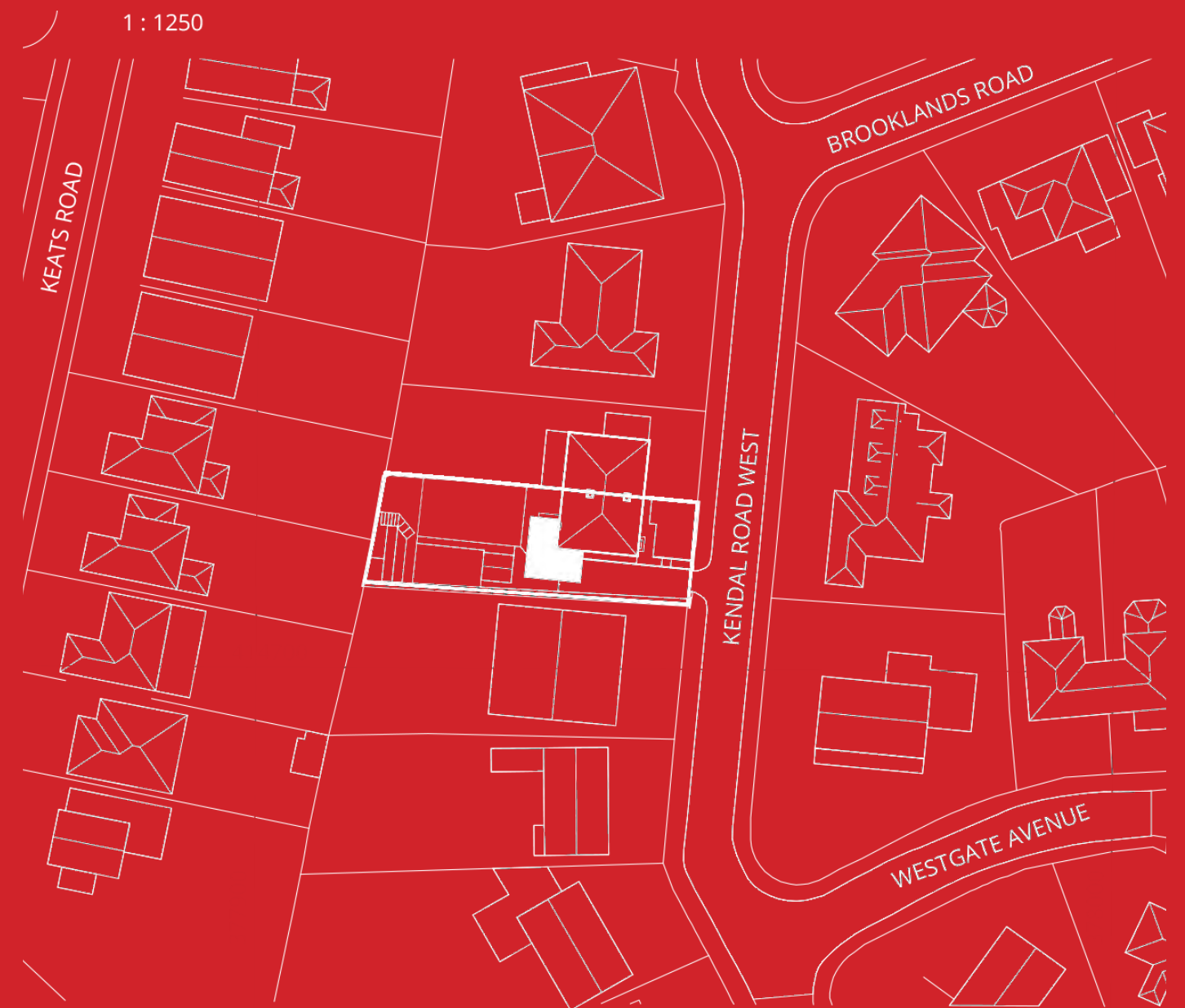




42 Kendal Road West

Design & Access Statement

December, 2021
Rev P00



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1.0 Introduction

1.1 Executive Summary

1.1.1 Location

This Design & Access Statement accompanies an application for planning submission for a single storey wrap around extension in Ramsbottom, Bury - 42 Kendal Road West, BL0 9SY. The site is a semi detached property located between Longsight Road & Holcombe Road. It is primarily a residential area, though a short walk away from local shops, bus routes and the Bury tram-link to Manchester's City Centre, Trafford Centre & Media City.

1.1.2 Client

The client is an owner occupier with a young family who sees the potential of this existing semi detached property transforming into a long term family home. Therefore, the purpose of this planning application is to future proof the home & provide additional space to support a growing family.

1.2 Design Brief

The client has the following aspirations for this project:

- To extend the house to meet their young family's growing needs, and improve day to day life with an open plan living arrangement
- Improved kitchen size making family meals more manageable
- To enhance natural daylighting to the main family living space and reduce its carbon footprint



Above: Existing House on Kendal Road West



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Kendal Road West is typically off Longsight Road (B6214) via Westgate Avenue, Brooklands Road or Kendal Road.

There are neighbouring properties on Kendal Road West:

- 40 Kendal Road West (adjoining)
- 44 Kendal Road West

The house boundary faces onto rear gardens of properties on Keats Rd.:

- 57 Keats Rd.
- 59 Keats Rd.

— Red line indicates site boundary

■ Red fill indicates proposed extension



Site Location Plan

2.2 Site Photographs



2.3 Site Context

2.1.1 Site Context

The site is located in a suburban area of Bury, Greater Manchester. The surrounding streets are dominated by a mix of 2 storey detached and semi-detached house-types thought to have been built around the 1930's on a standard suburban layout.

The original designs for these houses were predominantly finished in red brick at ground level with some stone render at first floor levels. The occasional house is built in local stone with pre-cast reveals to respond to the older buildings within the area. Windows are typically PVC and roofing materials are either clay or concrete tiles. More recent developments have introduced larger areas of light render, a mix of timber & composite panelling to bay windows. Enhancements have also been made using anthracite grey aluminium windows and roof tiles (Refer to 3.1).

The majority of homes in the area have undergone alteration and adaptation over the last 30 years, with the addition of a variety of different porches, extensions and garages. There is little uniformity in how these have been approached, and how they have been attached to the original house. Some have flat roofs, others have hipped roofs, and others still have pitched and gabled roofs.

Despite the array of developments within the neighbourhood the principal elevation of the original property remains in tact, with the scale and proportions of the extensions within keeping of the local character.



Above: Existing House - Front



Above: Existing Garden - Rear

2.1.2 Physical Context

The site sits on a residential road with residential properties on either side, with close links to Ramsbottom & Hawkshaw. The site is rectangular in shape and constrained by level changes to the front driveway & rear garden terrace adjoining no. 57 Keats Road with surrounding boundary fences c. 2.5m high. To the front the plot lowers providing a large driveway (Refer to 2.1.1) with an existing boundary of 600mm red brick walling, with 1050mm brick pillars to emphasise the driveway entrance.

The side towards No.44 faces a largely solid elevation with obscure glazed windows. The rear garden has a west facing aspect. The side towards No. 40 faces a single storey solid red brick elevation at ground level.

The spaces within the house itself at ground floor are not well connected for the way the family want to live, with existing living areas disconnected from the kitchen & in separate rooms. A larger kitchen with connected dining area is required.

Upstairs there are 3 good sized bedrooms with large family bathroom - no proposals are made at first floor level.

It is preferred not to extend up against No. 40 in order to maximise the west facing aspect of the garden which provides natural daylighting to existing living room.

There is a large garden shed located close to the existing house which will be demolished as part of this proposal.



Above: View from rear garden towards 40 Kendal Road West



Above: View from rear garden towards 44 Kendal Road West

2.4 Planning Policy & Regeneration

2.4.1 The National Planning Policy Framework

National planning policy and guidance is provided by the National Planning Policy Framework and the National Planning Practice Guidance, which are important material considerations in the determination of the planning application.

The Framework identifies three dimensions to sustainable development:

- economic
- social
- environmental

The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The Framework establishes a presumption in favour of sustainable development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in the Framework as a whole.

A set of core planning principles underpin decision making. Those most relevant to this development include:

- Achieving sustainable development (Chapter 2)
- Delivering a sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Making effective use of land (Chapter 11)
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment (Chapter 15)

The Practice guidance is considered alongside the Framework including:

- When is permission required?
- Before submitting an application
- Making an application
- Consultation and pre-decision matters
- Determining a planning application
- Use of Planning Conditions
- Planning obligations

2.4.2 Statutory Development Plan

The relevant current Development plan comprises:

- Bury Unitary Development Plan 1997
- Supplementary Planning Documents

2.4.3 Bury Unitary Development Plan

The Bury Unitary Development Plan 1997 is the current adopted plan & contains a number of objectives relating to design & the environment which are considered to be relevant to the proposals set out in this application:

- H2/3 Extensions & Alterations
- H5 Housing Improvement
- EN1/1 Visual Amenity

2.4.4 Supplementary Planning Documents

SPD6 – A Guide for Designing House Extensions & Alterations
SPD 11 – Alterations & Extensions to Residential properties

How the design responds to the above planning policies will be addressed in the next chapter.

3.0 Context Appraisal

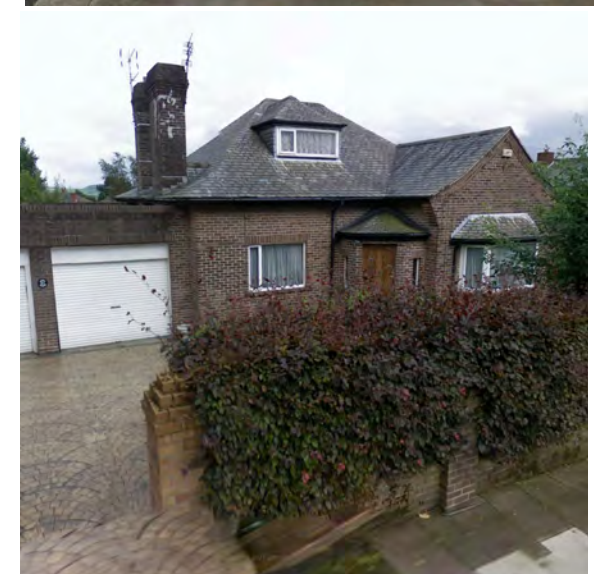
3.1 Local Area Character Study

Within the immediate area the houses appear to have the following characteristics:

- Simple palette of materials & detailing
- Red brick with red brick detailing
- Terracotta/ Timber / PVC cladding to bay window
- White PVC window frames
- Some light brick side elevations
- Clay/ concrete roof tiles

The site faces onto a solid single storey red brick extension to No. 40 and tall hedging to the rear at 57 Keats Road.

The properties in the immediate context maintain a traditional look.



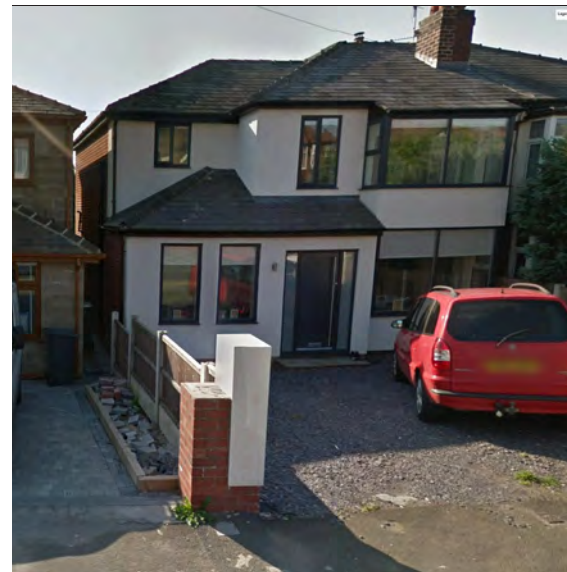
3.2 Character Study - Recent Developments

The more recent modern developments within the immediate area make use of increased glazing to living areas at ground floor level using dark grey aluminium bi-fold doors or french doors with a mix of red brick/ rendered facades.

The surrounding properties are typically 2 storey's with Bungalow dormer developments within the immediate context

All properties appear to comply with the following principles:

- Maintain a maximum height below the existing ridge height of neighbouring properties
- Maintain accessible distance from the site boundary
- Compliment existing material palette
- Maintain residential scale & form



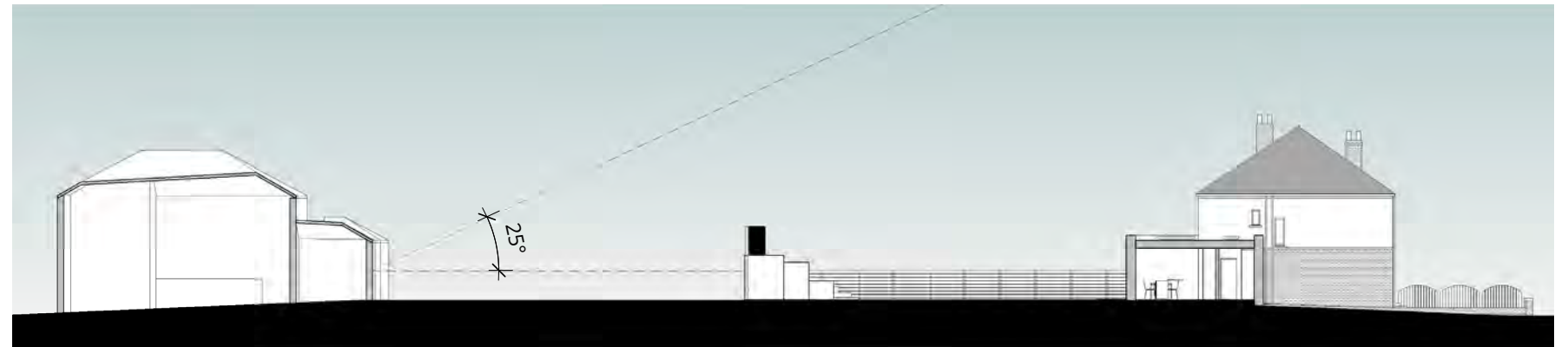
3.3 Site Sections - Right to Light

3.3.1 Relationship to Surrounding Buildings

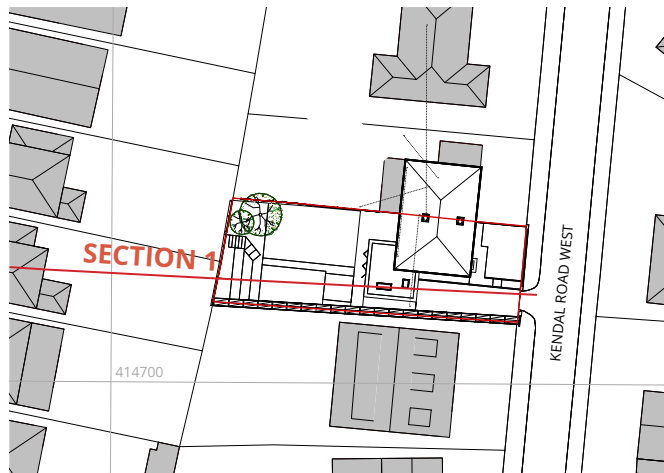
It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated in the adjacent site section at the following properties:

- Keats Road
- No. 57

The 25 degree test is shown & the proposed development remains well below this, meaning the proposed development will also receive adequate natural daylight.



SECTION 1 - Section through 57 Keats Road



4.0 Design Proposal

4.1 Scale & Massing

4.1.1 Massing

The massing of the scheme was developed in response to observed characteristics of the surrounding neighbourhood. The proposal is mainly set within the existing footprint facing No. 40 and extends to the side keeping over 1m clear from boundary with No, 44.

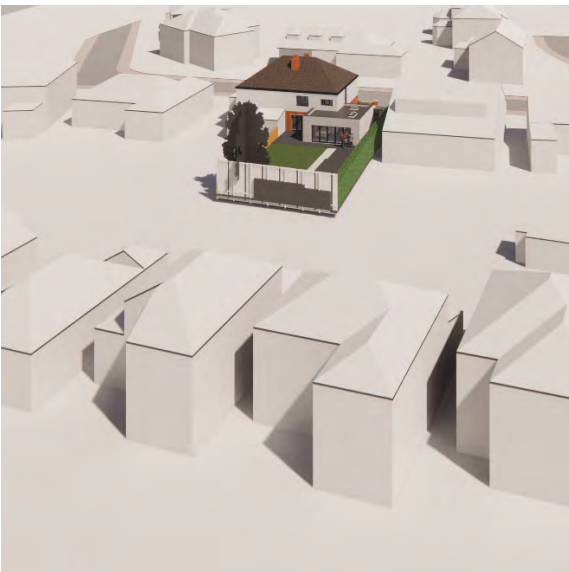
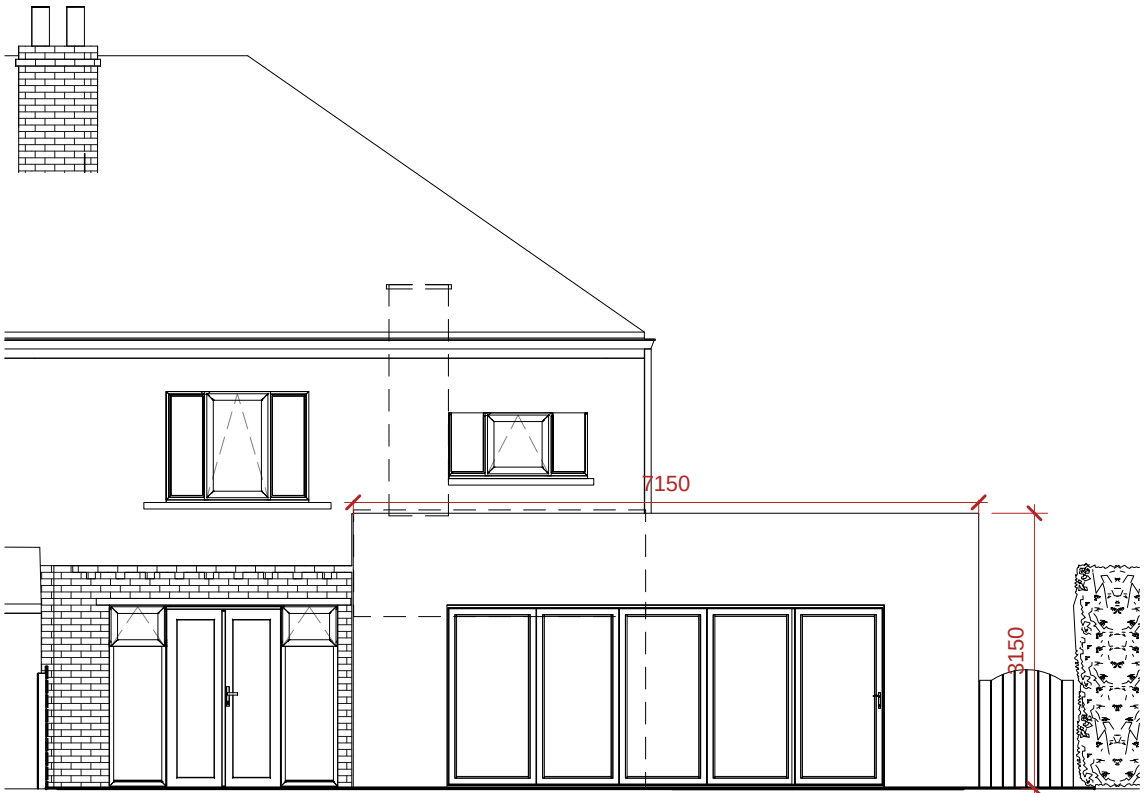
A large bi-folding door to the rear connects the new kitchen/ dining space to the west facing garden improving views out. 2 rooflights further enhance natural daylighting deep within the kitchen & utility room which are not visible from view.

4.1.2 Height

The roof is set 150mm min. below the top of the external wall upstand to comply with building regulations. This ties in with the sill level of level 01 window in order to provide the same ceiling heights internally.

The roof is flat and concealed behind an upstand so that the roof finish is not visible from the end of the garden.

A new side gate entrance is proposed to privatise the garden and maintain the gaps within the streetscene.



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The design of the facade was driven by a desire to bring the garden views deep within the heart of the home, whilst improving privacy to the sides.

The main elevational treatment is

- render in champagne colour
- single ply membrane roof
- Anthracite Grey Aluminium Bi-folding doors
- sprayed existing uPVC windows to front & rear (Anthracite Grey)

The positioning of the side wrap around extension is positioned to maintain the garden views to the existing lounge.

Existing windows to front, side & back will be sprayed in Anthracite Grey to provide a modern feel to the property.

Repairs from demolitions will be made using reclaimed materials to match existing.

The existing lean to will be removed and replaced by the new extension.

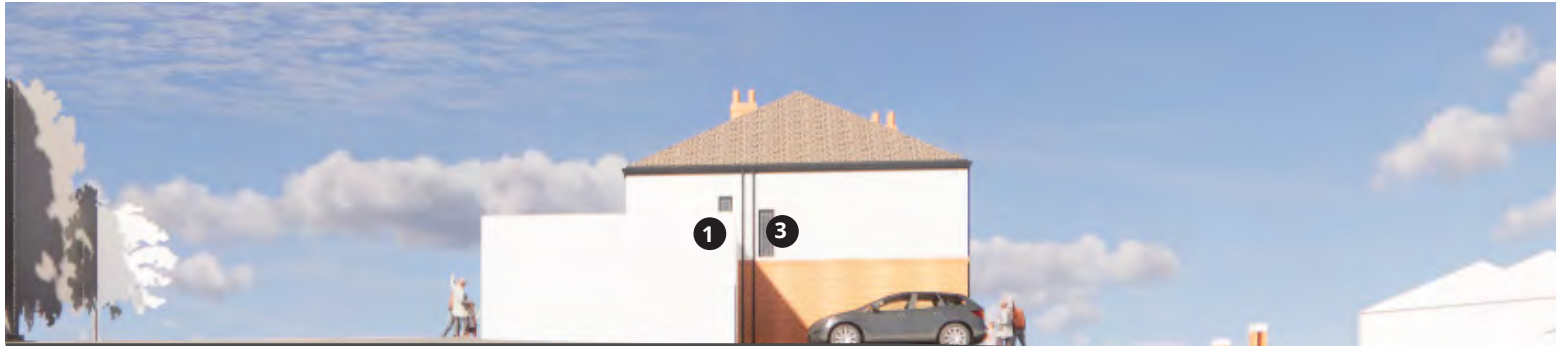
Access to the garden will be relocated with new timber slatted side gate in Anthracite Grey to match windows.

There are no side windows proposed to maintain privacy.

Two Aluminium Anthracite Grey rooflights are proposed to bring natural daylight within the deeper parts of the plan.



EAST - Front Elevation



SOUTH - Side Elevation



WEST - Rear Elevation

- ❶ Light render in champagne - K Rend or equivalent
- ❷ New Aluminium bi-folding doors (Anthracite Grey)
- ❸ Existing uPVC windows sprayed (Anthracite Grey)
- ❹ Reclaimed roof tiles to match existing for repairs
- ❺ New modern style front door (Anthracite Grey)

4.3 Illustrative Views

4.3.1 View from Kendal Road West



4.3.2 View from Rear Garden



5.0 Access Strategy

5.1 Transport

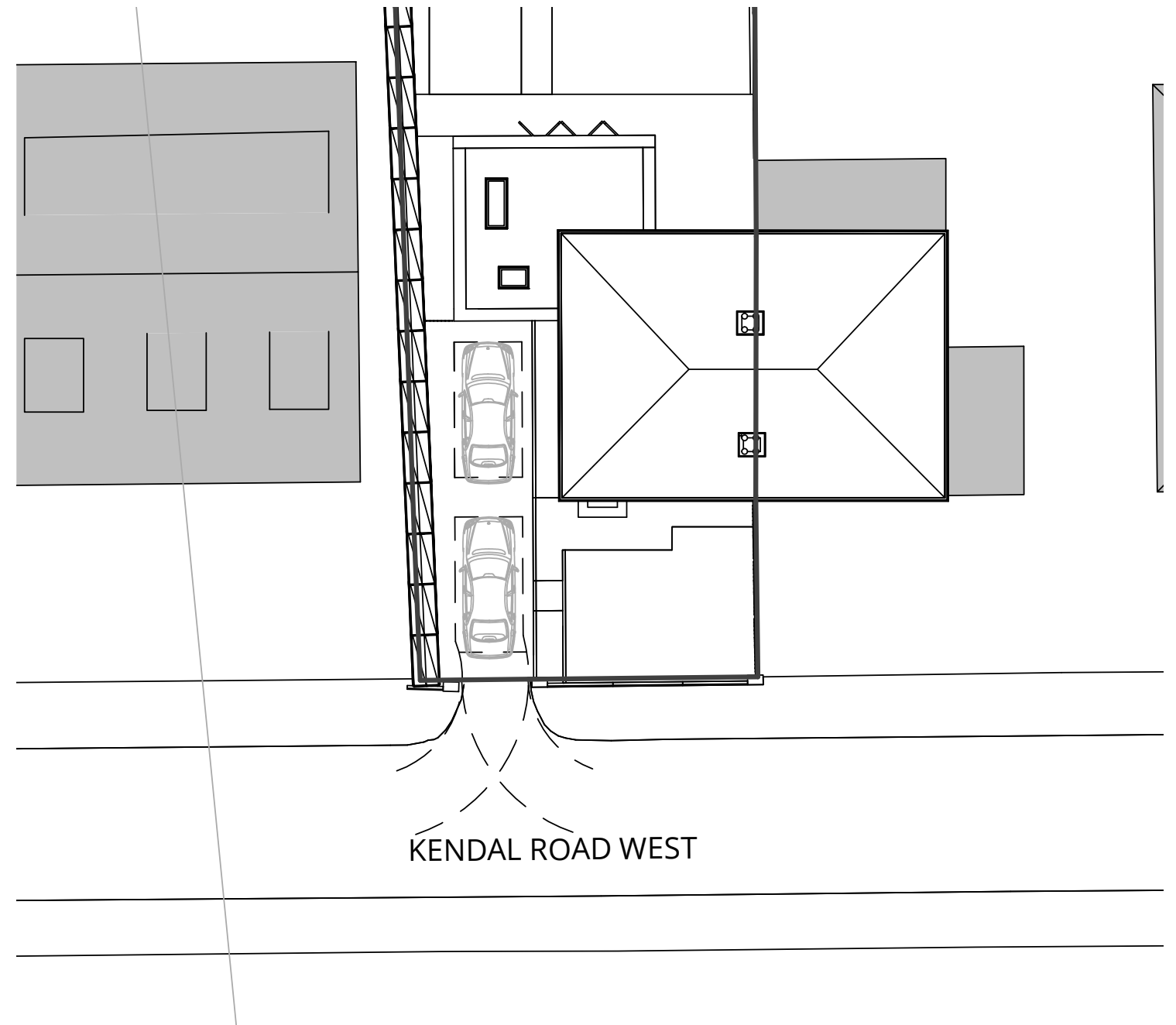
The proposed development does not in any way alter the existing motorised transport access arrangements to the site. The front driveway is retained. There are also no parking restrictions on both sides of the road.

Level access is provided to the rear garden via a side gate in order to allow bicycles to access a garden shed/ outbuilding.

The site is within walking distance to local bus stops and a 10 minute drive away from Bury metrolink.

5.2 Inclusive Design

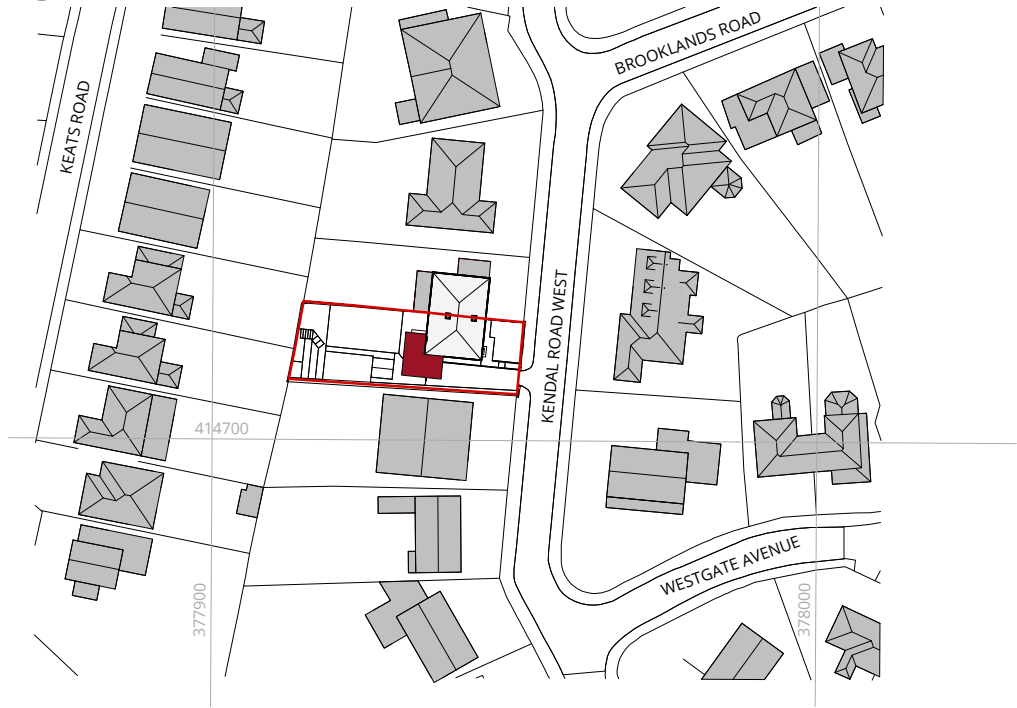
It is important to provide long term flexible accommodation for potential future use by elderly extended family members. The building is adaptable to these changing needs with space for ramp installation to the front and rear in the future if needed.



6.0 Application Drawing Package



1 Existing Site Location Plan
1 : 1250



2 Block Plan
1 : 1250

0m 12.5m 25m 37.5m 50m 62.5m
SCALE 1:1250

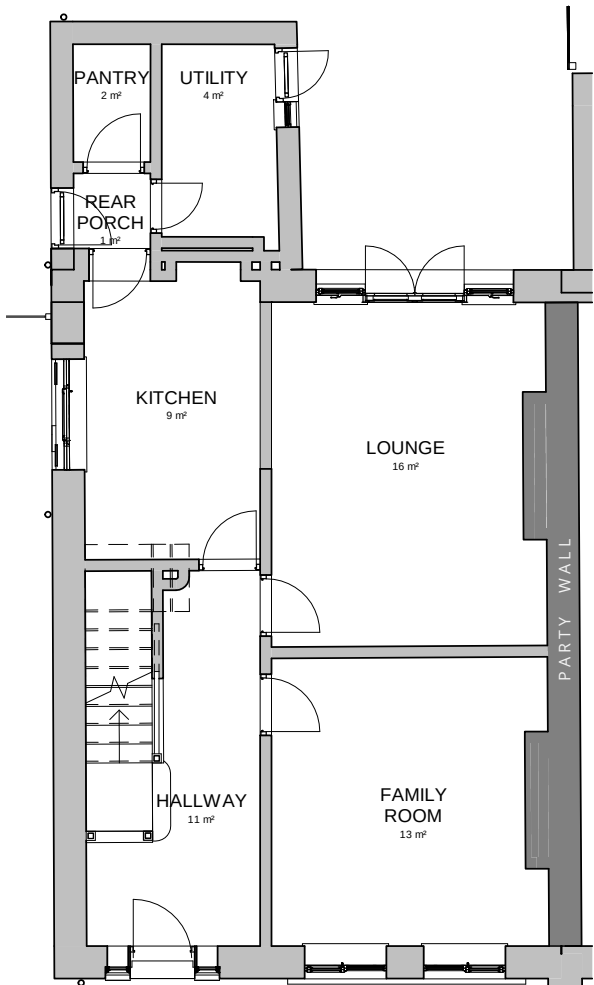
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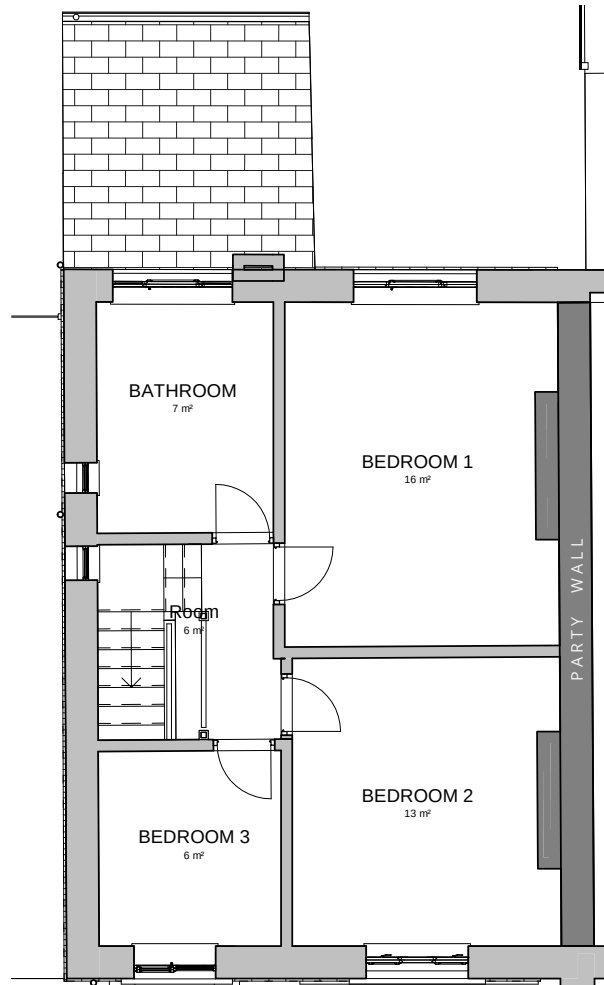
3 Proposed Site Plan
1 : 500

0m 5m 10m 15m 20m 25m
SCALE 1:500

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• THE RALA RISK SERIES OF DRAWINGS																								SCALE As @ A3 indicated			
• THE PROJECT CDM RISK REGISTER																								DATE FIRST ISSUED 23/09/21			
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NOTES				REVISION DESCRIPTION				DRAWN CHECKED DATE				REVISION DESCRIPTION				DRAWN CHECKED DATE											



1 Existing Ground Floor Plan
1 : 100



2 Existing First Floor
1 : 100



3 Existing Front Elevation
1 : 100



5 Existing Rear Elevation
1 : 100



4 Existing Side Elevation
1 : 100

Level 1
2787

Level 0
0

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P01	Client Workshop 2	RB	RB	13/12/21

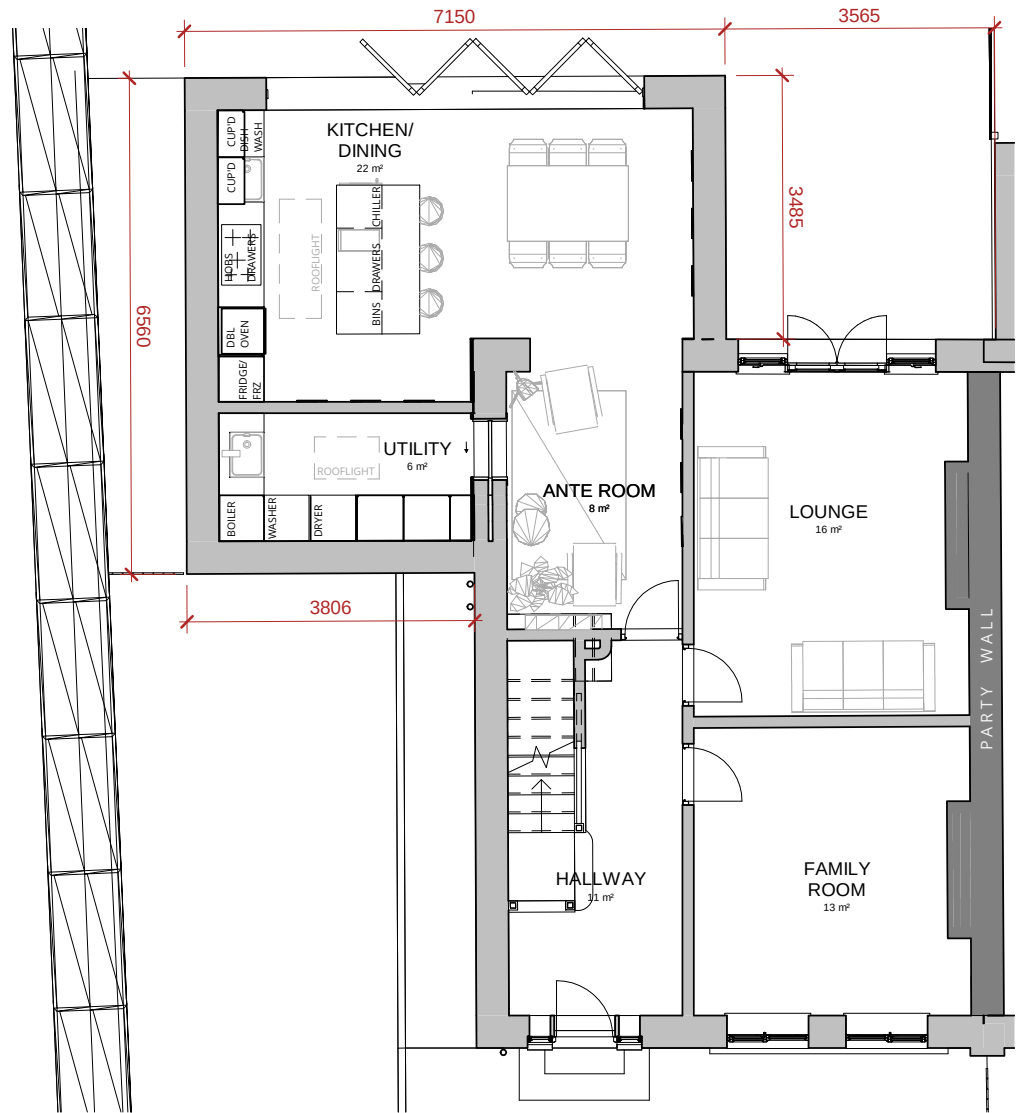
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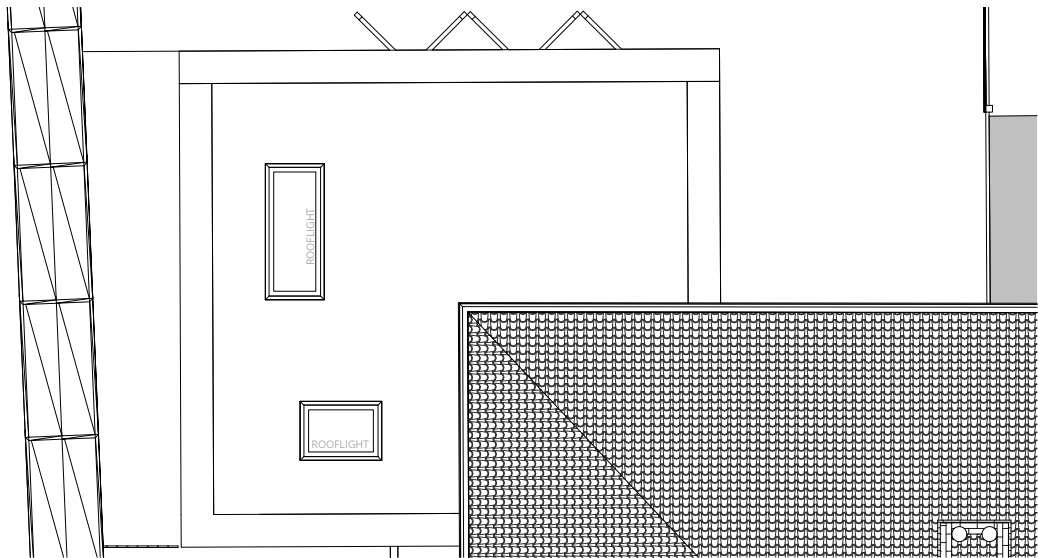
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ROP JOB NUMBER P0010	ISO 27001 CLASSIFICATION Planning	1 : 100	
DRAWING TITLE Existing Plans & Elevations		DATE FIRST ISSUED 23/11/21	REVISION P01
DRAWING NO. KRW-RALA-ZZ-XX-DR-A-(PL)-0001			



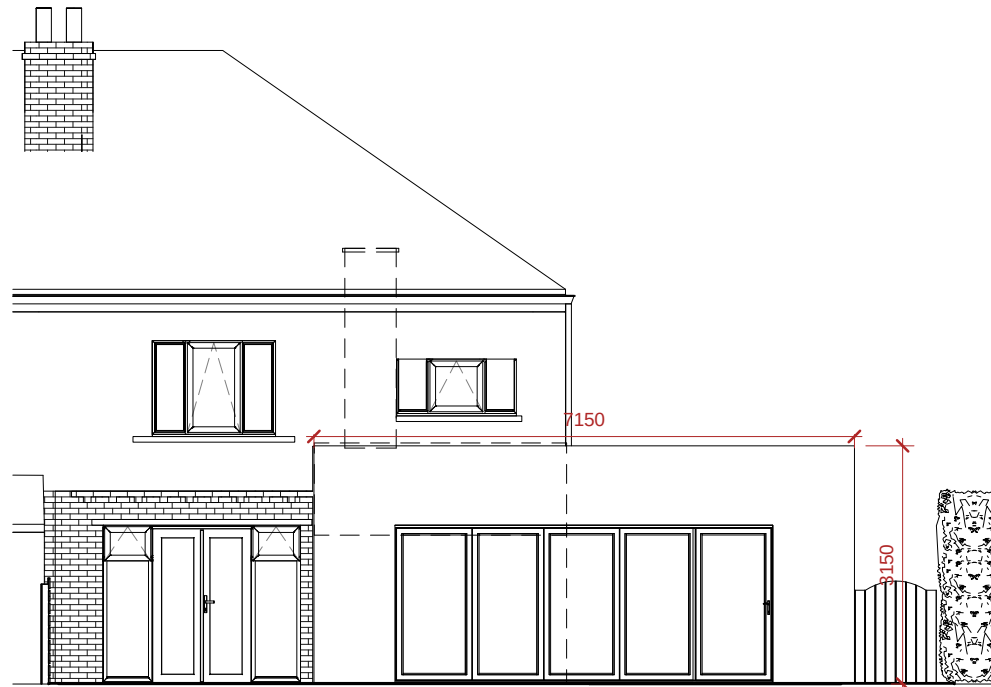
1 Proposed Ground Floor Plan
1 : 100



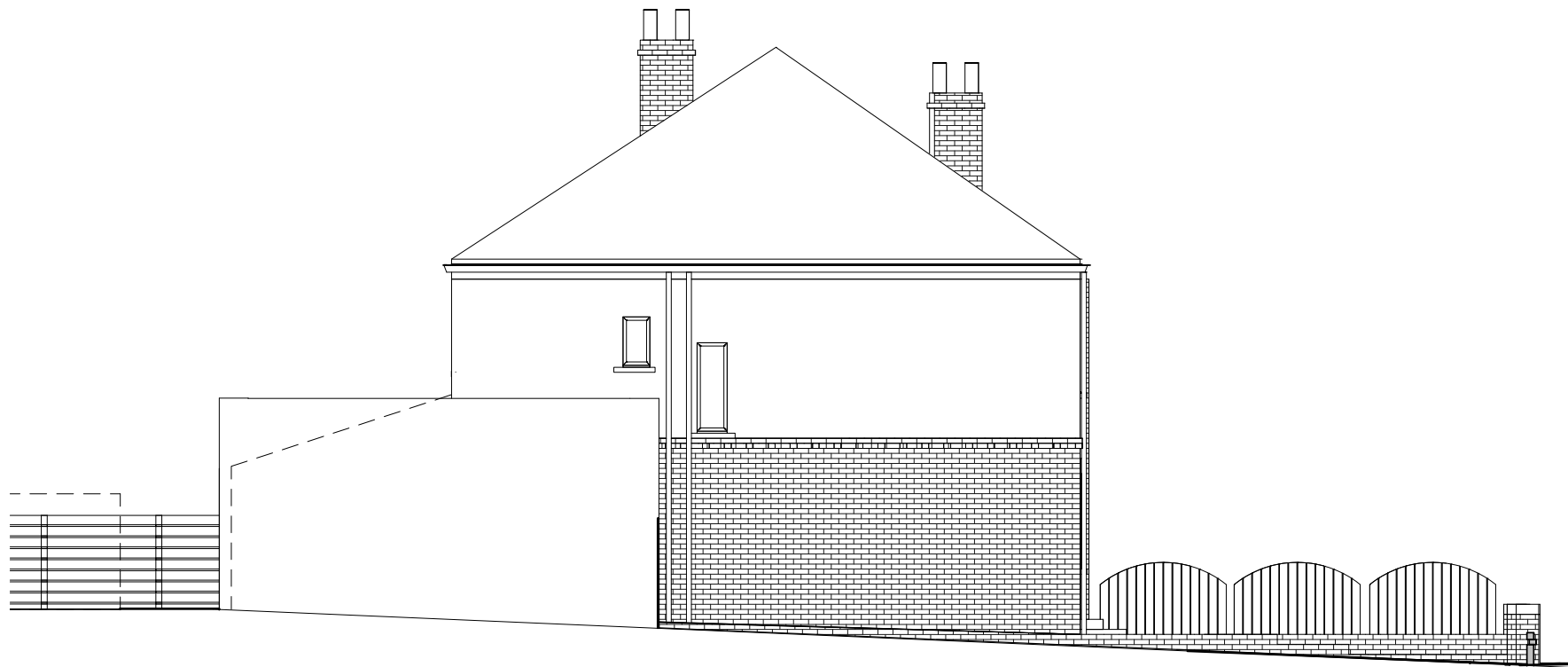
2 Proposed Roof Plan
1 : 100



3 Proposed Front Elevation
1 : 100



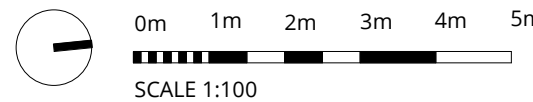
4 Proposed Rear Elevation
1 : 100



5 Proposed Side Elevation
1 : 100

Level 1
2787

Level 0
0



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P01	Client Workshop 2	RB	RB	13/12/21

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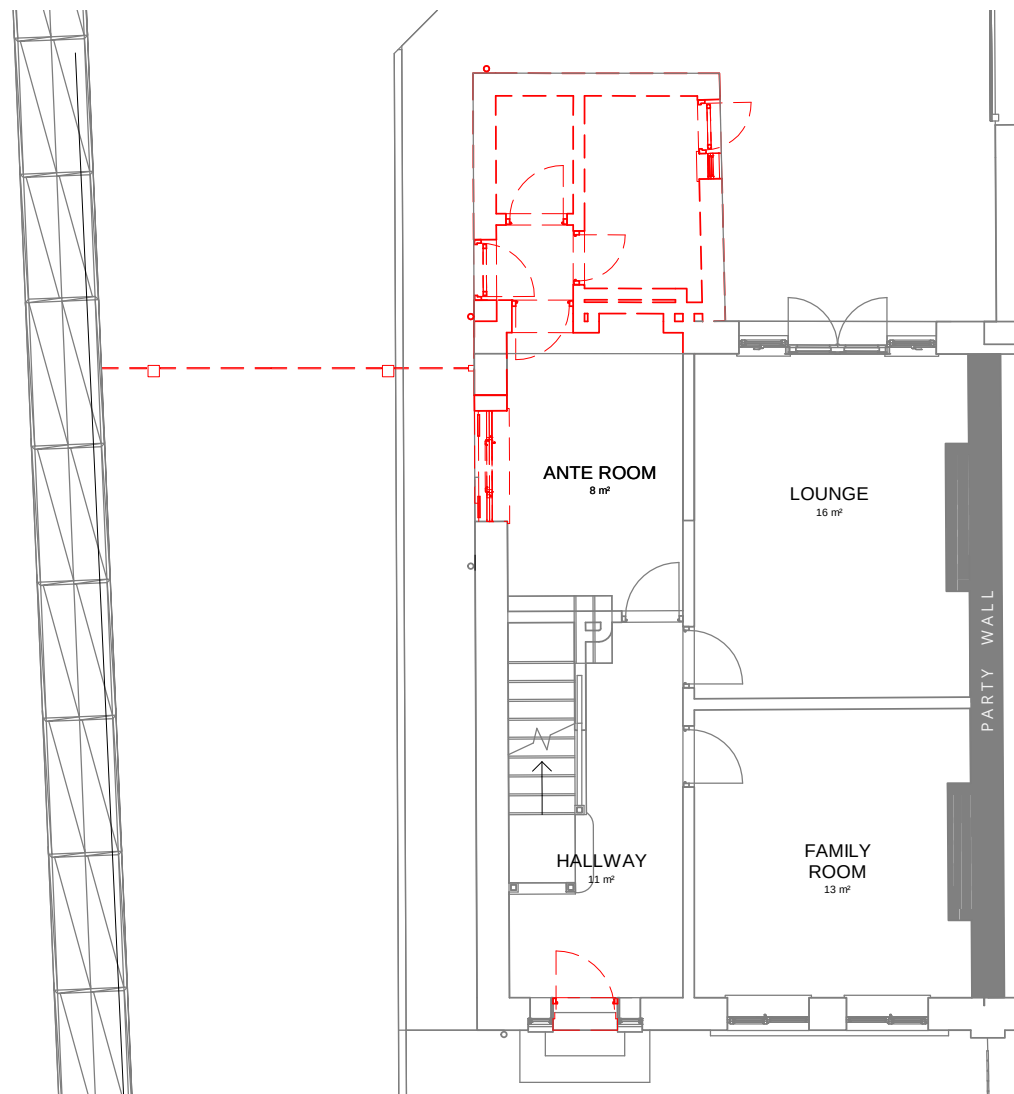
ISO 27001 CLASSIFICATION
Planning

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Proposed Plans

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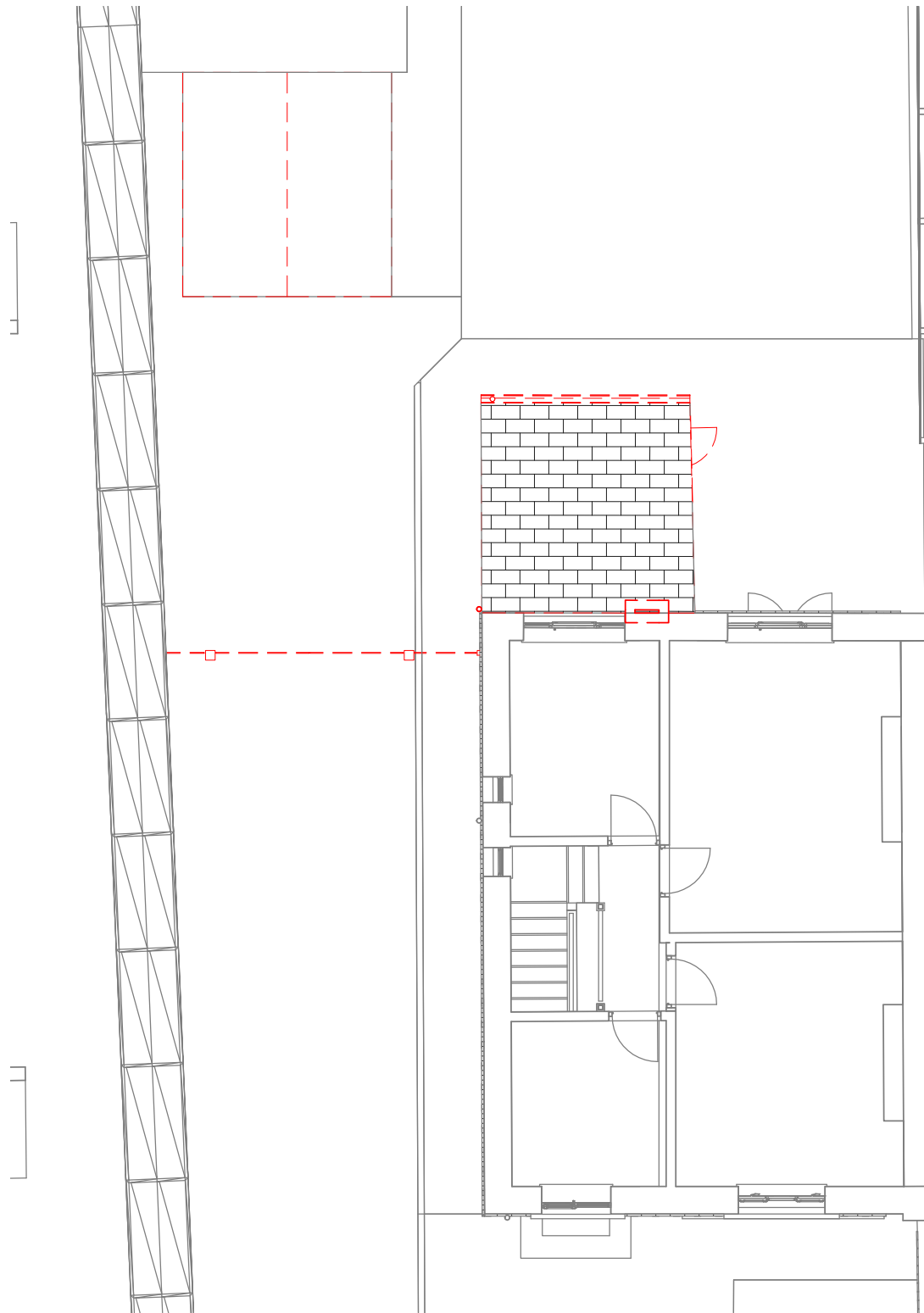
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1

Ground Floor Demolitions

1 : 100



2

First Floor - Demolitions

1 : 100

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Planning

DRAWING TITLE
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SCALE
@ A3

DATE FIRST ISSUED

12/12/21

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Registration
Board