



JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF

Tel: 07875 627 988

E-mail: jim@jpeconsultancy.co.uk

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Design and Access Statement

Erection of two dwellings and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of gate house within the curtilage of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton.

This statement has been produced to accompany a planning application for the construction of two detached dwellings within the curtilage of a previously developed site.

Section 1a- Existing Use

The subject site is within the developed curtilage of the former Ainsworth Nursing Home, which operated as a 33 bed residential care home from 1986 and closed to residents in November 2018 (Rosalyn Roden, Bury Times 2019).

The property was original used as an isolation hospital for smallpox patients from 1906, used for tuberculosis patients between 1913 and 1921, and continuing as an isolation hospital between 1948-1978 with limited use in the later years, before finally ceasing to be used as an isolation hospital in 1982 (nationalarchives.gov.uk 2020)

There is a collection of single storey and two storey buildings spread across the site originally utilised as a main pavilion block with two wards, a central duty ward, an isolation ward, administration block, discharge building, laundry, disinfecting rooms, mortuary, etc. (manchestervictorianarchitects.org.uk 2020).

The property is included in Bury MBC's draft local list of buildings of architectural or historical interest.

At the site perimeter there are mature trees and shrubs providing robust screening to the boundaries. The trees are subject to Tree Preservation Order (No. 346) 2019.

The property is accessed from Knowsley Road by a private drive with a tarmac surface.

Since the closure of the nursing home the site has been sold and subsequently split into a number of separate parcels, and sold on to different purchasers. We understand that the nursing home premises have a C2 use class (residential institution) and that the majority of new owners will be seeking a C3a use class (private dwelling houses).

Section 1b- Proposed Use

The proposal is to construct two detached dwellings to land to the west of the site. The dwellings are of the same design but with the plots handed to present a lower height of development adjacent to the south and north development boundaries.

The proposed dwellings have two storeys of accommodation but are designed to reflect the form and design features of the existing buildings with a two storey height to the frontage, and the roofs pitching down to a single storey height at the rear.

Section 2 – Amount of development

The proposed site is divided into two plots with a two-storey dwelling built centrally within each plot. The proposals include for the retention of the Gate House within the southern plot (plot 1), as guest accommodation.

The existing private access from Knowsley Road is utilised with the proposed dwellings fronting on to this with a landscaped verge, driveways and parking areas, and landscaped gardens. Each dwelling has landscaped gardens at the rear with an area of amenity grass, and a paved patio.

The driveways and parking areas are to be surfaced with permeable bound gravel as part of a Sustainable Urban Drainage System (SUDs). Where the driveways and parking are within the Root Protection Areas of the retained trees, a cellular confinement system with aggregate fill and permeable resin bound gravel wearing course will be used.

Foul drainage is to connect to the existing drains in the site access road (providing the drainage to the existing buildings). Surface water drainage is to be to soakaway through a network of filter drains around the perimeter of the gardens incorporating catchpits for clearance of sediment.

Section 3 – Layout

The following accommodation is proposed;

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

First floor – landing giving access to 5 bedrooms and a bathroom.

Section 4 – Scale & design

The dwellings are sited adjacent to the existing access road and close to the existing cluster of buildings. The dwellings will be viewed against the backdrop of the existing grouping of buildings and relate closely to these.

The overall height of the dwellings is reduced by adopting a single storey form to the rear elevation, and utilising the roof space to provide the bedroom accommodation. The proposed dwellings would be marginally taller than the former bungalow (now

extended to two storeys (consent ref; 65626), but significantly lower than the Administration Block.

The dwellings would reference the existing buildings to the nursing home site in terms of form and materials.

Design features that will be referenced from the existing buildings include;

- Slate roofs and red clay ridge and hip tiles (all the original hospital buildings).
- Red brick facings with detailing (all the original hospital buildings).
- Variation to height and scale of roofs.
- Hipped roofs with dormers and pediments (Wash House and Administration Block).
- Materials to match existing buildings.
- Arched main entrance door with brick detailing (Gate House, Wash House and Administration building).
- Tall window to landing (Pavilion Block).
- Roofs reducing down to a single storey height at rear (Administration Block).



Figure 1 – Front elevation to Administration Block

Design features: Two storey height with hipped slate roofs, red clay ridge & hip tiles, red brick facings, tall windows with brick detailing, arched brick entrance door.

Secure cycle storage is provided to each dwelling to promote sustainable forms of transport. An Electric Vehicle Charging Point (EVCH) is also provided.

Boundary treatments have been kept at a low level (1.2metre high post and rail fencing), and are of a type found in rural and countryside areas to maintain openness.

The development lighting scheme will include the use of appropriate products and screening, to ensure no excessive artificial lighting shines over the boundary trees, retained hedgerow and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.



Figure 2 – Rear elevation to Administration Block

Design features: Building reduces to single storey height with two storey pediment to central area and dormer windows, roofs of varying heights.

An adequate area of garden/private amenity space is proposed to the rear of the dwellings but this is limited in size to enable a wide landscape buffer to be maintained to the south and west boundaries.

Section 5 – Landscaping

The proposed dwellings are to have a landscaped frontage with landscaped gardens and terrace to the rear. Mature and substantial landscape features exist to the south and west boundaries and these will be retained.

A Landscape Proposals Plan is submitted to confirm the hard and soft landscaping details. The proposals aim to provide an appropriate setting for the built form to help integrate it into the surrounding landscape. They aim to enhance the ecological interest and habitat connectivity and seek biodiversity gain.

To the south and west boundaries there are mature trees and shrubs that provide robust and effective screening of views in and out of the site. The existing trees and shrubs are to be retained and further supplemented with an additional landscaping buffer. The planting of trees within the buffer, as well as native understory planting, will strengthen the buffer and enhance its screening capacity.

The landscape buffer will perform an important function in:

- further strengthening and re-inforcing the boundary screening.
- Providing an opportunity to improve biodiversity.
- Providing a clear distinction between the extent of formal residential garden areas, and a substantial buffer at the perimeter that is to be maintained as undeveloped green space.

Section 6 – Appearance

The dwellings are designed to respect the form and scale of the original hospital buildings, and to use materials that are in keeping and to reference design features of the existing buildings.

Section 7 – Access

Access to the property is made by a private road from Knowsley Road. Each dwelling will have a private drive area that will allow parking for three cars. Level access and approach will be provided to the dwellings to enable the dwellings to be accessible and to comply with Part M 'Access to and use of buildings' of the building regulations.

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