

progress
in practice

Design & Access Statement

24016 26 Derby Road, Whitefield

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P01

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Introduction

This Design & Access Statement has been prepared by Progress in Practice on behalf of Brian & Lauren Mc Closkey to accompany the Planning Application for the retrofit and extension of 26 Derby Road.

This statement should be read in conjunction with the drawings and supporting documentation submitted with the Planning Application.

Executive Summary

The existing site consists of a 1930s two storey semi-detached home with a rear single storey extension. The house is in a good state of repair with cavity walls but would benefit from energy saving measures. In addition to the rear two storey extension, the following retrofit measures are being proposed:

- Triple glazing
- Energy efficient ventilation
- Loft insulation
- External wall insulation
- Air source heat pump
- New insulated porch as part of the thermal envelope
- Improved airtightness
- Floor insulation

Local Policy Context

National Planning Policy Framework

Sections of the NPPF most relevant to this proposal include:

Section 14 requires that the “planning system should support the transition to a low carbon future in a changing climate.” Specifically Paragraph 164 of the NPPF states:

“In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic...”.

Pg.203 In determining applications, local planning authorities should take account of:

...c) the desirability of new development making a positive contribution to local character and distinctiveness.

p.208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The following local policy is set out in Bury to provide guidance on energy efficiency projects in the borough:

Bury Climate Action Plan 2024 And Bury Climate Action Strategy 2021

In 2019 Bury Council declared a climate emergency and in response produced a strategy and action plan outlining the Council's approach to reach the goal of carbon neutrality by 2038.

One of the 9 priority areas for action is Homes, Workplaces and Public Buildings. In the actions to reach carbon neutrality, the report stated that:

- *“every property in the borough needs to have good levels of fabric efficiency and decarbonised.”*
- *“every property in the borough needs to be retrofitted and decarbonised.”*

The report concluded that *“there is less progress in some of the other priority action areas for example with energy, we are not seeing the numbers of retrofit and air source heat pump adoption that we really need to see an impact on emissions from our homes and buildings.”*

The proposal to retrofit the property is in line with the actions identified in Bury's Climate Action Plan and should be supported.

Bury SPD 6 Alterations and Extensions to Residential Properties 2020

The SPD6 states that proposals will be supported where they have a “regard to energy efficiency and sustainability” and that it *“is important that all alterations to existing properties recognise the need for sustainability and, in particular, the need for all of us to reduce of consumption of carbon”*.

The proposal at 26 Derby Road not only provides additional space for a growing family but also includes retrofit measures to significantly improve the performance of the home. This deep whole house retrofit will significantly reduce the space heating demand of the home which will reduce the household's consumption of carbon.

Previous Applications

There are no previous applications on the Bury Council Planning Portal although there is a rear single storey extension which is a later addition to the existing building. It is assumed this was delivered under permitted development.

Access

The following improvements are being made to the accessibility of the dwelling:

- More spacious 3rd bedroom at first floor level
- A larger, more useable open plan kitchen, living and dining space
- A wider front door with direct level access into the property.

Design Proposals

Amount

The quantity of dwellings remains unchanged, but the two-storey dwelling is being made fit for purpose and made more accessible.

Scale

The current layout of the ground floor is a linear series of rooms to reach the kitchen at the back. The proposals to extend adds circa 7m² to the ground floor and 6m² to the first floor. The ground floor extension will improve the flow through the building to make the spaces more enjoyable and easier to move around particularly for anyone with limited mobility.

Character and Appearance

The defining characteristics of the surrounding area are semi-detached houses, that are mostly red brick with a mixture of secondary materials to break up the elevation (render, tiles or timber). The proposal remains sympathetic to the area and uses natural materials to break up the render from the external wall insulation.

Layout

The proposal improves the circulation and openness of living spaces to the rear of the house. The addition of a sliding door provides a direct connection out into the garden and ample natural daylight to fill the space which was lacking in the existing situation. The reconfigured porch and front door provides immediate views of the garden as you enter.

Landscape

No changes to the landscaping are proposed as part of this application.

Summary

The proposals for the extension, remodel and retrofit of this 1930s property seek to work within the existing framework of materials and urban grain, whilst offering a spacious interior appropriate for modern living.

This deep whole house retrofit will improve the thermal efficiency by cutting the heating demand of the home by over 70%. The scheme aims to improve accessibility and enjoyability of the dwelling, making a home fit for purpose for both the current applicant and future custodians.