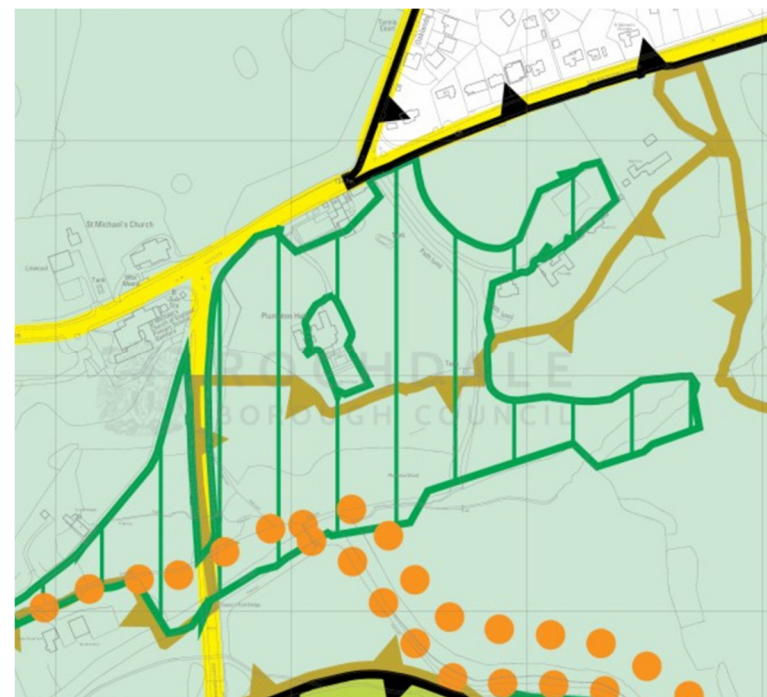




DESIGN AND ACCESS STATEMENT

Interior adaptation with live in assisted care - provision of Hydrotherapy Pool with separate covered entrance Porch.

Residential development
 Plumpton Cottage,
 Bury and Rochdale Road,
 Bamford,
 OL10 4AT

DESIGN AND ACCESS STATEMENT

Design, Use & Appearance

The application on behalf of Muhammed Abdul Raheem Aamir acting by his deputy Irwin Mitchell Trust Corporation (IMTC) to obtain consent for a porch extension with Hydrotherapy pool for exclusive therapeutic exercise and rehabilitation to promote physical and mental wellbeing.

The client is wheelchair dependent and requires full time care and supervision. Whilst immediate care is shared between visiting care and parents, it is inevitable that as the client develops into adulthood, there is an ever increasing need to provide live-in assisted care.

The proposal will create structures using design characteristics taken from the existing dwelling. They will be clad with materials sympathetic to location and setting.

Reference is made to NPPF para 135 and local policy P3 which seeks to satisfy that all new development will be visually attractive, of a high functioning standard, have a strong sense of place whilst add to the overall quality of the area.

The exterior brick structure will match the existing property. A natural Slate mansard roof covering to each elevation will limit the proposed height of both pool and porch to not exceeding 4m.

A central flat roof area to both extensions, with the addition of a glazed lantern light to encourage natural daylight to the pool area.

Amount

The construction of new buildings within the Green Belt is generally seen as inappropriate unless it is for several specified purposes. Two exceptions are the “*extension or alteration of a building providing that it does not result in disproportionate additions over and above the size of the original building*” provided the new building is in the same use and not materially larger than the one it replaces” (Para 89, National Planning Policy Framework).

Reference is sought from Rochdale Borough council guidelines and standards for residential development – specifically Green Belt 3.8 – 3.10. This statement is prepared to demonstrate very special circumstances to justify development.

Paul Butler associates Ltd will review the Planning history of the immediate area and site, whilst review relevant national and Local Planning policy context from which a Planning statement with Green Belt assessment will accompany the application.

From public records we determine that Planning consent was granted for:-

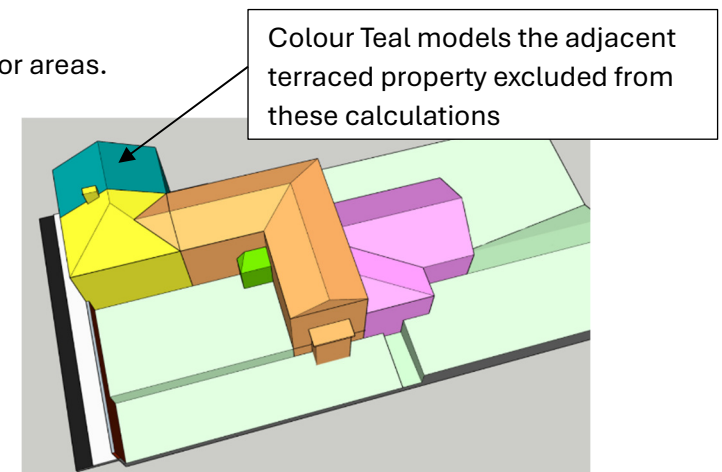
- A two-storey rear extension, side porch extension and refurbishment of out building with conditions - decision reference 04/D44224.
- Erection of a car port to the south side of the dwelling including erection of a retaining wall to southwestern side of the car port – decision reference 14/00019/HOUS.

A measured survey of the existing property generated a CGI model to establish volumes and floor areas.

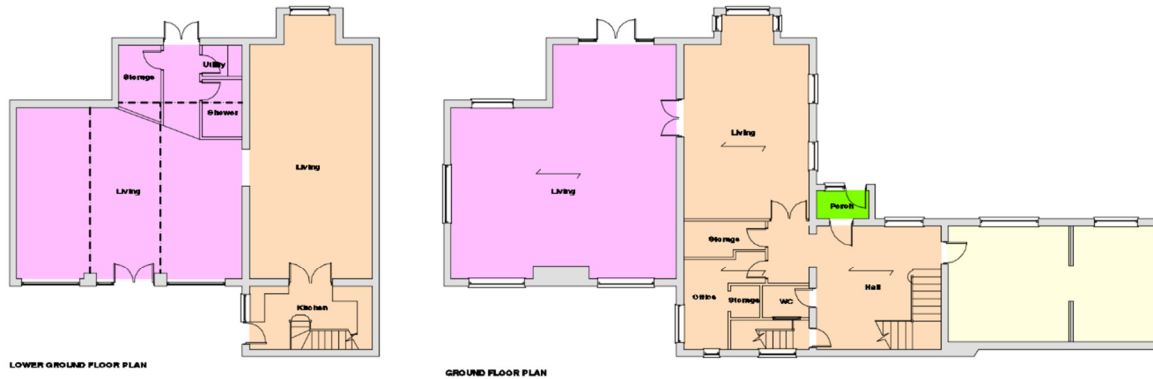
Colours correspond to elements that make-up the dwelling

Two storey terraced cottage element	= 310 cu/m
Rear three storey cottage outrigger	= 683 cu/m
Rear two storey extension with loft space	= 194 cu/m (decision reference D44224)
Porch extension	= 11 cu/m (decision reference D44224)

Total volume cu/m = 1198 cu/m



Plumpton cottage existing floor areas



Original two storey terraced property = 85sq/m

Rear three storey extension = 423sq/m

Rear two storey extension with loft = 201sq/m

Porch extension = 2.5 sq/m

Total floor area = 711.5 sq/m

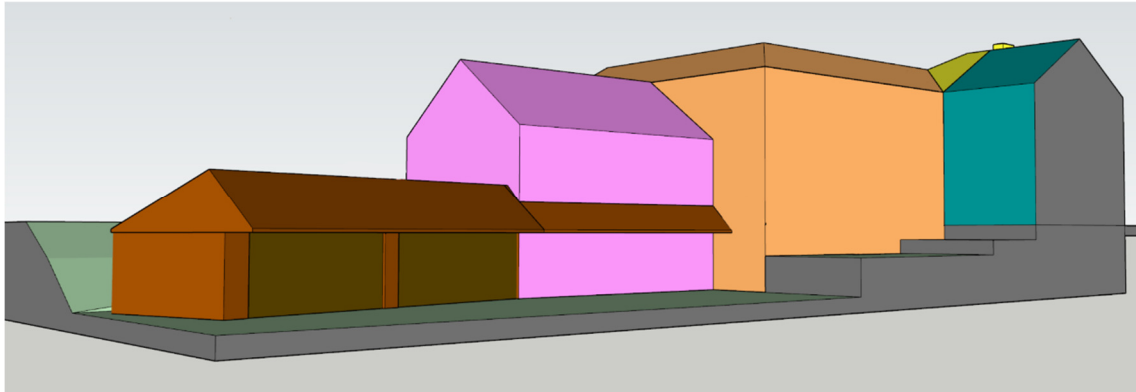
2 storey Terraced
cottage element

Rear three storey
cottage outigger

Two storey extension
with loft space

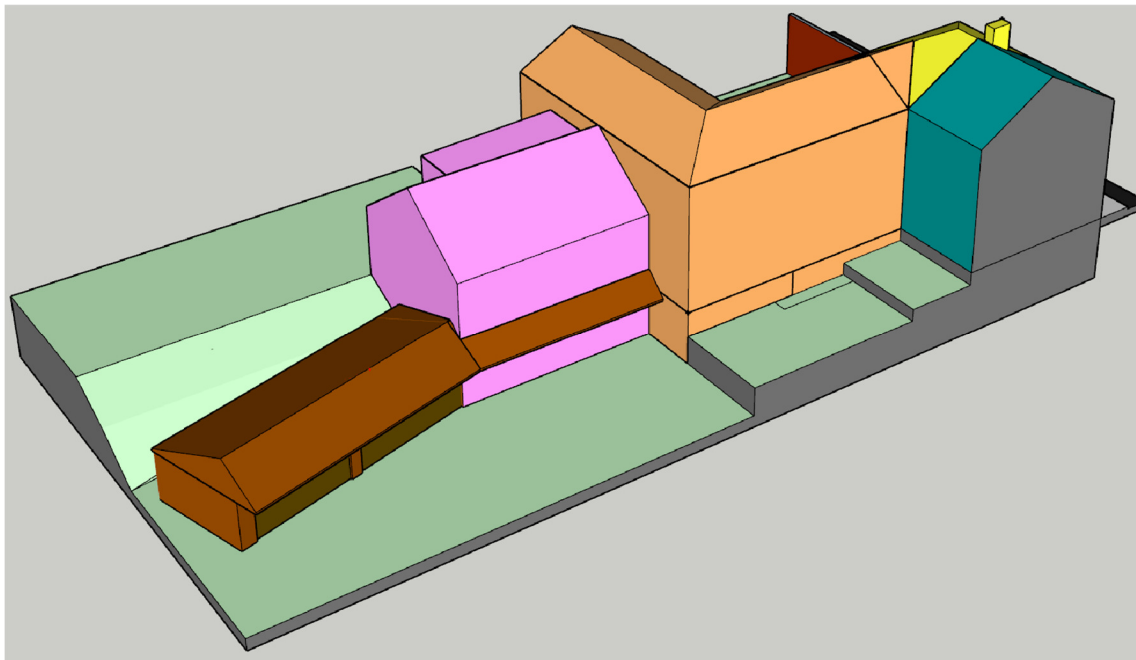
Porch extension

Approved Side car port with link entrance canopy – 14/00019/HOUS.



The proposed Pool extension position was chosen for its relationship to a Planning consent for car port and retaining wall structure dated 14th January 2014 reference 14/00019/HOUS. As well as to minimise the impact upon the green belt.

Whilst the car port approval was not constructed, we have used the volume and floor areas given permission to assess the comparative scale and mass for a new Hydro pool and porch extension.



By using reference to approved drawing Proposed Side Car Port - 186/H/2 – Scale 1:50 we reproduced and modelled the following to produce the volume and area that received approval.

Car port extension volumes

Car port = 200 cu/m

Total volume cu/m = 200cu/m

Car port floor area increase = 69sq/m.

**Approved side car port with link entrance canopy –
Elevations and Plan see drawing 2307_L21-309**

A detailed explanation with reasons for the proposal is given within the accompanying overview statement reference MARA /SJT/ 20260320 prepared by the occupational therapist and case manager representing Abdul Raheem.

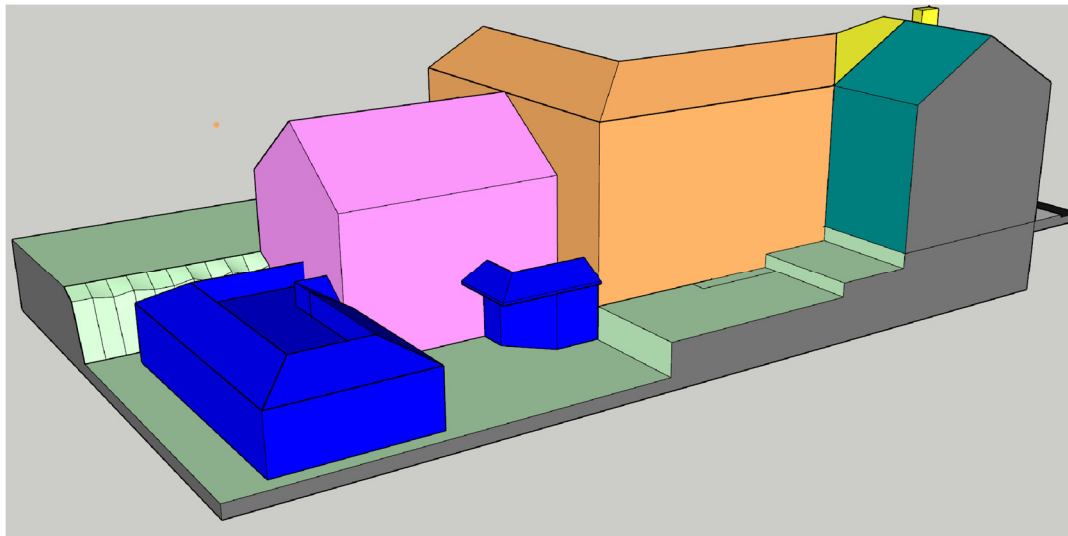
Under consent 14/00019/HOUS, there is a condition specific to retaining the natural topography of the land to the southwestern side. Detailed design will remain a requirement of any subsequent approval for the Hydrotherapy pool, however for the purposes of Planning we approached Tobermore retaining wall systems for an outline design using a proprietary interlocking concrete block retaining system. Design proposals provided by Tobermore will accompany this Design statement and are referred to within document TSE-02532.

The Hydrotherapy Pool extension will create an additional floor area of **67sq/m with a volume increase of 196 cu/m.**

The Porch extension will create an additional floor area of **7sq/m with a volume increase of 23 cu/m.**

Total floor area increases for pool and porch = 74sq/m

Total volume increases for pool and porch = 219 cu/m



In comparison to permission given for the car port volume and Floor area highlighted upon page 5 of this document. We determine that the proposal for the hydrotherapy pool and porch extension will create a mere volume increase of 19 cu/m whilst increase the total floor area by 5sq/m

Layout

The client's residence (Plumpton Cottage) faces onto Bury and Rochdale Road and follows the natural topography of the land as it steps Downwards within the site by approximately 3.4m lower than bury and Rochdale Road.

A secure automated gate provides access to a shared driveway that leads to the rear of Plumpton Cottage, 188 and 190.

The interior adaptation of the property is concentrated to the lower ground level to create therapeutic and rehabilitation space.

The interior Lower ground floor refurbishment will comprise a bedroom with shower, ensuite facility, a therapy sensory room with open plan lounge for recreation.

Due to the level of carer assistance, a private bedroom accommodation for overnight stay is also included at lower ground floor level.

Having assessed installation for a Hydrotherapy pool within the confines of the existing ground floor slab, we dismissed this on the grounds of extensive structural and civil engineering work necessary to the property.

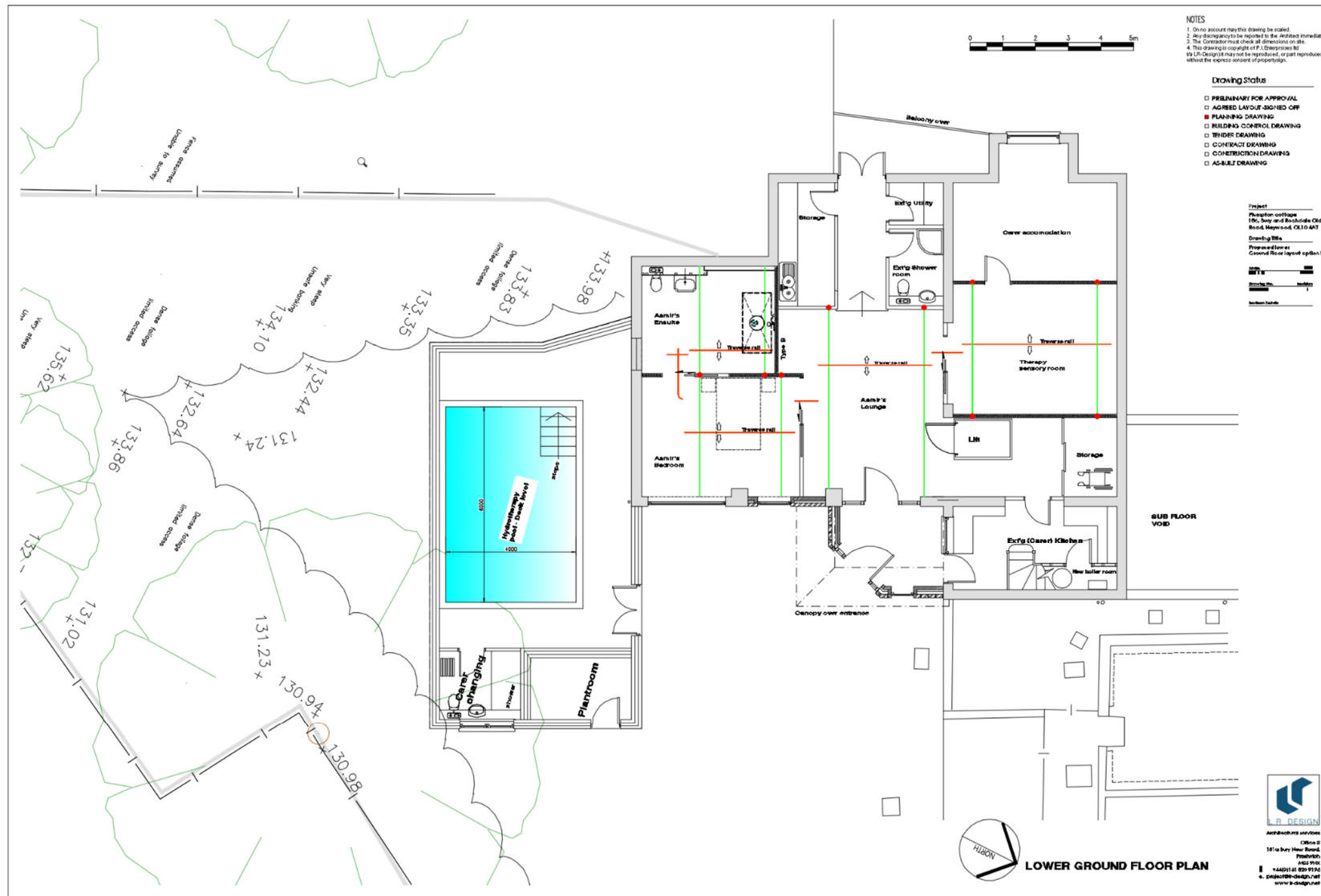
The attached Pool extension is proposed adjacent the gable of the dwelling and is to comprise of a changing facility for assisted care with a 6m x 4m deck level pool and plantroom.

The hydrotherapy pool extension is accessed from the ensuite shower area adjacent to the newly formed bedroom. The client will be transferred between spaces using an automated mobility hoist system.

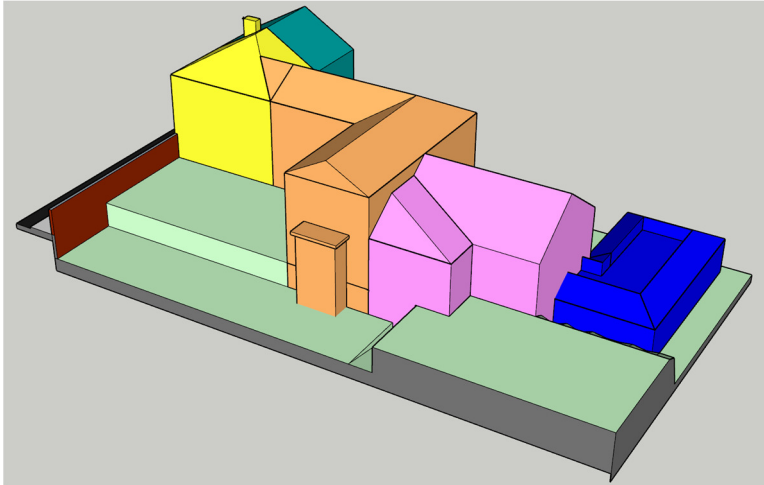
The pool will form part of a daily routine to promote therapeutic exercise and rehabilitation as part of Abdul Raheems mental wellbeing.

The main entrance porch creates a buffer zone to reduce abrupt environmental changes, minimises slip hazards when entering the lounge, and offers a safer space should the client suffer seizures upon entry or exit.

Proposed Lower Ground Floor Plan layout

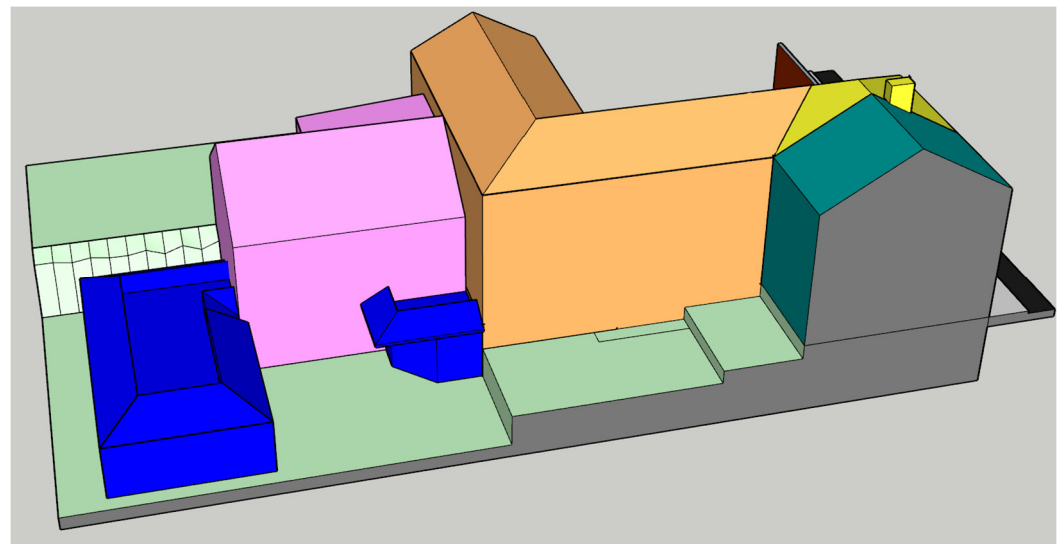


Scale



The proposal respects the dominance, topography and vernacular of the dwelling.

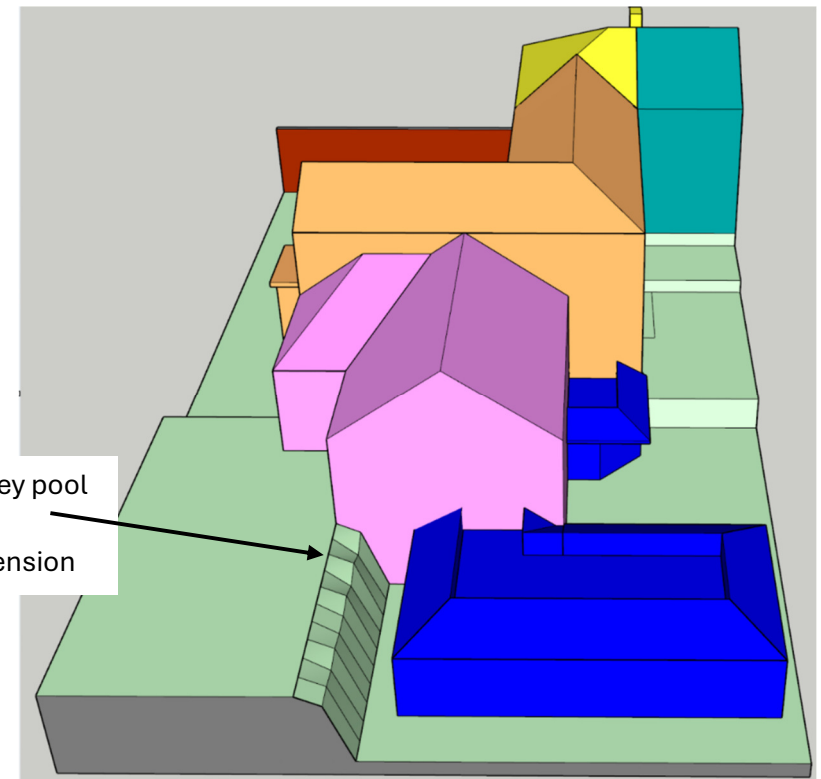
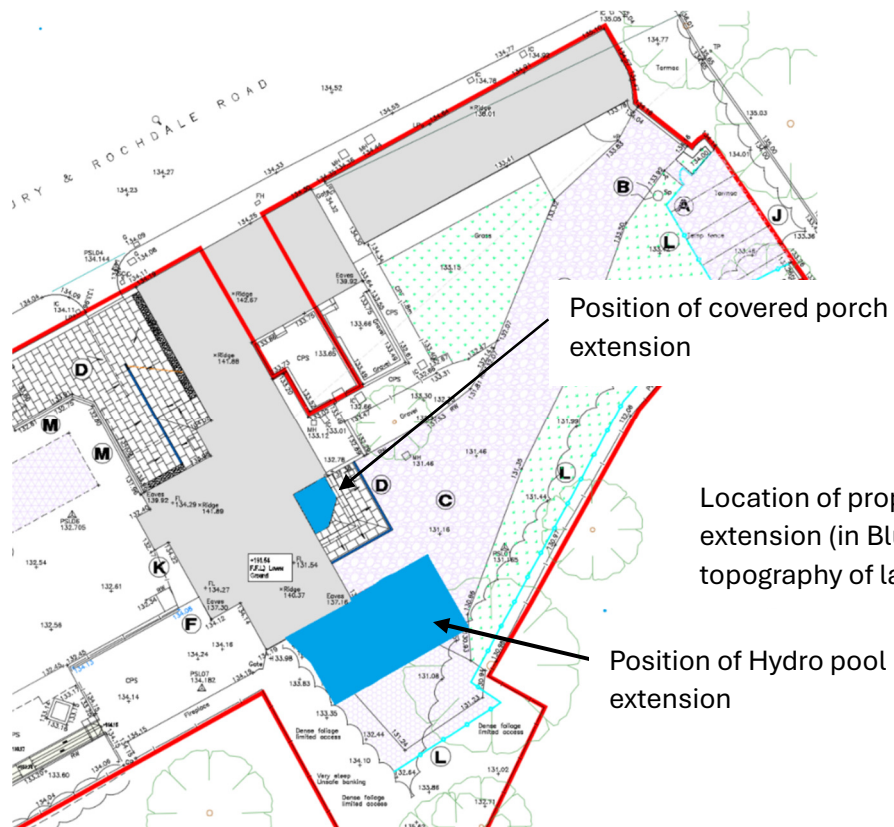
The design is subordinate in scale and mass to the original main dwelling, nestled to the south western portion of the site, linked to the gable of the dwelling at the lowest ground level whilst set furthest from the public highway Bury and Rochdale Road.



A Single storey Hydrotherpay Pool extension with main entrance covered porch extension are both shown blue.

Immediately to the rear elevation of the proposed pool is an existing steep embankment with a change in ground level of approximately 2.7m.

This change in ground level will require a permanent retaining structure to prevent slippage of the embankment and no doubt will form part of any consent.



A large mature sycamore tree within close proximity to the pool extension is sought for removal on the grounds of deterioration, and proximity that poses a danger to both the dwelling and proposed hydropool extension due to the potential for collapse.

A pre-development arboricultural survey will be commissioned and form part of this Planning application.

Access

The proposed adaptation and interconnection of rooms is in response to the client and professional care teams' assessments and advice.

Reference is to be made to the Occupational Therapist and Case Managers supporting letter dated 20th March 26 for Abdul Raheem that provides a detailed overview of his medical condition, his current and anticipated care needs, and the essential environmental adaptations required to ensure safety, wellbeing, and continued inclusion within his family home.

Inclusive access to the family over the lower ground floor level is intended through the installation of an assisted motorised lift between lower and ground floor level.

The location and internal sighting of the lift will minimise the amount of internal structural alterations whilst prevent unnecessary changes to the vernacular and fenestration of the building.

Level threshold access and increased accessible door widths will be incorporated to the main entrance covered porch and subsequently throughout the dwelling for ease of mobility and access.

List of Appendices

- 2307_L1-100 Location Plan
- 2307_L2-100 Existing floor plans
- 2307_L1-105 Existing site plan
- 2307_L1-107 Proposed site plan
- 2307_L2-206 Proposed Lower Ground floor layout
- 2307_L2-207 Proposed Ground Floor plan layout
- 2307_L2-208 Proposed first floor layout
- 2307_L21-305 Existing Elevations sheet 1 of 2
- 2307_L21-306 Existing Elevations sheet 2 of 2
- 2307_L21-307 REV A Proposed Elevations sheet 1 of 2
- 2307_L21-308 Proposed elevations sheet 2 of 2
- 2307_L21-309 Approved car port Plan and elevations – consent 04/00019/HOUS
- Tobermore Secura retaining wall Design proposal – document reference TSE-02532

Reference

National Planning Policy Framework para 135

Guidelines and standards for Residential development - *supplementary Document 2014*

Oldham and Rochdale Urban design guide – *Supplementary Planning document*

Rochdale UDP plan

Validation of Planning Applications – Local List July 2020