

Proposed Residential Development

Design and Access Statement

4 Brookthorpe Road, Bury, Lancashire, BL8 3AD



Reference: 22018 – November 2022 v1.0



The Intelligent Design Centre

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1.0 Introduction

This statement is submitted by The Intelligent Design Centre to accompany the Planning Application for the demolition of an existing aging bungalow and construction of a new two storey house with detached garage & annex.

Site Address:

4 Brookthorpe Road, Bury, Lancashire, BL8 3AD

Grid Reference:SD780114

Easting(x) Northing(y)

Applicant: Mr & Mrs Smith



Fig 1.0 Photo credits: Google earth

1.1 Design and Access Statement

This Design and Access Statement will set out the rationale behind the proposed development and its context within the surrounding residential area, and will set out how the design has been arrived at taking into account the site constraints.

This design and access statement has been prepared with reference to 'CABE Guidance 'Design and Access Statements – How to Read, Write and Use

Them', describing the amount, layout, massing, access and scale and outlines its significance in the surrounding area.

1.2 Background

A pre-app enquiry was submitted in May 2022 ref 02732/E and the response received on 27th July 2022 was very positive. A summary of the responses is as follows:-

- The site is in a residential area, and there is an existing dwelling on the site.
- The principle of a replacement dwelling is acceptable in principle.
- No predominate building style nearby, therefore, a bespoke design could be used.
- Proximity to neighbouring buildings / windows needs to be carefully considered.
- Parking details and boundary fence treatment to be provided with the application.
- Recommendation that a desktop ground investigation report be provided with the application.
- A vehicle charging point will likely be required.
- An ecology survey will be required.

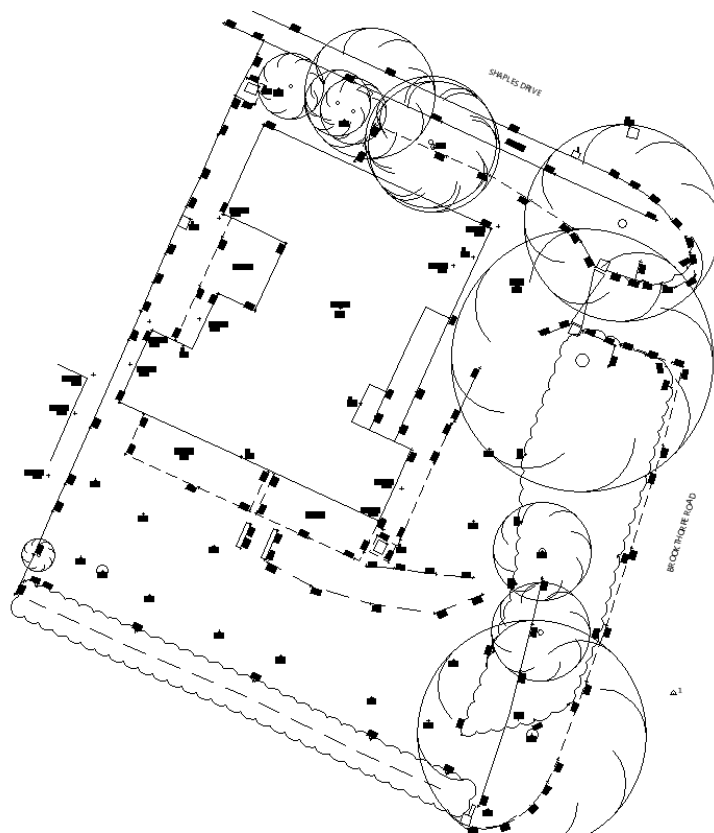
CONCLUSION

The principle of a replacement dwelling is acceptable and the general position, mass and bulk is likely to be appropriate in general terms, but the final design iteration should be robustly articulated and presented. The advice provided in relation to highways, contaminated land and air quality is provided.

2.0 The Existing Site

The site is situated on Brookthorpe Road, Bury and occupies a sizable plot of approximately 1,000m². The site is surrounded by other residential properties of various sizes, and types including bungalows, two and three storey houses, detached and semi-detached houses, all of varying aesthetic styles.

There are a several semi-mature trees and hedges around the perimeter of the site and some low value vegetation within it. The site has a high level fence to the west boundary and lower level timber and steel mesh fences embedded within the shrubbery to the north and east boundaries. The site has a vehicular entrance accessed from Brookthorpe Road.



The site investigation shows there used to be a coal mine nearby before any of the surrounding dwellings were constructed. The mine shaft has been capped off many years ago so no problems are anticipated in this regard.

There is currently a bungalow on the site believed to have been constructed around the 1970 which whilst sizable, is very dated, is in poor condition and does not provide the accommodation or internal arrangement suitable for a modern family dwelling.

The site is connected to mains drainage, and has gas, electric and telephone services entering the site.

3.0 Design proposals

3.1 Use

There is currently a dwelling on the site, and this proposal is to demolish the existing building and erect a new dwelling, therefore the use will remain the same as a dwelling.

3.2 Scale and Amount

The existing bungalow has a ground level footprint of 259m² with a gross internal floor area of 233m² (including the integrated garage). It is single storey with eaves height of 2.3m and the highest ridge height of 5.5m from floor level.

The proposed house will have a gross internal floor area of 328m² over the two storeys, with a ground level footprint area of 173m². Whilst the new building is two storeys high, it will have a flat roof and so has an overall height of approximately 6m, which is just half a meter higher than at present.

The proposed garage & annex will provide 58m² GIA at first floor level and 45m² for the garage. The ground level footprint of this detached building is 60m².



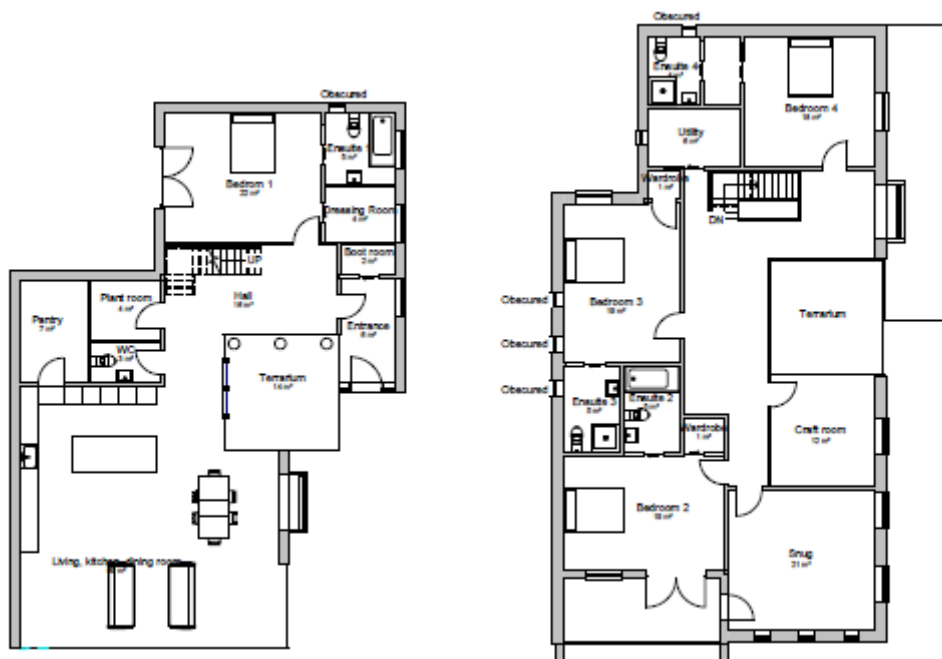
3.3 Layout

The layout has been largely dictated by the constraints of the site, namely the orientation of the site and the neighbouring buildings and in particular the windows.

The neighbouring dwelling to the west meant that no windows at first floor level can be located on this elevation, although the north west corner has been set in to enable a window to be provided that is not overlooked.

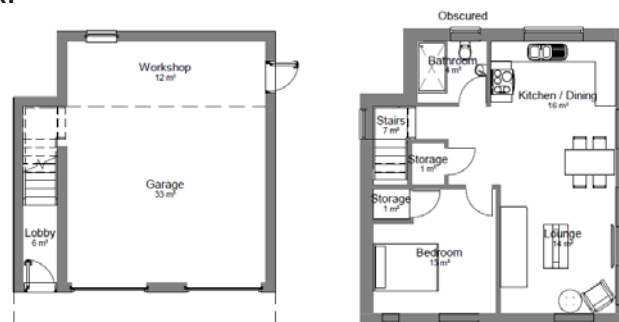
The day to day living area is located on the south side to give views and access out into the sizable garden space. One of the main features is a central glazed enclosed courtyard (Terrarium) which provides light into the inner parts of the building and will contain plants within its own ecosystem.

The master bedroom suite is located at ground floor level to enable the house to be a forever home, with 3 other bedrooms located at first floor level. An office and snug which looks out onto the garden are also accommodated at first floor level.



Main House Layout

The garage & annex has been located to the South East corner of the site which is the lowest part of the site in order to reduce its impact. The ground floor space will be used as a garage and the first floor space will be a self contained annex.



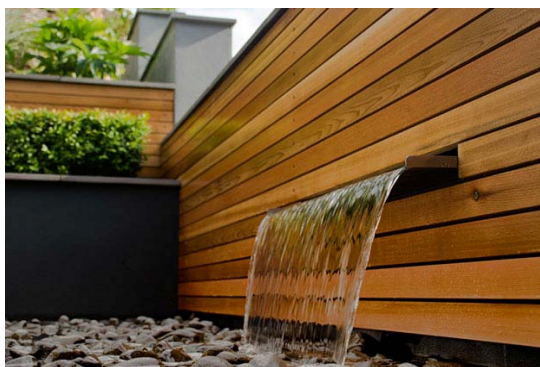
Garage and Annex Layout

3.4 Appearance

The aesthetics for the building have drawn on several styles that the client have seen and liked. The overhanging first floor on the south side will help to provide solar shading to the large glazed façade of the living space.

The clients' preference for a natural cladding that will age with the building leads to the choice of timber, which will be stained in dark and light colours. The window and door frames will be slim lime aluminium frames, and the roof cappings and feature windows will be in aluminium.

The roof will be flat with parapet details, and will have a grey single ply covering. Solar panels on A frames will be situated on the roof, but set back from the edge so will not be visible from ground level.

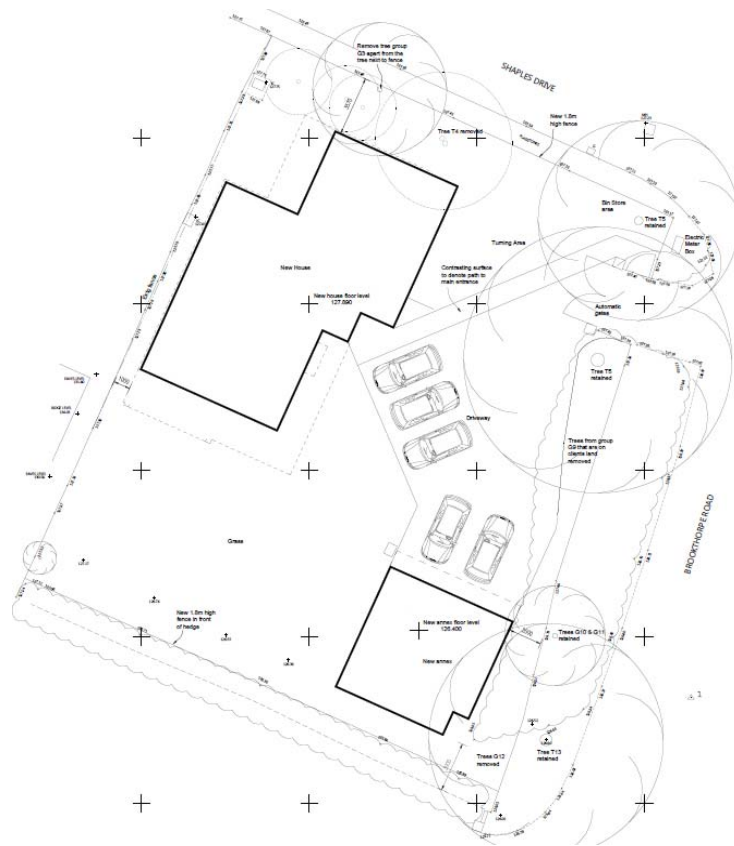


3.5 Landscaping

The southern area of the site will be the formal garden area with a lawn and planting beds. There will be paved patios next to the doors on the south and the private external courtyard to the North West.

The driveway and path material is yet to be decided, but a permeable type will likely be used to avoid the need for drainage / soakaway. The area immediately next to the vehicle gates will be a bonded material to avoid any loose gravel from being carried onto the highway.



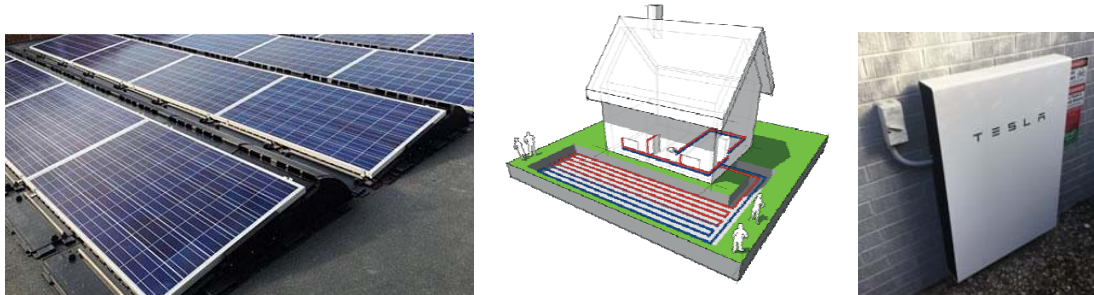


The perimeter fences will be timber as will the vehicle and pedestrian gates. The mature trees will be retained as will the hedges to the southern boundary.

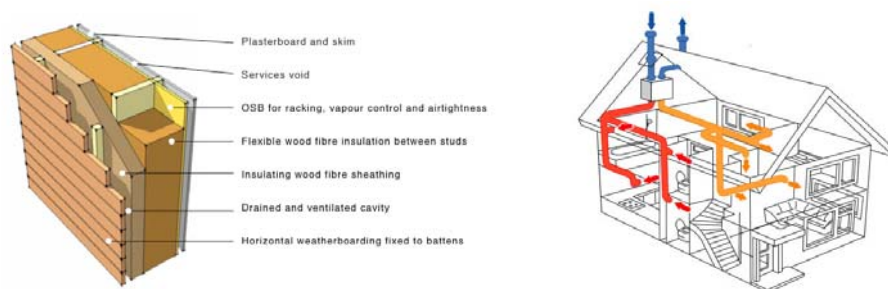
3.6 Sustainability

The aim is to make the new dwelling as close to zero carbon as is practicable.

The intension is to install a ground source heat pump to provide hot water and serve the under floor space heating system. This will be supplemented with photovoltaic solar panels discretely located on the flat roof which will be connected to batteries to store the power for when it is needed.



The building will be super insulated and be air tight and will incorporate mechanical heat recovery ventilation. These will all ensure that the maximum amount of heat is retained in the building thus significantly reducing the energy demand.



Externally, a gravity rainwater harvesting system will be employed, with rainwater collected and stored in above ground tanks, to be used as grey water to serve the ground floor level toilets as well as for gardening purposes. Any excess rainwater will be discharged via a soakaway.



4.0 Access

The proposed new house will have a level approach and level access throughout the ground floor area. The master bedroom suit, which includes an en-suite with level access shower, is located on the ground floor level, which will help towards the lifetime homes standards.

There is parking for at least 5 vehicles on the site plus two spaces in the garage. An electric vehicle charging point will be included to serve the vehicles parked on the driveway.

There is adequate space for the storage of bicycles in the garage.

There is a bus stop on Walshaw Road that is less than a 100m walk from the site. Bury town centre is less than 2 miles away, although there are several smaller shops and restaurants within a half a mile of the site.