

DESIGN & ACCESS STATEMENT



Wood Mill

Wood Road Lane,
Bury,
BL9 5QA

The Application

Splitting existing large dwelling into 3 separate dwellings
and erection of new dwelling

Ref: 21053(12)DAS / December 2025



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1.0 Introduction

This statement is submitted by IDC Architecture Ltd to accompany the Full Planning Application for the split of this existing dwelling into 3 dwellings as well as the erection of a new dwelling.

Site Address: Wood mill
Wood Road Lane,
Bury,
BL9 5QA

Client: The Mitchell Family

Reference: 21053

Date: December 2025

1.1 The Design and Access Statement

This Design and Access Statement will set out the rationale behind the proposed alterations to an existing building and erection of a new building by examining the site and site constraints as well as illustrating the design and development process that has resulted in the configuration and aesthetic of the submitted proposal.

This document forms part of the Full Planning Application and should be examined together with all other associated information – drawings, reports and the application details.

1.2 Background

Wood Mill is a very large family home in Summerseat that was originally built as a cotton mill. The buildings have evolved over the years and sometime in the 1970s it was converted into a dwelling.



Our Clients purchased this dwelling in 2019 collectively as a family with the intention of dividing the building up into 'wings' for each of the 4 siblings and their family members to live in. The property is owned by Sophie Mitchell, Megan Mitchell, Jake Mitchell and Georgia Mitchell. The family do currently live in the house, but there are parts of it that need to be refurbished and other parts that need remodelling to suit modern living standards.

It has become apparent that certain parts of the building require much more work than other parts and also there are varying aspirations between the different family members on quality of

finish, all of which means the cost of works differs enormously for each 'wing'.

Some of the family members need to raise finance secured against the property, but not all of the family members want to be burdened with the others debts, so the only way to resolve this is to legally split the dwelling into 4 separate dwellings. This will enable each of them to borrow as much or as little as they desire for their own part of the house.

In November 2022 a Lawful Development Certificate was issued for a proposed outbuilding (swimming pool) on the south western garden. This was to allow the existing pool inside the main building to be relocated creating more floor space inside the existing building.

Then in July 2024 Planning Approval was obtained to split the building into 4 separate dwellings.

However, on review of the floor space from this design and taking on board a comment from the planning officer about converting the existing summerhouse into the 4th dwelling, our clients asked us to undertake a feasibility study into just this. Several options were explored with the resulting proposal being for a new detached dwelling in place of the LDC swimming pool building and to replace the summerhouse with a single storey garage.

2.0 Existing Site and Building

2.1 Site Context

The site is located in Summerseat off Wood Road Lane which is accessed primarily off Railway Street. Wood Road Lane leads to a small cluster of dwellings (cottages and converted farm buildings). There is also a large working dairy farm.

The site is approx 1.15 hectares and extends along the bank of the river Irwell up to the bridge over the river. The extent of the site is shown on the following maps.

The principle elevation faces north and there is a large grassed garden area to the north. The river Irwell runs north to south on the east side of the house. To the south west is the rear grassed garden. To the west is the summerhouse outbuilding built against the west boundary.

To the south of Wood Mill is West Bank another residential property that has a right of access along the applicants drive to their property.



Ariel view of site (from Google Maps)



Site Location Plan



Rear garden - site of the proposed new detached house

2.2 Site History

The site was originally used as a cotton mill and the building is thought to have been originally constructed in the early 1800's (the mill appears on the 1844 OS map) The building looks to have evolved during its time as a cotton mill. The main part of the mill was at the north of the site on what is now the north garden and it used to extend out over part of the river.

During the 1970's the building was converted into a large house with an integral swimming pool created, various wings of the house created and a rooftop conservatory added.

There are no previous planning applications for the site other than the ones that the applicant has submitted in the last few years.

2.3 Existing Building

The existing building can be described in four sections. There is a two storey duo pitched roof section that is currently in the most habitable condition, it contains a living room and kitchen/dining room at ground floor and 4 bedrooms at first floor level.



Ariel view of the building (from Google Maps)

Next to this is a part that used to contain the entertainment space/games room which is a 3 storey section next to the river. The ground floor room overlooks the river and used to have a balcony (this was demolished by the applicant as it was in a dangerous condition). At first floor level is a rooftop conservatory and a flat roofed terrace. At basement level is a garage / workshop.

To the north east corner is another 2 storey wing that is L shaped on plan and has lean to and duo pitched roofs. The floor levels in

this part are set halfway between the floor levels of the main building so it appears as one and a half storey from the main entrance / courtyard area.

Finally the swimming pool section which is only 2 storey, but the ground floor has a 6m ceiling height. This part has a flat roof with rooflights. The basement level just contains pool plant room and a changing room as well as accommodating the pool basin at one side.



Riverside elevation

Materials used on the existing building are primarily natural stone and slate roofs, although there is a large percentage of flat roofing being part profiled metal sheeting with roof lights (to pool section) and bitumen to the roof terrace. Windows and doors are primarily grey uPVC and there is a white uPVC rooftop conservatory.



In addition to the main building there are numerous outbuildings, the main one being the two storey summerhouse. There is also a relatively recent gymnasium building, a dog kennel and a shed that contains an oil storage tank.



Existing outbuilding (summerhouse)



The summerhouse is constructed with brick walls and slate roof and has timber windows and doors. The neighbouring terraced cottages have rendered walls and predominantly slate roofs. There are some flat roofed dormers with uPVC cladding on some of these neighbouring buildings.

3.0 Design Process

3.1 The proposal

Following the approval of the application to split the building into four separate dwellings, the applicant asked us to look into the feasibility of converting the existing summerhouse to create one of the dwellings in order to enable a fairer split of the property and land.

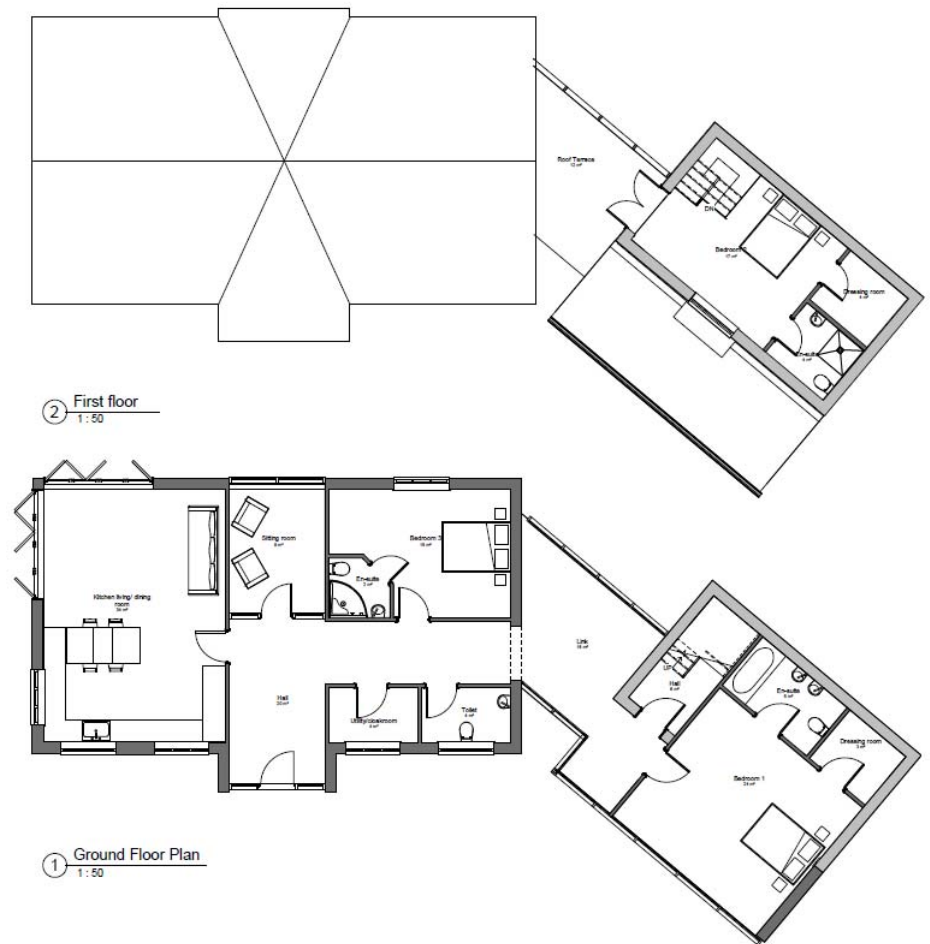
The existing summerhouse only has an internal floor area of 66m² over two floors which does not provide enough space for 3 bedroom dwelling (86.5m² minimum) so an extension was necessary. This was problematic due to the proposed swimming pool building that was intended to be located on the south western garden.

It was therefore decided that the swimming pool would be retained within the main building to allow for the summerhouse to be extended.

Various sizes and configurations were considered, but the preferred option was essentially to attach the built form of the approved swimming pool building to the existing summerhouse.



Feasibility option - visualisation



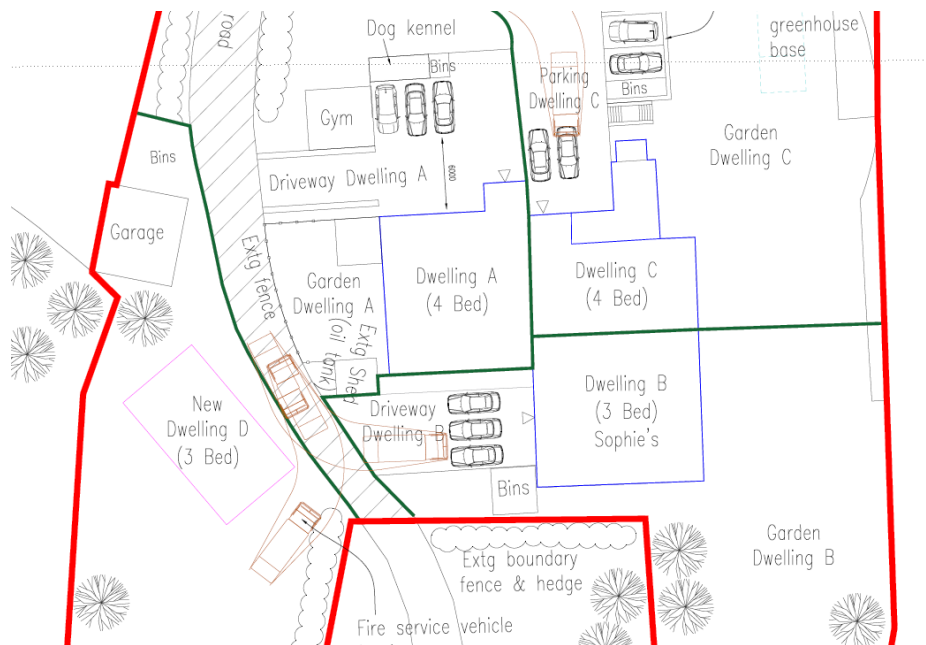
Feasibility option - plans

However, whilst preparing the planning application documentation it became apparent that parking space had been overlooked for this new dwelling and also there are some

practical issues with the existing summerhouse, part of which acts as a retaining wall to the neighbours garden.

The scheme was therefore redesigned to be a two storey detached house with a garage replacing the summerhouse. The bedrooms that were previously in the converted summerhouse were simply moved to the upper floor of the house and a staircase accommodated in the central atrium area.

Overall the proposal is to split the existing dwelling into 3 separate dwellings and build a new detached dwelling on the south western garden. It is also intended to demolish the existing two storey summerhouse building and replace it with a single storey two car garage.



The alterations to the existing buildings exterior are minimal, being just the introduction of new windows and doors in the existing swimming pool area (Dwelling B) and the replacement of the rooftop conservatory with traditional construction.

The Client has future plans to build a balcony on the elevation facing the river due to the large level difference from the ground floor level to the garden, but this does not form part of this application.

3.2 Amount

The existing dwelling has gross external floor area of 895m² across 3 floors, split up as Basement 185m², Ground Floor 476m² and the First Floor 234m².

It is proposed to split the existing building into 3 dwellings and build one new dwelling which would have gross external areas as follows:

Dwelling A = 309m² (160 + 149);

Dwelling B = 402m² (56 + 173 + 173);

Dwelling C = 411m² (129 + 142 + 140);

Dwelling D = 208m² (104 + 104).

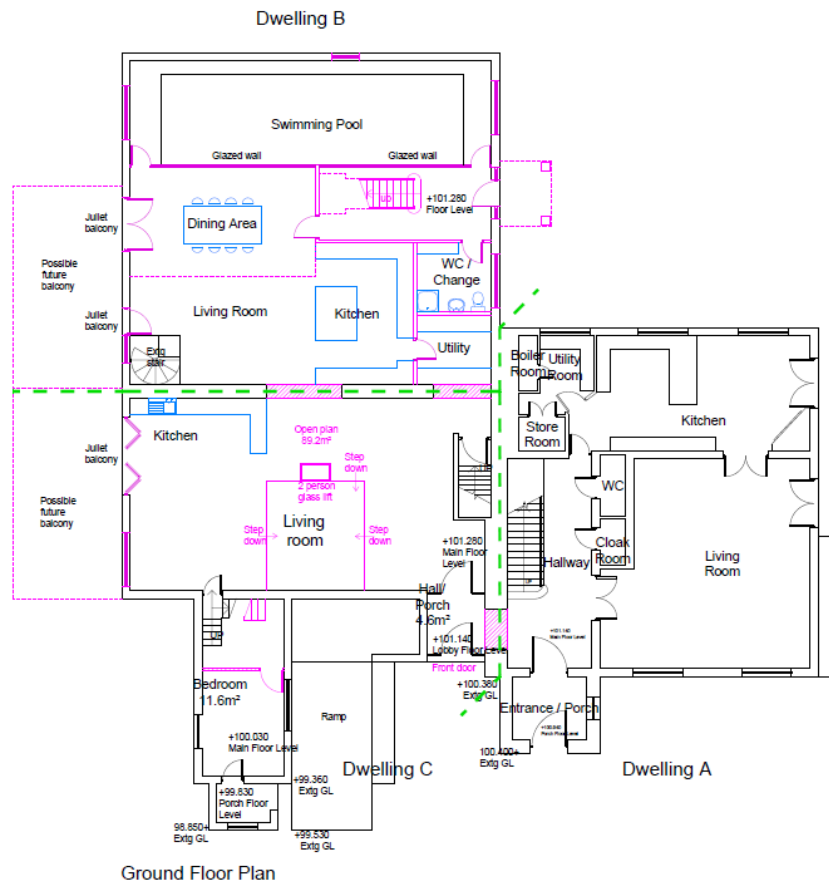
The total volume of the existing building is approx 3,641m³.

The volume of the existing summerhouse is 224m³ and the proposed LDC swimming pool would have been 355m³.

The proposed Dwelling D will have a volume of 548m³.

3.3 Layout

The arrangement of Dwelling A is already existent and will just require some openings between the other parts of the building to be built up to make this a self contained 4 bedroom dwelling.



Dwelling B will be formed within the current swimming pool section and will involve the pool area being separated from the ground floor living space by a glass wall and a new first floor

being installed to provide 3 bedrooms. New windows and doors will be required to suit this new layout. At basement level will be a gym.

Dwelling C will be formed within the former entertainment space and north east wing with a large open plan living/kitchen/dining room at ground floor level, 4 bedrooms at first floor level and within the north east wing, and a games room and garage at basement level.

Dwelling D will then be a new detached one and a half storey building in the place of the LDC swimming pool building on the rear garden. A double garage will be built on the footprint of the former summerhouse.

3.4 Scale

The existing building will be retained as it is, which is currently between 8m and 9m to eaves level, and approx 11.5m to the highest ridge level from the ground next to Dwelling A. From the river bank ground level the highest ridge level is approx 14m.

The existing summerhouse is approx 5.3m to eaves level and 6.5m to the ridge level.

The LDC swimming pool building would have had a 2.5m eaves height and 4m ridge height.

The proposed detached new dwelling will have a 3.2m eaves height and a 5.9m ridge height being a one and a half storey building incorporating room in the roof space accommodation at first floor level. Therefore whilst this building will be higher than

the LDC swimming pool building could have been, it is much lower than the existing summerhouse.

3.5 Landscaping

The majority of the hard and soft landscaping (driveways, paths, trees, hedges and lawns) are existing. New parking bays and turning spaces will be added as shown on the site plans. A grassed verge will be created between the new detached dwelling and the main driveway.

3.6 Appearance



The new detached dwelling has been designed as a one and a half storey building to keep the overall height as low as possible in order to minimise the impact on the site and its surroundings.

It is proposed to construct the new dwelling and garage using a mix of natural stone and render with feature stone cills and heads. Grey concrete tiles or slate will be used for the roofs.

Windows and doors will be dark grey or black aluminium, with a decorative composite front door.

3.7 Use

The existing building is a very large family home (dwelling) and the proposed conversion and new build will all be used as dwellings.

4.0 Access

4.1 Site accessibility

The site is accessed off Wood Road Lane and has ample vehicle and cycle parking available. There are bus services running along Railway Street which is 500m away from the house. The nearby train station in part of the East Lancs railway which is no longer a commuter line.

In addition to Wood Mill there are approximately 30 dwellings clustered next to this site.

4.2 Parking

The site is very large and can easily accommodate 12 vehicles at present. Whilst this proposal would create 3 additional dwellings, all the people who will inhabit those dwellings currently live in this single large house, therefore, there will not be any difference to the number of vehicles that currently park there.

Notwithstanding this, we have noted individual driveway / parking positions for each of the dwellings on the Site Plan, and have calculated the required number of parking spaces based on the Bury parking standards (minimum of 2 spaces for a 3 bedroom house and 3 spaces for a 4 bedroom house).

In addition, two visitor parking spaces have been provided near the entrance gates.

Each of the new dwellings will have EV charging points installed.

None of the roads within the site are public highways, although there is a right of way along the driveway to the West side of the site for the neighbouring house at the south of the site known as West Bank.

4.3 Disabled access

The existing building has multiple levels due to the topography of the site. The main entrance doors for dwellings A & C will be accessed via steps. However, both of these have alternative doors which provide level access, with dwelling C level access being in the basement but a lift is proposed inside this dwelling.

Dwelling B can have a ramped access installed to the new main entrance door. Dwelling D will have level access entrance door.

Dwellings A, B & D have ground floor level toilet facilities and Dwelling C has a lift to access all floor levels.

Dwelling D being a new build will be fully compliant with Part M of Building Regulations.

4.4 Access for fire service vehicles

In order to facilitate access for fire service vehicles, turning points compliant with dimensions stated in Building Regulations have been provided, as demonstrated on the site plan.