

Design and Access Statement

For The Erection of a 4-bedroom detached dwelling at land at 12 Holthouse Road, Walshaw, Tottington, Bury, BL8 3JP

1. Introduction

This Design and Access Statement has been prepared by SLH Home Design LTD on behalf of the applicant to support a full planning application for the proposed development.

This Design and Access Statement has been prepared to support a full planning application for the erection of a four-bedroom detached dwelling at land at 12 Holthouse Road, Walshaw, Tottington, Bury. The statement has been produced in accordance with the Town and Country Planning and relevant National Planning Policy Framework (NPPF) guidance.

The purpose of this statement is to explain the design principles and concepts that have informed the proposed development and to demonstrate how issues of access have been addressed.

2. Site Context and Surroundings

The application site is located on Holthouse Road within the established residential area of Walshaw, to the north of Tottington town centre. The plot is currently owned by 8 Holthouse Road, and is mainly overgrown shrubbery within the site. The proposal is to split some of the land at number 8 Holthouse Road, to allow an extended rear garden for the new 4 bedroom detached property. The surrounding area is characterised predominantly by low-density residential development, comprising detached and semi-detached dwellings set within generous plots. The design of the new property is in keeping with the character of the street and staggers below the neighbouring property as the road sloped downwards. Keeping roofscapes in line with the street scene.

Existing properties along Holthouse Road are typically two storeys in height, with pitched roofs, front gardens, and off-street parking. Building materials within the locality are varied but commonly include red or buff brickwork with tiled or slate roofs. With a common feature of a mixed use of materials, mainly stone with cladding, or brickwork with cladding. The site is situated within a sustainable residential location with access to local services, schools, and public transport links.

3. Site Description

The application site comprises the curtilage of Land at No. 12 Holthouse Road and is currently vacant and is shrubbery / grass. This is owned by the owner at 8 Holthouse Road. The site context,

existing conditions, and proposed site layout are illustrated on drawing A002 – Existing and Proposed Site Plan, prepared by SLH Home Design LTD.

The plot is of sufficient size to accommodate a new detached 4 bedroom dwelling while maintaining appropriate spacing to neighbouring properties and respecting established building lines.

The site benefits from direct frontage onto Holthouse Road, allowing for safe and convenient vehicular and pedestrian access. The land is generally level, and no significant landscape or topographical constraints are present. The site will have parking spaces for 2 off street parking spaces. There will be a bin enclose within the front garden as shown on A002 – Existing and Proposed Site Plan.



Ariel View Of Land at 12 Holthouse Road

4. Planning Policy Context

The proposal has been developed with regard to the following key policy considerations:

- National Planning Policy Framework (NPPF)
- Further Housing Development H1/2 - Further Housing Development
- H2/1 - The Form of New Residential Development
- H2/2 - The Layout of New Residential Development
- H2/6 - Garden and Backland Development
- EN1/2 - Townscape and Built Design
- EN6/3 - Features of Ecological Value
- HT2/4 - Car Parking and New Development
- HT6/2 - Pedestrian/Vehicular Conflict
- Development Control Policy Guidance Note 11 - Parking Standards in Bury

The proposed development seeks to deliver a high-quality residential dwelling that responds positively to local character while contributing to the efficient use of land.

5. Design Principles

The proposed design has been informed by drawing A401 – Proposed Plans and Elevations, prepared by SLH Home Design LTD, which illustrates the layout, scale, and appearance of the dwelling. The design has been designed to be in keeping with the properties along Holthouse Road, in terms of size, scale and appearance. Parking arrangements and boundary treatments also respect the street scene and blend in as if it has always been there.

5.1 Amount

The proposal comprises a single four-bedroom detached dwelling providing family-sized accommodation. The scale of development is appropriate to the size of the site and reflects the established pattern of development along Holthouse Road. The site is larger than most on the street but the house remains in line with sizes of properties on the street in terms of overall scale and appearance, it is not dominant with respect to being a bigger plot of land.

5.2 Layout

The dwelling is positioned to respect existing building lines and to maintain appropriate separation distances from neighbouring properties. Private garden space is provided to the rear of the property, ensuring a good level of residential amenity. Low level walls / hedges are provided to the front keeping visibility splays at a distance. Clear visibility is offered down Holthouse Road in both directions.

Vehicular access is taken from Holthouse Road, with on-site parking provision in line with local standards. The layout allows for clear and safe movement for both vehicles and pedestrians. A drop

kerb 5.4m wide is required to enable access to the drive way. The driveway shaped to allow vehicles to turn into

5.3 Scale and Massing

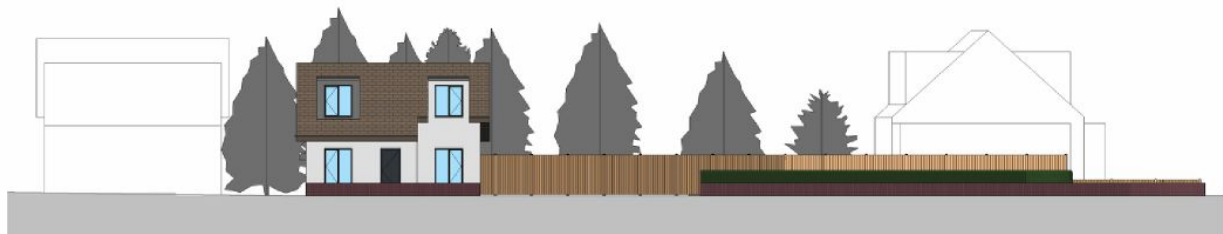
The proposed dwelling is designed as a single-storey bungalow with dormer windows and accommodation within the loft space. This approach reflects the established built form along Holthouse Road, where similar properties incorporate dormers and roofspace accommodation.

The overall massing has been carefully considered to ensure the dwelling sits comfortably within the plot and street scene. Ridge height, eaves levels, and roof form have been designed to align with neighbouring properties, avoiding any overbearing impact.

5.4 Appearance

The architectural style of the dwelling is traditional in character, drawing cues from nearby residential properties. Materials are expected to include facing brickwork plinths with white rendered walls, with a pitched tiled roof that has flatroof type dormers to the front and rear/side, ensuring visual compatibility with the surrounding area.

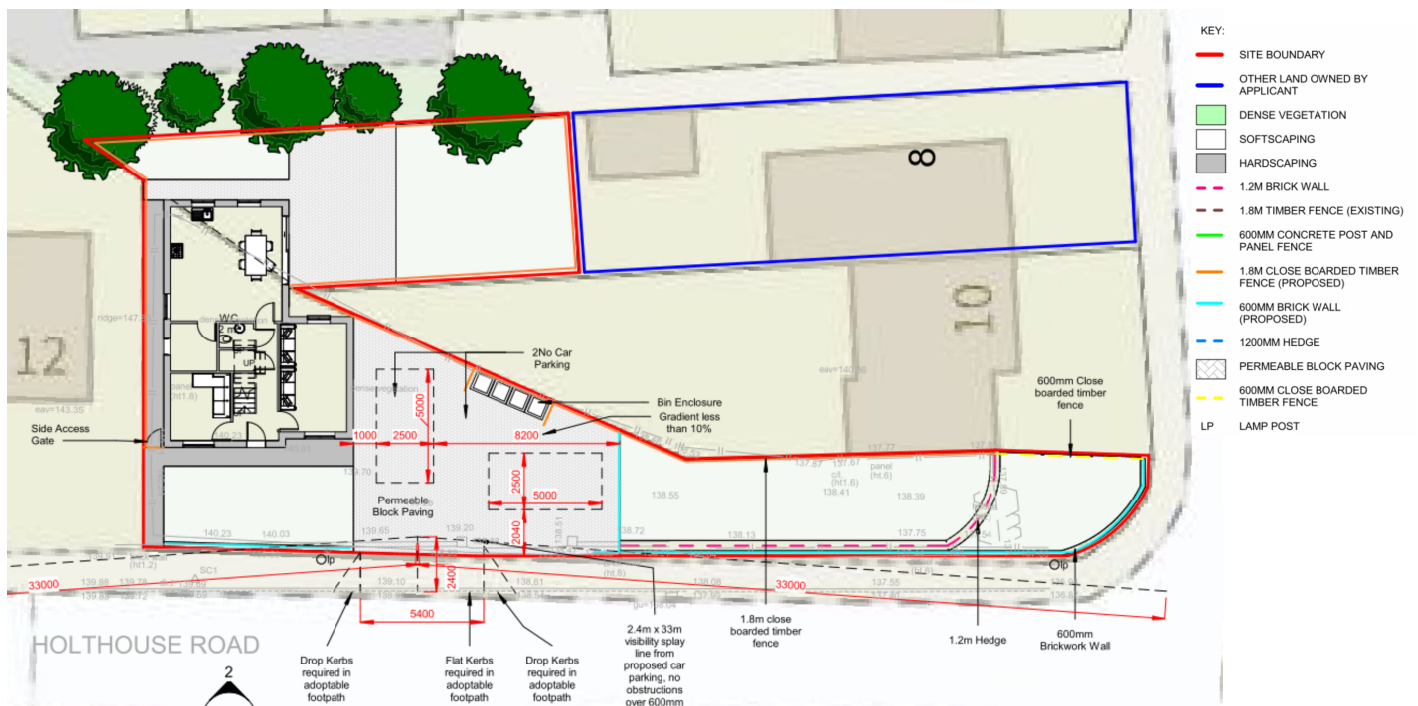
Fenestration is arranged to provide a balanced and attractive elevation, with careful consideration given to privacy and overlooking.



STREET ELEVATION

5.5 Landscaping

Soft landscaping will be provided within the front and rear garden areas, contributing positively to the character of the site. New low height walls with a low height hedge will enclose the front / side garden. Existing boundary treatments will be retained where possible, with any new boundaries designed to be in keeping with the residential setting. Permeable driveway will be installed for the car parking areas to ensure drainage provisions are achieved with no flooding.



6. Impact on Neighbouring Amenity

The proposed development has been designed to minimise any potential adverse impacts on neighbouring properties. Separation distances, window positioning, and boundary treatments ensure that there will be no unacceptable loss of privacy, daylight, or outlook.

The scale and siting of the dwelling ensure that overshadowing and overbearing impacts are avoided.

7. Access Statement

7.1 Vehicular Access

Vehicular access to the site will be taken directly from Holthouse Road via an improved access point. This will be a new 5.4m wide drop kerb with ample parking for 2 parking spaces. Adequate visibility splays can be achieved, and on-site parking is provided in accordance with local authority standards. This is illustrated on A002 – Existing and Proposed Site Plan.

7.2 Pedestrian Access

Safe and convenient pedestrian access is provided from Holthouse Road to the main entrance of the dwelling. The access route is clearly defined and well overlooked.

7.3 Inclusive Access

The dwelling has been designed to provide inclusive access where practicable. Level or gently sloping access will be provided to the principal entrance, and internal layouts allow for ease of movement in accordance with Building Regulations requirements.

8. Sustainability Considerations

The proposed dwelling has been designed with sustainability in mind. Measures may include:

- High levels of insulation and energy-efficient construction
- Use of energy-efficient glazing
- Provision for low-energy lighting
- Sustainable drainage solutions where appropriate

These measures will contribute to reduced energy consumption and long-term environmental performance.

9. Conclusion

This Design and Access Statement demonstrates that the proposed four-bedroom detached dwelling at 12 Holthouse Road has been carefully designed to respond to its context and to comply with

relevant planning policy. The proposal represents a high-quality residential development that will integrate successfully into the surrounding area without harm to neighbouring amenity or highway safety.

The development is therefore considered to be acceptable in planning terms and suitable for approval.