

DESIGN AND ACCESS STATEMENT

Land adjacent Bilberry Close and Albert Road Whitefield Bury M45 8BL



Venturia Limited

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1.0 INTRODUCTION

1.1 This Design and Access Statement (D & A) accompanies a full planning application for the redevelopment of the existing site for Residential development of 7 No. True Bungalows with associated new driveways and gardens along with other supporting ancillary works.

1.2 The subject site is located adjacent to Albert Road and Bilberry Close in Whitefield and the scheme is to provide new modern energy efficient bungalows.

1.3 This D & A demonstrates how the applicant has followed an assessment involved evaluation design process in accordance with the Department of Communities and the Local Authority guidance. It also takes into account the CABI advice on “Design and Access Statements”.

1.4 An appraisal of the context is followed by an explanation of how the proposed land use relates to this, prior to design principles and concepts being set out in relation to the amount, layout scale, landscaping and appearance of the development.

1.5 The document then reviews the proposed access arrangements, with regard to ensuring inclusive access for all. This statement should be read in conjunction with the following documents which have influenced the analysis and resultant proposals:

- Topographical survey
- Planning Statement

1.6 The following plans are submitted as part of application

- Site Layout Plan

- Location Plan
- Street scenes
- House type floor plans and elevations
- Topographical survey

1.7 Supporting documentation has also been submitted as follows:

- Phase 1 Site Investigation Report
- Preliminary Ecological Report
- Bio-diversity Assessment Report
- United Utilities Water Mains and Sewer Plans
- Invasive Weed Management Plan Report
- Planning Statement
- Statement of Community Involvement
- Open Space Assessment by KKP
- CIL Form 1
- Tree Report & Arboricultural Impact Assessment

2.0 APPRAISAL OF CONTEXT

2.1 Physical Assessment

- 2.1.1 The application site is shown edged red on the plan at the front of this statement.
- 2.1.2 The site is currently laid to grass with a belt of shrubs and trees along the Northern Boundary and a surfaced footway runs through the centre of the site connecting Bilberry Close with Albert Road.
- 2.1.3 There is a stand of Japanese Knotweed in the north east corner of the site
- 2.1.4 The entire application site has an area of 0.33 ha (0.82 acres) or thereabouts.
- 2.1.5 The site is relatively flat and existing levels are indicated on the existing topographical survey plan which accompanies this application.
- 2.1.6 It is considered that the redevelopment for residential use is considered the most appropriate use for the site taking into account existing Bury UDP planning policies, the surplus of open space in Whitefield and the demonstrable need for more energy efficient housing (as Bury cannot demonstrate a 5 year housing land supply. Further details are given in the supporting planning statement.

2.2 Social Assessment

- 2.2.1 The proposed scheme of development if approved, would help provide much needed new affordable energy efficient homes for local people.

- 2.2.2 The need for the provision of further modern housing in the area is clearly identified. The Application proposes a scheme of 7 No. true bungalows.
- 2.2.3 It is anticipated that the majority of the new homes will be occupied by people and young families in active employment helping to ensure the economically active population can be retained and increase the support for existing local facilities.

2.3 Economic Assessment

- 2.3.1 The proposed development is located in a high sustainable location.

2.4 Planning Policy

- 2.4.1 National Level: The National Planning Policy Framework (NPPF) has recently been updated (July 2018) and its original version came into force in March 2012 and it sets out the Government's planning policies for England and how these are expected to apply. The revised NPPF is now a material planning consideration that should be taken into consideration when assessing the acceptability of planning applications.
- 2.4.2 The site being allocated for housing in the Bury UDP (Ref: H1/1/40).
- 2.4.3 The site is also identified on the adopted Bury UDP as the site is designated as Protected Recreation Provision in the Urban Area under Policy RT1/1 however the Bury Greenspace Audit and Strategy (February 2015) categorises the site as amenity greenspace and concludes that there is a quantitative surplus of this type of open space in the Whitefield and Unsworth area of the Borough
- 2.4.4 Further justification for the development is provided in the Planning Statement which accompanies the application.

2.5 Involvement

- 2.5.1 A formal pre-application consultation has been undertaken with Bury MBC due to the sites allocation, and the scheme has been designed to take into account comments made by the LPA and has been formulated to complement the existing development in the nearby locality.

2.6 Evaluation

- 2.6.1 The site is an appropriate and sustainable location for residential development.
- 2.6.2 The size, scale and nature of the bungalows are considered to be appropriate in the wider context of the surrounding area.
- 2.6.3 The site comprises a site where its redevelopment will improve the area and make the best use of the site for a use compatible with the surrounding area.
- 2.6.4 The 7 no. new homes are much needed. The scheme if approved will help to contribute towards addressing the identified need for new energy efficient homes in this part of Whitefield and make the best use of the existing vacant and underused site.

3.0 PROPOSED USE AND DESIGN CONCEPTS

3.1 Use

3.1.1 The proposed use is residential. It is proposed to provide 7 No. energy efficient True Bungalows. The mix of dwelling types are indicated on the Proposed Site Layout Plan.

3.2 Amount

3.2.1. The application is for 7 No. new true bungalows comprising 1 detached two bed bungalow and 6 No. two bed semi-detached bungalows.

3.2.2 The dwellings sizes have been designed to provide units of appropriate size to meet the current housing need and to provide units which are energy efficient.

3.2.3 The front elevations and roof designs have been determined so as to complement the existing local vernacular.

3.2.4 The density of the proposed layout for the 7 no. units scheme equates to 21.2 dwellings per hectare (8.6 dwellings per acre) which is appropriate taking into account the existing development constraints and is compatible with the surrounding area.

3.3 Layout

3.3.1 The layout has been the subject of amendments from the original concept proposals.

3.3.2 The final submitted layout is considered to be well conceived and takes into account accessibility, safety,

visual amenity, proximity to existing nearby properties and provision of car parking and private amenity space.

3.3.3 The latest scheme now provides an appropriate level of car parking for the development.

3.3.4 The orientation of the dwellings will ensure natural surveillance and encourage a “community watch” environment.

3.4 Scale

3.4.1 The height, width and length of the proposed units are considered appropriate for the location and will ensure the development is in scale to its surroundings.

3.4.2 The proposed scale and nature of the units will not be visually intrusive and the character of the area will not be adversely affected by the scale of the proposal.

3.5 Landscaping

3.5.1 The applicant is willing to accept a planning condition requiring the submission of a full Landscape Scheme to be submitted as part of a discharge of condition application which would address any need to enhance the area in lieu of any trees/shrubbery lost/adversely affected as part of the development.

3.5.2 Appropriate boundary treatments to all the properties will also be provided as indicated on the submitted plans.

3.6 Sustainability

3.6.1 All the new homes will be energy efficient and built to current new Part L building regulations.

3.7 Appearance

3.7.1 The scheme has been designed to ensure the development is appropriate to its surroundings.

3.7.2 The proposed dwellings will be constructed of brick external walls and plain dark grey roof tiles. Front doors will be a simple design. The applicant is willing to agree a suitable palette of materials with the LPA as part of the application process. The appearances of the units will be as shown on the House type Elevation plans and Street Scenes which have been submitted as part of the application.

3.8 Planning Gain Contributions and Open space

3.8.1 As the scheme comprises less than 10 dwellings there is no requirement to provide any planning gain or open space contributions.

4.0 ACCESS

4.1. Vehicular and Transport Links

- 4.1.1 The site is well connected with easy access to Bury and Manchester and the sub-region beyond.
- 4.1.2 The sustainable location of the site will allow the occupiers of the proposed dwellings to take advantage of the existing transport links.
- 4.1.3 Existing Metrolink services in Whitefield are easily accessible.

4.2 Inclusive Access

- 4.2.1 Pedestrian access to and from the site will be via the existing adopted footpath on Albert Road and the new scheme proposes to replace the existing footway which runs through the site with a new 2m wide adopted footpath on the northern side of Bilberry Close.
- 4.2.2 The provision of off road paths within individual curtilages will further facilitate safe access to each property.
- 4.2.3 The residents of the new bungalows will use the proposed new access driveways on to Albert Road and Bilberry Close and suitable visibility splays will be provided at the entrance/exit from all dwellings driveways in accordance with the requirements of the Highway Authority.
- 4.2.4 There will be an appropriate level of dedicated off street car parking spaces (two spaces per dwelling) for the new residential development.

5.0 CONCLUSION

- 5.1. This statement explains the concepts and design principles that have been applied to the proposed development and how issues relating to its layout and accessibility have been determined to arrive at a final scheme.
- 5.2. The resultant schemes will if approved provided 7 new much needed energy efficient true bungalows.
- 5.3. The development will if approved contribute towards the further improving the vitality of this part of Whitefield by helping to provide new homes for existing local people and new residents.
- 5.4. The design and layout is appropriate for the location and will improve a currently underused site.
- 5.5. Convenient and safe access and an appropriate level of car parking provision have been incorporated into the final design for both road users and pedestrians.
- 5.6. In planning policy terms residential use is the most appropriate use of this underused site.
- 5.7. In light of the above factors it is considered there is an overwhelming case for planning permission to be granted for the proposed scheme.