Design & Access Statement

Addendum

Whitehouse Club, Middleton

May 2026

WAIN HOMES

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01 Introduction

This Design and Access Statement Addendum has been prepared in support of a Section 73 application relating to the residential development at Whitehouse Club, Middleton.

Planning permission has previously been granted for a residential development comprising 74 units, including an apartment block and 50 dwellings.

The development has been implemented in phases. The first & second phase, comprising Whitehouse Club and the apartment buildings, have now been completed.

This application relates solely to the third phase, which comprises the delivery of the remaining 50 houses, and seeks approval for the substitution of the previously approved house types with an alternative house type range.

This document should be read alongside the approved Design and Access Statement (June 2021), with all other details remaining unchanged unless otherwise stated.

02 Use

The proposed use remains unchanged from the approved scheme.

- Residential development (Use Class C3)
- Private for-sale housing forming Phase 3

The proposal continues the established residential use and complements the completed phases.



03 Amount

The development retains the approved quantum and mix:

- 32 no. three-bedroom dwellings
- 18 no. four-bedroom dwellings
- Total: 50 dwellings

There is no change to density, unit numbers, or housing mix.

All dwellings are M4(2) and NDSS compliant.

MIDDLETON ROAD, CRUMPSALL								Issue 07
Code	**House Type**	**Bed & Type**	**Storey**	**Parking**	**Unit No.**	**Build Sq/Ft**	**Total Build Sq/Ft**	**Mix %**
Affordable								
Open Market								
COP	Coppice	3B-4P Mews / Semi	2	2PS	**24**	1015	**24360**	**48%**
MEA	Meadowvale	3B-4P Semi / Detached	2	2PS	**8**	1094	**8752**	**16%**
OAK	Oakrise	4B-5P Semi	2.5	2PS + SDG	**18**	1284	**23112**	**36%**
TOTAL					**50**		**56224**	**100%**

04 Layout

The scheme reflects the principles of the approved layout while allowing for minor design refinement.

- Plot arrangement is consistent
- Parking provision maintained
- Private gardens retained
- Established building lines and spatial relationships preserved

The refinement of the road hierarchy, including the replacement of adopted highway nibs with shared, enhances legibility, reduces over-engineering and supports a more considered residential environment

The new house types are incorporated into the approved development framework without impacting the spatial structure of the development.



05 House Types & Scale

The proposed house types selected have been carefully incorporated into the approved layout. The updated designs have been developed to:

- Reflect the established character and grain of the approved scheme
- Maintain active street frontages and natural surveillance
- Deliver high-quality residential accommodation
- Integrate seamlessly with the completed apartment phase

The design approach continues to follow the principles set out in the original DAS, including responding to local context and creating an attractive and cohesive residential environment.

The scale of development remains consistent with the approved scheme.

- Dwellings remain predominantly two-storey in height
- Ridge heights and proportions are comparable to approved units
- Building massing maintains the established street scene

There are no changes that would materially affect the character or visual balance of the development.



06 Appearance

The appearance of the development remains aligned with the approved design approach.

- Materials palette consistent with consented scheme, including facing brickwork and roof finishes
- Use of complementary tones and detailing to create visual interest
- Elevational treatments reflect the character established by Phases 1 & 2

The replacement house types have been designed to ensure visual continuity across the development, maintaining a cohesive architectural language.



Primary facing brick

Forterra Russet Mixture



Secondary detail facing brick

Forterra Blue Smooth



Roof Tile

Russell Grampian in Slate Grey

RAL 7016

Windows & Doors

Soffit & Fascia

Entrance Canopies

Dormers

07 Landscaping

The approved landscaping strategy remains applicable. Extensive hard and soft landscaping consisting of trees and shrubs will be employed for the whole development.

The landscaping has been carefully planned, with vegetation that separates public and private places.

08 Access

Access arrangements remain unchanged from the approved scheme with the primary vehicular access via Middleton Road.

The front elevations of this development face public highways. Care has been taken to keep natural surveillance over the public realm to the maximum, with building design offering no opportunities for concealment, thus promoting a sense of security for the community and visitors. Door and windows in gables overlook public areas providing natural surveillance.

Care has been taken to ensure that all boundary treatments provide clear and well defined public and private spaces. The plans show a mix of boundary treatments consisting of timber fencing , low level railings and knee rails, all of which will provide a physical barrier.

Parking is in curtilage with parking provision meeting requirements in terms of quantum and size.

Refuse collection and servicing arrangements remain consistent with the approved scheme.

Building design, site layout and landscaping, will all play their part in assisting vehicle and pedestrian movement within the development.



09 Conclusion

This Section 73 application seeks approval for the substitution of house types within Phase 3 of the Whitehouse Club development.

The proposals:

- Retain the approved number and mix of dwellings
- Maintain the approved layout and access strategy
- Use materials and architectural language consistent with the consented scheme
- Deliver a high-quality and coherent residential environment

The proposed changes do not alter the overall intent or impact of the approved development. The development therefore remains compliant with planning and design objectives and continues to represent a sustainable and appropriate form of residential development.