



12 Rochford Avenue

Design & Access Statement

September 2026

Joe&Co Architects

1.0 Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a modest single-storey rear extension and associated ground-floor alterations at **12 Rochford Avenue, Whitefield.**

The proposal seeks to improve the way the existing home functions through a targeted extension and internal reconfiguration. The existing ground floor provides generous accommodation, but circulation is fragmented and the principal living spaces have a limited relationship with one another and the rear garden.

The design therefore focuses on creating a brighter, more connected and more intuitive ground-floor environment, while retaining the positive qualities of the existing dwelling and avoiding unnecessary additional floor area.

Design Objectives

The proposal has been developed around the following key objectives:

- improve circulation through the ground floor;
- strengthen the visual and physical relationship with the rear garden;
- introduce additional natural daylight into the home;
- retain and make better use of existing accommodation; and
- create a proportionate, high-quality addition to the existing dwelling.

The resulting scheme adopts a restrained approach, with the new extension limited to part of the rear elevation so that the principal improvements are achieved while retaining a substantial proportion of the existing garden.



2.0 Existing Home

12 Rochford Avenue is an existing two-storey dwelling located within an established residential area of Whitefield. The surrounding context is predominantly domestic in scale, comprising established houses with private front and rear gardens.

The house provides well-proportioned accommodation and retains a number of distinctive existing features, including generous window openings and an open staircase at the centre of the ground floor.

2.1 Relationship with the Garden

The property benefits from a south-facing rear garden, with the principal ground-floor living spaces positioned towards the rear of the house. Existing windows provide good natural light and views towards the garden, creating an opportunity to strengthen this relationship through the proposed alterations.

2.2 Existing Character

The proposal seeks to work with the positive qualities of the existing dwelling rather than unnecessarily replace them. The existing structure, principal rooms and quieter living accommodation are therefore retained where possible, with intervention focused on improving the way the ground floor functions.



Photo of existing dining space with view to the garden



Photo of existing playroom

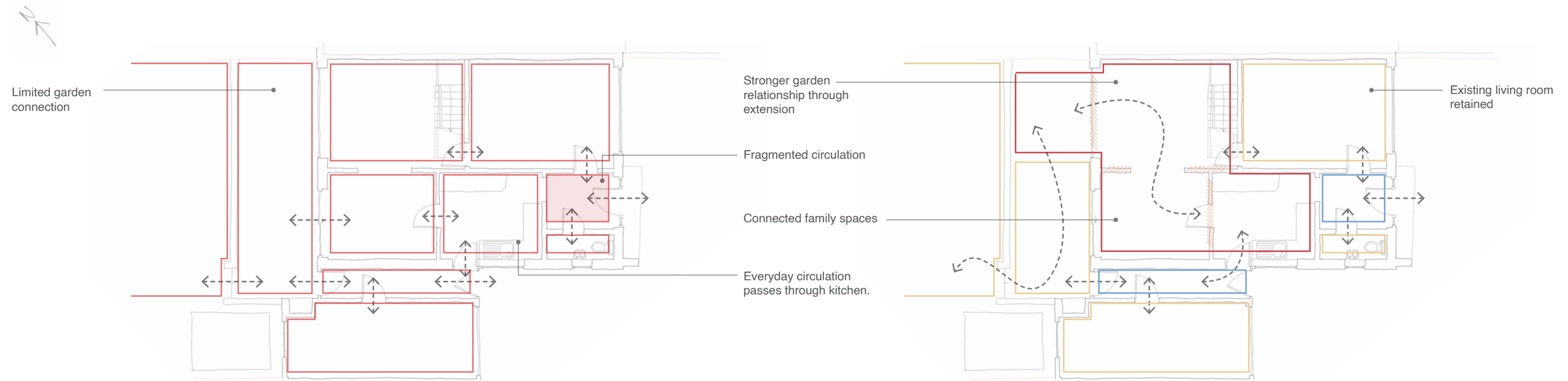


Photo of existing patio

3.0 Constraints & Opportunities

The existing ground floor provides generous accommodation and good natural light, but the arrangement of rooms and circulation limits how effectively the spaces work together.

The proposal therefore focuses on improving movement, strengthening connections between existing spaces and creating a more direct relationship with the rear garden, while retaining the positive qualities of the existing home.



Existing Layout

The existing ground floor is relatively compartmentalised, with a series of rooms and thresholds creating fragmented movement through the house. Circulation passes through the kitchen, while the principal living spaces have limited connection with one another and the rear garden.

Key constraints:

- Fragmented circulation
- Movement through the kitchen
- Compartmentalised living spaces
- Limited connection with the garden

Spatial Opportunities

Targeted internal alterations and a modest rear extension provide an opportunity to establish a clearer sequence of connected family spaces while retaining the existing living room as a quieter retreat.

Key opportunities:

- Create clearer circulation through the home
- Connect kitchen, dining and family living spaces
- Strengthen views and access to the garden
- Introduce daylight deeper into the ground floor
- Retain separate quieter living accommodation

4.0 Design Strategy

4.1 Approach

The design strategy focuses on improving the quality of the existing ground floor through a modest rear extension and targeted internal reconfiguration. Rather than maximising floor area, the proposal seeks to create a clearer, brighter and more connected family home.

4.2 Spatial Organisation

The proposed layout brings the kitchen, dining and family living spaces together as a connected sequence arranged around the rear garden. The dining space occupies the new extension and becomes the principal point of connection to the outside, while the kitchen and living areas remain visually linked within a single open-plan arrangement.

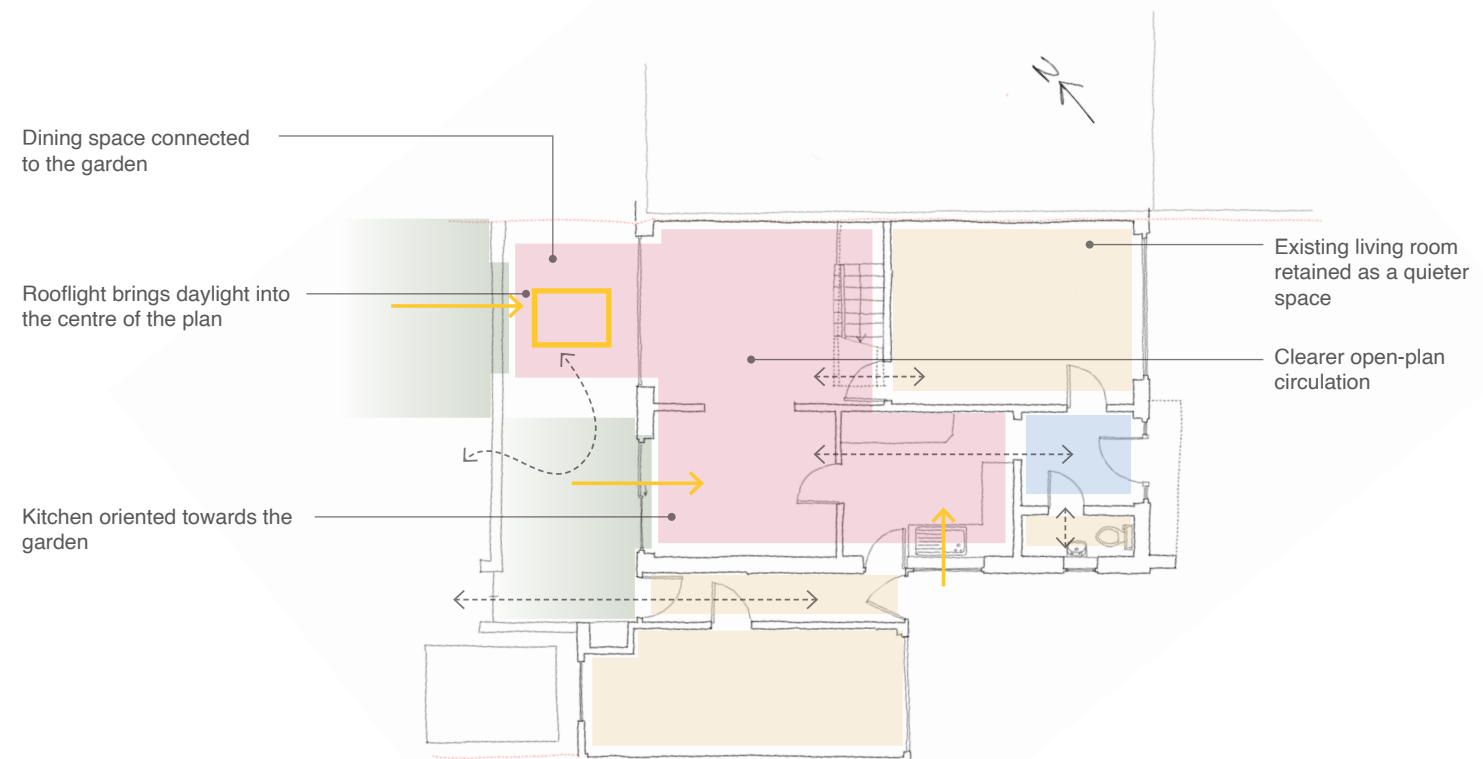
The existing living room is retained as a separate quieter room, allowing the house to provide both open communal space and more enclosed retreat space.

4.3 Circulation & Everyday Use

The ground floor is reorganised to create a more direct and intuitive route through the house. Movement no longer relies on passing through the working kitchen area, helping the different spaces function more comfortably together.

4.4 Light, Garden Connection & Flexibility

The proposal is shaped by the relationship with the rear garden and the opportunity to bring more natural light into the centre of the plan. New rear doors and glazing strengthen the visual and physical connection with the garden, while a rooflight introduces daylight deeper into the home.



- Entrance
- Existing space retained
- Proposed open plan
- Garden
- Circulation
- Daylighting

5.0 Ground Floor Proposal

The proposed ground-floor alterations combine a modest single-storey rear extension with targeted internal reconfiguration to improve the functionality and spatial quality of the existing home.

5.1 Spatial Arrangement

The proposal creates a more connected sequence of kitchen, living and dining spaces towards the rear of the property, improving circulation through the ground floor and strengthening the relationship between the principal family spaces and the garden.

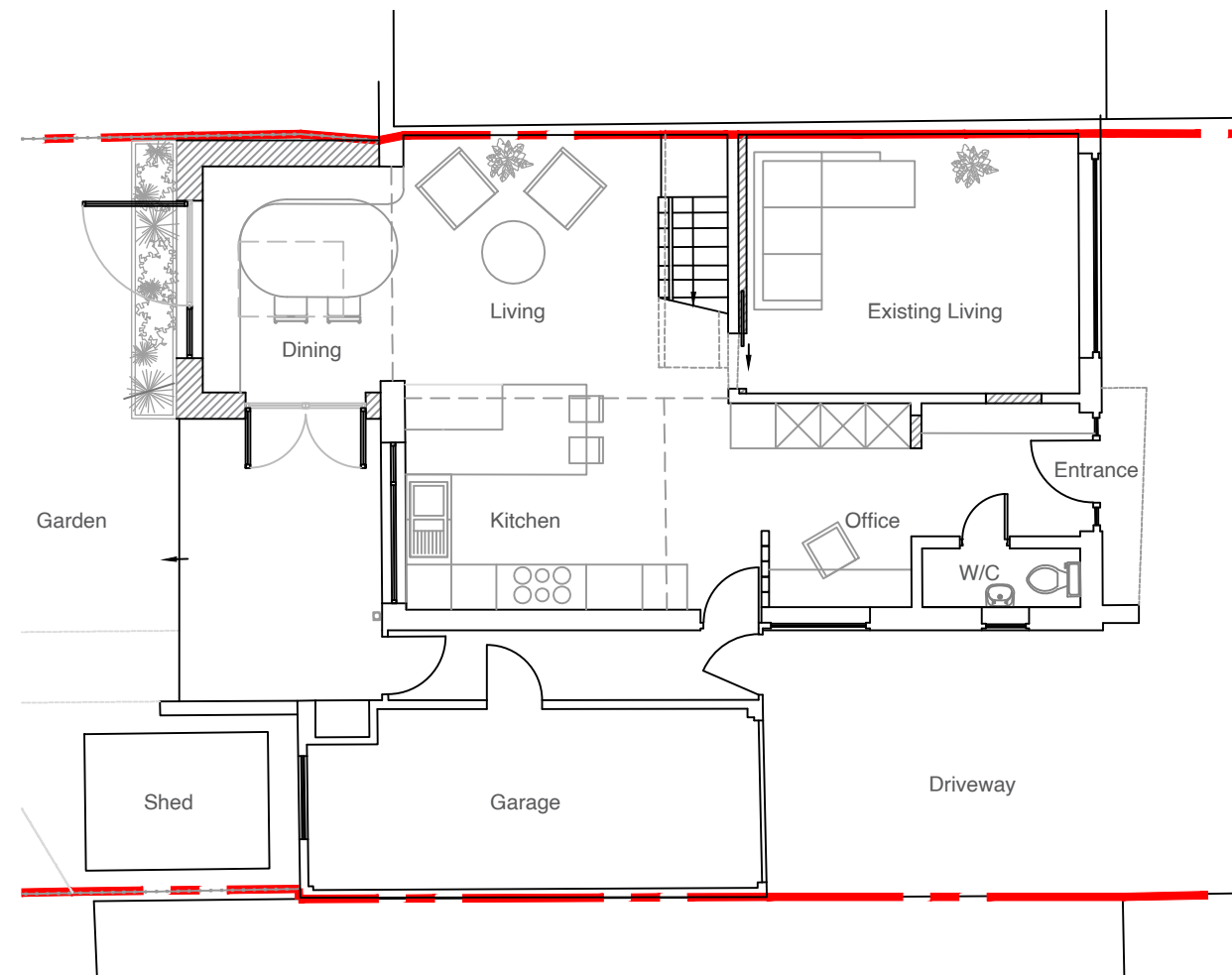
The existing living room is retained as a separate quieter space, allowing the dwelling to provide a balance between open communal accommodation and more private living space.

5.2 Relationship with the Garden

The new dining space is positioned within the rear extension and forms the principal connection between the house and garden. New rear glazing and a rooflight increase opportunities for natural daylight and create a stronger visual relationship with the external amenity space.

5.3 Proportionate Intervention

The extension has been deliberately limited to part of the rear elevation rather than extending across the full width of the dwelling. This provides the additional space required to improve the ground-floor layout while retaining the majority of the existing rear garden and keeping the new development subordinate to the host property.



Proposed Ground Floor Plan, 1:100 at A3

6.0 Scale, Form & Appearance

The proposed extension has been designed as a modest and clearly subordinate addition to the existing dwelling. Its scale and form respond to the domestic character of Rochford Avenue while concentrating the new development to the rear of the property.

6.1 Scale & Massing

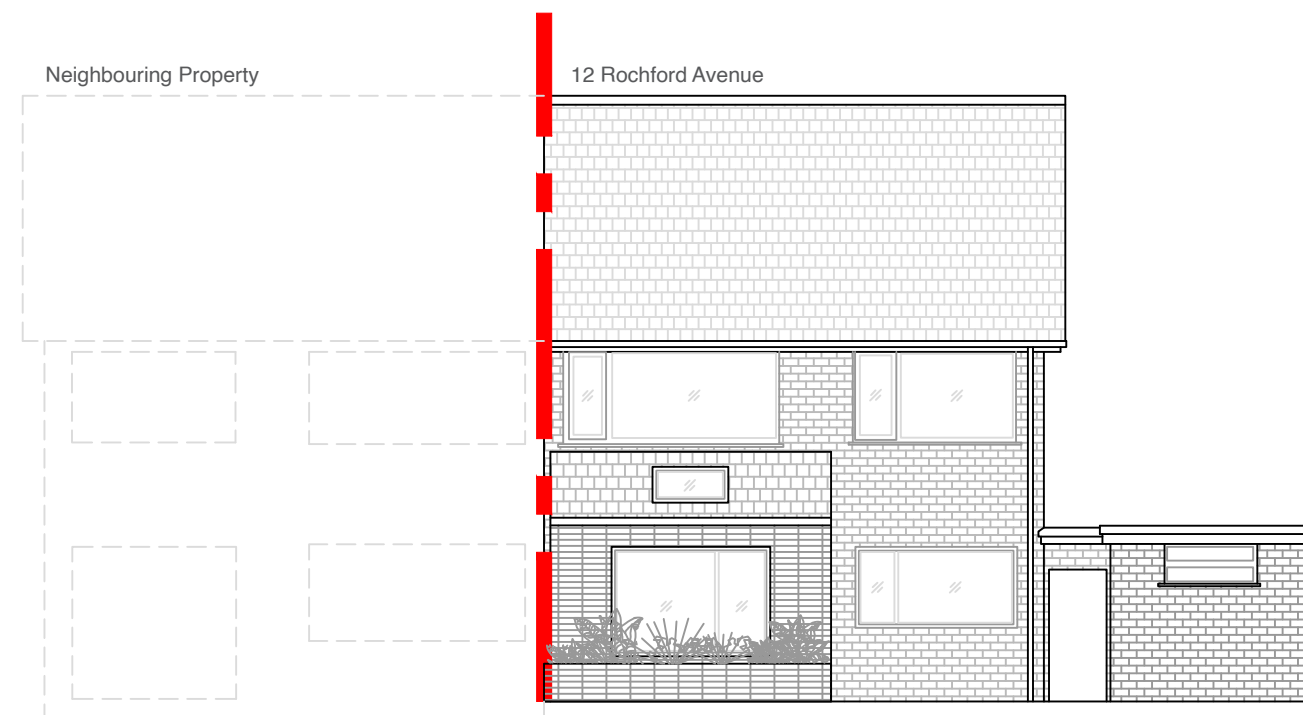
The extension is single storey and occupies only part of the existing rear elevation. Its limited footprint ensures that the proposal remains proportionate to the host dwelling and retains a generous area of private rear garden.

6.2 Form

A simple pitched roof is proposed over the extension, giving the new addition a domestic scale that responds positively to the existing house. The form is deliberately restrained so that the extension reads as a secondary element rather than competing with the original dwelling.

6.3 Appearance

The proposal is located to the rear of the property and does not materially alter the principal street-facing elevation of Rochford Avenue. The external design adopts a simple contemporary character, with carefully proportioned openings and a restrained overall composition.



Proposed Rear Elevation, 1:100 at A3

7.0 Materials & Character

The proposed material palette has been developed to give the rear extension a distinct contemporary identity while remaining sympathetic to the warm tones and domestic character of the existing dwelling.

7.1 External Materials

The extension is proposed in a warm glazed terracotta or tile-based cladding, introducing subtle variation and texture while complementing the existing brickwork rather than attempting to directly replicate it.

7.2 Architectural Character

The extension adopts a simple and restrained contemporary language, with the material treatment used to distinguish the new addition from the original house while keeping the overall composition calm and proportionate.

The pitched roof form and simple rear openings reinforce the domestic character of the proposal and help the extension sit comfortably within the established residential setting of Rochford Avenue.



Precedent example of material palette

-  Existing brickwork
-  Proposed terracotta glazed tiles
-  Concrete roof tiles (Existing & Proposed)



Proposed Material Palette Diagram

8.0 Planning Policy Compliance

The proposal has been considered against the relevant national and local planning policy framework, including the National Planning Policy Framework, Bury UDP Policy H2/3 - Extensions and Alterations, and SPD6 - Alterations and Extensions to Residential Properties.

8.1 Design, Scale & Character

The proposed extension is single storey, partial-width and located entirely to the rear of the property. Its modest scale and pitched form ensure that it remains subordinate to the existing dwelling and does not materially alter the established character of Rochford Avenue.

The proposed contemporary material treatment allows the extension to read as a distinct addition while remaining sympathetic to the warm tones and domestic character of the existing house.

8.2 Residential Amenity

The proposal has been designed to retain an appropriate relationship with neighbouring properties. Its limited scale and single-storey form reduce potential impacts on privacy, outlook and daylight, while the principal new openings are directed towards the rear garden.

A substantial proportion of the existing garden is retained as private amenity space.

8.3 Access & Functionality

Existing vehicular and pedestrian access arrangements remain unchanged.

Internally, the proposal improves circulation and creates a clearer relationship between the principal ground-floor living spaces and the garden, improving the long-term functionality of the dwelling.

8.4 Local Planning Context

Rochford Avenue includes a number of approved residential extensions, demonstrating an established pattern of alteration within the street.

Relevant approvals include:

- 14 Rochford Avenue – Ref. 65951
Two-storey side/rear extension and first-floor rear extension – Approved November 2020.
- 10 Rochford Avenue – Ref. 03/41569
Single-storey rear extension – Approved January 2004.

These applications demonstrate that residential extensions form part of the established character of the street. The current proposal is comparatively modest and has been designed specifically in response to the scale and proportions of No. 12.

8.5 Policy Summary

Overall, the proposal represents a proportionate form of householder development that improves the functionality of the existing home while remaining sensitive to the host dwelling, neighbouring properties and the wider residential context.

9.0 Conclusion

The proposed development at 12 Rochford Avenue represents a modest and carefully considered evolution of the existing family home.

The scheme uses a partial-width single-storey rear extension alongside targeted internal reconfiguration to improve circulation, create a stronger relationship with the rear garden and provide a brighter, more connected ground-floor living environment.

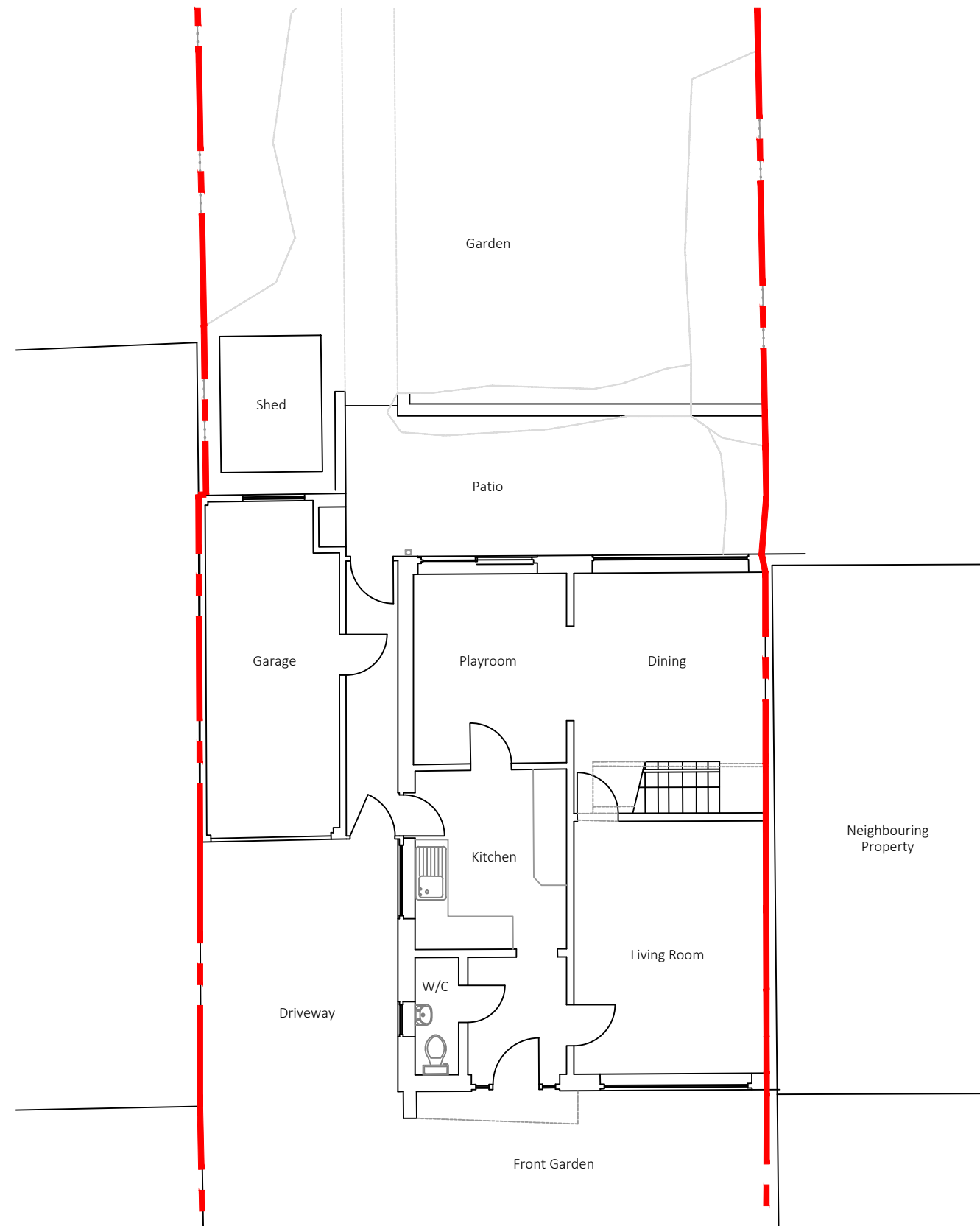
The extension remains clearly subordinate to the existing dwelling in both scale and form, while retaining a generous proportion of the rear garden and leaving the principal street-facing character of the property largely unchanged.

The proposal has been developed with regard to the relevant national and local planning policy framework and is considered to represent an appropriate and proportionate form of householder development within the established residential context of Rochford Avenue.

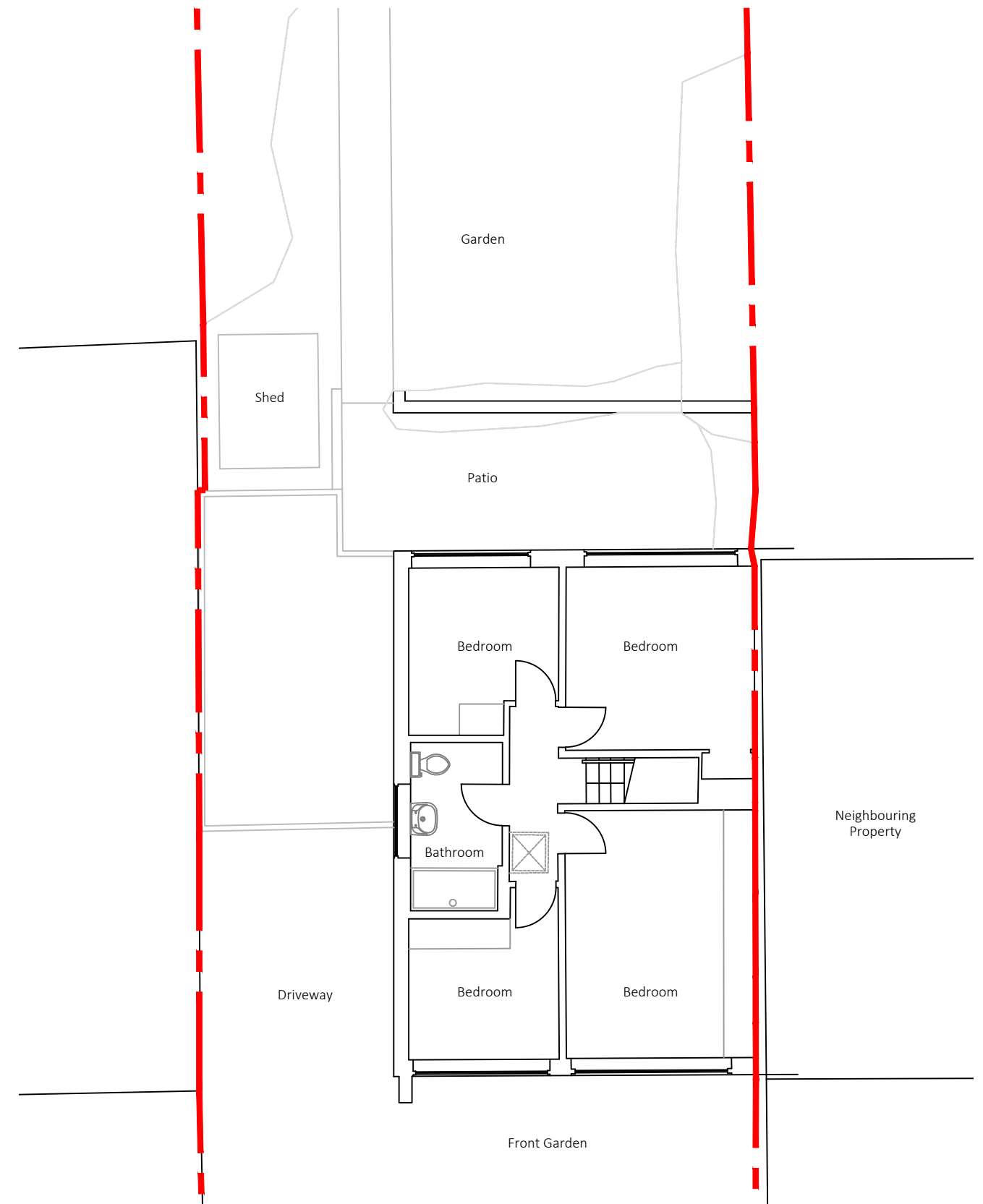


View from stairs showing a light filled kitchen, living and dining space.

10.0 Existing Drawings



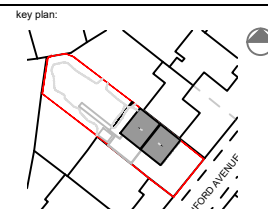
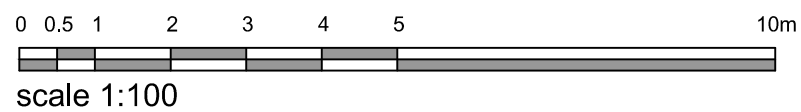
Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100

Key:
 Site Boundary

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project:
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scale: 1:100 sheet: A3 date: September 2026

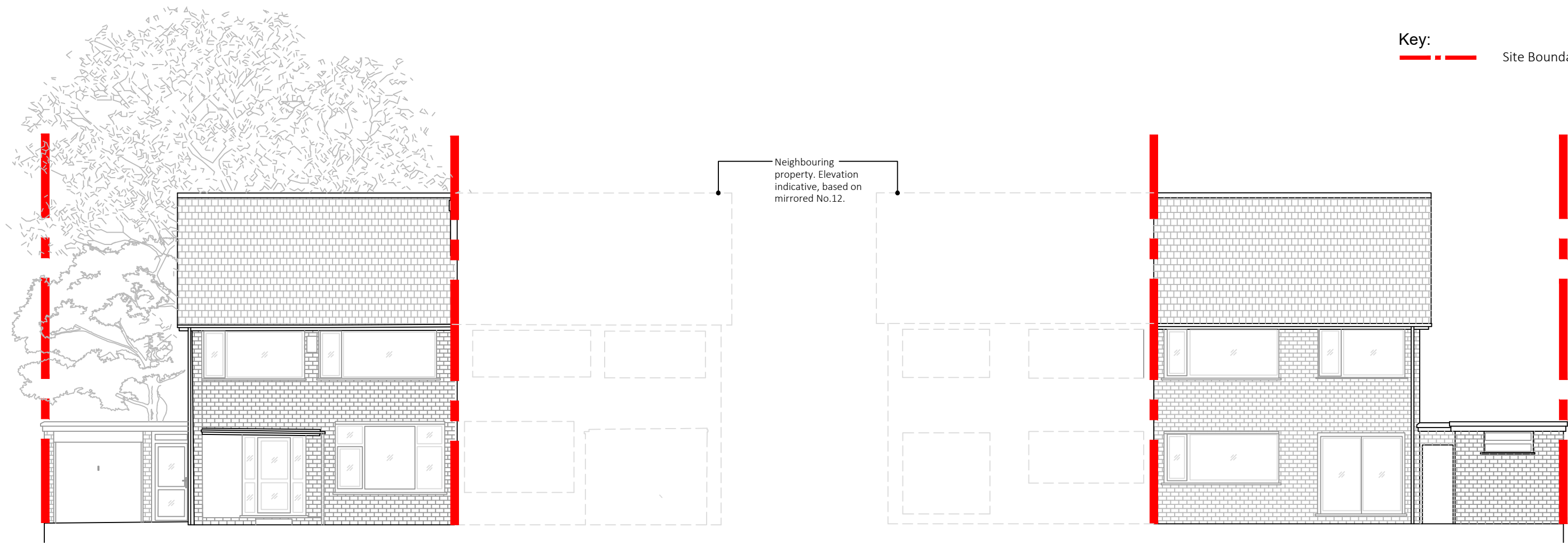
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drawing status: Planning drawn by: RC checked by: JD

drawing no.: 2610-EX-100 rev: -

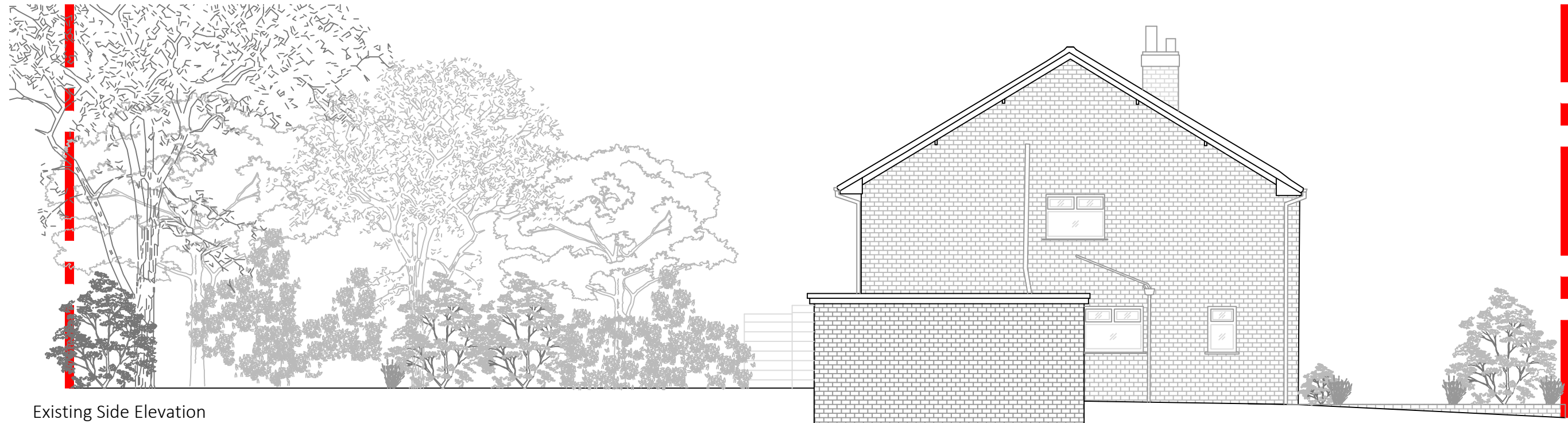
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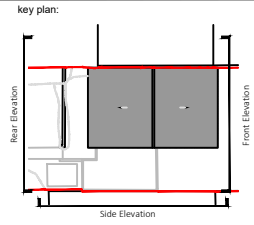
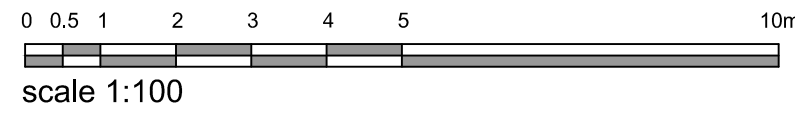
Existing Front Elevation
Scale 1:100

Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

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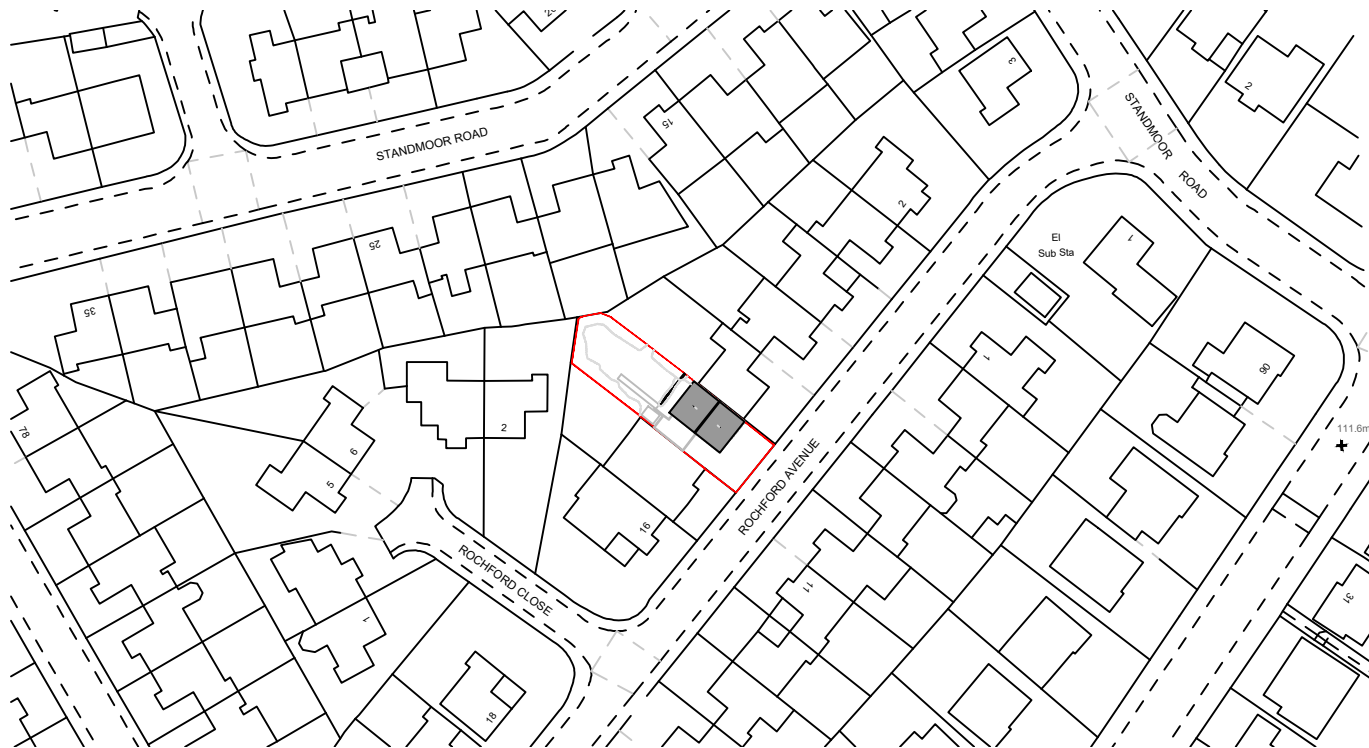
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Existing Elevations

drawing status:	drawn by:	checked by:
Planning	RC	JD

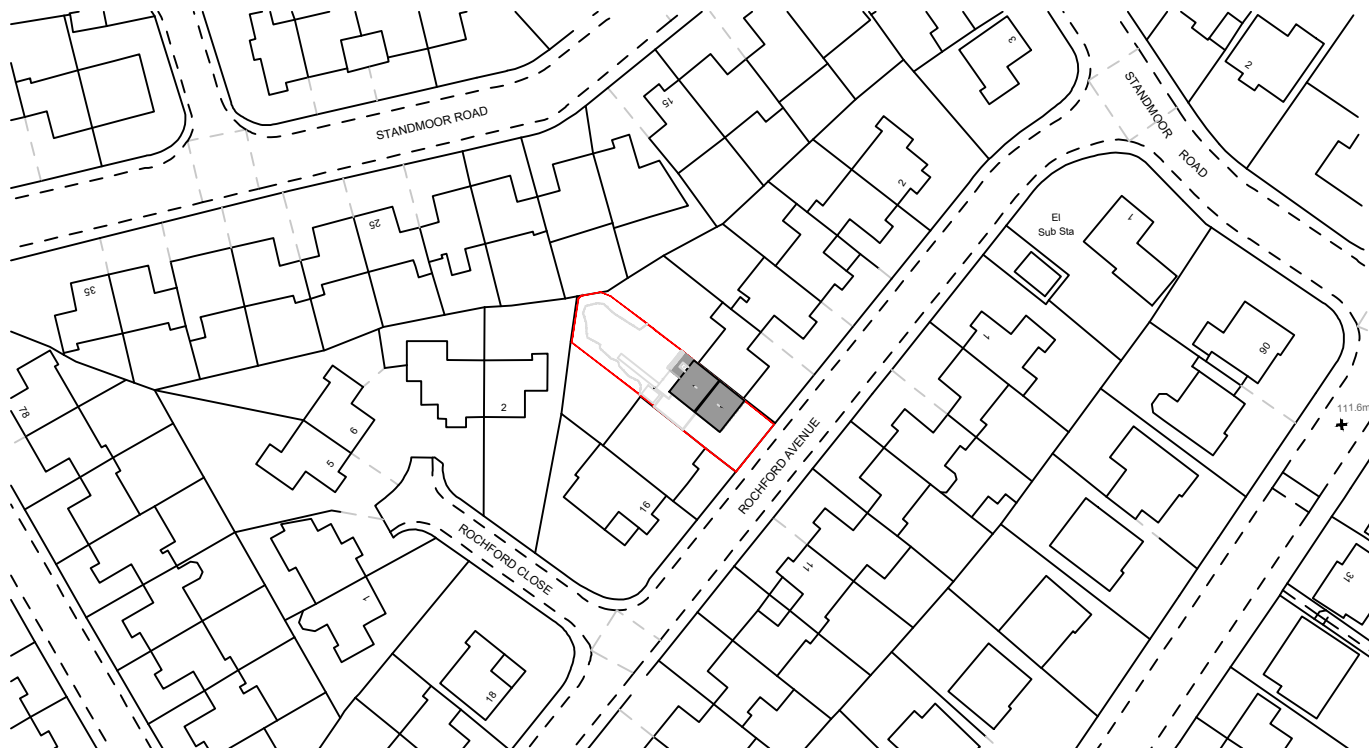
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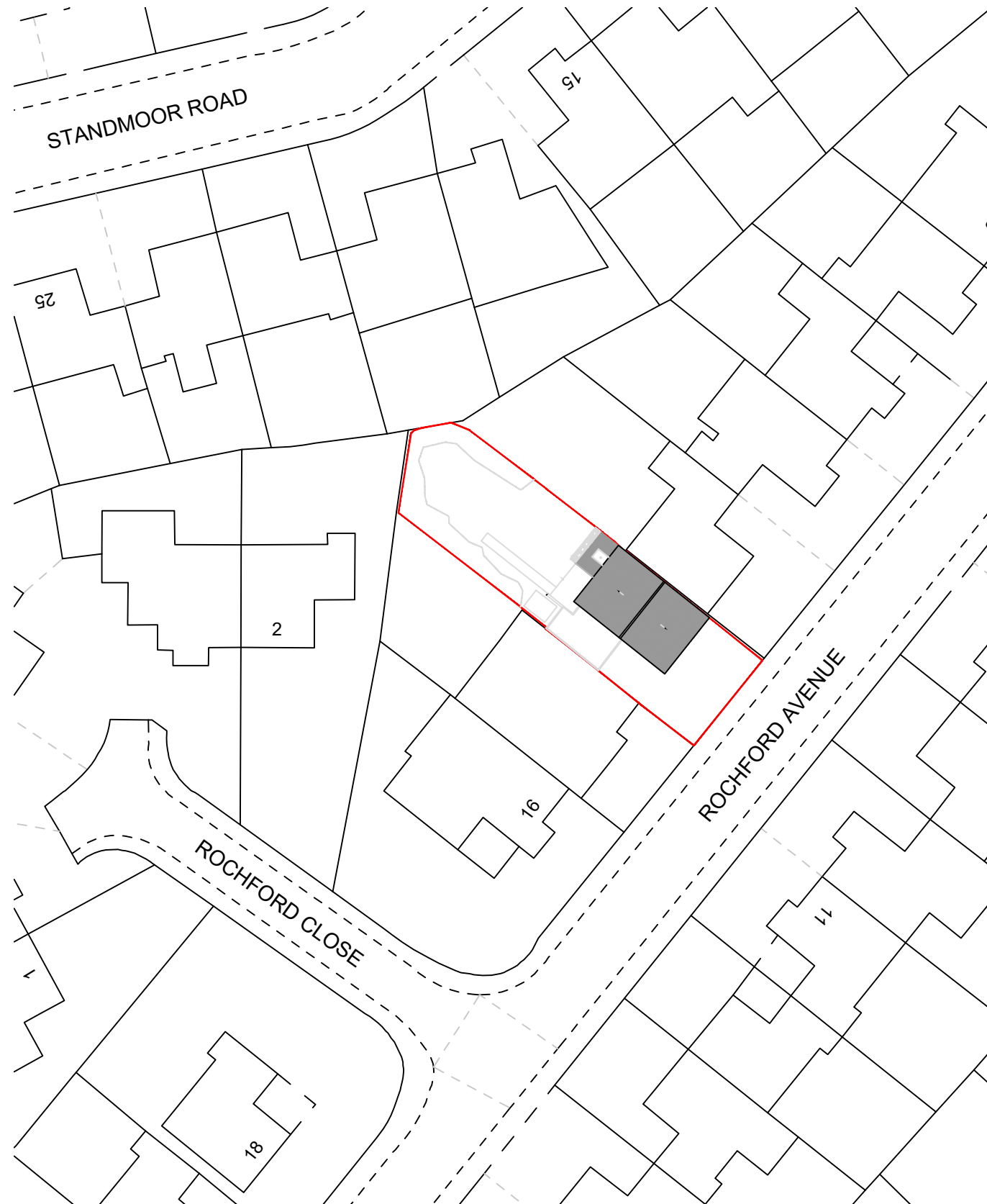
11.0 Proposed Drawings



Existing Site Plan
Scale 1:1250



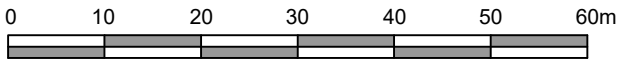
Proposed Site Plan
Scale 1:1250



Proposed Site Plan
Scale 1:500

Key:
— — — — — Site Boundary

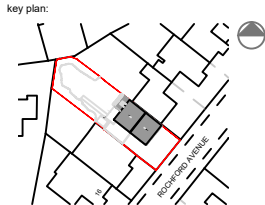
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scale 1:1250



scale 1:500



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1:1250 A3 September 2026

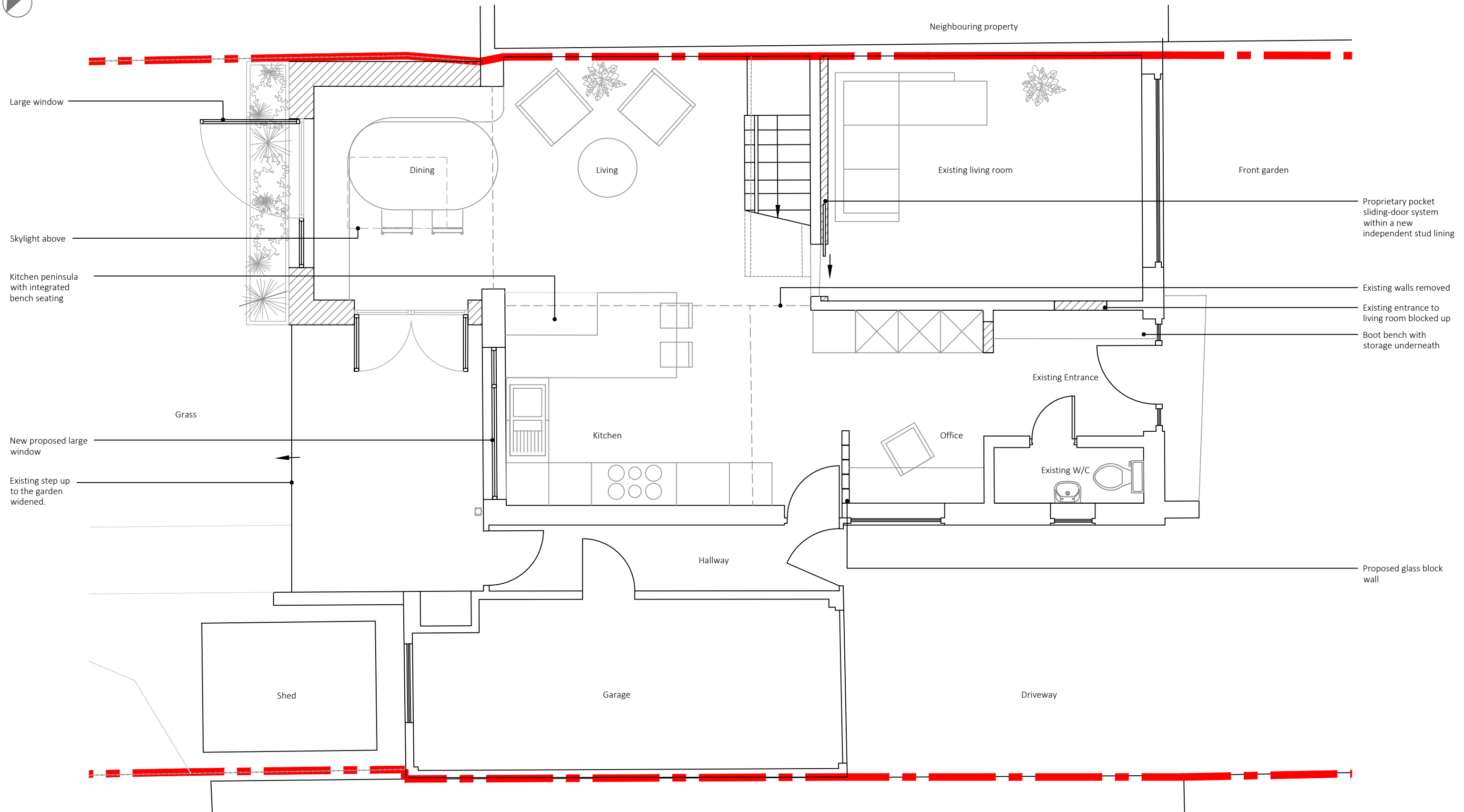
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drawing status:	drawn by:	checked by:
Planning	RC	JD

drawing no.: 2610-EX-050

rev: -

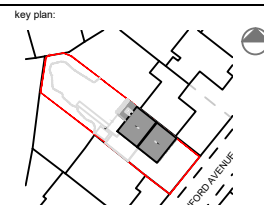
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Proposed Ground Floor Plan
Scale 1:50

Key:
Site Boundary

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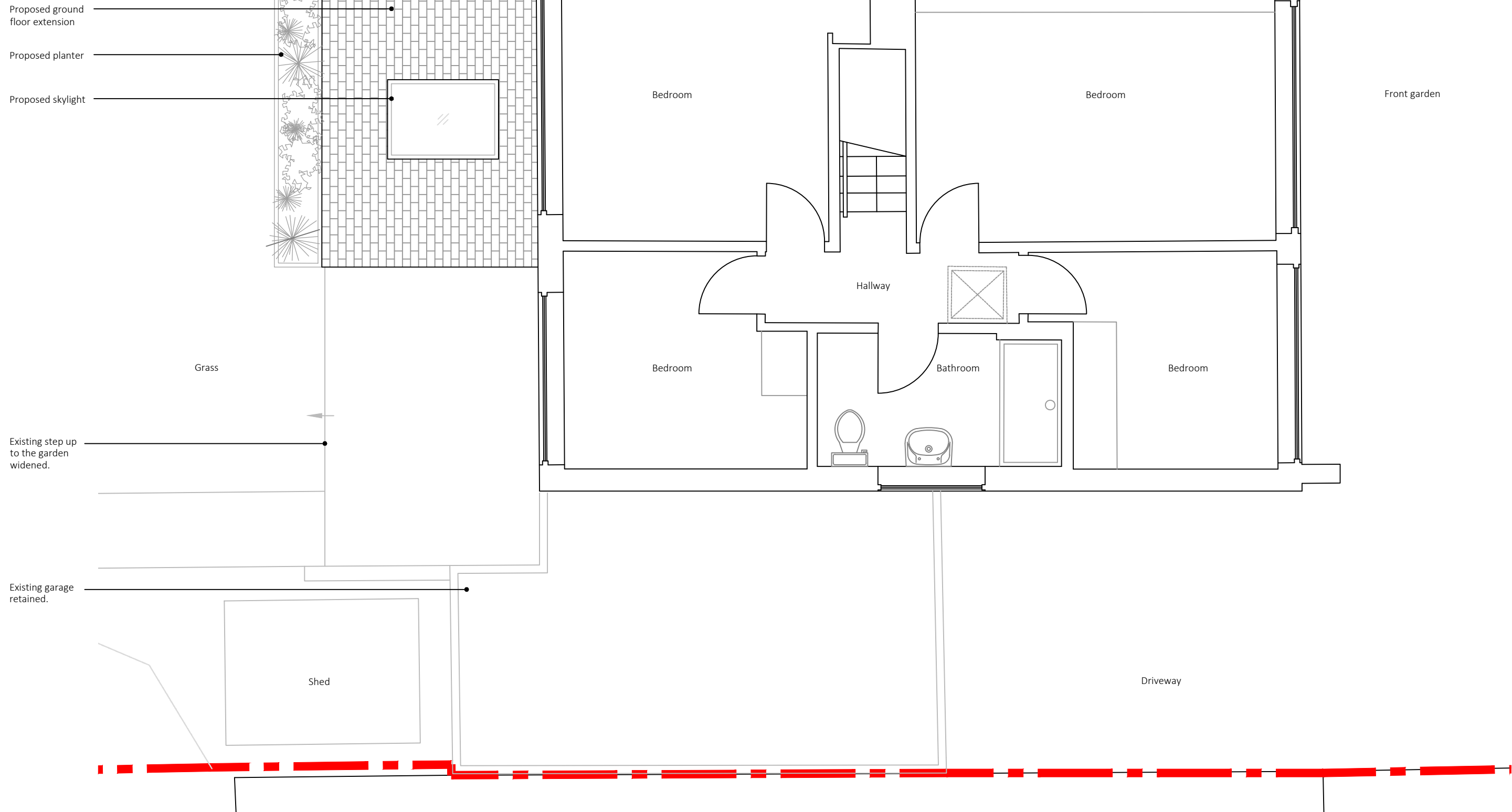
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sheet: A3
date: September 2026

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drawing status: Planning
drawn by: RC
checked by: JD

drawing no.: 2610-GA-100
rev: -

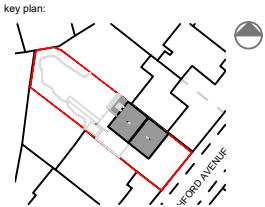
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Proposed First Floor Plan
Scale 1:50

Key:
Site Boundary

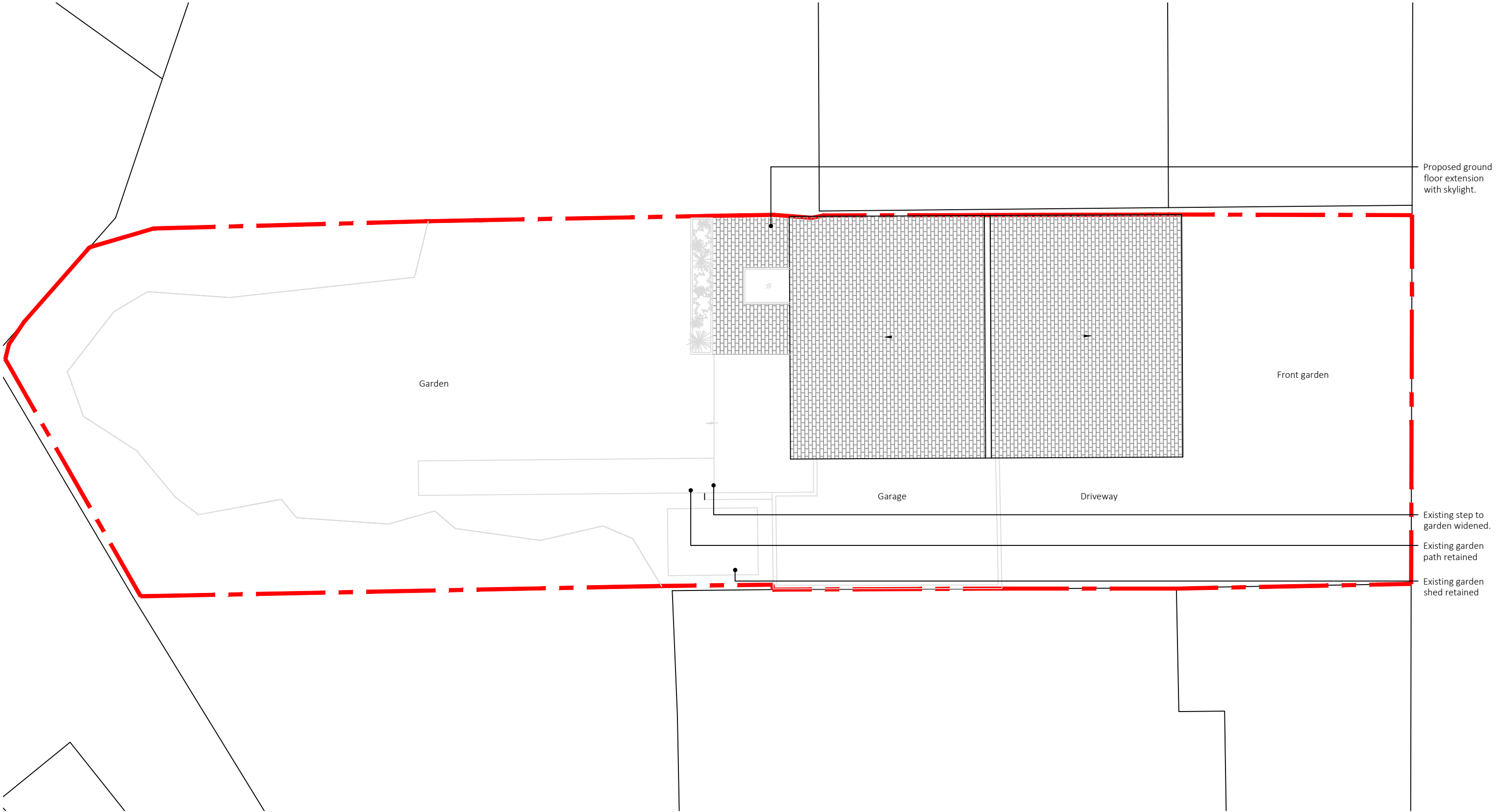
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drawing status: Planning	drawn by: RC	checked by: JD
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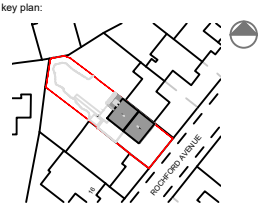
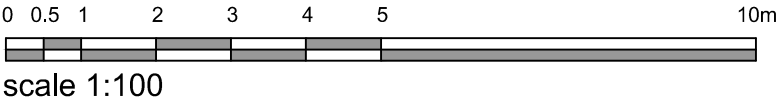
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Proposed Site Plan
Scale 1:100

Key:
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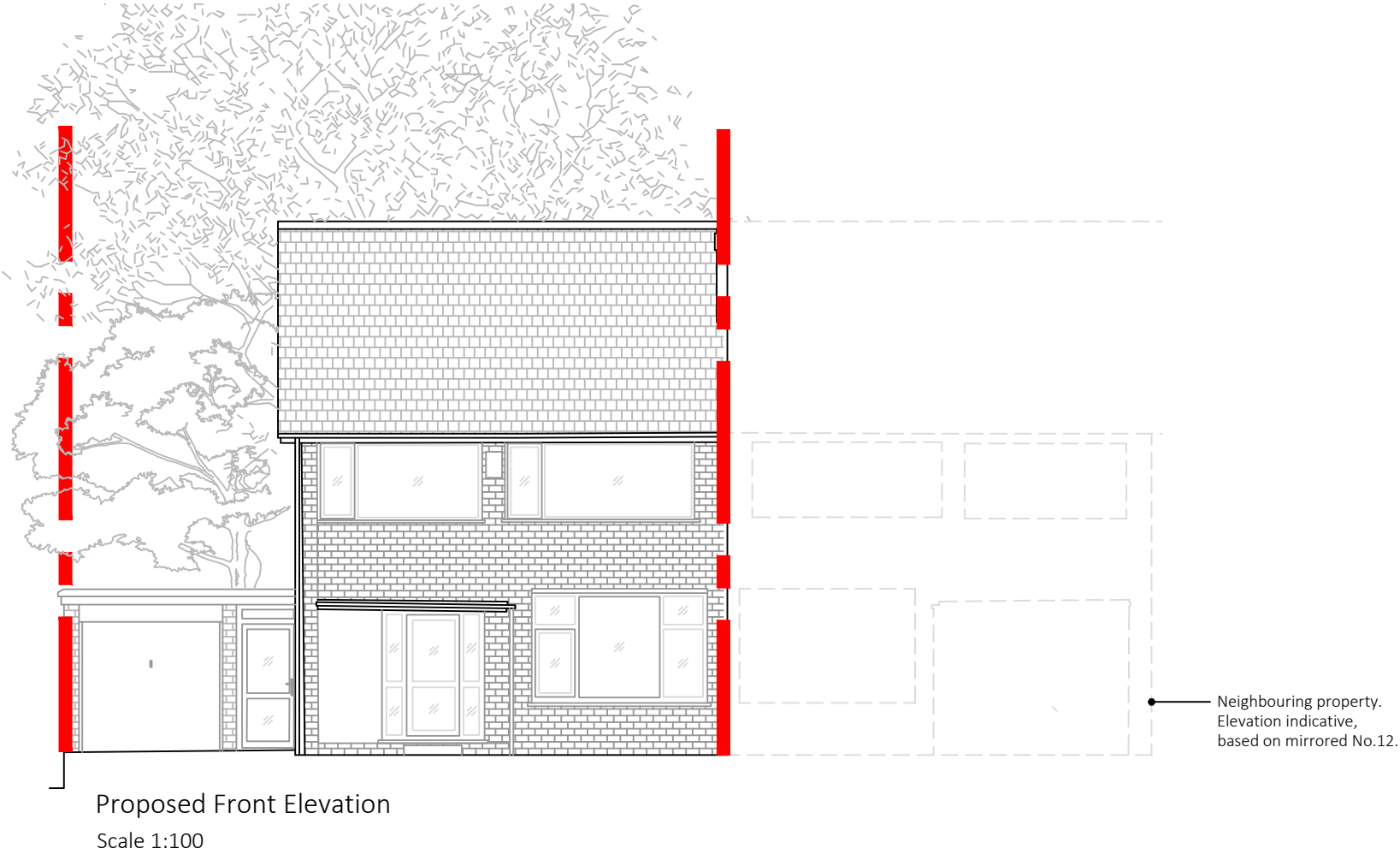
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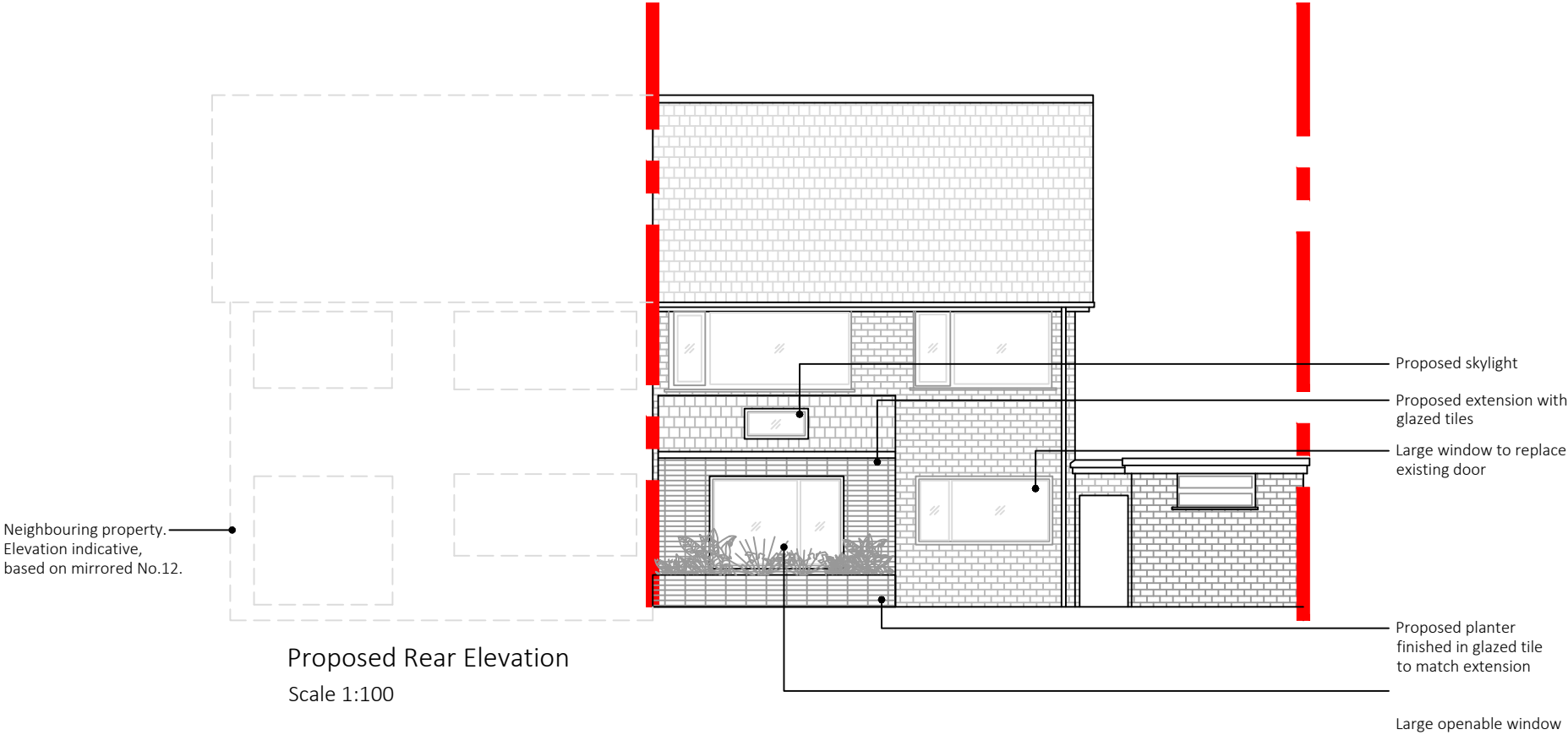
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Key:  Site Boundary

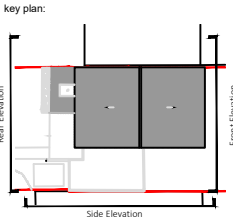
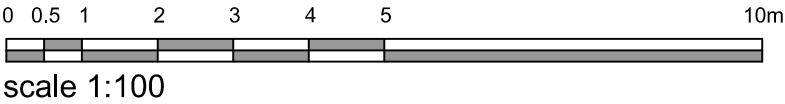


Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

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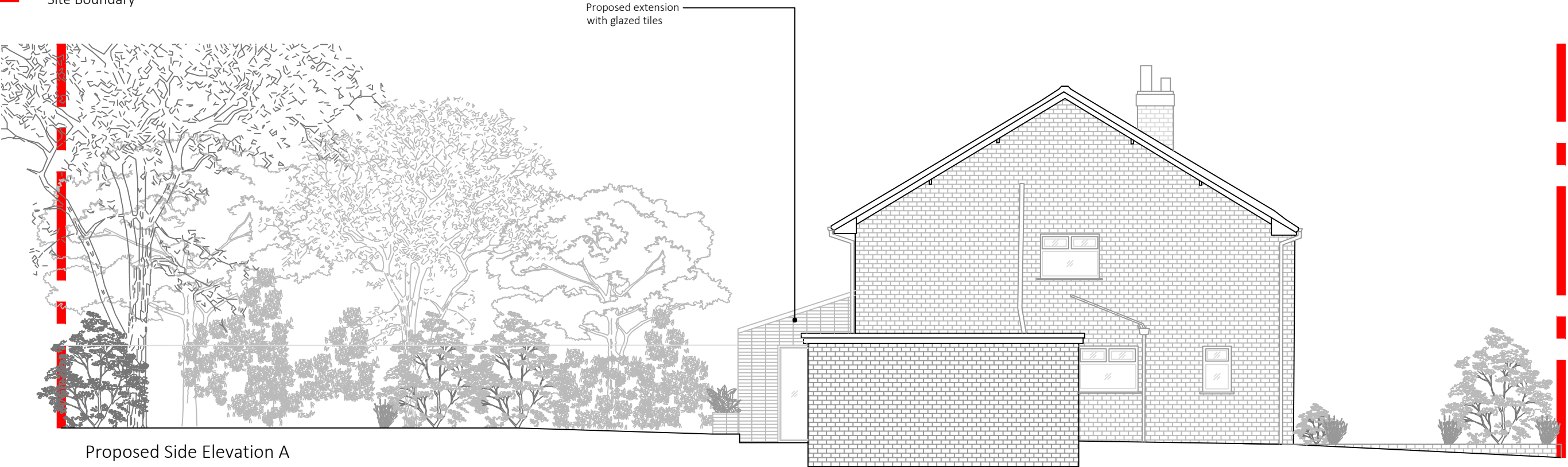
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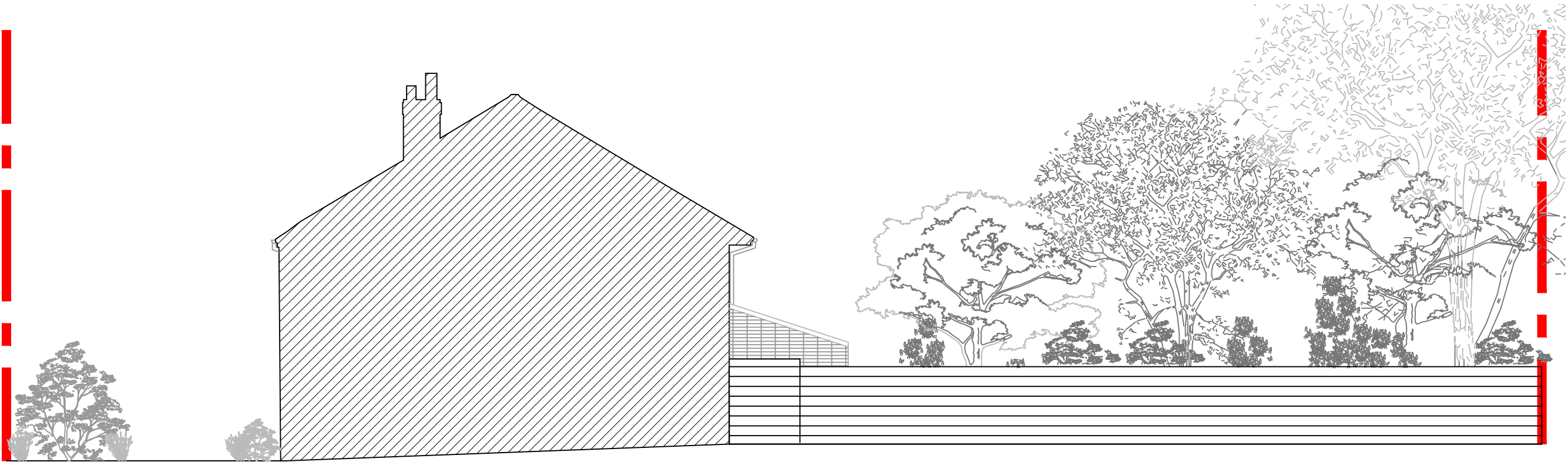
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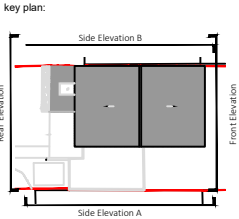
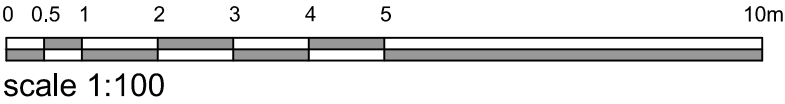


Proposed Side Elevation A
Scale 1:100



Proposed Side Elevation B
Scale 1:100

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scale: 1:100 sheet: A3 date: September 2026

title:
Proposed Elevations
(Sides A & B)

drawing status:	drawn by:	checked by:
Planning	RC	JD

drawing no.: 2610-GA-200 rev: -

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