

Design and Access Statement

Ref 1456

34 Ringley Road, Whitefield, Bury, M45 7LE

02/08/24

PROPOSAL

The proposal is for Householder planning for front, side extension and alterations to roof form. Plus formation of an additional storey to the rear.

The site area is 1,537 Sq/m.

DESIGN

The styling would be to match the traditional characteristics associated with the surrounding area that it lies within including the existing house.

The massing is such that is in keeping with many of the extended houses around it.

Particular consideration has been given to the perceived mass, and the proposal is set with floor levels lower than the existing house. The roof form is hipped to reduce the overall height at the eaves.

The existing natural stone boundary and established hedges are to be retained, helping screen the proposal from the public highway and adjacent residential dwellings.

Parking is to remain unaffected.

This will lead to no detrimental effect on the surrounding area.

The proposal is situated to achieve all the recommended offsets from other dwellings, in accordance with the local authority's extensions policy to prevent overlooking onto neighbouring living areas.

Refuse bins etc are to be located within the grounds as they currently are.

ACCESS

New doors etc will be Part M compliant.

TREES

Please refer to supporting information.

DRAINAGE

Amended drainage will connect to the existing main sewer, via an existing connection.

CRIME PREVENTION STRATEGY

All ground level doors will have toughened glass and reinforced frames. They will be secured by an integral multi point lock system by Yale or similar approved manufacturer.

All doors and windows will be fitted with doubled glazing as a minimum.

The structures will be fitted with a motion detector alarm system. Motion detectors will be fitted downstairs and upstairs.

LED type dusk till dawn lighting will be utilised where suitable.

SUSTAINABILITY

The proposal will look to use sustainable design and construction methods.

The building fabric will be designed and built using sustainable principles.

Materials that are long lasting, zero maintenance and make minimal use of fresh natural resources.

Glazing will be designed and manufactured to a high specification to ensure that heat gains exceed heat loss throughout the course of the year.