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Design and Access Statement

CONSTRUCTION OF 1 NEW DWELLING WITH PARKING AND AMENITY SPACE

Land Off Ashdene, Shawclough, Rochdale

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a full planning application for the erection of a detached dwelling with associated access, parking, landscaping and ancillary works on land between Ashdene and Burwell Close, Shawclough, Rochdale.

The application site comprises a parcel of land located within the Defined Urban Area and is accessed from an existing driveway connecting to Burwell Close. The site accommodates a number of detached garages and contains areas of mature vegetation and trees, some of which are protected by Tree Preservation Orders.

The proposal seeks to deliver a high-quality family dwelling which responds positively to the site's physical constraints and opportunities whilst respecting the character of the surrounding area.

2. SITE CONTEXT

The site occupies a transitional position between the residential properties of Ashdene and Burwell Close within an established residential area of Shawclough. Development surrounding the site offer a build character consisting of traditional red brick dwellings along Ashdene and larger detached dwellings within generous plots on Burwell Close. Other key characteristics of the area include significant mature landscaping and tree cover and existing vehicular access serving garages.

The site benefits from good access to local services, public transport and community facilities and therefore represents a sustainable location for residential development.

3. DESIGN DEVELOPMENT

The proposed development has been informed by a detailed analysis of the site's physical characteristics, planning history, arboricultural constraints and ecological considerations.

A key objective throughout the design process has been to ensure that the development responds positively to the established landscape character of the site whilst safeguarding those trees that contribute most significantly to local visual amenity.

The dwelling has therefore been positioned within an existing area of reduced tree coverage, allowing the proposal to sit comfortably within the site whilst maintaining appropriate separation from retained protected trees.

The design evolution has been chiefly guided by the retention and protection of significant Tree Preservation Order specimens; this minimises future pressure for tree pruning or removal while maximizing natural daylight to principal habitable rooms with a view of delivering high-quality, contemporary dwelling appropriate to the setting.

The resulting layout demonstrates that a detached dwelling can be accommodated on the site whilst retaining the principal landscape assets that define the character of the area.

4. SITE LAYOUT AND ARBORICULTURAL RESPONSE

The siting of the dwelling has been carefully considered in conjunction with the Arboricultural Assessment and Tree Plan submitted as part of this application.

The development has been arranged to respect retained Tree Preservation Order specimens and their associated root protection areas. The building footprint has been located to avoid unnecessary encroachment into protected tree constraints and to minimise any future conflict between the occupation of the dwelling and the long-term retention of important trees.

Importantly, the layout has been developed to ensure that the principal living accommodation benefits from adequate daylight and outlook by optimising orientation in conjunction with the natural sun path whilst maintaining appropriate stand-off distances from retained trees.

The proposal therefore represents a balanced and sustainable solution which responds positively to both arboricultural and residential amenity considerations.



Site Drone Image A



Site Drone Image A

5. SCALE, FORM AND APPEARANCE

The dwelling has been designed as a contemporary detached family home that draws upon the established architectural character of surrounding development whilst providing a distinctive and high-quality design response.

The building adopts a composition of two-storey and single-storey elements which break down the overall massing and create visual interest from public viewpoints.

The design seeks to create a building that is both visually attractive and contextually appropriate through the use of strong gabled forms not only echo surrounding established build forms but enable large glazing features carefully positioned to maximise light ingress. The use of facing brick continues the local build character while modern detailing techniques such as projecting brick detailing, recessed entrance and contemporary fenestration design apply a unique character to the proposal that fits comfortably within the locality.

The articulation of the principal elevation, together with variation in massing and roof form, ensures the dwelling presents an attractive appearance and avoids the overly simplistic form identified as a concern within previous applications.

The proposal therefore represents a significant enhancement in design quality and contributes positively to the character of the surrounding area.



Proposed 3D Visualisation

6. ACCESS AND MOVEMENT

Vehicular access will be taken from the existing access route connecting to Burwell Close.

The access is already established and currently serves garages within the site. The proposal therefore avoids the need for the creation of a new access point and minimises intervention within the surrounding landscape.

The development provides adequate parking and turning facilities within the site and has been designed to ensure safe and convenient access for residents and visitors.

Pedestrian access is achieved directly from the driveway and provides straightforward connections to the surrounding residential area and local services.

7. ECOLOGY AND BIODIVERSITY

The proposal is supported by an ecological assessment prepared by suitably qualified consultants.

The ecological strategy has informed the design of the development from the outset and seeks to ensure that protected species, habitats and ecological networks are appropriately considered.

The submitted ecological information identifies appropriate mitigation and enhancement measures where required and demonstrates that ecological interests can be satisfactorily protected.

Biodiversity Net Gain policies are exempt from this proposal due to the self-build nature of the project.

8. RESPONSE TO PREVIOUS PLANNING CONSIDERATIONS

The design has been informed by previous planning decisions relating to the site and has sought to address the principal matters identified during earlier assessments. Key determination points within previous applications have been outlined below along with the key alterations that have been made to mitigate / remove any issues:

Trees and Landscape Character

The dwelling has been carefully positioned to respect retained protected trees and maintain the landscape framework that contributes to the character of the area.

The proposal has been developed in conjunction with arboricultural advice and seeks to minimise future conflict between the development and retained trees.

Residential Amenity and Daylight

The revised layout has been arranged to provide greatly improved access to natural daylight and outlook for future occupants whilst maintaining appropriate separation from retained trees.

The siting of the dwelling reduces the potential for future pressure to undertake excessive tree works and promotes the long-term coexistence of residential occupation and landscape protection.

Ecology

The application is supported by updated ecological information which addresses protected species considerations and identifies appropriate mitigation and enhancement measures where required.

Design Quality

The architectural approach has been refined to provide a more distinctive and visually engaging design response through improved massing, articulation, glazing and detailing.

The proposal delivers a high-quality dwelling which responds positively to both the character of the surrounding area and the unique landscape setting of the site.

9. CONCLUSION

The proposal represents a carefully considered and site-specific development that responds positively to the opportunities and constraints of the site.

The dwelling has been designed around the retention of important landscape features, provides an attractive and well-articulated architectural form, utilises an established access arrangement and incorporates ecological and biodiversity enhancements.

Taken as a whole, the development represents sustainable development that accords with the objectives of the National Planning Policy Framework, the Places for Everyone Joint Development Plan and the adopted Rochdale Core Strategy.

The proposal is therefore considered to constitute an appropriate form of residential development capable of integrating successfully within its surroundings whilst protecting and enhancing the environmental qualities that define the character of the site.