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Design and Access Statement

Erection of infill dwelling to previously developed stables use to the north of Titus Cottage, 57 Bradley Fold Road, Ainsworth, Bolton, BL2 5QR

This statement has been produced to accompany a planning application for the construction of a single dwelling to land that is situated between two residential properties and is a previously developed stables use.

Section 1a- Existing Use

The subject site had until recently used for stabling of horses for a period of at least 35 years. There were a number of buildings to the land (shown to plan 23/1304/702). Several of the structures were taken down in 2017 but the stables were still in use until May 2022. The foundations/concrete floor slabs remain in place for the majority of the structures.

The site is owned by Mr Halliwell and directly to the south is Titus Cottage, an extended dwelling that he has occupied with his family since 2002. There was also a rear paddock area that extends alongside the rear garden of Titus Cottage.

The subject land was purchased by the Halliwell's in 2013 and initially they continued to utilise the stables before the land and buildings were subsequently used for recreation purposes as an extension of their home (Titus Cottage). Since 2017 the paddock area was used by the Halliwell family as an extended amenity area to their garden (used for football, play, camping and BBQ's, and exercising their dogs).

Titus Cottage is a sizeable home that has been extended on a number of occasions. This includes a large swimming pool extension (pool now filled in) that extends beyond the rear of the original property by 12 metres and is the dominant feature at the rear. The established gardens of Titus Cottage extend for a further 30metres to the east and are enclosed within 1.8 metre high concrete post and timber fence panels giving a suburban appearance at the rear of this property.

Directly to the north is Titus Barn which is an agricultural building that was granted planning consent for conversion to a dwelling, and further consent for the addition of a rear dormer roof/window (consent ref: 68002). These works have now been completed and Titus Barn is in residential use. The subject land sits between Titus Cottage and Titus Barn (a 20 metre gap). All the three properties front onto Bradley Fold Road that is an adopted road connecting to the centre of Ainsworth Village that is 400metres to the north.

The properties are part of the wider extents of Ainsworth Village and there is ribbon development along Bradley Fold Road to the grouping of buildings at Titus Cottage that also includes substantial buildings at Plane Trees Farm to the south, and 57

Bradley Fold Road and Kiln Clough Farm to the north. There is a public footpath that extends continuously along Bradley Fold Road from the centre of Ainsworth Village to the subject property and this is provided with street lighting.

Section 1b- Proposed Use

The proposal is to construct a single infill dwelling within the curtilage of the previously developed stables use.

It is proposed that the dwelling would have two storeys of accommodation but the bedrooms would be partially housed within the roof space to make efficient use of the building and to allow a lower height of development (both eaves and ridge level will be reduced in height).

The new dwelling is designed to reflect the form and scale of the adjacent buildings (both two storeys of accommodation).

Section 2 – Amount of development

A single detached dwelling is proposed with parking and turning to the front and amenity area to the rear with new hedgerow planting at the boundaries.

The development will be contained within the established boundaries of the previously developed stables use with no encroachment of buildings or residential use beyond this.

Section 3 – Layout

The siting, scale and orientation of the dwelling has been carefully considered in order to ensure that the dwelling sits comfortably with the development plot, and to achieve satisfactory separation distances and amenity with the neighbouring buildings.

Proposed floor plans are submitted with this application and show the following accommodation:

Ground floor – entrance hall with access to stairs to first floor, lounge, open plan kitchen/dining at rear, utility and WC.

First floor – landing giving access to 3 bedrooms (1 en-suite), and a bathroom.

Section 4 – Scale & design

The dwelling is sited directly between Titus Cottage and Titus Barn and will be within the established lines of development fronting Bradley Fold Road. The dwelling will be viewed against the backdrop of the adjacent dwellings and will integrate with the existing built form, would relate closely to these and would not appear out of place.

The overall height of the dwelling is reduced by adopting a lower wall plate level height at first floor level and a large part of the bedroom accommodation will be

housed within the roof space. This is an efficient use of the building volume and will result in a significant reduction to the height of the eaves and ridge.

The height of the adjacent buildings has been considered and the proposed dwellings are designed to be of a comparable, or lesser height (5.88 metres from finished floor level to ridge), as follows;

- Proposed dwelling: Ridge level = 105.88m.
- Titus Cottage: Ridge level = 107.18m (1.3metres higher than proposal).
- Titus Barn: Ridge level = 105.42m (0.46 metres lower than proposal).

Titus Cottage and a dwelling at Plane Trees Farm (to the south) have a relatively modern/suburban appearance and are not of significant architectural merit.

The adjacent agricultural building is currently being converted into a single dwelling and the approved plans show black cladding panels to the external walls and the roof. The existing rectangular barn form is maintained and with those materials the building will reference the simple form and appearance of the previous agricultural use.

Similarly with the proposed dwelling a simple rectangular barn form is proposed and this would be in keeping with the adjacent development.

Section 5 – Landscaping

There are existing mature trees and hedges to the front of Titus Cottage and Titus Barn that provide a natural screen to the site frontage. This proposal does not require any removal of the existing landscaping and so the screening to Bradley Fold Road will remain.

The dwelling is proposed to have a landscaped garden/amenity area at the rear. New hedgerows are proposed to the rear boundaries to be planted with native species.

Section 6 – Appearance

UDP policy H2/1 requires all new residential development will make a positive contribution to the form and quality of the surrounding area.

The proposed dwellings are designed to reference the existing buildings in terms of form and scale, and the use of materials.

Design features from the existing buildings that have been drawn upon include:

- Rectangular building footprint with two storeys of development referencing building form of Titus Cottage and Titus Barn.
- Linear development arranged along existing access road similar to adjacent dwellings.
- Pitched roofs with slate coverings (referencing Titus Cottage).
- Stone facings to external walls (referencing Titus Cottage).

Section 7 – Access

There is an existing access from Bradley Fold Road that has been utilised over a 35 year period to service the stables use. This would have included use by larger horseboxes and agricultural machinery.

The access is retained and is suitable for reuse to serve a single dwelling. From the existing access there is good visibility in both directions along Bradley Fold Road. A safe access is provided and traffic generation from a single dwelling will be minimal and would not have any perceivable impact on the highway network.

Similar to Titus Cottage there is a turning and parking area to the frontage that will allow parking for three cars. Level access and approach can be provided to the dwelling to enable access to people of all ability.

6th January 2025