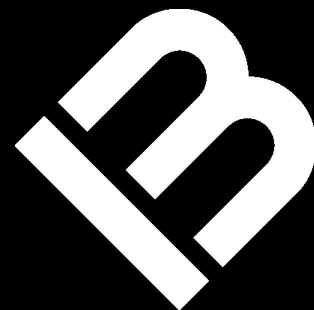




PLANNING STATEMENT

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".



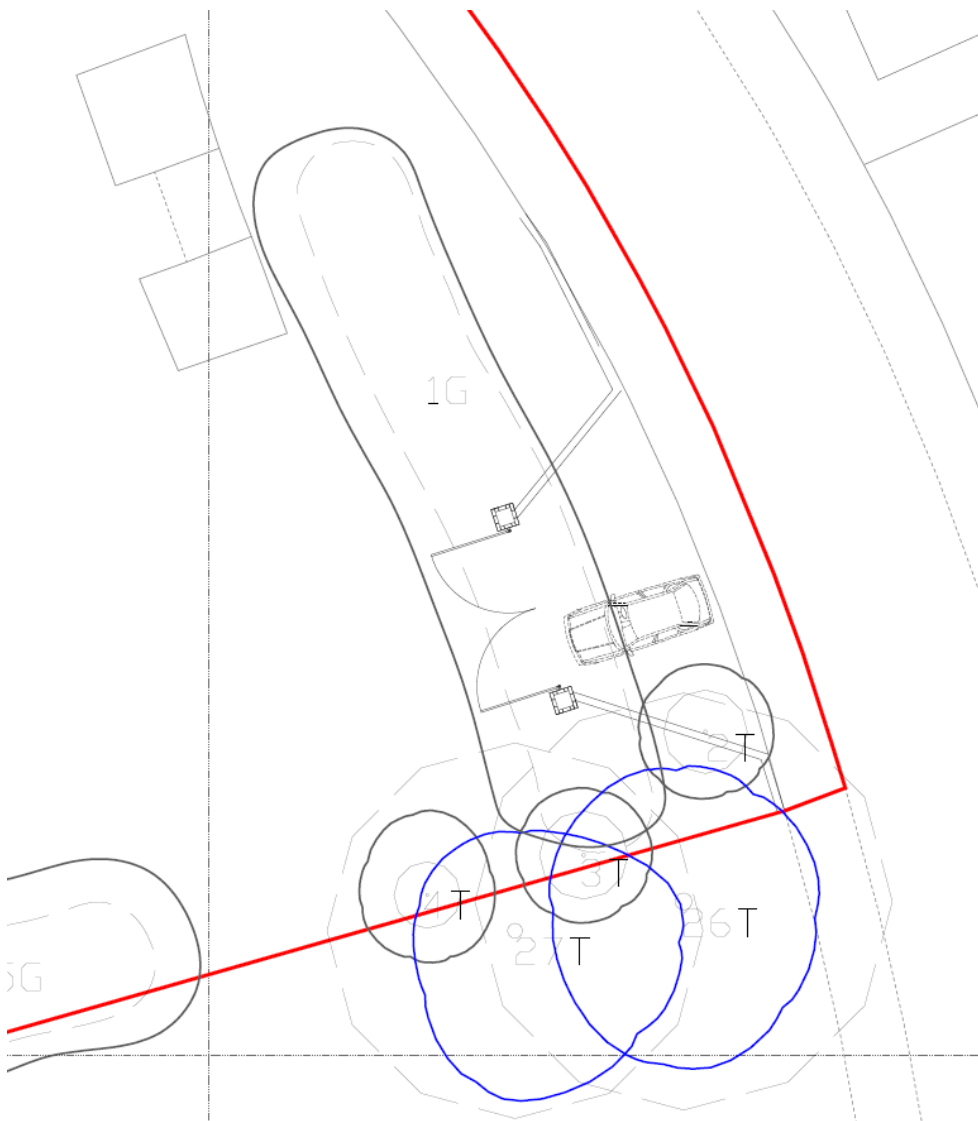
Ariel view of plot

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 gates would be rather simple in design and are proposed to be a timber solid pair. The gates would need piers to enable the gates to be hung and properly function for a reasonable time without resulting in structural damage to the wall. Hence the proposed pier design will be a simple square and flat topped pier matching the stone of the wall. It is proposed an intercom is installed to enable vehicles to access the site without the need to contact the house which sits some 100m plus away from the proposed gate location. 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: showing the proposed timber functional gates.



Conclusion:

This application seeks planning approval to create simple yet sympathetic gates to access the rear garden of a substantial property. The gates would be very much functional in their design and appearance to signify these as garden access gates and very distinct from the ornamental gates to the frontage of the listed building.

End.