas.
- 6.4 The nature of the area is that all car parking is on the street and that would be no different with this proposal. The site has the advantage of having a commercial unit opposite, so on street parking is possible on both sides of the road.
- 6.5 There has been no recent issues with road safety matters on the street.

7 Sustainability

- 7.1 One of the key principles set out in the NPPF is the presumption in favour of Sustainable Development and in particular for planning to facilitate renewable energy development where possible.
- 7.2 Whilst the proposed house is situated within an accessible and sustainable built-up area 'green credentials' are further enhanced by design. More specifically the proposed house will ensure maximum energy efficiency, meeting high insulation values and being fully compliant with Part L1a of the Building Regulations.

Other examples of proposed energy efficiency include –

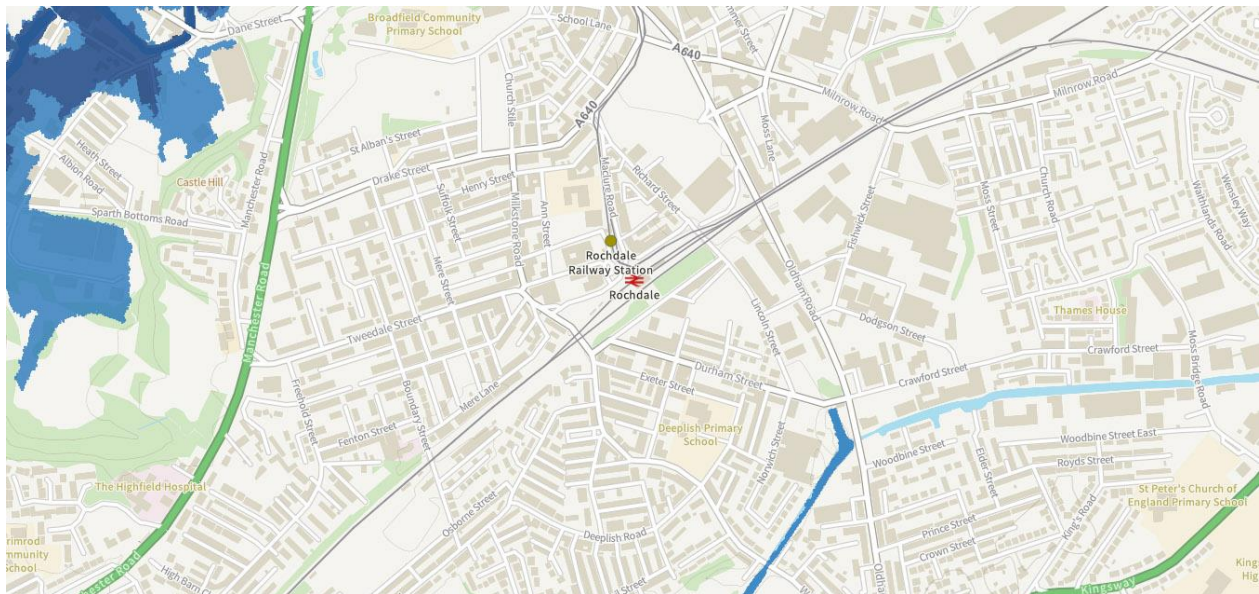
- Double glazed argon filled window and door units to minimize heat loss.
- Enhanced thermal efficient walls, roofs, and floors.
- Dual flush WC's
- Flow reduced aerated taps.
- LED energy efficient lighting throughout
- Appropriately sized waste storage areas to allow for recycling to meet LPA targets.

- Secure cycle storage

8 Flood Risk

8.1 Environment Agency web-based plans for the site of the development show this location is Flood Zone 1 so is not at risk of flooding.

The relevant Environment Agency plan extract is set out below –



9 Conclusion

- 9.1 The proposed residential development is in accordance with the presumption in favour of sustainable development set out in the NPPF.
- 9.2 The proposal will preserve and enhance the appearance and character of the street scene.
- 9.3 The proposal will provide a good level of amenity for future occupants.
- 9.4 There are no adverse impacts on the amenity of residents in the locality or adverse highway implications arising.
- 9.5 The proposed scheme meets the councils regeneration objectives and provides new housing, to meet the demand for homes within the area.