

4.0 Built Form.

4.1 Layout & Design.

The proposal is for a total of 43 dwellings comprising:

Type	Tenure	Count
2B4P* Bungalow	Affordable Rent	4
1B2P Apartment	Social Rent	33
2B3P Apartment	Social Rent	6
TOTAL		43

*2B/4P refers to Two Bed/ Four Person dwelling

Layout

The proposed buildings have been arranged to suit the surrounding context, respecting established building lines and views, incorporating the existing public right of way crossing the site. The dwellings are orientated to maximise natural daylight into the accommodation so that sunlight enters the dwelling for a significant proportion of the day.

The bungalows are arranged in a row to the west of the site with their own shared surface. This collection of dwellings forms its own small community whilst still being part of the wider development. By separating the bungalows there is no confusion about the parking arrangements. The bungalows have a small setback from the road to create separation, but most of the garden space is located to the rear of the properties for ease of maintenance. Each bungalow has its own enclosed private garden with no exposed boundaries so that the bungalows feel safe and secure.

The apartments will be visible on the approach to the site and have been purposefully designed to have street presence framing the east of the site. The building will screen the private garden area from public view giving an intimacy to the space which will hopefully encourage residents to spend time in the



4.1 Layout & Design.

garden. There is a formal arrangement to the space in front of the apartment building with private patio areas enclosed by railings emulating the boundaries to a terrace of housing with a band of planting beyond separating the patios from the parking.

The entrances of all the dwellings are clearly visible on approach and highlighted using architectural features. The bungalows have a recessed entrance with a pitched roof incorporating the doorway and adjacent bedroom. The entrance to the apartment building is close to the vehicular and pedestrian entrance into the site. The automated entrance doors are fully glazed to give a view into the building and there is signage and an intercom adjacent to the door on a contrasting brick panel all framed by the entrance canopy. The landscaping scheme will further reinforce the entrance locations and signal which are the public areas of the scheme and screen those that are private.

Priority has been given to pedestrian access throughout with good linkages to existing footpaths. The parking provision has been tucked between and adjacent to the bungalows so that the car doesn't dominate. Similarly, the car park for the apartments is to the side of the building with good separation between the cars and habitable rooms. The surface material of the shared surfaces accessing the parking will signal that these areas are private. Adequate turning space has been provided for vehicles at the end of Fletcher Fold Road. Vehicle tracking will be undertaken by a specialist to check that sufficient space is available to manoeuvre vehicles around the site without compromising pedestrian safety.

Level access has been provided throughout the site by locating the buildings on the level plateau with generous space provided around the building, all of which is level or gently sloping. The ground slopes away to the perimeter of the apartment garden area.



Approach to proposed development via Fletcher Fold Road

To make the spaces around the building safe and to prevent against crime and the fear of crime habitable spaces have been located to overlook the existing footpath that bisects the site and the parking spaces that are arranged to either side of this public right of way. Sufficient space has been allowed for suitable planting to break up the hard surfacing to make this space attractive to look out on.

A secure boundary will enclose the rear private gardens. This boundary will be located adjacent to the building line. Refer to the boundary plan for details. The intention is that the site and building will be designed to the principles of Secured by Design.

Please note that several site arrangements were explored during the design process. The proposed layout is the most efficient, legible, and attractive solution which addresses the opportunities and constraints of the site.

Whilst the other building shapes created attractive garden spaces the orientation of the apartments was challenging as the south facing apartments were likely to overheat the north facing apartments would get very little sunlight. Fire appliance access was also problematic.

4.2 Scale & Massing.

The relationship of the new dwellings to the surroundings has been carefully considered. As mentioned above several options have been explored to arrive at the optimum scale and massing to minimise the impact on the surrounding properties whilst maximising the numbers.

The single storey bungalows have been located to the west where the surrounding buildings are in closer proximity. The apartment building is located on the larger parcel of land to the east that is surrounded on three sides with established mature trees.

The three-storey building has been located at a suitable distance from the car park to allow for a planted buffer and private patios for the ground floor apartments. The building

has also been located so that the windows in the side of 9 Fletcher Fold are uninterrupted. They will look along the frontage of the building and maintain their long view into the site.

Throughout the design process the scale and massing has been reviewed and developed by viewing the building from realistic viewpoints. It was from reviewing these visuals that a two-storey apartment building was discounted in favour of a three-storey building. The two-storey footprint sprawled across the site breaking up the garden spaces and caused elements of the building to get close to the existing properties. Though low rise, the two-storey building felt overbearing as it filled the site. The simpler but taller three storey building felt more in keeping

with the surroundings. The taller long elevation broken down into smaller elements was more successful than the two-storey elevation. The feeling of grandeur the height and roof scape creates feels appropriate – much like the grand appearance of the front elevations of the listed buildings do.

The proposed building has a confident and composed public frontage and an interesting and handsome rear elevation that will be viewed at a distance through the trees from the neighbouring properties to the east and south.



Apartment Front Elevations

4.3 Landscape & Amenity.

The outside spaces have been designed to make them attractive, safe, useful and environmentally responsible.

The bungalows have the living room and principal bedroom facing on the private garden to allow for easy access to the outdoors which is particularly important to older residents that may spend considerable time at home. Residents will be provided with a patio area hard standing to store their bins. The remaining space will be free to lay out as they wish.

The apartment building has a more structured landscape context. The central space between apartments and bungalows has been carefully designed to incorporate the existing footpath. The Landscape Architect has further developed this design to incorporate suitable hard and soft landscaping to create year-round interest and a welcoming approach to the dwellings.

To the rear of the apartment building each ground floor apartment will have a private enclosed patio which will open out onto the path that provides access around the building and will also be utilised for maintenance of the building. Beyond the path will be a communal garden. Please refer to the landscape Architects drawings for further detail.

The apartments all benefit from a balcony. 35 apartments have walk-on balconies either facing east or west so they will benefit from sunlight for a good proportion of the day. The four remaining apartments located over the entrance and communal facilities and have Juliet balconies. All residents of the apartment building benefit from a large, landscaped garden which will include features to promote interaction and activity. The landscape design has been developed by a specialist to ensure that the planting thrives – the right species in the right locations to enhance the biodiversity of the site as well as providing quality amenity space for residents.

The garden includes the sloped area to the south-eastern corner of the site. Given the age profile of the residents it is not anticipated that these areas will be accessed regularly so only informal routes might be provided through the space. It is intended that these areas of mature planting will be enhanced to create a species rich habitat which will be wilder than the landscaped garden area on the level plateau.

The bungalow gardens will be maintained by the residents. The garden of the apartments and the central space between the bungalows and apartments will be centrally managed and maintained by Bolton at Home.

Please refer to Section 5.0 for further Landscape details.



4.4 Appearance & Materials.

The intention is to create age friendly accommodation that fits into the surrounding context so that it lets well. To this end, the brief was to create attractive, homely dwellings. To use brick with a mixture of tones and attractive detailing that make the building distinctive and memorable but also affordable and easy to maintain. The preference was for an interesting, pitched roof scape rather than flat roofs.

The rationale underpinning the proposals has been to make the dwellings feel distinctive and aspirational but in keeping with the context.

There are extensive areas of mature trees on the three sides of the sites. Most of the trees are deciduous therefore we have also considered the appearance of the building to the neighbouring properties during the winter when the building will be more visible from the properties to the east and south of the site.

The apartment building will form a landmark on the pedestrian routes that crosses and runs alongside the site. Therefore, it has an appropriate scale and character. The entrance is positioned in a legible location close the entrance into the site and visible from Goshen Lane that bounds the site to the North and leads to the footpath linking to the leisure facilities and River Roach green corridor.

The apartment elevations are designed to emulate a terrace of town houses. Each stack of apartments has a contrasting brick and a pitched roof over it. The transitions between different brick types are covered with the rainwater pipes which add to the rhythm of the elevation rather than detracting from it.

Most apartments have a projecting balcony to provide easy access to outdoor space. These balcony structures add depth and interest to both front and rear elevations of the building. Most apartments have a projecting balcony to provide easy

access to outdoor space. These balcony structures add depth and interest to both front and rear elevations of the building.

The overhang of the roof and the balcony structures cast shadows and add to the interest of the elevations as the shadows change throughout the day.

The bungalows are smaller in scale but also include a varied roof scape. The pitched gables on the frontages create a rhythm and emphasise the entrance locations. They also help to increase the apparent height of the buildings and give them more presence.

All the building elevations have been designed with a careful balance of features. The size and positioning of features like doors, windows, roof gables along with the changes of materials have been used to animate the building facades and express the uses internally.

There is a consistency of materials throughout as the main facing brick (brick 1) is the main facing material for the bungalows. The same roof tile will be use as will the colour of the windows, fascia's, soffit and rainwater goods. For a full list of materials please refer to the drawings.

3D views of the building indicating the colour and tone of the materials and details of the intended materials specification are included in the application.



Proposed Contrasting Brick Types



5.1 Landscape Proposals.

The landscape strategy for Fletcher Fold will :

- Provide an attractive communal space for the enjoyment of residents which includes sensory planting, seasonal interest and seating
- Enhance existing public routes with improvements to planting, natural surveillance and thinning of some adjacent
- Retain and protect high quality trees
- Use planting to soften areas of hard landscaping, signify communal spaces and screen private areas

Key:

- ➊ Main vehicular access (Fletcher Fold Road)
- ➋ Resident parking for Bungalows (8 spaces)
- ➌ Existing Public right of way (70BUR)
- ➍ Main car park (20 spaces)
- ➎ Resident bin store
- ➏ Resident cycle parking
- ➐ Communal room accessing residents' garden
- ➑ Residents' garden (seating, sensory planting, seasonal interest)
- ➒ Residents' garden (Grow your own)
- ➓ Lawn
- ➑ Meadow (Mown paths to walk through)
- ➒ Retained mature trees
- ➔ Residential entrances



Illustrative Landscape Plan

5.2 Landscape Proposals continued.

Key interventions in landscape proposals are listed below :

Key:

- ❶ Planting adjacent to boundary - Trees and groundcover providing a buffer to neighbouring properties and foraging / commuting habitat for
- ❷ Benches near to main entrance for residents to wait for visitors/ taxis
- ❸ Hedges and planting to frontages as residential screening and to soften paving.
- ❹ Native hedge to aid in existing PRoW wayfinding and to support wildlife.
- ❺ Trees and groundcover planting / meadow to soften hardscaping of car parking area.
- ❻ Ornamental trees planted close to main entrance for seasonal interest and wayfinding.
- ❼ Hedges and planting to frontages as residential screening and to soften paving
- ❽ Residents' sensory garden with seasonal interest to enhance the view from the communal room year round. A bird bath in the centre attracts birds and offers a focal point. Circular forms are used to benefit residents with dementia or Alzheimer's.
- ❾ Residents' garden; a quieter space with more secluded seating and a focal tree planted in the
- ❿ Residents' grow your own area with raised planters at a variety of heights to offer greater accessibility.
- ⓫ Lawn area offering space for games and spending time with visitors.
- ⓬ Meadow with mown paths allowing residents' to meander through. Benches offer spots to sit amongst the meadow plants.
- ⓭ Existing trees retained and enhanced for wildlife with habitat boxes and log piles.



Illustrative Landscape Plan

5.3 Planting Strategy - Residents' Communal Garden.

Proposed species selection

These images highlight some key tree plant species proposed for communal gardens. Species selection focusses on the following attributes:

- Sensory qualities; textures for touch, herbs for scent, edibles, swaying movements and the attraction of bees for seeing and listening
- Seasonal interest throughout the year including spring blossom, fruiting and evergreen structure
- Wildlife benefits - RHS plants for pollinators
- Evergreen - Shrubs are selected to retain visual structure throughout the year to ensure the garden is always pleasant to look at
- Ornamental - Plants are selected to provide a beautiful space for residents to enjoy daily

For full details of the proposed planting, please refer to the submitted Planting Plan (D10188.201) and Planting Schedule (D10188.200)

Ornamental trees



Ficus carica 'Brown Turkey'



Pyrus salicifolia 'Pendula'



Malus toringo

Evergreen shrubs



Lavandula x intermedia 'Alba'



Salvia rosmarinus



Thymus vulgaris

Texture and movement



Stachys byzantina



Stipa ichu



Catananche caerulea

5.4 Planting Strategy - Parking Area and Frontages.

Proposed species selection

These images highlight some key tree and hedge species proposed for the parking area and residential frontages. Species selection focusses on the following attributes:

- Seasonal interest throughout the year including spring blossom, fruiting, autumn leaves and evergreen structure
- Wildlife benefits - RHS plants for pollinators and berries for birds
- Suitable size - Small to medium sized trees are selected in order to provide interest and soften the landscape whilst minimising shading on the area
- Evergreen - All hedge species to be used as residential screening are evergreen to ensure privacy year round

For full details of the proposed planting, please refer to the submitted Planting Plan (D10188.201) and Planting

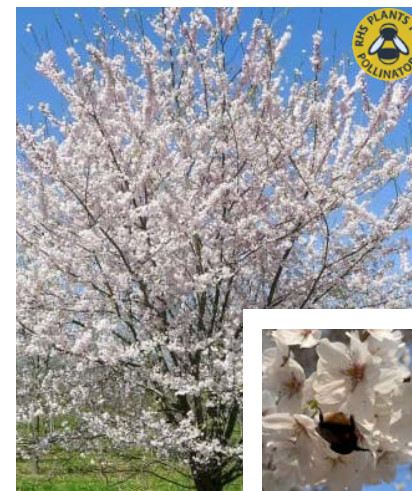
Ornamental trees



Acer Campestre 'Elegant' (Med.)



Ilex x koehneana 'Chestnut leaf' (small)



Prunus x Yedoensis (small)

Hedges for screening



Sarcococca confusa (evergreen)



Euonymus japonicus (evergreen)



Osmanthus x burkwoodii (evergreen)

5.5 Material Strategy.

Material selection is specified to achieve the following:

- Main paths are specified in a colourway that will compliment the brick palette selected for residential buildings
- Central open space paths are specified in a lighter colour to compliment the sensory planting palette and to delineate a separate space to be enjoyed by residents
- The road is a mid grey with parking bays highlighted through the use of a lighter grey colour.
- The existing PRow is specified in a light grey to distinguish the difference between public and private

For full details of the proposed paving please refer to the submitted Hardworks drawings (D10188.100)

Key:

- 1 Road
- 2 Car parking
- 3 Main paths
- 4 Central open space paths

- 1 Road
Asphalt: Mid grey



- 2 Car parking, traffic calming
Asphalt: Light grey



- 3 Main paths
Asphalt: Buff gravel



- 4 Central open space for
Asphalt: Light buff



5.6 Furniture.

Multiple areas and types of seating are offered throughout the residents' garden in order to provide different spots to sit depending on whether people seek to socialise, watch activities or wildlife or spend time away from others.

Circular seating in the sensory garden compliments the circular forms of the garden and ensures that the seating benefits residents with dementia or Alzheimer's (The avoidance of dead ends or a more angular path layout which can lead to confusion).

Seating set within the circular planting beds also aids a more immersive experience due to the ability to sit amongst the planting.

The inclusion of gaps between seating offer wheelchair users a space to take a pause and enjoy the garden alongside other residents.

Raised planters in the grow your own garden allow residents to continue to grow plants of their choice with ease by providing beds at differing heights to suit a range of residents' needs including removing the need to bend down or beds at a height to suit wheelchair users.

Circular seating set within planting



Raised beds at multiple heights for accessibility



5.6 Furniture.

The feature bird bath set in the centre of the initial area of the garden offers a constant source of entertainment for residents as birds come to drink and wash. Seating set around this feature allows for close up observation or alternately residents can watch from the comfort of the communal room. The bird bath should be of circular form to suit the circular pathways and is made a more prominent feature by a circular area of planting around its base.

Garden benches are used throughout the landscape scheme; near the building entrance, in the planted garden and at the meadow edge. This allows for residents to wait to be collected or to meet visitors at the front and to allow a greater choice of where to sit in the garden. These benches are simple in order to remain a subtle addition within the landscape.

Feature bird bath



Garden benches



5.7 Boundaries.



Example images of simple black railings with hedge planting to reinforce the boundaries. Numbered to depict their relevant locations within the site.



Black boundary fence to match lower residential boundary fencing



Hedge planting to reinforce boundary to existing PRoW with black railing to tie in with patio frontages but distinguish between public and



Simple black railing used along patio areas with hedge planting to improve privacy and deepen boundary

6.0 Access.

6.1 Site Access.

Vehicle and Pedestrian Access

The site is in an area designated as accessible in the Unitary Development Plan. There are bus routes on Manchester Road (A56) which is near the site. There are some local amenities on Tennyson Avenue close to the site and the leisure facilities are accessible either along Tennyson Avenue or using the footpath at the end of Goshen Lane.

Vehicular access to the new development will be via a new adoptable turning head off Fletcher Fold Road providing access to two separate shared surfaces: one leading to 8no driveway spaces for the bungalows; and one leading to a 20-space car park for the apartment building. Electric vehicle charging will be provided in line with the Building Regulation requirements.

Secure, covered cycle storage has been provided within the garden of the apartment building for residents and visitors. 10 spaces have been allowed for which is felt to be sufficient for older residents. This is complemented by mobility scooter storage which is provide close to the entrance. 8 spaces have been provided and each will have a charging point.

Access for fire appliances has been considered. To provide fire fighting access to all the apartment building dry risers have been provided in both stairs with dry riser inlets accessible from the turning head and car park. Access to the rear garden area if required is possible. Turning space for a fire appliance has been provided at the entrance to the site and within the car park.

The transport assessor will be reviewing the layout as project progresses. Building Control and the Fire Service have not been

consulted yet. For further transport information please refer to the Transport Statement.

Parking Provision

The site is located in an 'accessible area'. Table 2 of Bury Councils SPD 11 requires 1.5 parking spaces for 2 bed dwelling in an accessible area. For sheltered housing the requirement is for 1 space per 3 units.

Two parking spaces are provided for each bungalow. It was felt that shared visitor spaces might be confusing and potentially problematic so 200% in curtilage provision has been allowed for. For the 39 apartments 20 parking spaces have been provided including two disabled accessible spaces. We have allowed for 13 spaces for the residents and allow 7 spaces for visiting friends, relatives, and carers.

For justification of the parking provision please refer to the transport statement.

6.2 Refuse Arrangements.

Refuse Provision

The refuse storage provision has been calculated using the GD04 Waste Storage and Collection Guidance for New Developments by Manchester City Council.

The bungalows have 4 x 240 litre wheeled bins (general waste, pulpable recycling, mixed recycling and garden waste) to be stored within the garden.

The apartment building will have storage space for bins in the kitchen of each apartment. An external refuse store is provided close to the main entrance into which residents will deposit their waste. There are smaller bin stores on each level at the centre of the building to provide the required travel distances. These will be decanted to the central store for collection. Those unable to do so will be assisted as part of their care package.

The central refuse store for the apartment building includes the following:

Type	Required in GD04	Provision
General Waste	4,290 ltr	4 x 1100 ltr eurobins
Pulpable recycling	2,145 ltr	2 x 1100 ltr eurobins
Mixed recycling	2,145 ltr	2 x 1100 ltr eurobins
Food waste	390 ltr	2 x 240 ltr wheeled bins

6.3 Accessibility.

Inclusive access.

The client's brief was to provide inclusive older persons accommodation with features to support independent living for those with changing physical needs. A proportion of the accommodation (circa 10%) also needs be appropriate for those with learning difficulties, though this would not be their primary need. The intention is that all accommodation should look and feel the same.

The dwelling layouts have been designed to meet this broad spectrum of need. This will help to avoid issue with voids due to inappropriate accommodation. This is particularly important to the commissioner Bury Council as they will be retaining 100% nomination rights in perpetuity.

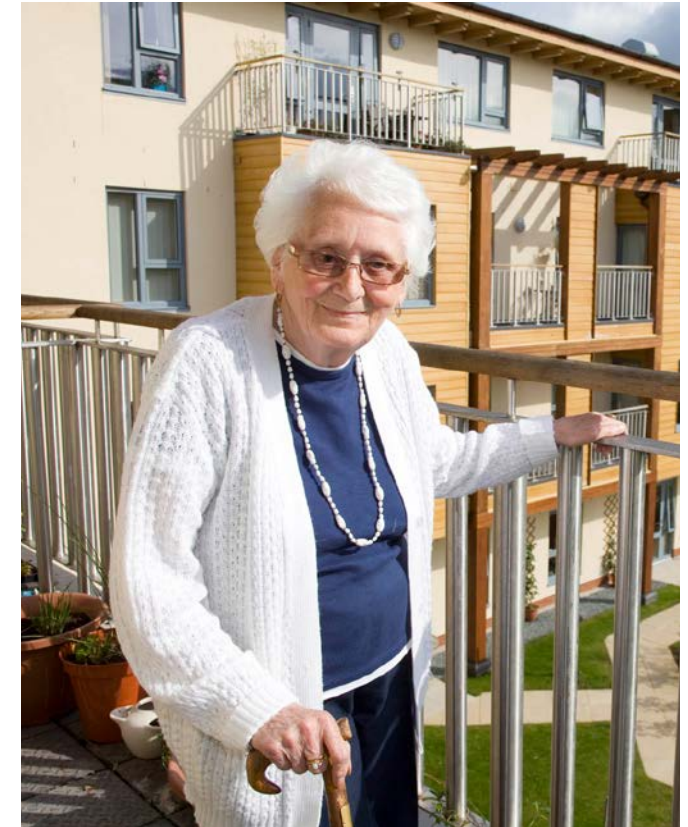
The spaces both within the dwellings and in shared circulation and communal areas have been designed to feel open and uncomplicated so as not to feel overwhelming. They are all fully accessible with sufficient space for people to in wheelchairs to circulate. There is a lift within the apartment building providing access to all floors.

New residents to the scheme may often be coming from unsuitable accommodation. They should feel that their new home has the appropriate adaptations for them to age in place.

Residents will be able to age in place with whatever support is needed to facilitate living independently provided through 'care at home' packages as would be provided to the wider community in their own home. This is not an extra care facility. There will be no on-site care provision.

These adaptations will largely be in the form of accessibility aids but the dwellings themselves will promote well-being through the HAPPI principles:

- space and flexibility
- daylighting in the home and shared spaces
- balconies and outdoor space
- adaptability and 'care ready' design
- positive use of circulation space
- shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficient and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'



6.4 Sustainability.

The aim with this development has been to make efficient use of the site, incorporating existing features wherever possible and working with the current topography. By optimising the orientation of the dwellings, we hope to create an energy efficient building that is easy and safe to construct and manage in the future to ensure the schemes longevity and appearance.

A fabric first approach will be used to keep residents' bills to a minimum as there will be individual heating and hot water to all dwellings (no central plant). Where possible within the budgetary constraints the intention is to exceed current regulations. In line with Places for Everyone please refer to the Energy Statement for details.

6.5 Conclusion.

In conclusion, we feel that this development will be a valuable addition to the area and a significant improvement to the previous building. The proposals provide much needed older persons accommodation at the heart of the community in an established residential area. The design is sensitive to its surroundings and makes a positive contribution, infilling a vacant site and making the existing right of way safe and attractive to use.



7.0 Appendix A.

7.1 Drawing Register.

Dwg No	Drawing Title	
PLANNING DRAWINGS		
6071-POZ-XX-XX-RP-A-1000	DESIGN STATEMENT	P02
6071-POZ-XX-ZZ-DR-A-1100	PLANNING-SITE LOCATION PLAN	P03
6071-POZ-XX-ZZ-DR-A-1200	PLANNING-SITE LAYOUT PLAN	P09
6071-POZ-XX-ZZ-DR-A-1210	PLANNING-APARTMENTS FLOOR & ROOF PLANS	P04
6071-POZ-XX-ZZ-DR-A-1211	PLANNING-BUNGALOW FLOOR & ROOF PLAN	P03
6071-POZ-XX-ZZ-VS-A-1212	PLANNING-VISUALS SHEET 1	P02
6071-POZ-XX-ZZ-VS-A-1213	PLANNING-VISUALS SHEET 2	P01
6071-POZ-XX-ZZ-DR-A-1220	PLANNING-APARTMENT COMPLIANCE PLANS	P03
6071-POZ-XX-ZZ-DR-A-1221	PLANNING-BUNGALOW COMPLIANCE PLAN	P03
6071-POZ-XX-ZZ-DR-A-1230	PLANNING-APARTMENTS COMMUNAL FACILITIES	P04
6071-POZ-XX-ZZ-DR-A-1350	PLANNING-APARTMENTS ELEVATIONS	P04
6071-POZ-XX-ZZ-DR-A-1351	PLANNING-BUNGALOW ELEVATIONS	P02
6071-POZ-XX-ZZ-DR-A-1400	PLANNING - SITE SECTIONS	P01
6071-POZ-XX-ZZ-DR-A-1900	PLANNING - APARTMENT BIN STORE	P01

7.2 Supporting reports.

- Topographical plan
- Utilities Records and Plans
- Landscaping Proposals
- Transport Statement
- Design and Access Statement
- Planning Statement
- Heritage Statement
- Preliminary Ecological Appraisal (PEA)
- Biodiversity Net Gain assessment
- Arboricultural/tree report
- Drainage strategy
- Contaminated Land Desk Study/Preliminary Risk Assessment
- Coal Mining Risk Assessment
- Coal Mining Report
- Crime Impact Statement
- Energy Statement
- Sunlighting/Daylighting Assessment

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