

Planning Committee Meeting

9th December 2020

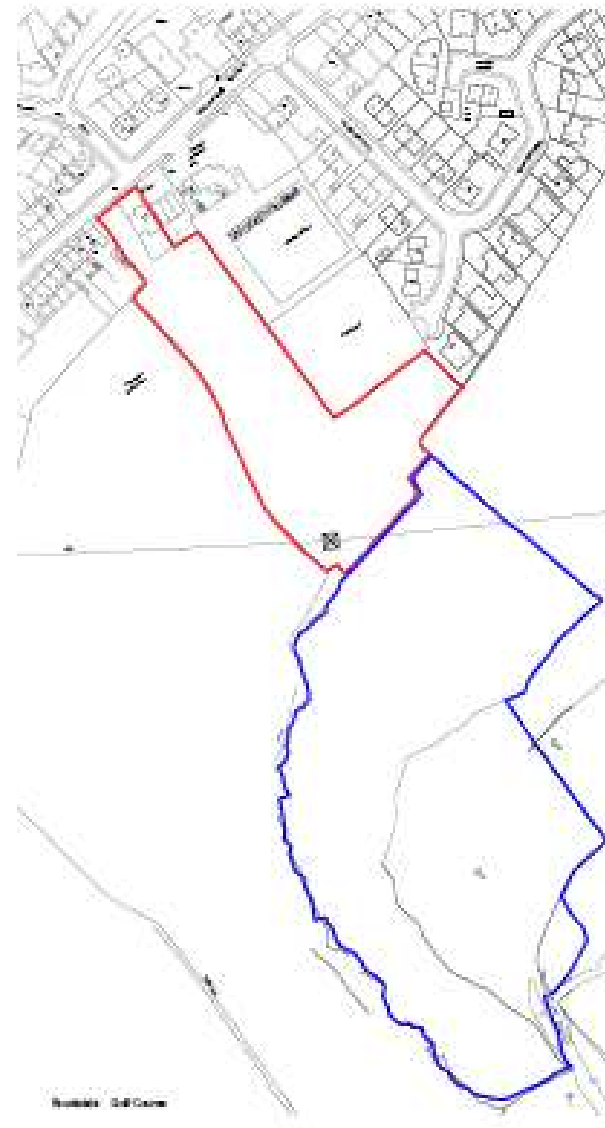
MMA/344478/20

Variation to Condition 2 of approved application PA/343302/19, including amendments to site layout, levels, house layouts and roof heights.

Land to the rear of the Dog and Partridge PH, Medlock Road, Failsworth, Oldham, M35 9NP



Location Plan



Aerial View



Proposed amendments are as follows:

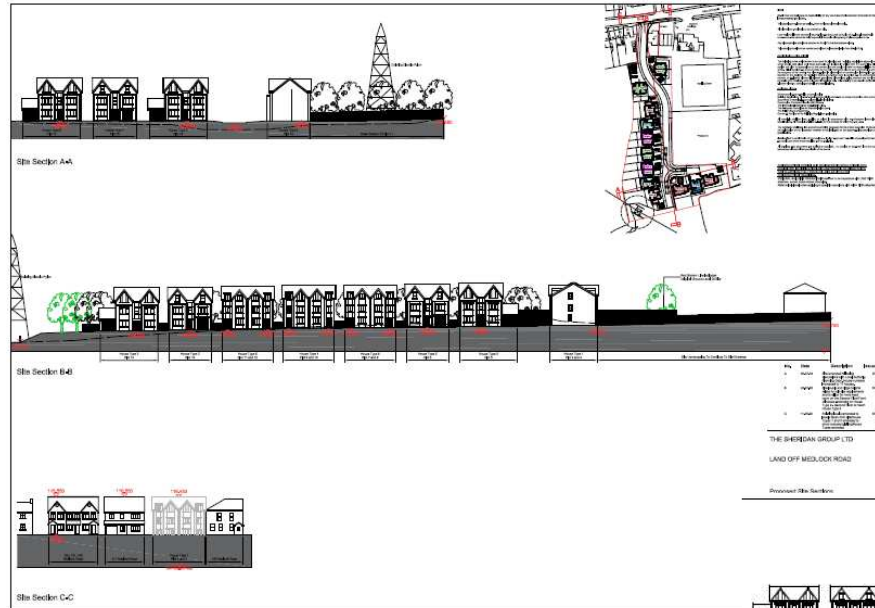
- Removal of a house type No.4 (this type has been switched out for house type 1 and a new house type 5 on the layout plan);
- House type No's. 5, 6 and 7 have also been added to allow for alternate design versions of house type 1, 2 and 3. As they allow for a better balance of masonry and glazing to retain the traditional feel of the overall street scene and development.
- The Increase in ridge heights of house type No's. 1, 2 and 3, due to the revised existing site levels taken from site, as more topographical survey has been undertaken and the construction requirements dictated by structure have required a lift in ridge height; and
- Ground level alterations across the site again due to the revised levels take from site which are more accurate than the previous levels provided.

Proposed layout



Original Approved layout

Proposed Section



Original Approved Section



Site Photos (25/11/2020) – taken from Medlock Road.



Site Photos (25/11/2020) – taken from the site entrance.



Site Photos (25/11/2020) – taken from the rear/side of Dog and Partridge Public House



Site Photos (25/11/2020) – taken from Stamford Drive



Streetscene comparison and Photomontage detail



VIEWS INTO SITE FROM MEDLOCK ROAD – IMPACT REVIEW



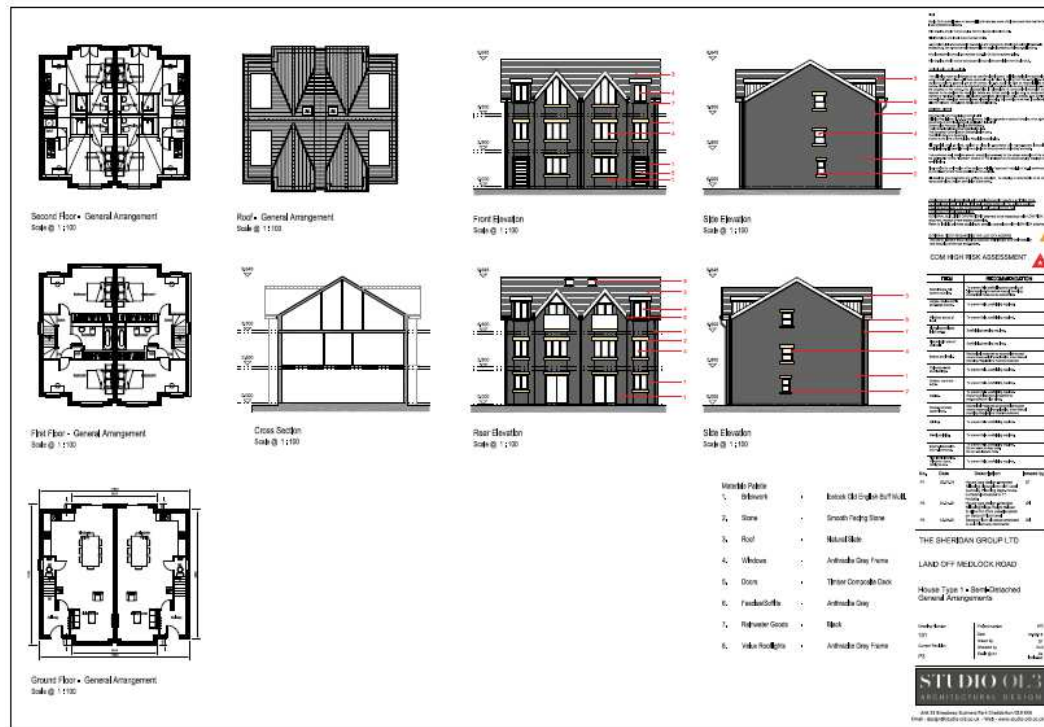
AMENDED VIEW FROM MEDLOCK ROAD



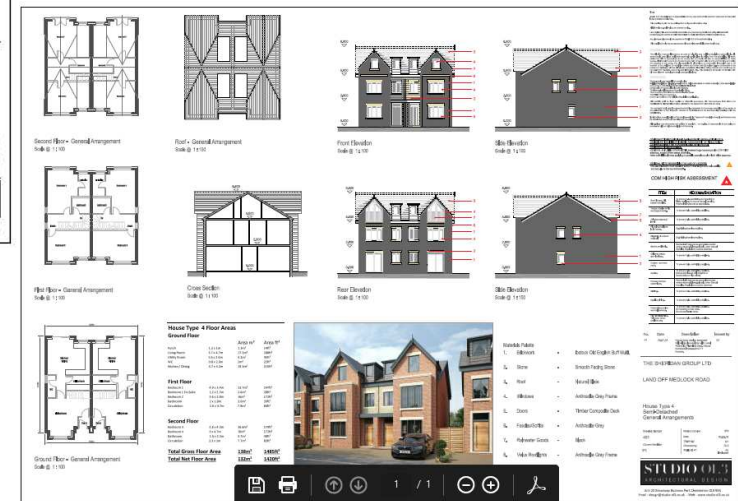
APPROVED VIEW FROM MEDLOCK ROAD



Proposed House Type 1



House Type 1 has been added to in part replace the removal of the original house type No. 4



Originally Approved House Type 4

House Type 2

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Ground Floor - General Arrangement
Scale @ 1:100

Technical Table:

No.	Item	Description	Quantity	Unit
1	Roof	Asph/Flt	100	m ²
2	Walls	Brick	100	m ²
3	Floors	Concrete	100	m ²
4	Windows	UPVC	100	m ²
5	Doors	UPVC	100	m ²
6	Handrails	Stainless Steel	100	m
7	Substrate	Concrete	100	m ²
8	Other	Various	100	m ²

Originally approved House Type 2

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Ground Floor - General Arrangement
Scale @ 1:100

House Type 2 Floor Areas

Floor	Room	Area m ²	Area ft ²
Ground Floor	Living Room	15.50	167
	Dining Room	10.50	113
	Kitchen	10.50	113
	Breakfast Room	10.50	113
	Hallway	10.50	113
First Floor	Bedroom 1	10.50	113
	Bedroom 2	10.50	113
	Bedroom 3	10.50	113
	Bedroom 4	10.50	113
	Bathroom	10.50	113
Second Floor	Bedroom 5	10.50	113
	Bedroom 6	10.50	113

Technical Table:

No.	Item	Description	Quantity	Unit
1	Roof	Asph/Flt	100	m ²
2	Walls	Brick	100	m ²
3	Floors	Concrete	100	m ²
4	Windows	UPVC	100	m ²
5	Doors	UPVC	100	m ²
6	Handrails	Stainless Steel	100	m
7	Substrate	Concrete	100	m ²
8	Other	Various	100	m ²

3D Rendering: A photograph of the exterior of House Type 2, showing a two-story brick house with a gabled roof and a garage.

House Type 3

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Ground Floor - General Arrangement
Scale @ 1:100

Work & Note

- 1. Windows - Brown Oil Engine Buff Brick
- 2. Stone - Smooth Facing Stone
- 3. Roof - Natural Slate
- 4. Windows - Anthracite Grey Frame
- 5. Doors - Silver Composite Deck
- 6. Handrails/Bars - Anthracite Grey
- 7. Handrails/Bars - Black
- 8. Villa Handrails - Anthracite Grey Frame

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LAND OFF MEDLOCK ROAD

Originally approved House Type 3

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Ground Floor - General Arrangement
Scale @ 1:100

House Type 3 Floor Areas

Floor	Area (sqm)	Area (sqft)
Ground Floor	110.00	1188
First Floor	110.00	1188
Second Floor	110.00	1188
Total Gross Floor Area	330.00	3564
Total Net Floor Area	235.00	2538

Work & Note

- 1. Windows - Brown Oil Engine Buff Brick
- 2. Stone - Smooth Facing Stone
- 3. Roof - Natural Slate
- 4. Windows - Anthracite Grey Frame
- 5. Doors - Silver Composite Deck
- 6. Handrails/Bars - Anthracite Grey
- 7. Handrails/Bars - Black
- 8. Villa Handrails - Anthracite Grey Frame

House Type 3
Detached with Attached Garage
General Arrangement

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LAND OFF MEDLOCK ROAD

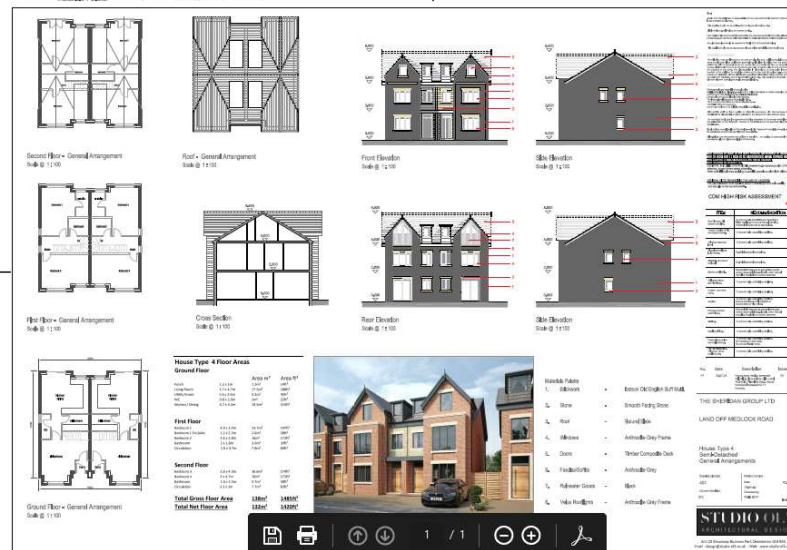
STUDIO OF ARCHITECTURAL DESIGN

House Type 5



House Type 1 has been added to in part replace the removal of the original house type No. 4

Originally Approved House Type 4



House Type 6

Second Floor - General Arrangement
 Scale @ 1:100

Roof - General Arrangement
 Scale @ 1:100

Front Elevation
 Scale @ 1:100

Side Elevation
 Scale @ 1:100

First Floor - General Arrangement
 Scale @ 1:100

Cross Section
 Scale @ 1:100

Rear Elevation
 Scale @ 1:100

Side Elevation
 Scale @ 1:100

CDM HIGH RISK ASSESSMENT

NO.	DESCRIPTION	RECOMMENDATION
1	Structural	Check structural details.
2	Services	Check service details.
3	Fire	Check fire safety details.
4	Health and Safety	Check health and safety details.
5	Accessibility	Check accessibility details.
6	Energy	Check energy efficiency details.
7	Other	Check other details.

Second Floor - General Arrangement
 Scale @ 1:100

Roof - General Arrangement
 Scale @ 1:100

Front Elevation
 Scale @ 1:100

Side Elevation
 Scale @ 1:100

First Floor - General Arrangement
 Scale @ 1:100

Cross Section
 Scale @ 1:100

Rear Elevation
 Scale @ 1:100

Side Elevation
 Scale @ 1:100

CDM HIGH RISK ASSESSMENT

NO.	DESCRIPTION	RECOMMENDATION
1	Structural	Check structural details.
2	Services	Check service details.
3	Fire	Check fire safety details.
4	Health and Safety	Check health and safety details.
5	Accessibility	Check accessibility details.
6	Energy	Check energy efficiency details.
7	Other	Check other details.

House Type 3 Floor Areas

Floor	Room	Area m ²	Area ft ²
Ground Floor	Living Room	23.2	250
	Kitchen	11.5	124
	Dining Room	11.5	124
	Breakfast Room	11.5	124
First Floor	Bedroom 1	11.5	124
	Bedroom 2	11.5	124
	Bedroom 3	11.5	124
	Bedroom 4	11.5	124
Second Floor	Bedroom 5	11.5	124
	Bedroom 6	11.5	124

Material Palette

- Woods: Oak, Larch, Pine
- Stone: Smooth Facing Stone
- Roof: Hard-Roof
- Cladding: Anthracite Clay Tiles
- Cladding: Silver Composite Deck
- Cladding: Anthracite Grey
- Cladding: Black

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 LAND OFF WELLS ROAD

House Type 3
 Detached With Attached Garage
 General Arrangement

Originally approved House Type 3

House Type 7

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Risk	Recommendations
1.1	...
1.2	...
1.3	...
1.4	...
1.5	...
1.6	...
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1.40	...
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1.42	...
1.43	...
1.44	...
1.45	...
1.46	...
1.47	...
1.48	...
1.49	...
1.50	...

Originally approved House Type 2

Second Floor - General Arrangement
Scale @ 1:100

Roof - General Arrangement
Scale @ 1:100

Front Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

First Floor - General Arrangement
Scale @ 1:100

Cross Section
Scale @ 1:100

Rear Elevation
Scale @ 1:100

Side Elevation
Scale @ 1:100

Room	Area (sqm)	Area (sqft)
Living Room	15.12	163
Open Plan Kitchen	15.12	163
Dining Room	15.12	163
Breakfast Room	15.12	163
Bedroom 1	15.12	163
Bedroom 2	15.12	163
Bedroom 3	15.12	163
Bedroom 4	15.12	163
Bedroom 5	15.12	163
Bedroom 6	15.12	163
Bedroom 7	15.12	163
Bedroom 8	15.12	163
Bedroom 9	15.12	163
Bedroom 10	15.12	163
Bedroom 11	15.12	163
Bedroom 12	15.12	163
Bedroom 13	15.12	163
Bedroom 14	15.12	163
Bedroom 15	15.12	163
Bedroom 16	15.12	163
Bedroom 17	15.12	163
Bedroom 18	15.12	163
Bedroom 19	15.12	163
Bedroom 20	15.12	163
Bedroom 21	15.12	163
Bedroom 22	15.12	163
Bedroom 23	15.12	163
Bedroom 24	15.12	163
Bedroom 25	15.12	163
Bedroom 26	15.12	163
Bedroom 27	15.12	163
Bedroom 28	15.12	163
Bedroom 29	15.12	163
Bedroom 30	15.12	163
Bedroom 31	15.12	163
Bedroom 32	15.12	163
Bedroom 33	15.12	163
Bedroom 34	15.12	163
Bedroom 35	15.12	163
Bedroom 36	15.12	163
Bedroom 37	15.12	163
Bedroom 38	15.12	163
Bedroom 39	15.12	163
Bedroom 40	15.12	163
Bedroom 41	15.12	163
Bedroom 42	15.12	163
Bedroom 43	15.12	163
Bedroom 44	15.12	163
Bedroom 45	15.12	163
Bedroom 46	15.12	163
Bedroom 47	15.12	163
Bedroom 48	15.12	163
Bedroom 49	15.12	163
Bedroom 50	15.12	163
Bedroom 51	15.12	163
Bedroom 52	15.12	163
Bedroom 53	15.12	163
Bedroom 54	15.12	163
Bedroom 55	15.12	163
Bedroom 56	15.12	163
Bedroom 57	15.12	163
Bedroom 58	15.12	163
Bedroom 59	15.12	163
Bedroom 60	15.12	163
Bedroom 61	15.12	163
Bedroom 62	15.12	163
Bedroom 63	15.12	163
Bedroom 64	15.12	163
Bedroom 65	15.12	163
Bedroom 66	15.12	163
Bedroom 67	15.12	163
Bedroom 68	15.12	163
Bedroom 69	15.12	163
Bedroom 70	15.12	163
Bedroom 71	15.12	163
Bedroom 72	15.12	163
Bedroom 73	15.12	163
Bedroom 74	15.12	163
Bedroom 75	15.12	163
Bedroom 76	15.12	163
Bedroom 77	15.12	163
Bedroom 78	15.12	163
Bedroom 79	15.12	163
Bedroom 80	15.12	163
Bedroom 81	15.12	163
Bedroom 82	15.12	163
Bedroom 83	15.12	163
Bedroom 84	15.12	163
Bedroom 85	15.12	163
Bedroom 86	15.12	163
Bedroom 87	15.12	163
Bedroom 88	15.12	163
Bedroom 89	15.12	163
Bedroom 90	15.12	163
Bedroom 91	15.12	163
Bedroom 92	15.12	163
Bedroom 93	15.12	163
Bedroom 94	15.12	163
Bedroom 95	15.12	163
Bedroom 96	15.12	163
Bedroom 97	15.12	163
Bedroom 98	15.12	163
Bedroom 99	15.12	163
Bedroom 100	15.12	163

Material	Description
1	Brickwork
2	Stone
3	Roof
4	Walls
5	Cladding
6	Windows
7	Doors
8	Furniture
9	Lighting
10	Other

House Type 2
Detailed
General Arrangement

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LAND OFF MEGLOCK ROAD