

DESIGN & ACCESS STATEMENT



**Proposed Two-Bedroom Detached Bungalow
within the Garden of Existing Dwelling Sedgewell, Brandlesholme Road,
Greenmount, Bury.**

Content:

1. Introduction
2. Site Context
3. Green Belt Context
4. Visual Containment & Screening
5. Amount & Layout
6. Scale
7. Appearance & Architectural Language
8. Landscaping
9. Access
10. Sustainability 10.3 Carbon & Energy Statement
11. Drainage Strategy
12. Digital Connectivity Statement
13. Housing Space Standards Compliance Schedule
14. Conclusion

1. Introduction

This Design & Access Statement accompanies a planning application for the construction of a new two-bedroom detached bungalow within the domestic garden of the applicant's existing property. The proposal forms part of a wider submission that also includes a separate Planning Statement, which addresses planning policy interpretation and the green belt position in detail.

The purpose of this statement is to outline the design rationale, site context, architectural approach, and access arrangements for the proposal.

2. Site Context

The site comprises part of the generous rear/side garden of the applicant's existing dwelling, located within a predominantly residential area characterised by a number of large stone built two-storey dwellings. The immediate setting is suburban in nature, with mature boundary vegetation, established garden plots and a varied architectural style.

The immediate site area is level, enclosed, and visually contained by existing built form and vegetation. Sedgewell itself is elevated from the site by approximately 1.7m. The proposal has been positioned to maintain appropriate separation distances to protect neighbouring amenity and ensure the new dwelling sits comfortably within the established pattern of development.



Image of front elevation with Sedgewell to rear.

3. Green Belt Context

The site lies within the designated green belt. A detailed justification is provided within the accompanying Planning Statement, including reference to the applicant's Lawful Development Certificate (Ref: 72091/LDCP), which confirms the domestic curtilage and establishes the baseline for assessing openness and impact.

The proposed bungalow is modest in scale, positioned within an already enclosed domestic garden, and designed to minimise visual impact. The development does not extend built form into open countryside and maintains the essential characteristics of the green belt.

4. Visual Containment & Screening

The site benefits from strong natural containment provided by the existing mature hedging, trees, and boundary treatments which significantly limit views into the garden from public vantage points. The proposed bungalow sits to the side of Sedgewell and is screened from the street scene.

Additional low-level planting will reinforce this containment without introducing suburbanising features. The proposal therefore preserves the visual openness of the wider Green Belt and avoids any perception of sprawl.

5. Amount & Layout

The proposal comprises:

- A two-bedroom detached bungalow
- An integrated single garage
- A second on-plot parking space
- Private amenity space to the rear and side
- A simple, efficient internal layout suitable for long-term accessibility

The building footprint has been carefully positioned to maintain separation from boundaries, respect neighbouring privacy, and ensure the retained garden for the host dwelling remains functional and proportionate.

6. Scale

The scale has been deliberately kept modest and in-line with the Lawful Development application to ensure the building reads as a subordinate, low impact addition within the garden setting.

- Eaves height: approx. 2.5m
- Ridge height: approx. 4.0m

This low profile ensures the dwelling sits comfortably below the height of surrounding buildings and minimises any effect on openness.

7. Appearance & Architectural Language

The architectural approach is contemporary but restrained, drawing on the simplicity and horizontality typical of modern bungalow forms.



Front elevation with Sedgewell to rear.

Key elements include:

- Powder-coated aluminium windows with slim profiles
- A simple, clean roof form
- High-quality facing materials selected to complement the host dwelling
- A balanced, uncluttered façade composition

The design avoids unnecessary ornamentation and focuses on proportion, material quality and longevity.

8. Landscaping

Existing boundary vegetation will be retained and be unaffected by the development to preserve the established green character. New planting will be introduced to soften the building edges and reinforce the sense of enclosure.

Hard landscaping will be minimal and domestic in scale, using permeable surfacing for parking and paths to support sustainable drainage.

9. Access

Vehicular access is taken from the existing driveway currently serving Sedgewell, with a clear and safe route to the new dwelling. The layout provides:

- A separate gated access into the site with adequate 'pulling-off' space.
- Level access to the principal entrance
- Two off street parking spaces, the first to the garage and a second on the hard-standing.
- Adequate turning space for vehicles.
- A simple, legible pedestrian route.

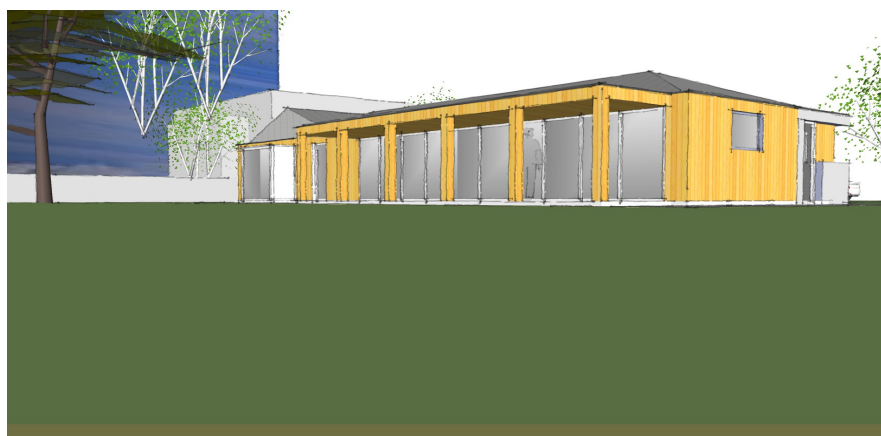
The bungalow form naturally supports long-term accessibility, with all primary accommodation on a single level. Internal corridors and door openings have been maximised to enhance manoeuvrability and support long-term internal accessibility for a wide range of users.

10. Sustainability

The proposal incorporates a fabric-first approach, with high levels of insulation and efficient building services. The scheme includes:

- Photovoltaic panels positioned to maximise solar gain.
- An air source heat pump providing low-carbon heating.
- Permeable surfacing to assist with surface water management.
- High-performance glazing and airtightness measures.
- A pergola to the south facing elevation to assist with reducing potential over heating from solar gain.

These features reduce operational energy demand and support the Council's sustainability objectives.



rear elevation with pergola

10.3 Carbon & Energy Statement

The proposal adopts a fabric-first approach to minimise energy demand and incorporates low-carbon technologies, including an air source heat pump and roof mounted photovoltaic generation. One consideration of the siting is to provide a full south-facing roof pitch to maximise the solar potential.

In addition the proposal includes a pergola to the south facing elevation to accommodate solar shading to minimise over-heating from solar gain.

The Garage will also incorporate a E.V. charger point and two dedicated bicycle spaces.

These measures ensure the dwelling can be delivered in full compliance with Part L of the Building Regulations and support local and national climate change objectives. Given the modest scale of the development and its efficient single storey form, the scheme achieves proportionate carbon reductions through improved insulation, airtightness, and renewable energy generation. The overall strategy represents a balanced response to reducing operational carbon emissions for a single residential unit.

11. Drainage Strategy

The scale and nature of the proposal, comprising a single detached bungalow within Flood Zone 1, means that there are no known drainage constraints that would prevent the development from being delivered in accordance with the drainage hierarchy and the Non-Statutory SuDS Technical Standards. A feasible drainage solution is clearly achievable, and the detailed design does not influence the layout, massing, or other material planning considerations relevant to the determination of the application.

In this context and to avoid placing unnecessary costs on the applicant at this stage, it is considered reasonable and appropriate for the detailed surface water drainage strategy to be secured by way of a pre-commencement planning condition. This approach is consistent with national guidance on the use of planning conditions and would allow the Local Planning Authority to retain full control over the final drainage design while enabling timely progression of the application.

12. Digital Connectivity Statement

The proposed dwelling can be readily served by modern digital infrastructure, including high-speed broadband and mobile network coverage, consistent with national objectives to support improved digital connectivity in new homes. The scale and location of the development present no constraints to the provision of fibre-based services, and connection can be secured through standard installation processes at the appropriate stage.

As such, the proposal aligns with the Government's digital connectivity ambitions and ensures future occupants will have access to reliable, high-quality digital services without influencing the layout or form of the development.

13 Housing Space Standards Compliance Schedule

The proposed development comprises a detached single storey two-bedroom bungalow with an integrated single garage. In accordance with the Technical Housing Standards – Nationally Described Space Standard (2015), the garage is excluded from the Gross Internal Area (GIA) calculation.

The dwelling is categorised as a 2no. bed, 4no. person, single storey unit (2b4p). The table below demonstrates full compliance with all relevant NDSS criteria.

NDSS Compliance Table

NDSS Criterion	Minimum Standard	Proposed Development	Compliant
Gross Internal Area (GIA)	70 m ²	127.7 m ²	✓

NDSS Criterion	Minimum Standard	Proposed Development	Compliant
Built-in Storage	2.0 m²	3.5 m²	✓
Bedroom 1 – Double (area)	11.5 m²	16.0 m²	✓
Bedroom 1 – Width	2.75 m	4.0 m	✓
Bedroom 2 – Double (area)	11.5 m²	14.0 m²	✓
Bedroom 2 – Width	2.75 m	3.5 m	✓
Number of Double Bedrooms	Minimum 1	2	✓
Floor to Ceiling Height	2.3 m over 75% of GIA	2.5 m	✓
Total Bedspaces	4 persons	4 persons	✓
Storey Count	1	1	✓
Notes	Storage excludes utility; garage excluded from GIA	—	—

The proposed bungalow exceeds all minimum NDSS requirements, providing a generous internal layout, compliant bedroom dimensions, and sufficient built-in storage. The scheme delivers a high standard of residential amenity for future occupants and aligns fully with the Technical Housing Standards (2015).

14. Conclusion

The proposed bungalow represents a modest, well considered form of development within an enclosed domestic garden. It respects the character of the area, preserves the openness of the Green Belt, and delivers a high quality, energy efficient home with minimal visual impact.

The design is coherent and proportionate and the accompanying Planning Statement provides further justification where required.