

DESIGN & ACCESS STATEMENT

(November 2021)



Project No: 1023

Client: Mr & Mrs Wood

Proposed Demolition and Rebuild Dwelling at

4 Tor Avenue, Greenmount

Bury, Greater Manchester

BL8 4HG

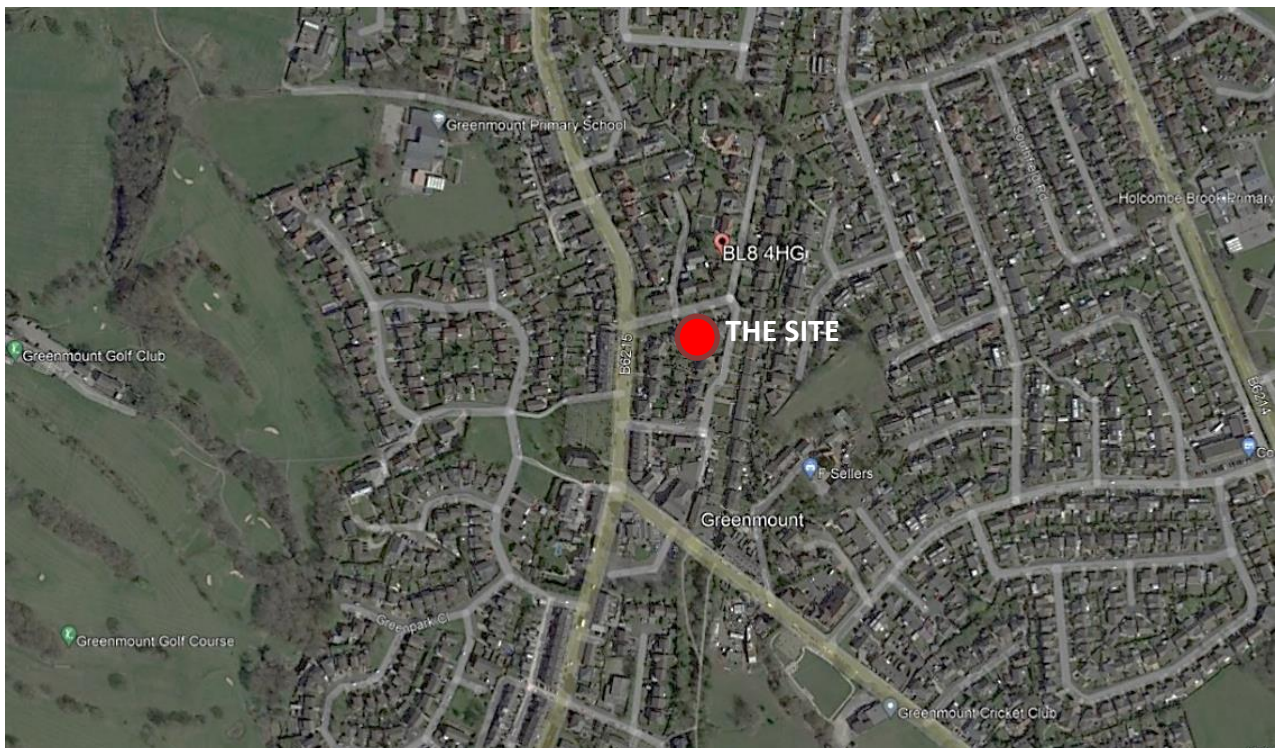


1.0 - INTRODUCTION

- 1.1** We have been instructed by our client to design and submit a full detailed planning application for the demolition and rebuild to create new detached house (Use Class C3) with integrated garage, associated hard and soft landscaping.
- 1.2** The plot is currently in use as a residential dwelling.
- 1.3** The client and family are very green and eco-friendly and wishes to incorporate as much renewable energy and green technology as possible.

2.0 - LOCATION

- 2.1** Tor Avenue in Greenmount is in the North West region of England, part of the Metropolitan Borough of Bury, Greater Manchester.
- 2.2** Greenmount has 2 main roads running through it, Holcombe Road and Brandlesholme Road. The site is accessed just off the A6215 (Holcombe Road).
- 2.3** The area offers a range of local shops, supermarkets, pubs and restaurants, as well as excellent schools, medical centre and leisure facilities.
- 2.4** Links to Greenmount are excellent with the A66 Motorway just 3 miles northeast of the site.
- 2.5** Access around Greenmount is available via reliable bus links. The nearest tram station is located in Bury which has excellent links to Central Manchester.
- 2.6** Greenmount lies 13 miles north of Manchester, 1 mile to the northeast of Tottington, and 2 miles south of Ramsbottom.



3.0 - THE SITE

3.1 The site is approximately 621m² (0.0621ha).

3.2 Topography of the site consists of a slope falling from north to south and west to east, approximately 1.8m over 37m and 0.5m over 18m respectively.

3.3 As well as the existing dwelling there is a small shed structures on the site which is located in the south east corner of the plot and will be retained. The remainder of the site is made up of hard and soft landscaping.

3.4 The site is surrounded on all sides by residential dwellings with the main access sited to the north.

3.5 The site is enclosed on the east and west boundary by 1800mm high close board fencing with 2200mm high close board fencing to the south (rear). Midway up the east boundary the fence transitions to a 1200mm high close board fence. The north (front) boundary consists of a 700mm high brick wall with entrance piers. Throughout the site a mixture of established trees and shrubs are located close to the boundaries (please refer to topographical survey).



Existing Front and Rear House Photos

4.0 - DEVELOPMENT OBJECTIVES

- 4.1** To provide high quality designed accommodation sympathetic with the surrounding environment.
- 4.2** Meet the functional requirements of the end user.
- 4.3** House will be thermally efficient with low running costs.
- 4.4** Traditional construction and appearance.
- 4.5** Attention to quality of construction and long-term durability while improving the setting of the site.
- 4.6** Can be constructed efficiently and safely as quickly as possible, with minimum waste and recycling materials.
- 4.7** To be environmentally 'friendly' with a longer future life span than existing dwelling.

5.0 - DESIGN STATEMENT

- 5.1** Tor Avenue and the neighbouring streets have a mixed style of housing and material palette. The housing pattern is generally large detached dwellings set in generous sized gardens with established soft landscaping adding to the setting and maturity.
- 5.2** The new dwelling will provide a much more 'fit for purpose' modern home. The front of the dwelling will be traditional in appearance with a projected double frontage and bay window arrangement. Stone cladding/panelling will be utilised to the projected 2 storey bay window with stone detailing and dressing around openings. The rear will be more modern with large sections of glazing to take advantage of the view and south facing garden for the family to enjoy. The roof will take the form of a standard pitch with 2 large flat roof dormers, giving the client the necessary headroom to enable useable attic space.
- 5.3** Materials have been carefully considered to give the dwelling a traditional and 'area sensitive' appearance. All facades are constructed of brick, with openings featuring stone heads and sills. A smooth slate tile is proposed as a finishing material for the roof. All windows relate to the proportions of the overall design and will be side hung casements in high quality timber.
- 5.4** The proposed dwelling comprises 3 floors including attic. The ground floor will consist of a striking open plan living/kitchen/dining area where the family can gather. Elsewhere on the ground floor there is a separately lounge, utility, WC/shower room and garage. On the first and attic floor there is a total of 5/6 bedrooms. The master bedroom suite incorporates a dressing area and en-suite facilities. A further en-suite to bedroom 2, 2 bathrooms and a gym/study complete the make-up of the house.
- 5.5** A double size integrated garage is proposed, however due to the desire for renewable energy sources to be implemented within the proposal a plant room is required which will remove 1 parking space. The garage will facilitate 1 no. vehicle and bicycles.
- 5.6** Some of the renewable energy and technology being included are air source heat pump, PV panels to south facing roof and electric car charging, with more being considered.



Precedence image with projected front gable, bay window, brick and stone dressings



Precedence images of flat roof orangery and stone panelling/cladding

6.0 - LANDSCAPING

6.1 Much of the existing landscaping will remain, with minimum impact to the surrounding neighbours.

6.2 Number of small non-descript trees along the east and west boundaries will have to be removed as part of the proposal. Boundary treatment will remain as existing.

6.3 The front access and driveway layout will not be affected by the proposals. To the rear an existing raised patio with retaining walls will be removed to allow for new dwelling, excavated land will remain onsite and be used to raise the ground levels at the rear only to avoid reinstating new retaining walls. A paved patio area will allow the client and family to sit out and enjoy their private amenity space.

6.4 The front boundary wall and entrance piers will be modified to create a higher wall with timber fence infill panels and electric gates to provide the dwelling with greater security.

6.4 Permeable paving will be utilised on the patio area to the rear.

6.5 Refuse area location to remain side of property, out of sight from the front but within suitable distance to allow easy access for refuse collection.

7.0 - ACCESS STATEMENT

7.1 The access drive is to be retained and allows for 2-3no parking bays.

7.2 Access is provided to the rear garden via both sides of the proposed dwelling.

7.3 Cycle parking will be provided to the dwelling via the garage.

7.4 Staircase designed to comply with approved document M.

7.5 Switches, sockets and controls to approved doc M.

8.0 - CONCLUSION

8.1 The proposed design attempts to deliver a sustainable, high quality and energy efficient residential dwelling for the client.

8.2 Careful consideration has been applied to the design which keeps the proposal in line with planning policy.

8.3 The traditional appearance and materials enable the dwelling to sit seamlessly into its environment and compliments the immediate area.

8.4 It is considered the proposal will have no adverse impact to the neighbouring properties and area.

8.5 The site already consists of a residential dwelling, which is well located in relation to local facilities and to public transport.

