

Fletcher Fold, Bury

Design and Access Statement

6071-POZ-XX-XX-PP-A-1000-P02



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Note:

Unless otherwise stated, all diagrams & images are not to scale

1.0 Overview.

1.1 Introduction.

The proposed development is for the erection of 43 dwellings for people over 55 years of age with associated car parking and landscaping on the former site of the Millwood School which was demolished in 2021.

The applicant is Bolton at Home who will build and manage this project for Bury Council. Bolton at Home's organisational objective is to create homes and neighbourhoods to be proud of. They own, manage, and maintain more than 18,000 homes across the borough. They invest to improve the quality of their properties for tenants and are building new homes to give as many people as they can the opportunity to live in a quality, affordable home. They are a charitable community benefit society that works to make people's lives better by providing quality housing, giving people opportunities to prosper, and helping customers to maximise their income.

Bolton at Home aim to provide safe and secure homes to meet the housing needs of both current and future customers and to support their customers and communities. This development is part of this overall objective.

Bolton at Home have commissioned Pozzoni Architecture to design and deliver this project. Pozzoni Architecture have a proven track record in delivering quality older persons accommodation. We are delivering a similar project in Little Lever for Bolton at Home with Caddick Construction, which is nearing completion, so we are familiar with the applicants needs and requirements.

This statement summarises the opportunities and constraints of the site and explains the design rationale.



Site Location Diagram

1.2 Location.

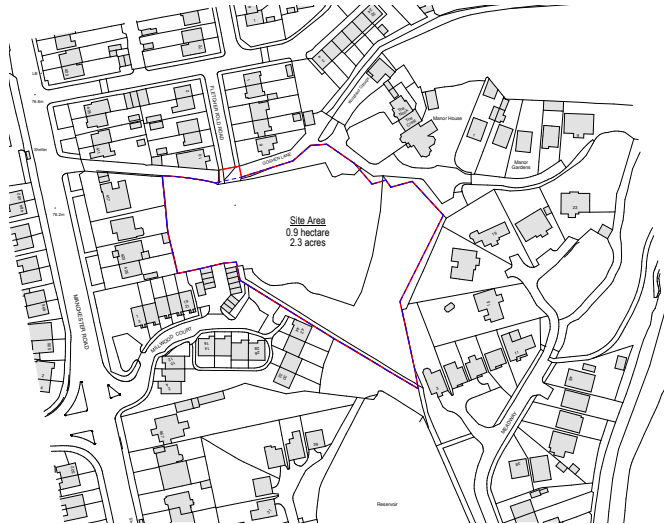
Fletcher Fold Road, Bury. Site Postcode: BL9 9RX

The application site is located in Bury; a market town in the Metropolitan Borough of Bury, Greater Manchester.

The site is bounded to the North, South and West by properties and lined by a cluster of trees to the East. The A56 runs along the housing adjacent to the site towards the West. The site can be accessed from the North through Fletcher Fold Road and the South through Millwood Court.

There is a Grade II listed building to the north-east of the site.

Size 0.9 hectares / 2.2 acres



Site Location Plan



-  Site
-  Junction 3 of the M66
-  Grade II Listed Building
-  Bury Cemetary

-  Pilsworth (Northern Gateway)
-  Heywood (Northern Gateway)
-  Motorway / A-road
-  Route to site from motorway / A-road

-  Proposed Green Belt 2021



NORTH

2.0 Site Analysis.

2.1 Site Context.

The site is the former site of the Millwood School which was demolished in 2021. This means that the current use class is F1 School and we would be applying for a change of use to C3 Dwelling Houses.

The site is located within an established residential area. The accommodation is predominantly two storey semi-detached housing. There are three Grade II listed buildings to the east of the site – The Crest, The Manor House & The Nook. These handsome dwellings include features common to the area and act as an architectural reference alongside the guidance in SBD 16 which suggests provides guidance about materials.

The site is accessed off Fletcher Fold Road which is an adopted highway. Goshen Lane that runs along the northern boundary leading to Manor House Gardens is not adopted. There is a public right of way (ref. 70BUR) crossing the site. This right of way links to the Roach Valley cycle route and the protected recreation provision sites to the south of the site (Mill Reservoir) and the east (Goshen Sports Centre). The River Roch is also nearby.



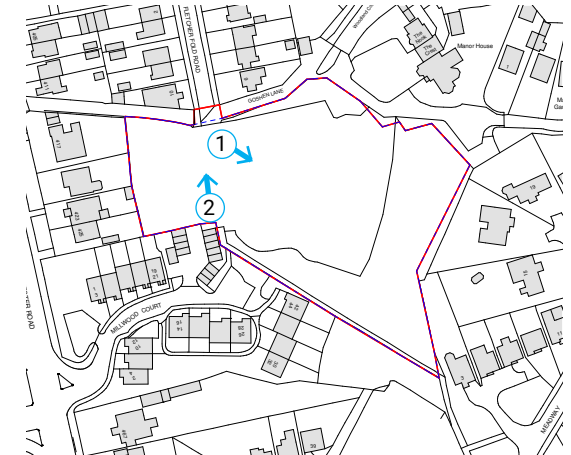
Former Fletcher fold site School



1 View across site



2 Public right of way through the site



2.2 Site Conditions.

The site is within Flood Zone 1. Flood Zone 2 extends almost to the southernmost point of the site therefore a Flood Risk Assessment has been undertaken.

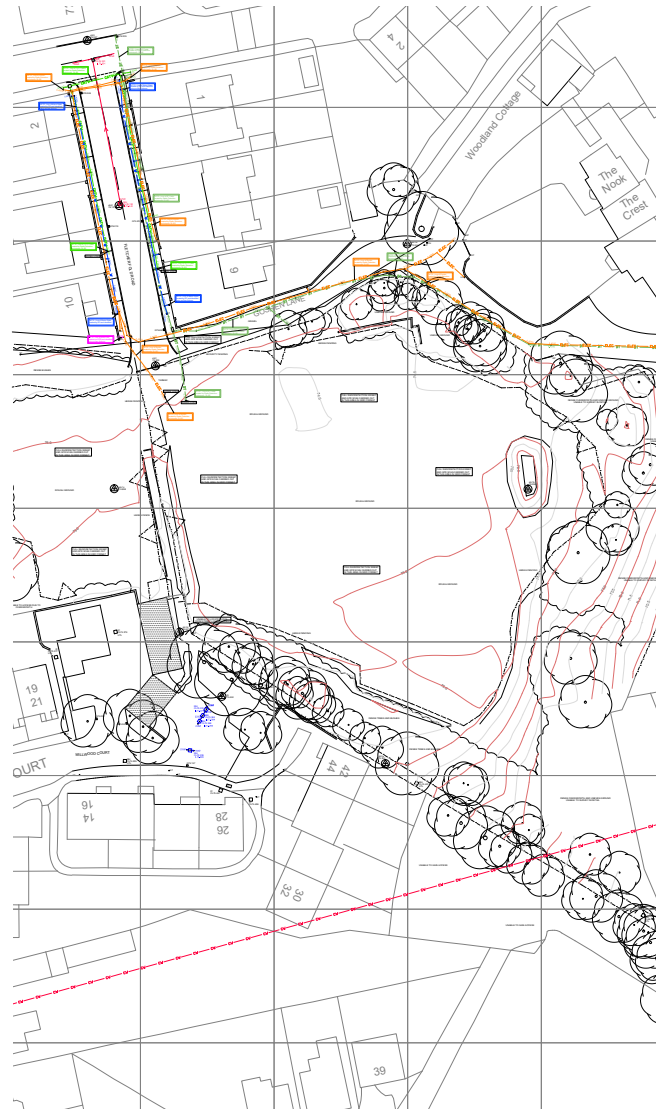
The assessment found the flood risk is low (from fluvial and other sources of flooding) but that attenuation will be required. The site investigation found that filtration appears to be inadequate for a soak-away, though further testing is suggested to determine the ground suitability to discharge water via infiltration.

No significant contamination was found on the site; therefore remedial works for the proposed development are considered unnecessary. There is no / limited top soil / subsoil present on site therefore topsoil will have to be imported onto the site to create the landscaping. There are further recommendations for the development which will be undertaken in due course.

A risk of coal mining was identified, and a further report commissioned. The risk of coal mining was found to be low to moderate and further investigation recommended as a precaution. This investigation has been undertaken.

A topographical survey has been completed to provide detail about the levels as the site slopes away steeply to the south eastern boundary.

A utilities survey of the site has been conducted. The existing utilities are within Fletcher Fold Road and Goshen Lane except for an additional combined sewer crossing the bottom corner of the site.



Utilities Survey Plan



Extent of flooding from water sources (rivers etc)

KEY

- | | |
|---------------|--------------------|
| Selected area | Flood defence |
| Flood zone 3 | Main river |
| Flood zone 2 | Water storage area |
| Flood zone 1 | |

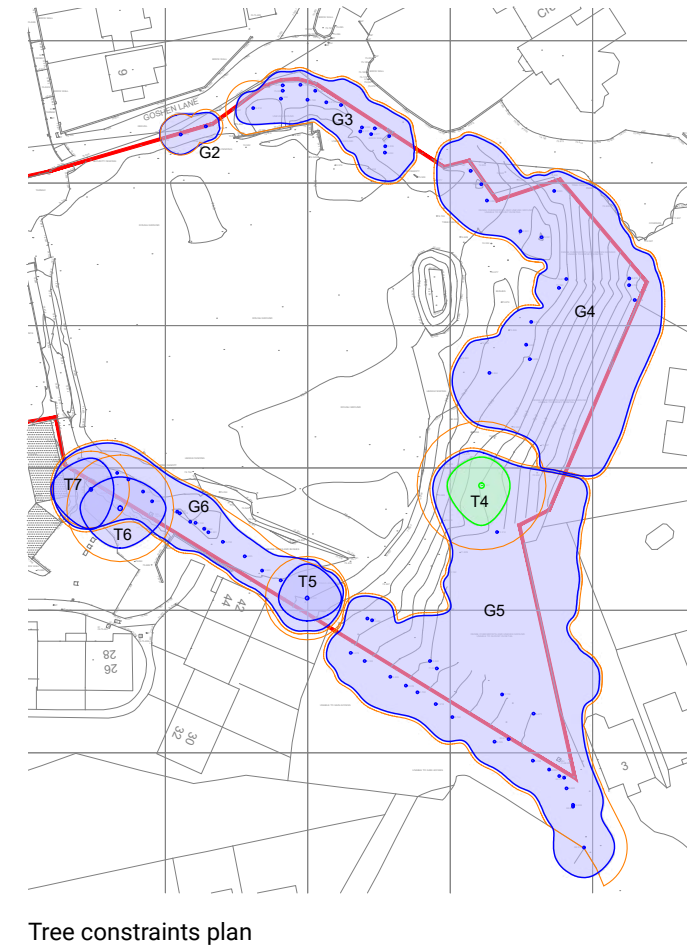
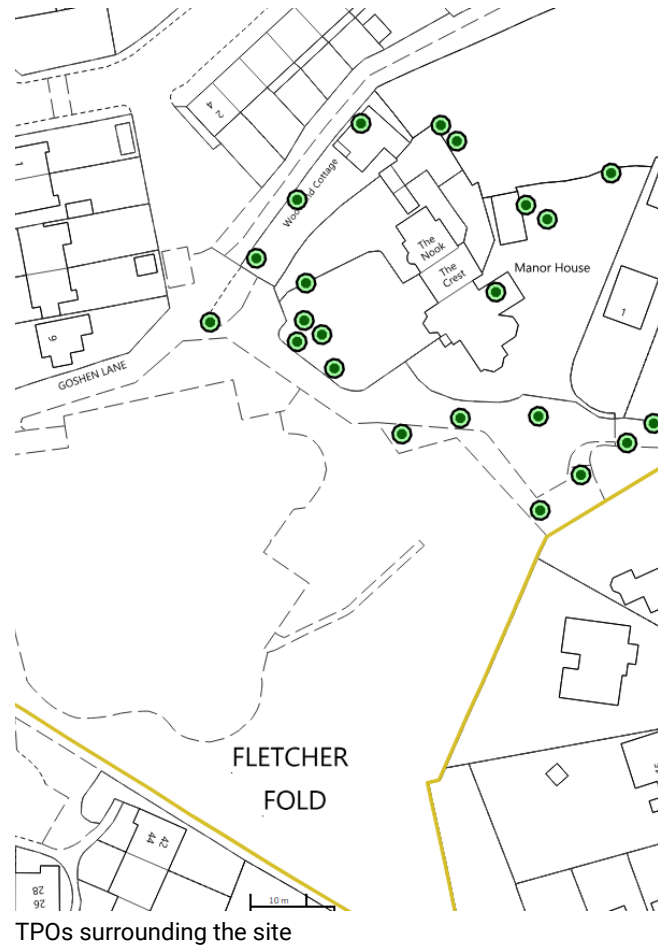


2.3 Site Ecology & Trees.

Extensive mature trees and planting to the perimeter of the site with potentially high ecological value.

There are no Tree Preservations on the site but there are a number on the adjoining site to the east all covered by TPO no. 160. A tree survey has been carried out to ascertain the quality of the trees and their root protection zones. There are two category A trees on site. The majority of trees are category B and located on the perimeter of the site either on the boundary on the steep bank to the south east of the site.

A preliminary ecological appraisal (PEA) has been undertaken to identify the quality of the existing ecology and highlight any opportunities for increasing the biodiversity of the habitats on site. The PEA has identified additional recommended surveys which will be undertaken as part of the planning application. .



- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)



2.4 Surrounding Context.



2.5 Opportunities & Constraints.

- The existing mature planting to the perimeter of the site provides an excellent green screen to the site and valuable biodiversity. These trees should be kept wherever possible and opportunities for enhancing the existing habitat and complementing it with garden areas for residents should be sought. The shading and screening to areas that are vulnerable will need to be carefully considered. It may be appropriate to prune trees alongside the existing public foot path for safety and to let in daylight.
- The existing topography of the site limits the developable to the level plateau as you enter the site, essentially the footprint of the previous school building. This part of the site is most suitable to keep vehicle and pedestrian access tight to the existing road and footpath making the approach to the dwellings legible and open. There is an opportunity to continue the existing building lines to make the new development feel part of the existing street scene.
- The site is well connected to the strategic route network including good transport connections and the parking provision can reflect this.
- The existing public right of way (public Footpath Number 70) crossing the site provides excellent access to the wider walking network especially the Roach Valley cycle route. The path takes a direct route across the site which should be incorporated into the design rather than diverted as it follows the desire line. The public access through the site is a security risk so boundary treatments and surveillance are important. It does however provide the opportunity to integrate the new dwellings into the existing community so connecting pathways should be provided between the right of way and the dwellings.



2.5 Opportunities & Constraints.

- There are windows in the gable of 9 Fletcher Fold Road and view and light to these windows will need to be maintained. The overall the overlooking from existing properties doesn't restrict development but does lend itself to following the existing street pattern.
- The listed properties to the east of the site are a good distance away and should not be impacted by the new development. Reference could be made to the materials and features on these buildings in the new development. SBD 16: Design and Layout of New Developments highlights that whilst there is a great deal of variety in the buildings in the borough, a limited pallet of mainly local materials and building styles has helped unite the six towns of Bury. It suggests millstone grit and hard smooth red bricks. Simple and robust brickwork. Dark coloured roofs constructed from blue/grey slate, stone, and clay tiles.
- The site conditions do not lend themselves to soak away so sustainable urban drainage will need to be utilised. This should be integrated into the design.
- There are potential drainage connection points both to the south of the site at the bottom of the slope and in Fletcher Fold Road. The preference of the United Utilities is for a connection to the south.
- The developable area provides opportunities to orientate the dwellings to maximise natural daylight. North facing habitable rooms can and should be avoided, especially given the older user group.



3.0 Identity.

3.1 Brief.

The proposed accommodation is to meet an identified need for older persons accommodation in the borough. By providing much needed purpose-built older persons accommodation that can be easily adapted to changing needs as people age, it is hoped that family housing will be freed up within the borough.

This site has been selected by Bury Council as a suitable location for providing older persons accommodation and the brief and mix has been agreed with them.

Given the intended user group all accommodation will be designed following the HAPPI principles¹, with spacious entrances, open plan kitchen and dining and level access bathrooms. The dwellings will also be dementia friendly.

All dwellings will meet the Nationally Described Space Standards and comply with Part M4(2) Wheelchair Accessible and Adaptable Dwellings. It is intended that the buildings will be part funded by Homes England therefore the scheme will be assessed against Building for a Healthy Life and the National Design Guide in due course.



¹The HAPPI principles can be found online at: HAPPI - Design
- Topics - Resources - Housing LIN

3.2 Initial Massing.

The brief was to explore a two-storey independent living apartment block on the former school site.

In the options explored the proposed apartment block sprawls across the site. It was felt the initial concept layouts were not a positive contribution to the area and impacted upon the existing site's mature setting, biodiversity, adjacent heritage assets and overlooking distances albeit being two stories.



Concept Layout 1



Concept Layout 2



Concept Layout 3



Concept Layout 4

3.3 Pre-app Site Layout.

A three storey option was explored and with further information as it become available, proved to be a better solution. This option allowed for a greater consideration to the following site constraints:

- Gradient
- Orientation
- Public Right of way
- Trees and Ecology
- Overlooking
- Site Approach
- Local Heritage Assets
- Drainage

The linear apartment block, is located on the former school site plateau, impacting minimally on the existing site. It was felt this was a more appropriate approach to the development. This layout was presented to Bury Local Authority for Pre-application Advice.

The pre-application submission included plans, elevations, visuals. The extent of the design information provided allowed for detailed pre-application advice.



3.4 Pre-app Design Development.

Layout and Design

In principle the overall development scale and massing on the site and within the surrounding context was considered to be acceptable.

It was suggested that the soft landscaping and overall boundary treatments should be reviewed and provide opportunity to break up the level of hard landscaping (paths and parking).

Landscape Architects TEP helped to develop the design alongside input from the highways consultant and drainage engineers.

To minimise the impact of the development on the existing trees the building was moved back 5m to allow the proposed drainage to sit outside the tree root protection zone on the south western boundary. This allowed us space to reconfigure the car parking to create more green space and greater manoeuvrability for a fire appliance.

Site boundaries:

The site boundaries have been designed to provide security, whilst positively contributing to the architectural design and the landscape proposals. The existing and proposed boundaries were reviewed as part of the Crime Impact Statement report (GM Police suggested proposals adjacent).

The CIS suggested 1800mm boundaries to the front elevation ground floor patios and a 1200mm boundary either side of the public right of way footpath. These suggestion as generated in the visuals create an institutional appearance which is not in line with the aspirations for a welcoming independent living scheme. In addition providing these boundaries either side of the public right of way encloses the space creating an intimidating passage way through the site.

The potential security is acknowledged there it is to proposed defensive planting to soften the appearance of these boundaries whilst providing the same desire effect. Where the



GM Police Proposed Site Secure Boundaries Plan



Current proposals - Apartment Patios (1.2m railing with planting)



GM Police Proposed Boundaries Suggestion - Apartment Patios (1.8m railings with planting)

3.4 Pre-app Design Development.

parking for the apartment is closest to the footpath we will propose railings.

Hard & Soft Landscaping:

The scheme has developed since the pre-application advice and with the results of the various surveys. The apartment car park has been reconfigured to allow for further soft landscaping. This has been achieved by providing the fire appliance turning head further into the car park to allow for the spaces to be rotated. Please refer to the landscape proposals for further details.

Apartment 11 location:

Concerns were raised about the apartments 11 location being vulnerable. Given the building footprint has been relocated further into the site and the thick vegetation boarding the site perimeter it was felt this apartment's security risk is reduced substantially. This was also considered acceptable by the GM Police Officer in follow up discussions on the Crime Impact Statement.



Footprint re-location (blue)

Dwelling Types:

Originally not all dwellings met the NDSS for viability reasons. Following discussions with the Local Authority now all dwellings have been designed to NDSS and comply with Part M4(2). Please refer to drawings 6071-POZ-XX-ZZ-DR-A-

1220-P01_PLANNING-APARTMENT COMPLIANCE PLANS & 6071-POZ-XX-ZZ-DR-A-1221-P01_PLANNING-BUNGALOW COMPLIANCE PLAN for further details.

Residential Amenity: T

Concerns were raised about the shading impact of the building on no. 9 Fletcher Fold Road. Drawings and analysis has been provided, 6071-POZ-XX-ZZ-DR-A-1400-P01_PLANNING_SITE SECTIONS and Shadow study to demonstrate the impact is acceptable. Please refer to the documents highlighted for further details.

Highways, Access and Public Right of way:

A Transport Statement and refuse vehicle tracking was requested and these have been carried out and implemented as part of the design development. .

Refuse

It was suggested that a holding recycling bin area for collection day for the bungalow residents. It is not considered necessary and would resist its introduction as it is likely to be proposed on a visible corner on the approach to the scheme which could be unsightly or run the risk of informal use of the bins not by the residents.



Public Right of way:

The right of way has been integrated into the overall design of the scheme. The GM Police suggested for security 1.2m railings were proposed either side of the public footpath. This could be felt as oppressive and could reduce site safety.



Current proposals - Public right of way



GM Police Proposed Boundaries Suggestion - Public Right of way

Therefore it is suggested the to provide railings along the apartment car park to prevent pedestrians cutting across the car park. The other boundaries will be reinforced with proposed planting.

Parking provision:

Justification for the reduced parking numbers was requested. This is commonplace for Older Person's accommodation. The justification for this will be provided within the Transport Statement.