

Design and Access Statement and Conservation Area Appraisal.

**To Accompany the Householder Planning Application at:
The Old Sunday School, Hill End Road, Delph, Oldham, OL3 5JA.**

July 2021
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1. Introduction

This Design and Access Statement has been prepared for our client in support of our householder planning application for replacement development of a currently developed detached garage and partial renovation to an existing residential dwelling in the green belt and Delph Conservation Area. The existing dwelling comprises the following accommodation:

1 no. 4-bedroom 8-person

An additional Green Belt Statement '1317-GBS - Green Belt Statement - July 2021' has been provided in support of this application. The Conservation Area Appraisal can be found in Section 5 of this report.

This statement complies with Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010) 'Section 6 - Design and Access Statements'; and CABE's 'Design and Access Statements - How to Write, Read and Use them (2007).

The site is located on a Hill End Road, Delph, Oldham, near the junction of Delph Lane with High Street and Denshaw Road. It is assumed that the former Sunday School may have been used in partnership with the former Delph Chapel on the neighbouring plot comprising a small church grounds, access paths, graveyard, low rise stone walls and mature trees.

The former Sunday School is set on raised ground, approximately 2.5 metres higher than the street level and is in close walking distance to Delph village centre providing access to local amenities and public transport networks. Uppermill village centre sits approximately 1.9 miles south-east of the proposed site.

The site (outlined in red opposite) is situated off Hill End Road adjoining High Street, Delph within a predominantly rural and residential area.

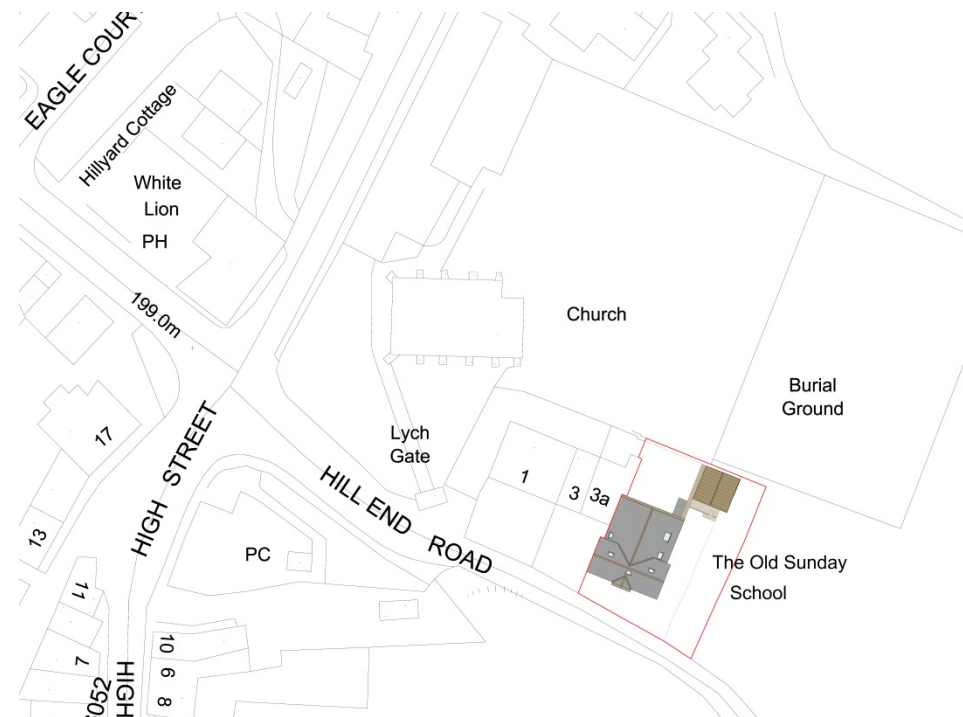


Fig. 01. Existing Site Location Plan.

The site comprises a relatively level plot positioned up against two stone and brick retaining walls to the north and east of the site and amounts to approximately 513 square metres (0.126 acres).

The former Sunday School is a semi-detached structure, positioned adjacent to a row of stone cottages set in a partially rural and residential location surrounded by a wider mixture of traditional stone terraced and semi-detached dwellings that make up Delph village. The dwelling was extended after 1948 including a rear porch, detached brick garage, new stone walls providing 2 no. storage areas and access to a higher level terrace with a timber shed. These extensions are within the curtilage of the green belt, the border of which does not include the existing dwelling.

The enclosed drawings, figures and diagrams within this document are proposals and are not to scale. Distances and measurements should be sought on the accompanying planning drawings which have been provided as part of the application.

2. Context

The image below shows the application site highlighted by a red arrow and its immediate context.

The site is predominantly surrounded by two storey residential dwellings and countryside, (situated on the border of the green belt), with Delph Primary School 0.3 miles northwest of the site, accessed from Denshaw Road.

The steep sloping nature of the surrounding fields and stone retaining walls, the graveyard, rear buffer of mature trees and the predominant frontage of the main dwelling screen views over the northeast of the previously developed area of site where our proposals are located.

The postcode for the site is OL3 5JA.

A hard landscaped area to the north of the dwelling - used as a parking area - and side terrace to the east of the site are relatively linear with a minor variation in level. The rear graveyard and adjacent field however has a considerable change in level from approximately 3-4 metres at the north of the site to around 1.5-2 metres at the southeast of the site next to Hill End Road. The street level drops down from the front (southwest) terrace by approximately 2.5 metres.



Fig. 02. Satellite Image of Delph.

The original building was extended after 1948 (the date of which is unknown) and can be seen as an out of character and relatively modern addition to the former Sunday School. These extensions are built from stone, brick, concrete and render and are proposed to be replaced with materials that match and complement the features of the original building as part of the works.

The site sits in an extremely sustainable location, being extremely close to the centre of Delph and Uppermill, in close proximity to local shops, schools and public open space.

3. Design

Amount

The scope of the application, the overall size, shape and layout of the building have been carefully considered given the surrounding environment and constraints, as has the design of the unit itself. We have endeavoured to be sympathetic to existing materials, appearance and hard and soft landscaping currently in use within the surrounding area.

The existing building can be broken down into the following figures:

Units	Use Class	Bedrooms	Accommodation	Height
1 no.	C3	4	8 person	3-storey

The principle elevation of the existing dwelling fronts onto the highway; due to the proposals being an extension to the adjoining garage there is no need to create any new access.

The proposals are a replacement development of a currently developed area of the site and have been based on accommodation, storey heights and total floor area driven by the size and topography of the site and the style and layout of the surrounding residential areas.

The overall extension and alterations complement the surrounding area and street-scene in terms of scale and footprint, and incorporates level access and security principles.

Layout

The layout of the scheme has been developed carefully over successive iterations with these final proposals taking into account all of our core design principles such as:

- Access
- Amenity
- Appearance/layout of the surrounding built environment
- Crime and security
- Enhancing a neighbourhood
- Light
- Privacy
- Space

The scheme utilises the site proposing that a limited section of the whole of the site is to be built upon, leaving open areas for our client to enjoy the visual amenity, car parking, landscaping etc which is in-keeping with the typical varied residential and rural format found within the Saddleworth area. The proposals reflect the surrounding built environment and ensure overshadowing and overlooking is restricted.

The existing property and land within our client's ownership has ample room for car parking spaces, accessed off the existing highway. The off-street parking is intended to decrease the impact of the proposed alterations on the surrounding roads from parked vehicles thus increasing security, access and visual impact as well as maintaining safety and visibility. All existing car parking spaces are located to the rear of the dwelling within a large courtyard. All car parking provisions are to remain as per the existing arrangement.

All boundary treatments are to remain as per the existing arrangement.

The external refuse storage and collection procedures are to remain as per the existing arrangement and are sufficient for the communal storage of 4 no. bins containing non-recyclable and recyclable waste in accordance with Oldham MBC's current refuse and recycling system and procedures. This will promote recycling whilst maintaining a neat and tidy streetscape.

The existing landscaping is to remain as per the existing arrangement. The existing layout discourages anti-social behaviour whilst providing an attractive frontage and streetscape. Security has been carefully considered within the proposals. The development seeks to create a safe and accessible environment where crime does not undermine the quality of life. Crime prevention measures have been considered, making use of 'active' windows to the fronts of the property, aiding natural surveillance and maintaining a site layout that reduces/eliminates hidden corners and areas where people can gather together.

Scale

The built environment around the application site is predominantly two-storey residential; some with several single storey extensions/additions. Our proposals have been designed sympathetically with the surrounding residential style in order to reinforce the local character of the area. The heights, widths and lengths of the proposed units are significantly smaller to those of existing units in the area so as not to impede on the setting of the green belt.

Landscaping

The existing hard and soft landscaping are to remain as existing throughout the proposed works with the addition of a new first floor terrace area as highlighted on the floor plans submitted alongside this report.

The existing hard landscape proposals (see proposed site plan) provide level access to the principal entrance of the proposed building. Further, existing paving surfaces enable easy determination of public and private vehicular and pedestrian spaces providing an attractive street frontage. The site's perimeter boundaries are to remain.

Appearance

The design principles laid out the basic tenets from which to base decisions during design development. In terms of appearance the most notable principles were:

- Appearance/Layout of the surrounding built environment
- Enhancing the neighbourhood

As such our design has produced a scheme that responds to the neighbouring dwellings and streets, producing a well-proportioned and responsive facade to those on the existing highways and is sympathetic to the existing materials in use in the vicinity.

The neighbouring buildings have a basic and traditional palette of materials, a signature trait of the Saddleworth vernacular, notably stone external walls and slate/concrete tile roofs, a mixture of timber and uPVC window frames are also prevalent. Our proposal includes for stone external walls with a slate pitched roof, reflecting the existing materials and appearance of the rural site.

Existing boundary treatments in the area are varied; some dwellings are of terraced construction set back from the pavement edge with a small front garden area surrounded by low stone walls where some terraced dwellings sit directly on the boundary with the footpath. In light of this, we have opted keep the alterations and extensions to the rear of the site positioned 13.7 metres back from the principle façade so as not to impede on the character of the existing street frontage.

Appraising the Context

The application site sits on the border of the green belt, between partially rural and residential land. Access to the site comes from a narrow lane to the back of the terrace cottages off Hill End Road. We believe our proposal is suited to the context of the site and the surrounding built environment.

The site is within the Delph Conservation Area - further information can be in found in Section 5 of this report.

Use

This householder planning application is for the renovation to an existing residential unit and replacement development of a porch and detached garage; planning use class C3. The detached garage and first floor terrace and shed are currently used for storage and have unsafe access routes of which we propose to upgrade as part of the works.

Policy 3, An Address of Choice, within Oldham's Local Development Framework and joint Development Plan Document states that Oldham Council will promote the borough as an address of choice and they will ensure the housing market is balanced and sustainable to meet the needs and demands of our urban and rural communities, by providing quality, choice and diversity through new residential development, promoting the effective and efficient use of land and managing the release of housing land.

Policy 11, Housing, states that residential developments must deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of the borough's urban and rural communities. The mix of houses that we will secure will be based on local evidence.

Policy 20, Design, states that the contribution that high quality design can make to regeneration and sustainable development is widely recognised. High quality design brings economic, social and environmental benefits, adding to quality of life, attracting new business and investments and reinforcing civic pride. High quality design is as much about the way buildings and environments function as with their appearance. Our design principles apply equally to urban and rural situations, and to the built and natural environment. They need to be expressed in ways that reflect the character of the area in which the development is taking place, reinforcing local identity. The council will promote high quality design and sustainable construction of developments that reflect the character and distinctiveness of local areas, communities and sites across Oldham. Development proposals must have regard to national and local guidance and policies on design.

The above policies have been referenced to ensure our proposals make efficient and effective use of the land and underused buildings, namely the garage and store, and can be seen as appropriate development in conjunction with the surrounding residential units in Delph. High quality design has been at the forefront of the design process to prolong the use of the former Sunday school, reinforcing its prominence in the village and ensuring our client can occupy the space in a suitable and sustainable manner.

As the application site lies within a predominantly rural and residential area, we believe there is sufficient justification for our proposals to be considered as appropriate development and use.

4. Access

All access to the site will remain as per the existing arrangement.

Vehicular Access

The site is linked by Hill End Road adjoining High Street which provides connections with A62 Huddersfield Road which in turn provide links with Huddersfield and Oldham Town Centre which provide relations with the city of Manchester and the towns of Rochdale and Ashton-under-Lyne as well as the M60 and M62 (A627 (M)) providing convenient access to the wider national motorway network.

Access to the site for vehicles is provided by a narrow lane behind a row of terrace cottages accessed off Hill End Road. The existing parking on site remains the same with off-street designated spaces adjacent to the north of the site reducing the impact of the scheme of the public highway.

Refuge storage and collection on site will remain as per the existing arrangement.

Pedestrian Access

Pedestrian access into the proposed dwellings also comes from Hill End Road, Denshaw Road and High Street by uses of the existing adopted footways. The proposed extensions will have level access from the principle entrance door.

The application site is within the centre of Delph, with the village centres of Uppermill, Dobcross and Diggle in close proximity to the site. Delph village provides amenities of open space, children's play areas, a library, local shops, public houses and a post office.

A62 Oldham Road and A62 Huddersfield Road both provide pedestrians with major public transport links. The site is also a short distance from the Delph Primary School, Saddleworth Secondary School and Holy Trinity Primary School.

Cycle access is gained along the same routes as pedestrians and vehicles.

We have endeavoured to provide good overlooking and visibility of all spaces and footpaths to reduce/eliminate anti-social behaviour.

5. Conservation Area Appraisal

Introduction

The proposals are to include a number of alterations to the existing dwelling and replacement development to the rear porch and detached garage in order to deliver better use of a higher level terrace, enhance the internal views over the surrounding village and landscaping as well as providing more practical living accommodation.

The Government National Planning Policy Framework, paragraph 200 requires that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The subject building is not listed and whilst being situated within the Delph Conservation Area, the Old Sunday School does not form part of OMBC's list of Non-designated Heritage Asset's. This section of the report provides an explanation of our design decisions in relation to the character of the wider conservation area of Delph village.

Appraising the context

The former Sunday School, measures 3.2 metres back from the street and is elevated from Hill End Road by approximately 2.5 metres. The construction date is unknown and it is assumed that the original use of the building may have been associated with the former Delph Chapel.

The dwelling has always been and still is a predominant feature of Delph as shown in the adjacent pre-1906 image from Knott Hill. The original building features, facing stonework, large 6 aperture windows with stone mullions, heads and jambs with arched window heads and stone detailing. Other materials include a slate roof with bespoke stone detailing along the parapets and arched door openings on the principle façade.

The overall structure and its surrounding site, retaining walls and stone boundary treatments have been kept in exceedingly good repair, preserving the prominence of the building so as to remain a key feature of the Delph Conservation Area.



Fig. 03. Pre-1906 Image of Delph.

According to OMBC's Delph Conservation Area Character Appraisal 'There are many buildings in the Delph Conservation Area which although unlisted are of historic interest and make a significant contribution to the character of the area. Delph Independent Chapel, at the junction of Delph Lane and Hill End Road, is one of the most important unlisted buildings and together with the old Sunday School and adjacent cottages forms a landmark group at the north end of Delph.'

Over the past 30-40 years a number of additions to the site, namely to the northeast (rear) of the site have been erected, the style and character of which do not complement the original building of the former Sunday School and do not contribute to the wider Delph Conservation Area. Further, this householder application proposes to rectify these typically modern and somewhat dilapidated features of the site in order to unify the overall character and to ensure that the structure can be used to a high standard and to protect the building for future generations. The proposals provide longevity to

not only the renovated and extended detached elements but also to the main dwelling which currently stands unoccupied and is considered to be unsuitable for the use of a modern family.

Impact on the Conservation Area

The proposals are based on the need to partially upgrade a prominent building and replace a previously developed area of the site within the Delph Conservation Area, and produce a high quality residential design that is in-keeping with the surrounding built environment. The proposed design unifies the existing building with the smaller structures on site and enhances the street scene, character and appearance of Delph Village in comparison with the out of character and dilapidated additions.

The southwest, southeast and northwest facades of the former Sunday School can be seen as the most prominent and characterful parts of the site; as such we have ensured that alterations to the existing building are kept to a minimum and are positioned to the rear to preserve the views over the latter characterful features. The replacement of former structures and extensions are nestled between a side and rear stone retaining wall as well as a buffer of large mature trees that screen views over the north-western part of the site, whilst the existing building and the 2.5 metre high boundary wall along Hill End Road prevent views over the additions from the public highway, High Street, Delph Lane, Denshaw Road and the surrounding Delph Village.

All hard and soft landscaping and perimeter boundary treatments are to be unaltered, ensuring that all original elements of the site and former Sunday School are retained so as not to detract the appearance of the building and the wider conservation area.

Materials used in the new extension are to be in-keeping and complement the original features of the dwelling such as natural stone and natural slate roof to match the existing.

Conclusion

The proposed design is sympathetic to features of the original building and enhance elements which have the appearance of being an original but are in fact modern in design; namely the rear porch and detached stone/brick garage and the timber shed (the dates of construction of which are unknown), but can be seen as a more contemporary addition to the site.

The alterations proposed are no more than a replacement of the other alterations and therefore cannot be regarded as an effect to the Old Sunday School and the character of the conservation area. In fact, the opportunity to restore and upgrade parts of the existing dwelling, extend the garage and alter the inaccessible first floor terrace and timber shed prolongs the use of the Old Sunday School. **Therefore, it is regarded that the proposals complement the character and features of the Delph Conservation Area; protect a prominent building and ensure that it is preserved for future generations.**