



491 Bolton Road West

Design & Access Statement

November, 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 bungalow first floor extension in Ramsbottom, Bury - 491 Bolton Road West, BL0 9RN. The site is a detached bungalow located close to the Holcombe Road junction. 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 of 2 who sees the potential of this existing bungalow 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.

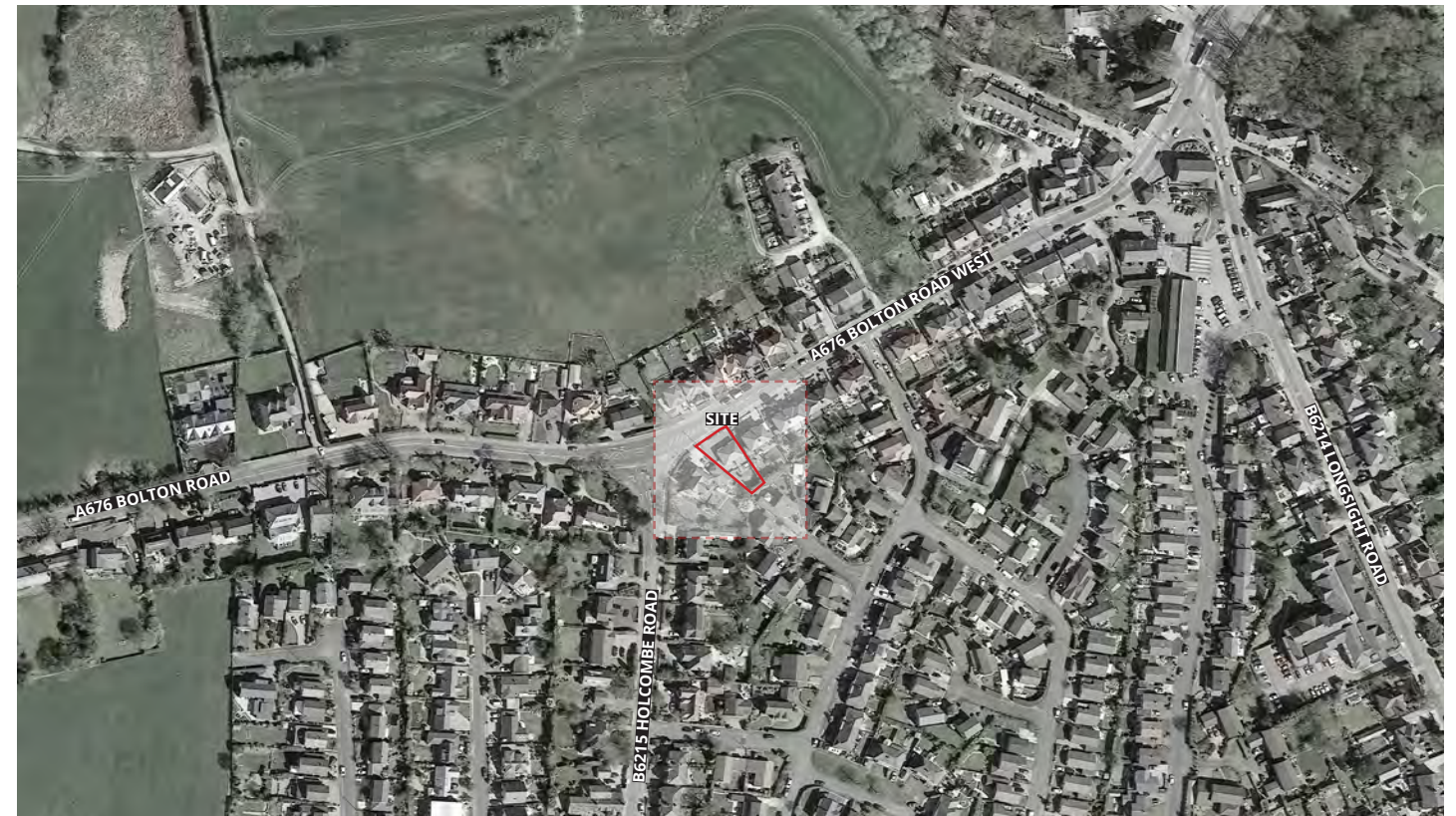
1.2 Design Brief

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
- To enhance natural daylighting to the main family living space and reduce its carbon footprint
- Welcome sustainable ideas and fitting of electrical car charger



Above: Existing House on Bolton Road West



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Bolton Road West is typically off Longsight Road (B6214), Bolton Road (A676) or Holcombe /road (B6215).

There are neighbouring properties on Bolton Road West:

- 489 Bolton Road West
- 495 Bolton Road West

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

- No. 2 St. Clair 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 light render to first floor levels. The occasional house is built in local stone with precast 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 main road connecting Ramsbottom to Hawkshaw with residential properties on either side, and is rectangular in shape. It is constrained at the southern end, where there is a c. 2.5m level change to the rear garden, which narrows to the rear adjoining no. 2 St Clair Rd with surrounding boundary fences c. 2m high. To the front the plot widens out providing a large driveway (Refer to 2.1.1) with an existing boundary of 600mm railings mounted on 300mm red brick walling, with 1050mm brick pillars to support metal gates.

The side towards No.489 faces a largely solid elevation with small obscure glazed windows. The rear garden has a south facing aspect. The side towards No. 495 faces obscure narrow windows at level 01 and narrow clear windows 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 relatively small. There are only 2 bedrooms which is insufficient for a family home - two additional bedrooms are required.

It is preferred not to extend outside of the existing footprint in order to maximise the south facing aspect of the garden which provides natural daylighting to existing rooms & the new living area.

There is a telegraph pole close to the front external boundary with overhead cables connecting to 489, 491 & 495 & surrounding properties. The overhead cables do not cross the existing footprint but are within close proximity. The contractor is to propose a method statement which minimises risk to the overhead cables.



Above: View from opposite road towards Ramsbottom



Above: View of 495 Bolton Road West from opposite roadside

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 large single storey red brick garage/ outbuilding to No. 495 and tall hedging to the rear at 2 St Clair Rd.

The properties in the immediate context maintain a traditional look.



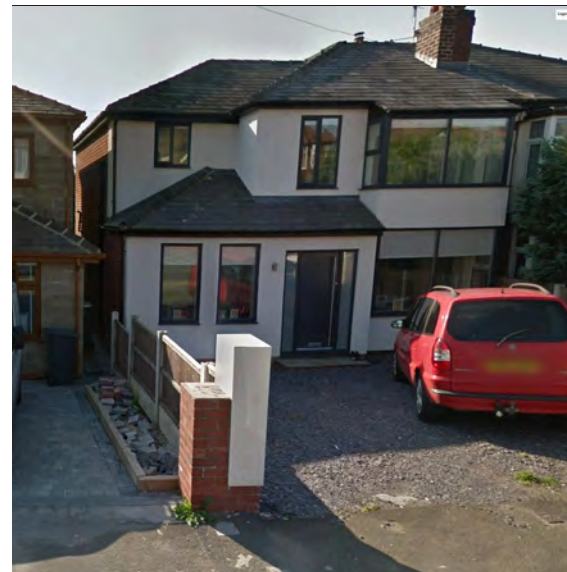
3.2 Character Study - Recent Developments

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 no. 491 the only Bungalow in sight 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

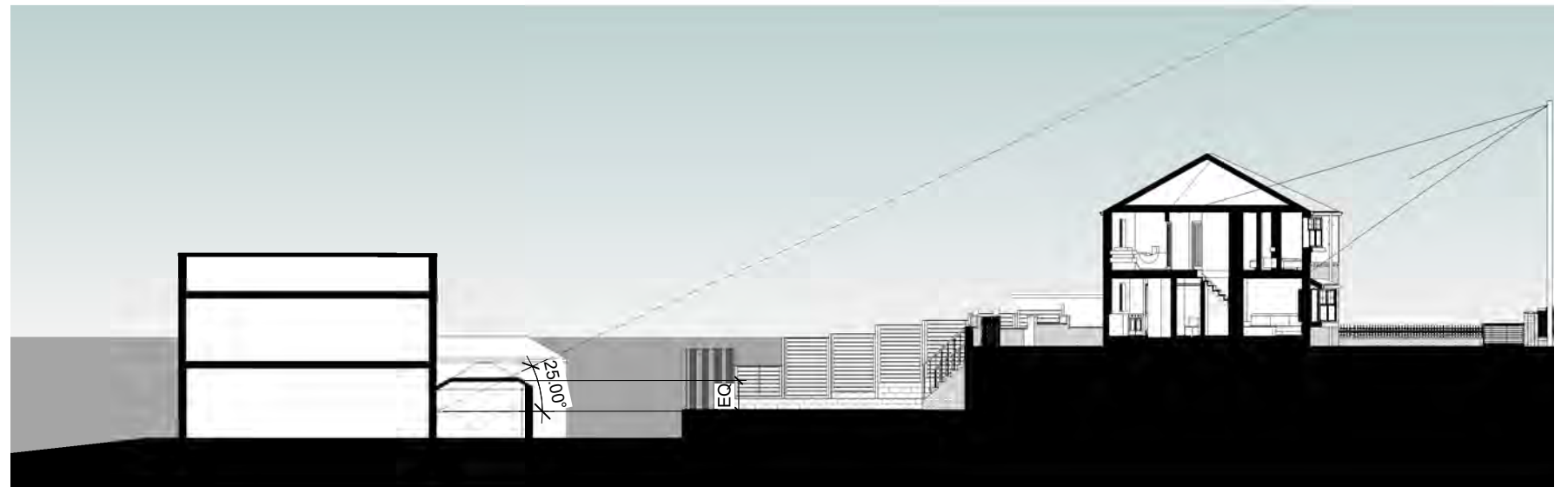
It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated in the adjacent site sections at the following properties:

- Bolton Road West:
 - No. 495
- and
- St Clair Rd:
 - No. 2

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 495 Bolton Road West



SECTION 2 - Section through 2 St Clair Rd

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 adding a storey at level 01 to bring the property up to scale with the surrounding 2 storey properties. The existing side door opening projects out and is made solid at ground level to match the existing bay windows to the front forming a box seat window whilst maintaining a similar level of daylight compared with the full height doors.

The front boundary wall is built up to 600mm and reconfigured, repositioning the pedestrian gate to the centre line of the left bay window and widening the vehicle entrance by 1m to improve access & parking on the driveway for up to 5 vehicles.

It is proposed to install an electronic sliding metal slat driveway gate 900mm high along with a 900mm matching open swing pedestrian gate in black.

4.1.2 Height

The roof follows a traditional format in keeping with the roof form to the surrounding semi detached properties maintaining uniform gaps within the street scene. The roof ridge is set 350mm above 489 Bolton Road West in order to provide the same proportion of space at level 01 as the existing ground floor level. No. 495 Bolton Road West and the properties opposite the road will remain c. 750mm taller in height.

The roof to the bay windows will become pitched bay roofs to preserve the traditional character of the neighbouring properties.

The apex to the front aligns within the existing bay windows and half the height of the roof creating a domesticated feel.



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension is flush with the principal elevation in order to enhance the axis of the street scene.

The design of the facade was driven by a desire to remain in keeping with the character of the immediate context and of the neighbourhood as a whole from the principal elevation.

The main elevational treatment is

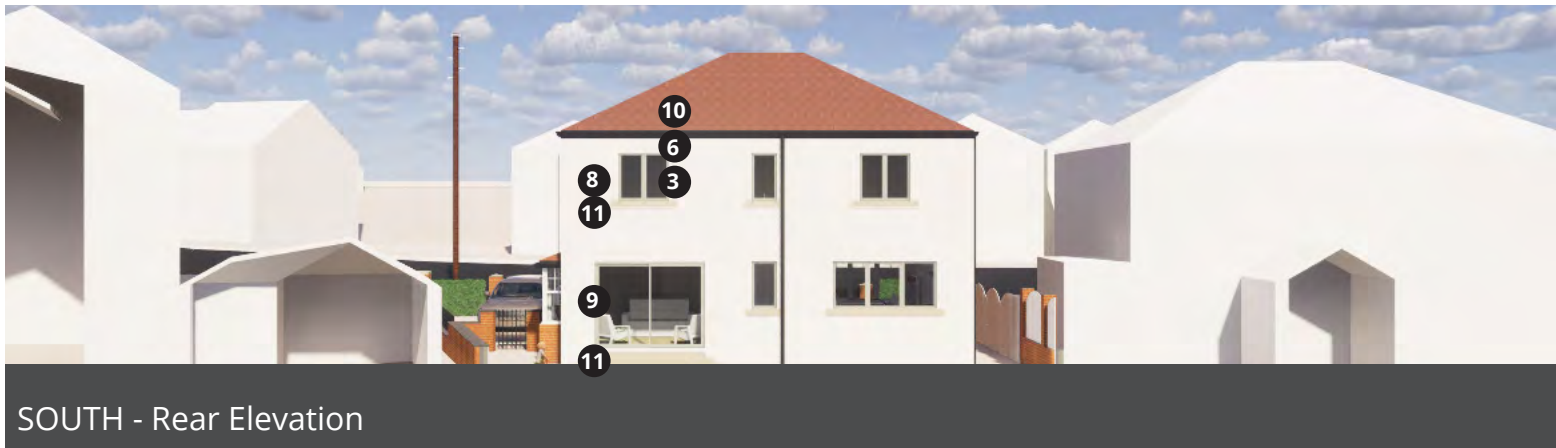
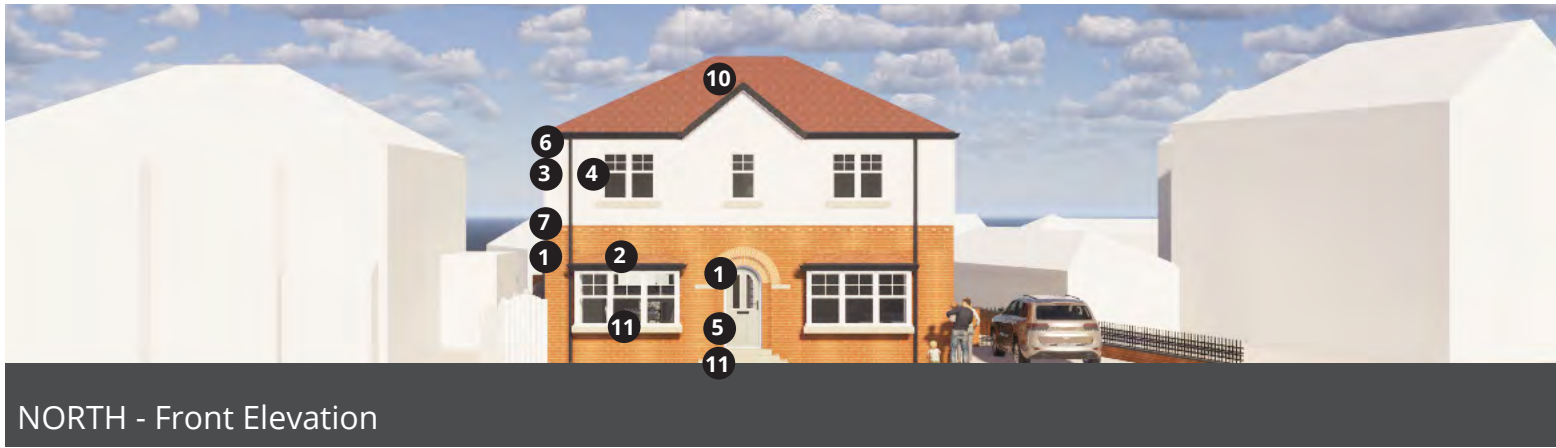
- red brick to match existing brick
- render in champagne colour
- cottage red clay roof tiles
- rosemary red crafted tiles to bay windows
- White uPVC cottage style windows to front & side
- sprayed uPVC windows & sliding doors to rear (Painswick RAL 7038)

The ordering of window openings and door openings are aligned to suit the existing bay window geometries. New windows to front & sides will be white uPVC in a cottage style to complement the traditional feel to the property.

New windows to rear will be sprayed uPVC in Painswick (RAL 7038).

The existing porch will be removed & existing arched opening lifted in height to create solid arched door opening. A secondary band of arched brickwork will be recessed by 102.5mm within the existing arch to emphasise a shadow around the existing archway & complement the traditional feel to the property.

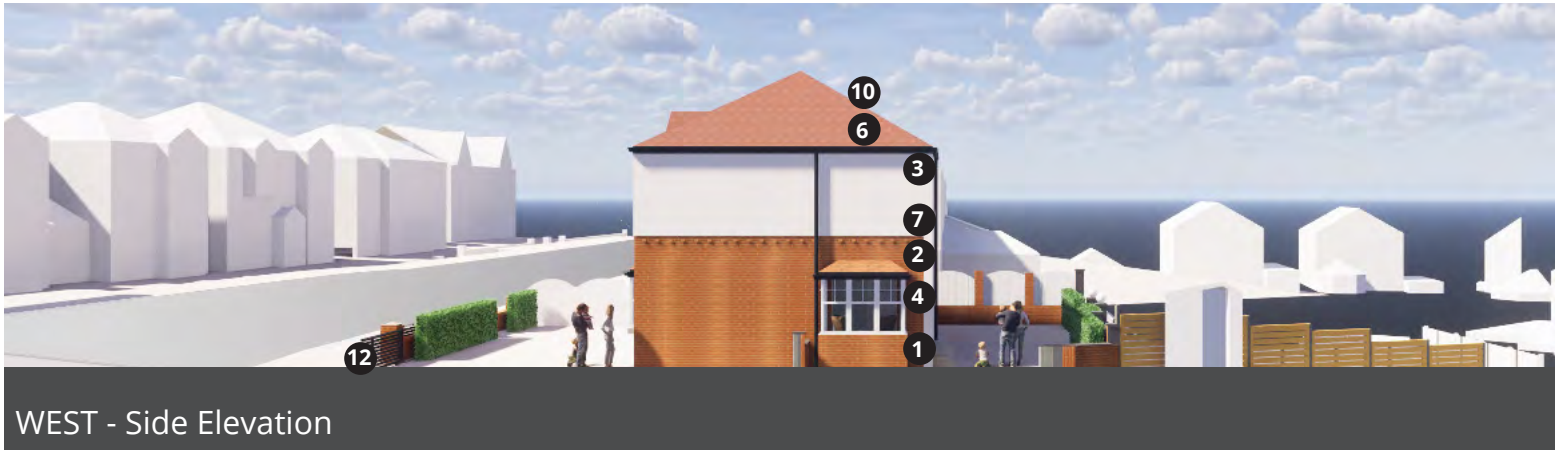
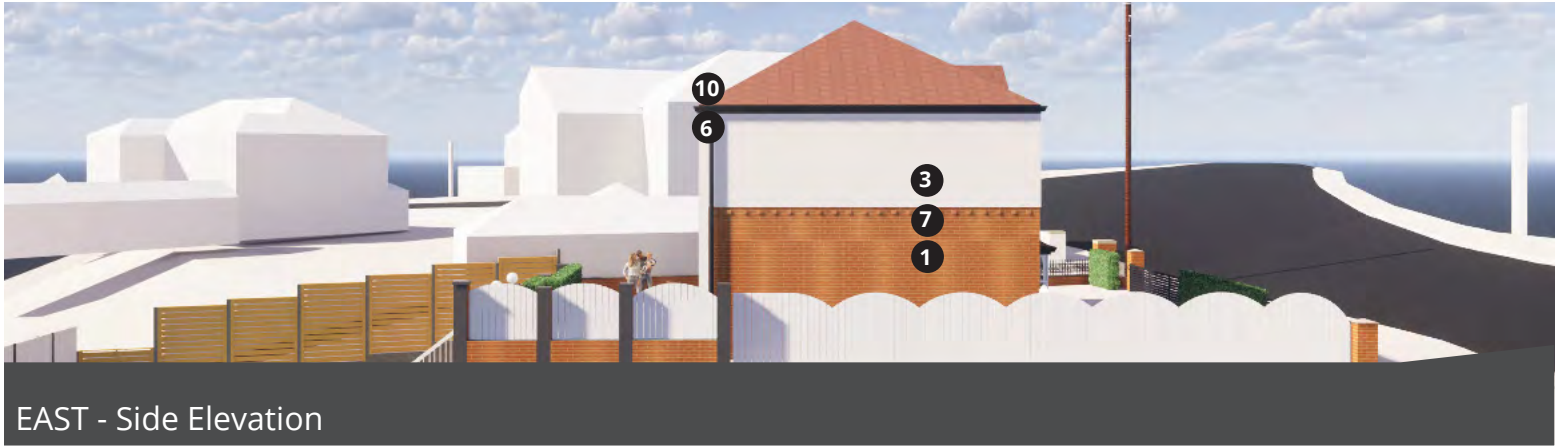
Access to the garden will be relocated with new aluminium framed sliding doors in Painswick (RAL 7038) to match rear windows and openable window for kitchen ventilation.



- | | |
|--|---|
| 1 Red brickwork to match existing | 8 uPVC windows in Painswick (RAL 7038) |
| 2 Red rosemary roof tiles | 9 Aluminium sliding doors in Painswick (RAL 7038) |
| 3 Light render in champagne - K Rend or equivalent | 10 Cottage red clay roof tiles |
| 4 Cottage style white uPVC windows - clear glazing | 11 Pre cast stone steps/ sills |
| 5 New solidor conway door in Painswick (RAL 7038) | 12 Metal slat pedestrian/ driveway gates (RAL 7038) |
| 6 Black rainwater goods & fascias | |
| 7 Projecting flemish bond header course | |

The only openings proposed to the side elevation are the box window within the existing glazed sliding door opening creating a more intimate feel internally with a box seat window to match new front bay windows. This will enhance the level of privacy to neighbouring properties.

The existing rear bay window is removed and therefore the ground floor volume remains the same.



- | | |
|--|---|
| 1 Red brickwork to match existing | 8 uPVC windows in Painswick (RAL 7038) |
| 2 Red rosemary roof tiles | 9 Aluminium sliding doors in Painswick (RAL 7038) |
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| 6 Black rainwater goods & fascias | |
| 7 Projecting flemish bond header course | |

4.3 Illustrative Views

4.3.1 View from Bolton Road West

“Blending into existing street scene”

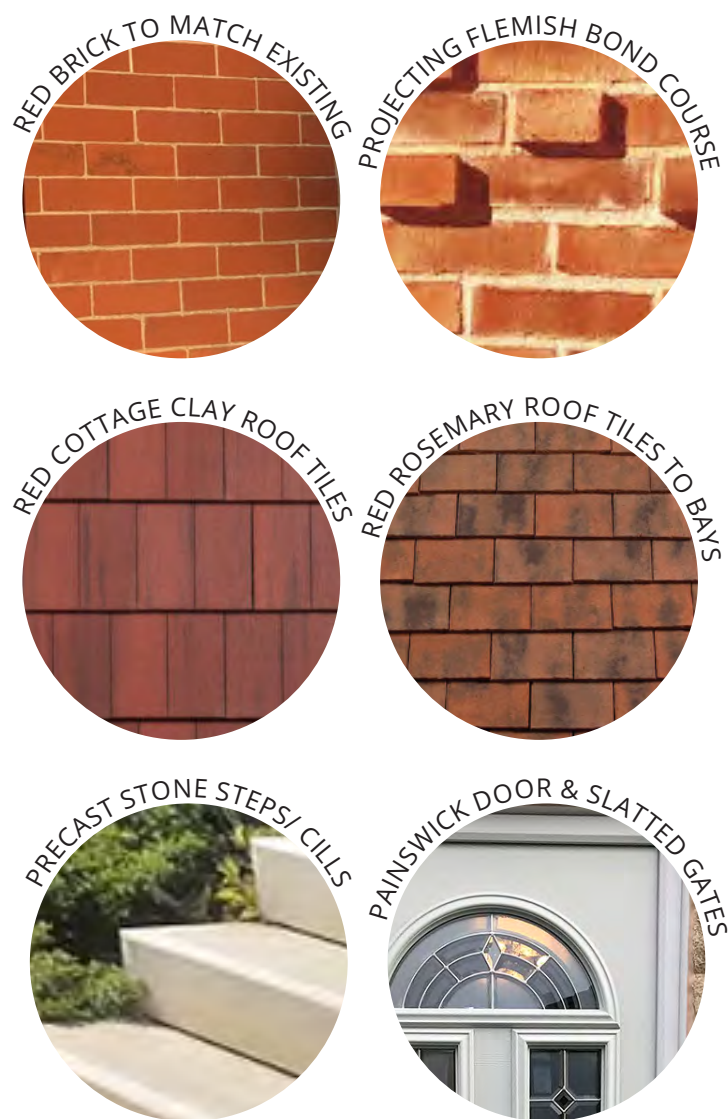


4.3.2 View from Bolton Road

“Blending into existing street scene”



4.3.3 View from Bolton Road West



4.3.4 View from Rear Garden
“Blending into existing street scene”



4.3.5 View from Holcombe Road



4.3.6 View from St. Clair. Rd.



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 & access enlarged. This side of Bolton Road West has double yellow line restrictions. There are no parking restrictions on the opposite side of the road.

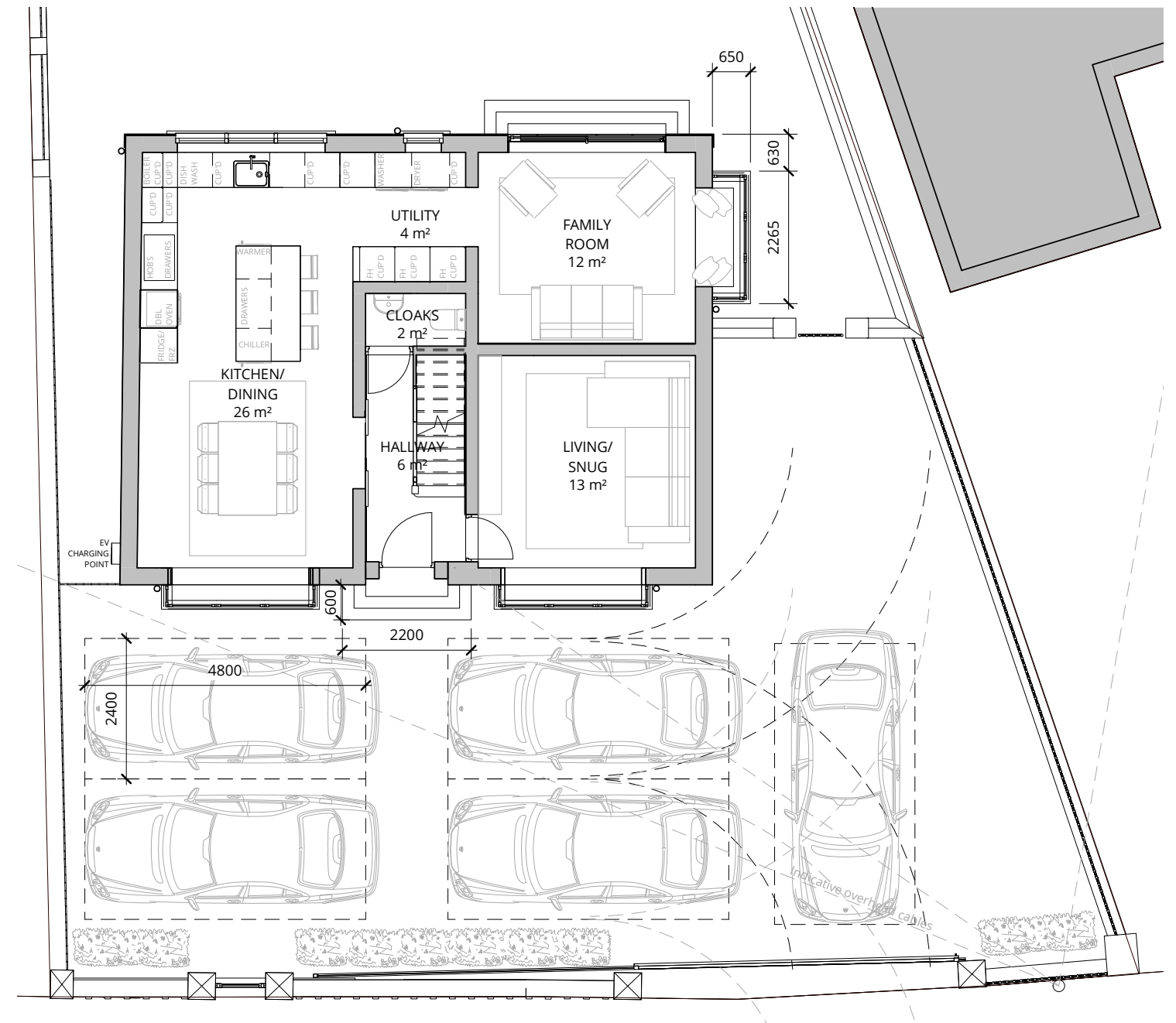
The proposed development will introduce two extra bedrooms from a total of 2 to 4. The drive at the front can fit up to 5 vehicles comfortably. Furthermore the street will provide additional parking on the opposite side of the road exceeding the recommended requirements.

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



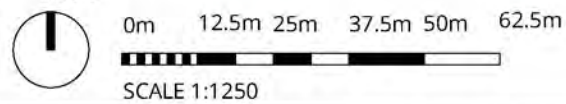
Existing Site Location Plan

1:1250



Block Plan

1:1250



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NOTES

PDD	Client Workshop 1	RB	RB	28/09/21
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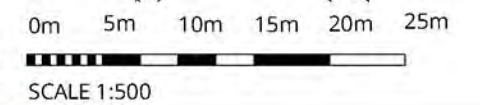
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Proposed Site Plan

1:500



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Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

T +44 [0]7564 361 972



PROJECT TITLE
491 Bolton Road West

BRP/PLAN NUMBER
P0009

ISO 20001 CLASSIFICATION
Planning

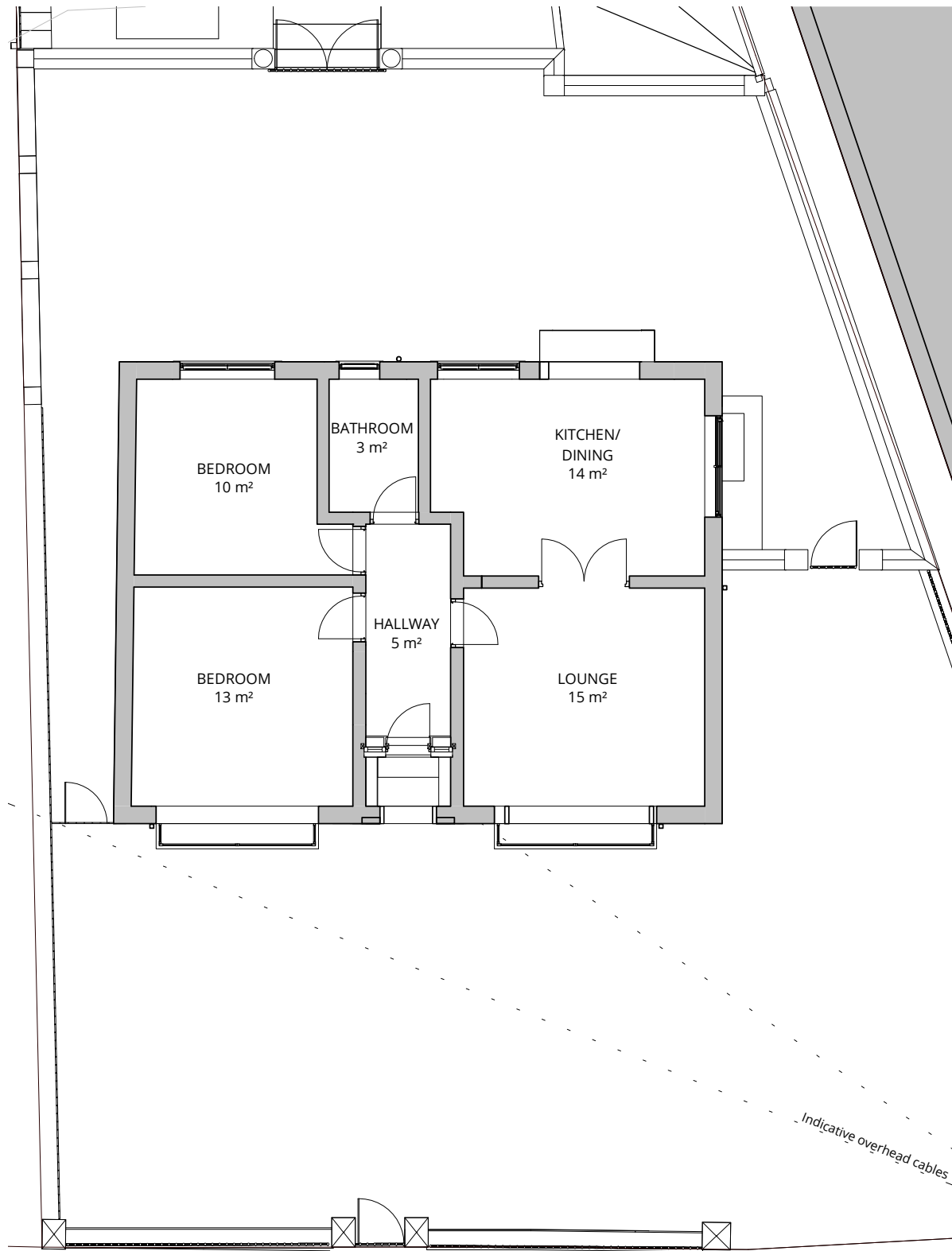
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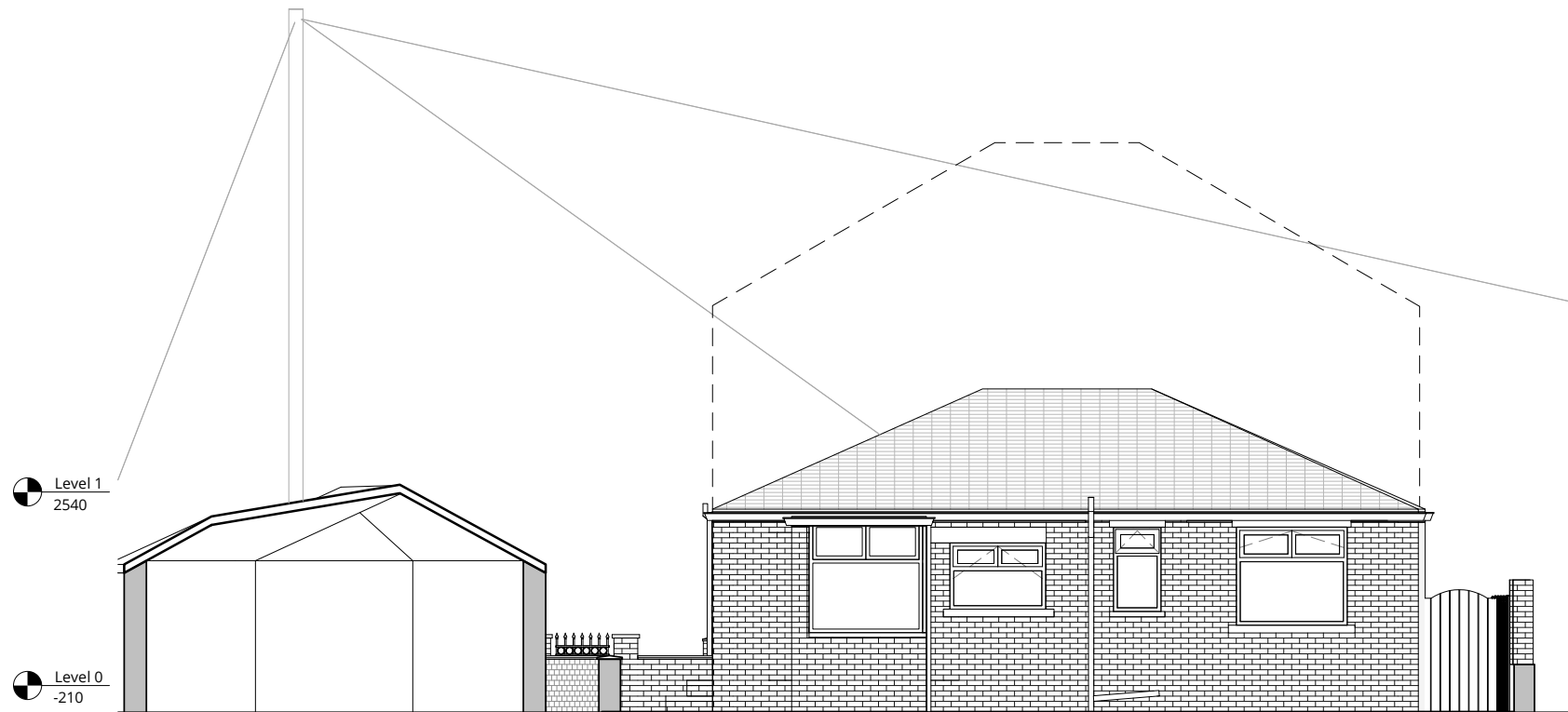
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23/09/21

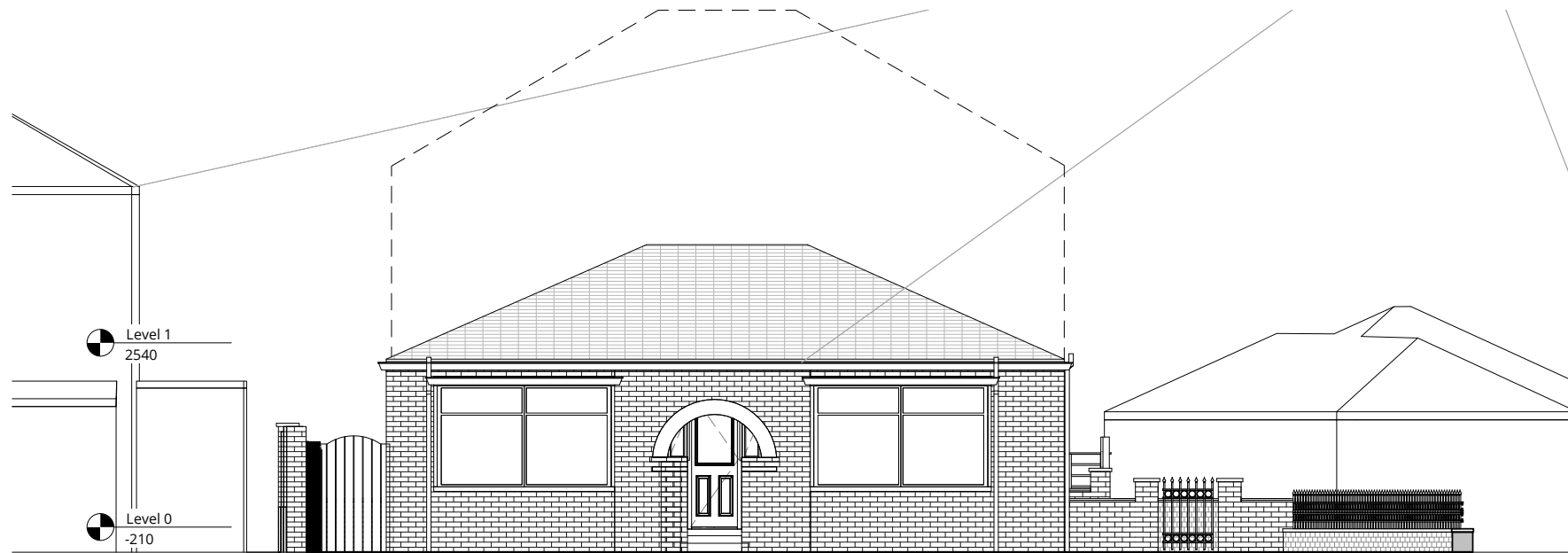
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P01



1 Existing Ground Floor Plan
1 : 100
SCALE 1:100



2 Existing Rear Elevation
1 : 100



3 Existing Front Elevation
1 : 100

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KEY

— — Proposed Building Outline

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PROJECT TITLE
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DRAWING TITLE
Existing Plans & Elevations

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SCALE
@ A3
1 : 100

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23/09/21

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P01

Level 1
2540

Level 0
-210

1

Side Elevation - West Facing

1 : 100

2

Side Elevation - East Facing

1 : 100

Level 1
2540

Level 0
-210

0m 1m 2m 3m 4m 5m

SCALE 1:100

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PROJECT TITLE
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DRAWING TITLE
Existing Side Elevations

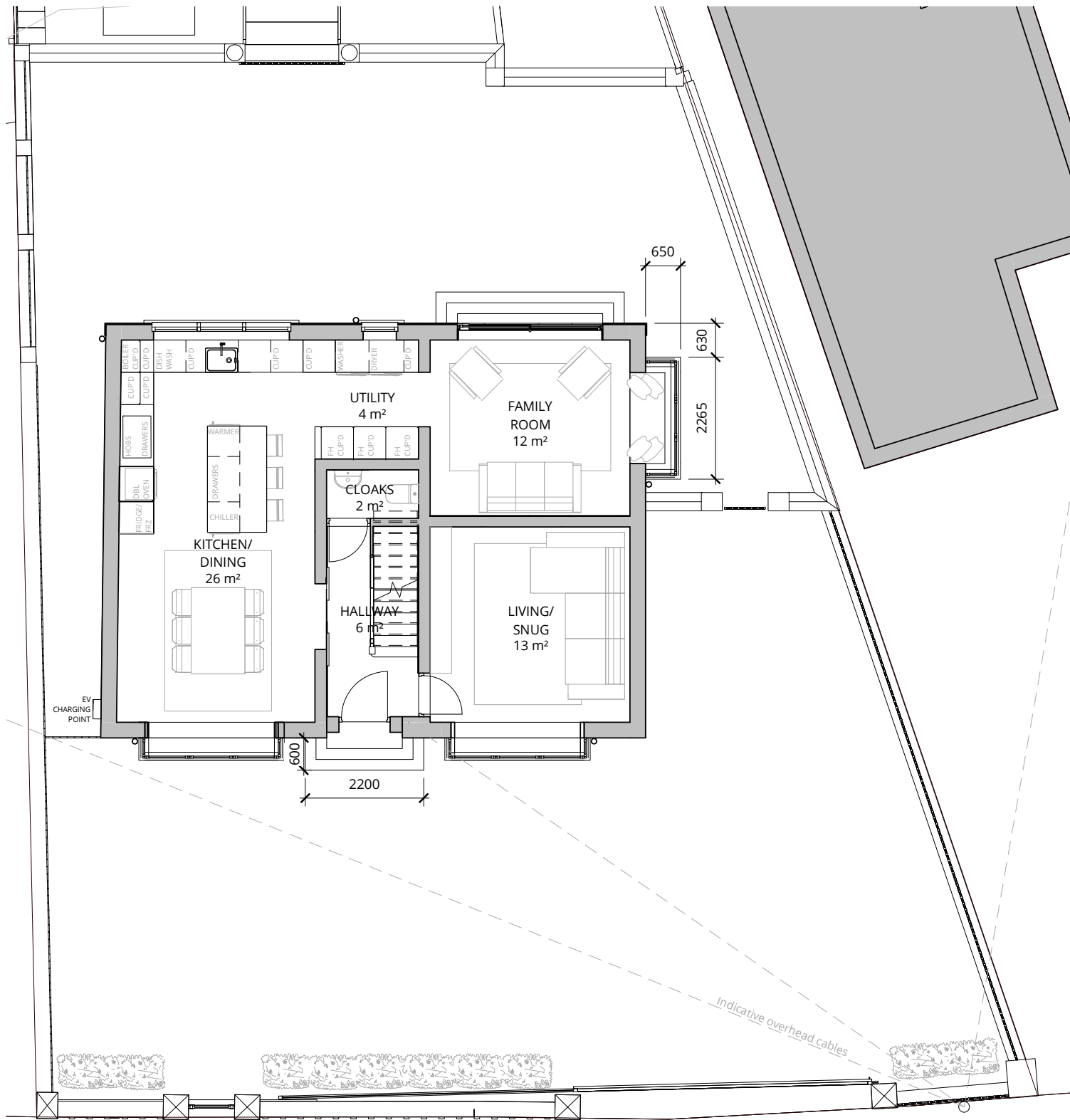
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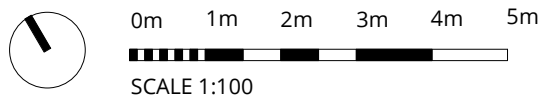
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1 Proposed Ground Floor Plan
1:100



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P01	Planning Issue	RB	RB	01/11/21

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PROJECT TITLE
491 Bolton Road West

ROP JOB NUMBER
P0009

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Planning

DRAWING TITLE
Proposed Plans

SCALE
@ A3

1 : 100

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27/09/21

DRAWING NO.
BRW-RALA-ZZ-XX-DR-A-(PL)-0003

REVISION
P01



1

Proposed Front Elevation

1 : 100



2

Proposed Rear Elevation

1 : 100

0m 1m 2m 3m 4m 5m



SCALE 1:100

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NOTES

P00	Client Workshop 2	RB	RB	12/10/21
P01	Planning Issue	RB	RB	01/11/21

CLIENT
KEY
— — Existing Building Outline

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PROJECT TITLE
491 Bolton Road West

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DRAWING TITLE
Proposed Elevations - Front & Rear

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1 : 100

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1 Side Elevation - Proposed East Facing
1 : 100



2 Proposed Side Elevation - West Facing
1 : 100

0m 1m 2m 3m 4m 5m
SCALE 1:100

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Proposed Elevations - Side

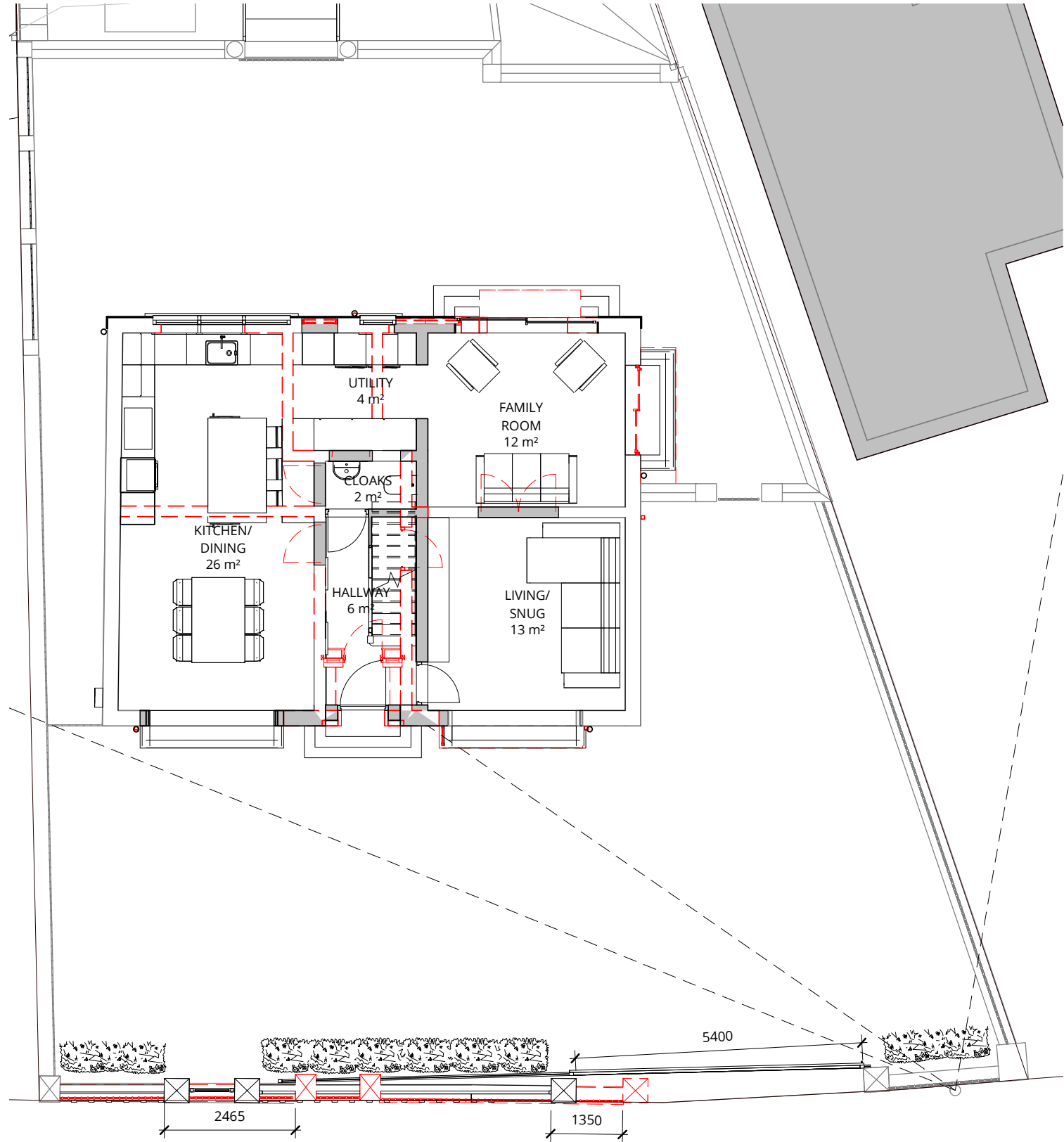
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1 Ground Floor Plan - Demolitions
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BL8 1XP
United Kingdom

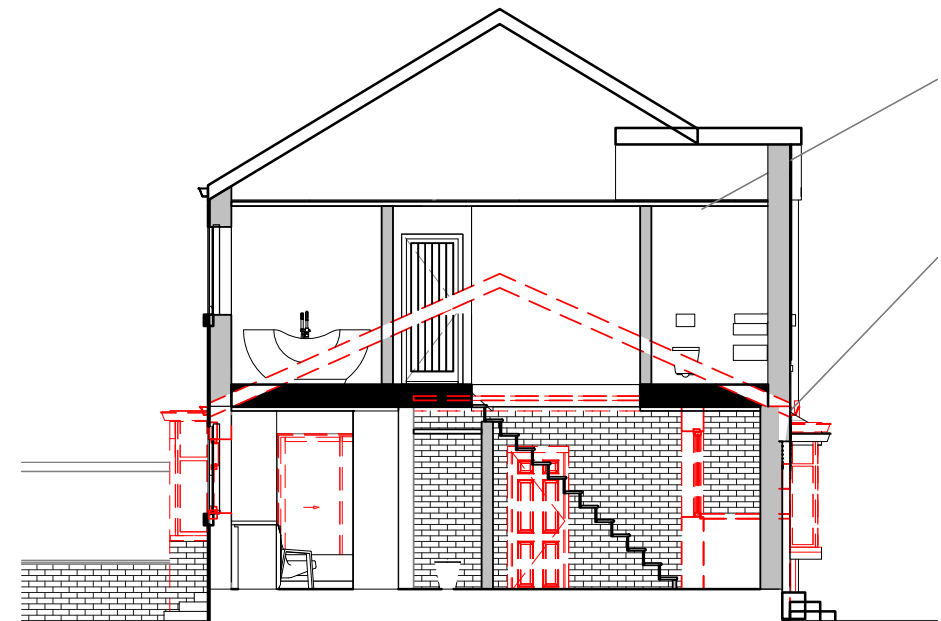
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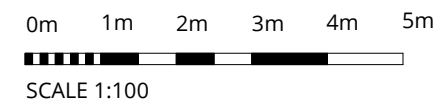
PROJECT TITLE 491 Bolton Road West			
ROP JOB NUMBER P0009	ISO 27001 CLASSIFICATION Planning		
DRAWING TITLE Demolition Plans		SCALE @ A3 1 : 100	DATE FIRST ISSUED 27/09/21
DRAWING NO. BRW-RALA-ZZ-XX-DR-A-(PL)-0020		REVISION P01	

Level 1
2540

Level 0
-210



2 Proposed Cross Section
1 : 100





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Principal

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Architects
Registration
Board