



50 Woodhey Road

Design & Access Statement

July, 2023
Rev P01



Contents

1.0 Introduction

- 1.1 Executive Summary
- 1.2 Design Brief

2.0 The Site

- 2.1 Location Plan
- 2.2 Site Photographs
- 2.3 Site Context
- 2.4 Planning Policy & Regeneration

3.0 Context Appraisal

- 3.1 Local Area Character Study
- 3.2 Character Study Recent Developments
- 3.3 Site Sections - Right to Light

4.0 Design Proposal

- 4.1 Scale & Massing
- 4.2 Appearance & Materials
- 4.3 Illustrative Views

5.0 Access Strategy

- 5.1 Transport
- 5.2 Inclusive Design

6.0 Application Drawing Package

1.0 Introduction

1.1 Executive Summary

1.1.1 Location

This Design & Access Statement accompanies an application for planning submission for a part two storey part single storey rear extension to a detached property in Ramsbottom, Bury - 50 Woodhey Road, BL0 9RB. It is primarily a residential area in close proximity to Woodhey High School & local walking routes. The property is a short walk away from local shops, bus routes and a 10 minute drive from Bury tram-link to Manchester's City Centre, Trafford Centre & Media City.

1.1.2 Client

The client is an owner occupier with a family - who see the potential of this existing detached property - transforming into a long term family home. First floor accommodation is required to provide a modernised master suite and ground floor provides better living accommodation to meet today's current needs including open plan kitchen/ dining.

Therefore, the purpose of this planning application is to future proof the home & provide additional space to support a growing family.

1.2 Design Brief

The client has the following aspirations for this project:

- To extend the house to meet their family's growing needs, and improve day to day life with enlarged kitchen/ dining/ living areas
- To provide first floor accommodation designed to suit the family for a lifetime, with 3 bedrooms with an en-suite and ample wardrobe space
- To enhance natural daylighting to all areas by improving the window proportions and reduce its carbon footprint



Above: Existing House on Woodhey Road from Woodhey Road approach



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Woodhey Road is from Bolton Road West (A676) north of the site which leads to a dead end/ access to Stonybrook House and entrance to public pathway to Brooksbottom walking trail to one side and to Abbotts Hall on the other side.

There are neighbouring properties on Woodhey Road:

- 48 Woodhey Road
- 52 Woodhey Road

The front of the property faces:

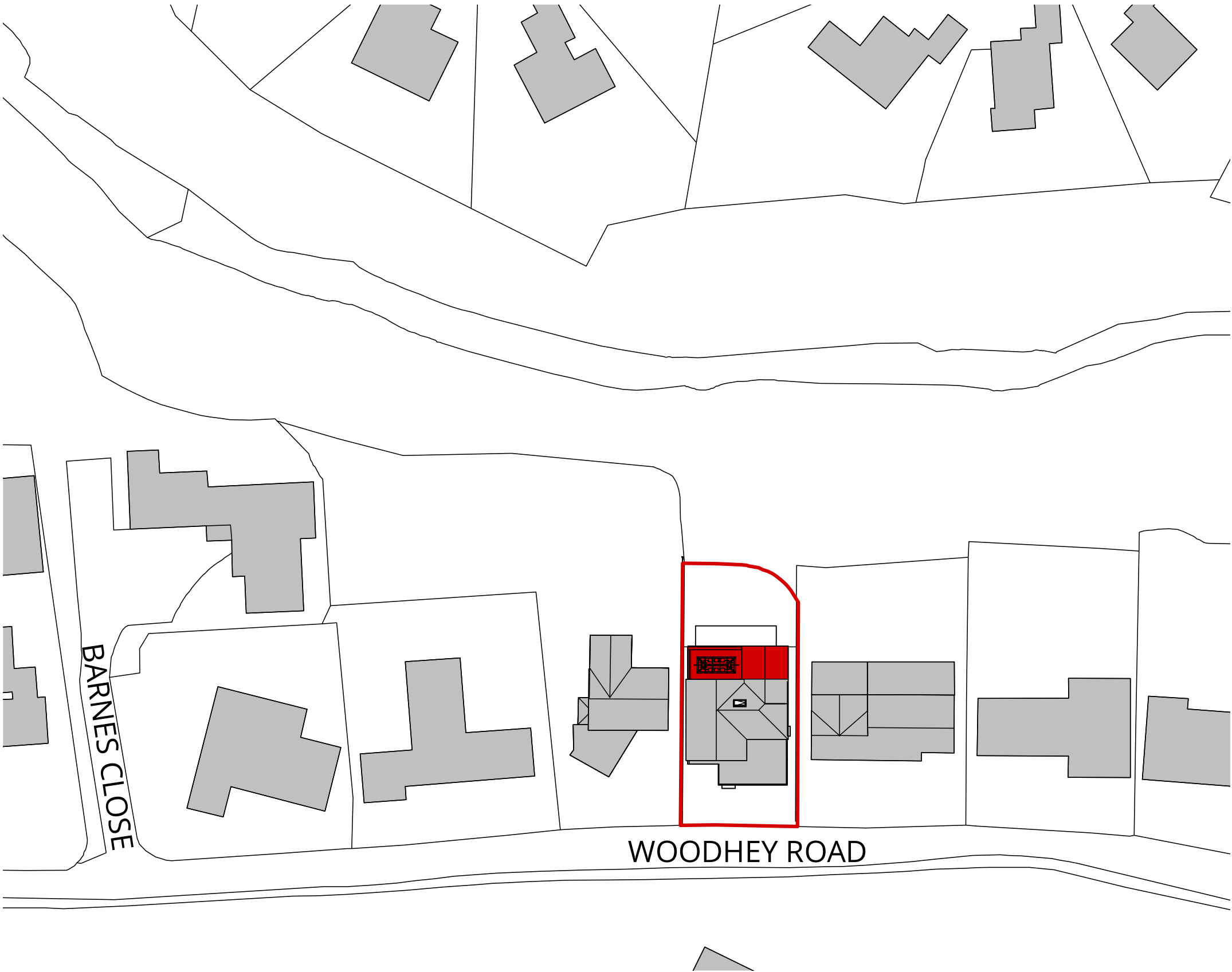
- Woodhey High School

The rear of the property faces:

- a tributary from the River Irwell with woodland banks
- rear boundary to detached property on Treetops Avenue in distance

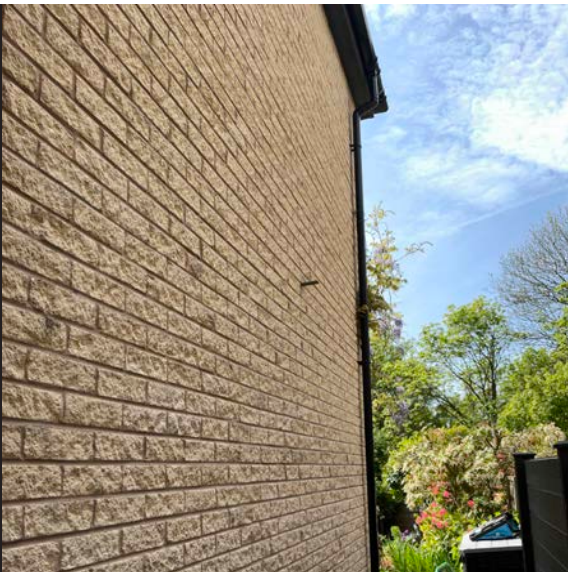
Red line indicates site boundary

Red fill indicates proposed extension



Site Location Plan

2.2 Site Photographs



2.3 Site Context

2.3.1 Site Context

The site is located in a suburban area of Bury, Greater Manchester. The surrounding streets are dominated by a mix of 2 storey detached and detached bungalow house-types thought to have been built around the 1960's on a standard suburban layout.

The houses are predominantly finished in local stonework where visible from Bolton Road West, with the majority of the road finished in red brick beyond. There is evidence that detached house types recently extended and refurbished have been covered in render to modernise their appearance.

The occasional house has stone cladding in response to the older buildings within the area. Windows are typically PVC and roofing materials are either clay or concrete tiles. More recent developments have introduced larger areas of glazing, light render, a mix of timber & composite panelling to the front. Enhancements have also been made using anthracite grey aluminium windows and roof tiles (Refer to 3.1).

The majority of homes in the area have undergone alteration and adaptation over the last 30 years, with the addition of a variety of different porches, extensions and garages. There is little uniformity in how these have been approached, and how they have been attached to the original house. Some have flat roofs, others have hipped roofs, and others still have pitched and gabled roofs.

Despite the array of developments within the neighbourhood the principal elevation of the original property remains largely in tact, with the scale and proportions of the extensions within keeping of the local character.



Above: Existing House - Front



Above: Existing Garden - Rear

2.3.2 Physical Context

The site sits on a residential road connected off of the main road - Bolton Road West (A676) connecting Ramsbottom to Hawkshaw with residential properties to one side with Woodhey High School to the opposite side. The front entrance is accessed from Woodhey Road on a gentle slope towards the driveway - constrained by other properties boundaries. The south garden is well screened by sloping woodlands towards a tributary from the River Irwell. The rear East and West sides are in closer proximity to neighbouring buildings.

The surrounding boundary treatments are:

- a c. 1.2m fencing to Woodhey Road side edges
- c. 2m fencing/ hedging to rear garden boundaries
- 1.8m high fences to rear sides

The side towards No.48 faces a largely solid elevation with small glazed opaque windows to a garage room set back from the boundary.

The side towards No.52 faces a single storey angled garage from woodhey road and is a solid two storey frontage against the boundary.

The spaces within the house itself at ground floor are not well connected for the way the family want to live, with the existing kitchen area isolated from other rooms. There are 4 bedrooms which are somewhat restricted due to the current corridor access. More space is required with the desire for an en-suite in three rooms.

It is preferred not to extend beyond the existing rear wall to No. 52 to naturally step the rear streetscape whilst maximising the south facing aspect of the garden which provides natural daylighting to new rooms.

The existing driveway and front of the property is retained.



Above: View from site towards Holcombe Brook/ Woodhey Road



Above: View from site towards Brooksbottom Walking Trail/ Woodhey Road

2.4 Planning Policy & Regeneration

2.4.1 The National Planning Policy Framework

National planning policy and guidance is provided by the National Planning Policy Framework and the National Planning Practice Guidance, which are important material considerations in the determination of the planning application.

The Framework identifies three dimensions to sustainable development:

- economic
- social
- environmental

The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The Framework establishes a presumption in favour of sustainable development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in the Framework as a whole.

A set of core planning principles underpin decision making. Those most relevant to this development include:

- Achieving sustainable development (Chapter 2)
- Delivering a sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Making effective use of land (Chapter 11)
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment (Chapter 15)

The Practice guidance is considered alongside the Framework including:

- When is permission required?
- Before submitting an application
- Making an application
- Consultation and pre-decision matters
- Determining a planning application
- Use of Planning Conditions
- Planning obligations

2.4.2 Statutory Development Plan

The relevant current Development plan comprises:

- Bury Unitary Development Plan 1997
- Supplementary Planning Documents

2.4.3 Bury Unitary Development Plan

The Bury Unitary Development Plan 1997 is the current adopted plan & contains a number of objectives relating to design & the environment which are considered to be relevant to the proposals set out in this application:

- H2/3 Extensions & Alterations
- H5 Housing Improvement
- EN1/1 Visual Amenity

2.4.4 Supplementary Planning Documents

SPD6 – A Guide for Designing House Extensions & Alterations
SPD 11 – Alterations & Extensions to Residential properties

How the design responds to the above planning policies will be addressed in the next chapter.

3.0 Context Appraisal

3.1 Local Area Character Study

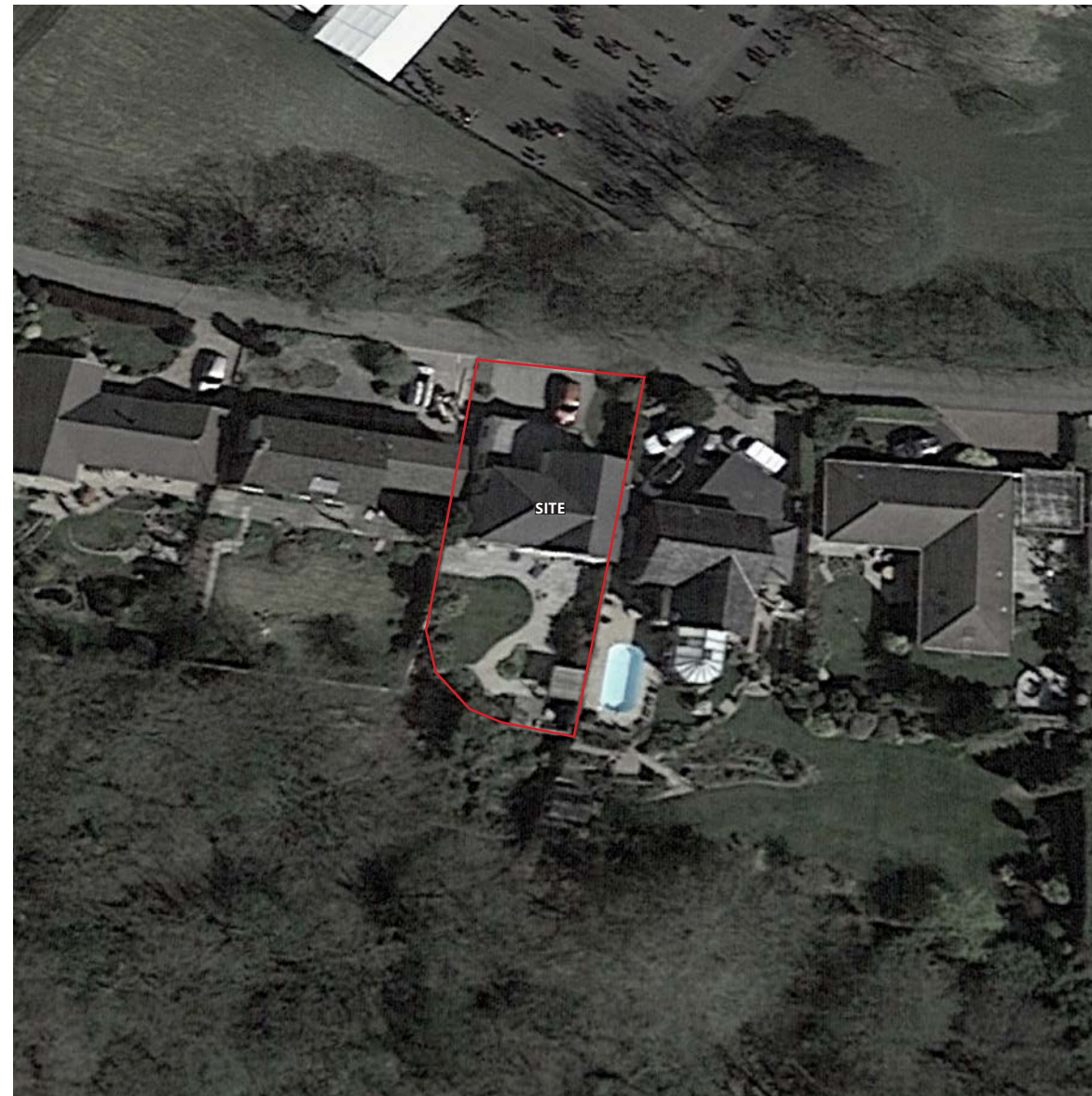
Within the immediate area the houses appear to have the following characteristics:

- Simple palette of materials & detailing
- Some local stonework
- Red brick with red brick/ pre-cast detailing
- Terracotta/ Timber / PVC cladding to bay window
- White PVC window frames
- Some light render
- Clay/ concrete roof tiles

The site is adjacent to two 2 storey properties - 48 and 52 Woodhey Road.

Opposite the road is Woodhey High School with green hedging screening and lightweight metal fence behind, towards the school's open playing field.

The properties in the immediate context maintain a traditional look.



3.2 Character Study - Recent Developments

The more recent modern developments within the immediate area make use of increased glazing to living areas at ground floor level and to the stair/ hallway at first floor level using dark grey aluminium glazing. To the rear dark grey aluminium bi-fold doors or french doors with a mix of red brick/ rendered façades are utilised.

The surrounding properties are typically 2 storey's with those bungalow properties undergoing major development over the last few years - bring their scale up to match the surrounding 2 storey properties.

All properties appear to comply with the following principles:

- Maintain a maximum height below the existing ridge height of neighbouring properties
- Maintain accessible distance from the site boundary
- Compliment existing material palette
- Maintain residential scale & form



3.3 Site Sections - Right to Light

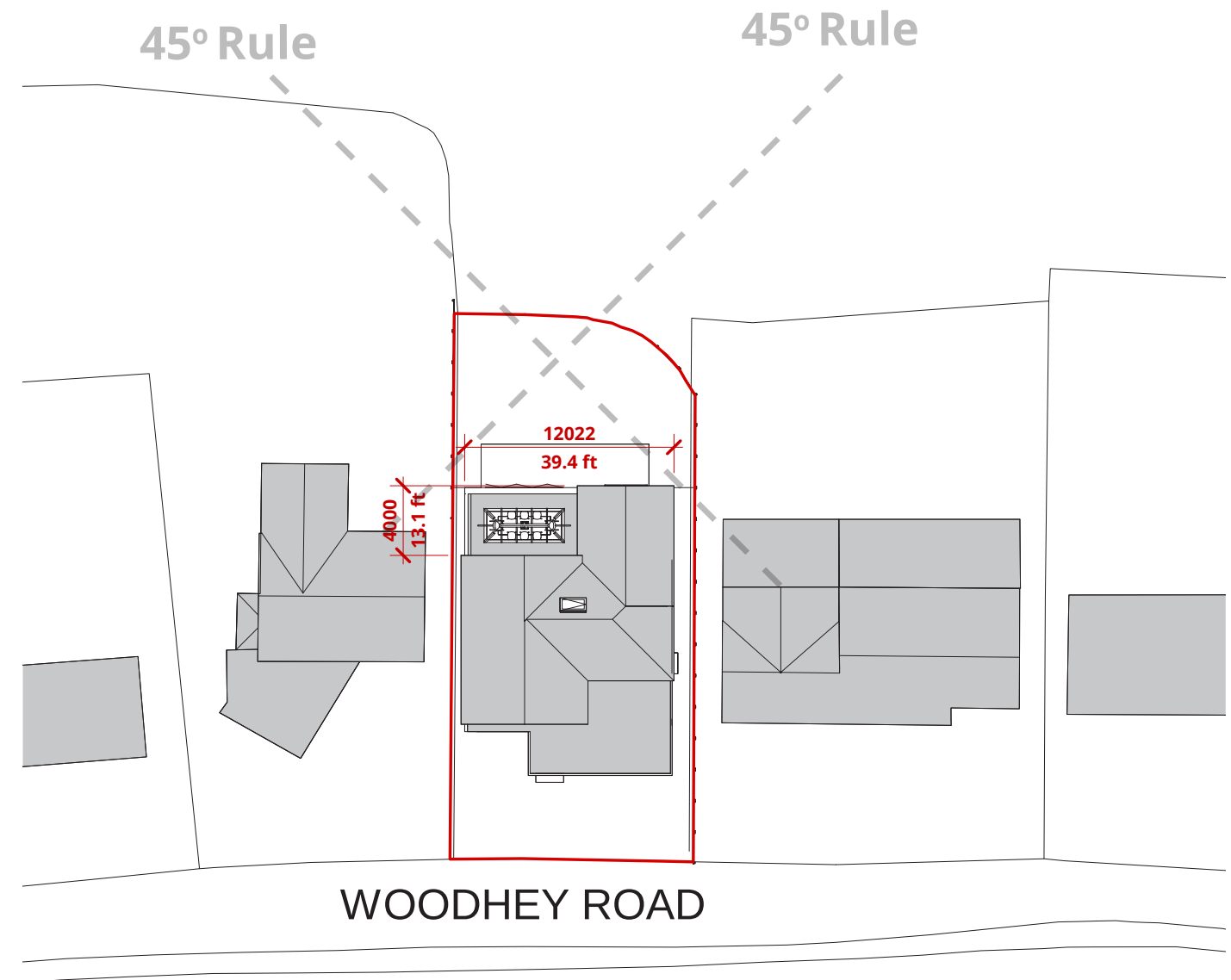
3.3.1 Relationship to Surrounding Buildings

It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated on plan with the 45 degree rule at the following properties:

Woodhey Road:

- 48 Woodhey Road
- 52 Woodhey Road

The line is drawn against the current existing wall face to No. 48 however note planning permission has been granted to extend this property and the extended footprint is shown.



4.0 Design Proposal

4.1 Scale & Massing

4.1.1 Massing

The massing of the scheme was developed in response to observed characteristics of the surrounding two storey developments. The proposal maintains the gable end pitched appearance to the rear to bring the property up to scale with the surrounding 2 storey properties.

From Woodhey Road the property maintains its existing appearance with the new extension only visible from the rear and the side adjacent to No. 48. The single storey extension is hidden by the existing 2 storey dwelling adjacent No. 52 Woodhey Road.

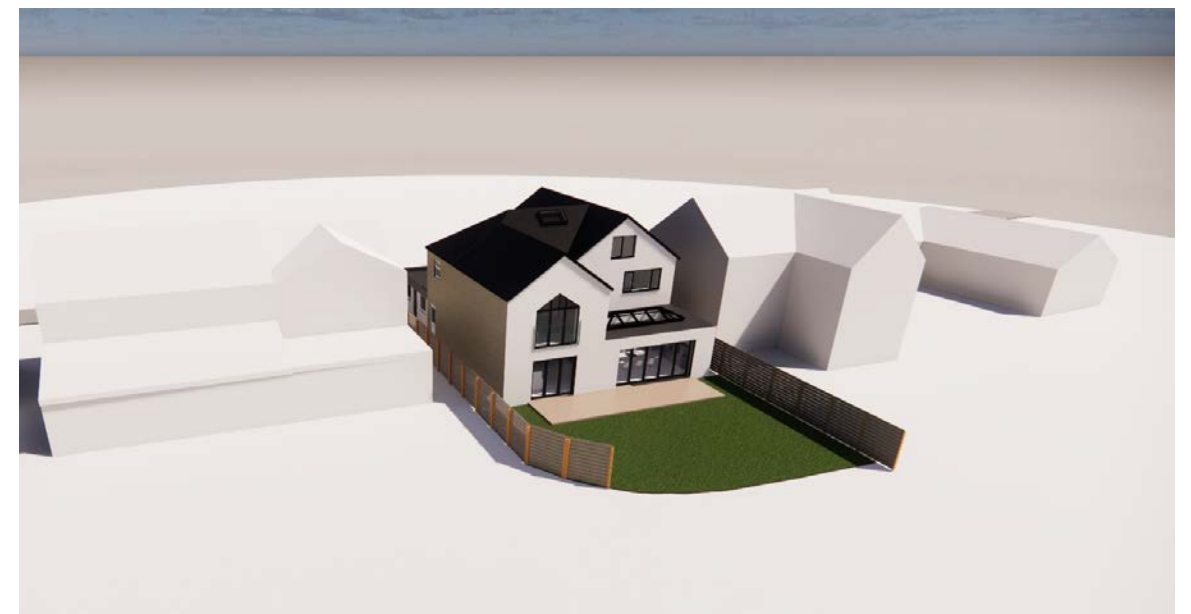
The new pitched feature glazing to the rear is centred to the new gable element and consists of a bi-folding door with flush juliette structural glazed balustrade in order to connect the master suite to the rear garden.

4.1.2 Height

The roof follows a traditional format with the eaves set at the existing roof level, maintaining uniform gaps within the street scene.

The pitched sky lantern ridge is set below the cill of the first floor windows and sits centrally within the roof to provide better use of space internally as well as remain in keeping with the existing character of the building.

The 2 storey element is set back from No. 52 Woodhey Road to mirror the massing of this property to be respectful to the surrounding properties (refer to 3.3).



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension is flush with the existing footprint on the side elevations on Woodhey Road, and is therefore only visible from the rear of the property. The 2 storey extension follows a gable form as similar 2 storey extensions on neighbouring properties and along the road. Feature pitched glazing frames the views to the woodland to the rear.

The design of the facade introduces vertical dark grey slatted cladding resembling the elongated tree trunks in the rear woodland. The contrasting elements maintain a similar palette of materials to the existing building.

The main elevational treatment is:

- Dark Grey vertical slatted cladding to create visual contrast
- light render - similar to existing & new developments in close proximity
- Grey clay crafted roof tiles to match existing
- Dark flush casement windows
- Dark bi-folding doors in style to match existing

- Dark Flush feature pitched glazing with Flush Structural Glazed Juliette Balcony with bi-folding doors
- Glazed Roof Lantern
- Glazed Rooflight

The ordering of window openings and door openings are aligned to suit the internal geometries. New glazing to rear will be dark framed (uPVC or aluminium) to maintain a contemporary feel to the property.

The juliette balcony focuses on the external views to the rear woodland area.



- 1 Light Render
- 2 Grey Roof Tiles
- 3 Dark Flush Casement Windows
- 4 Dark Flush feature pitched glazing
- 5 Flush Structural Glazed Juliette Balcony with bi-folding doors
- 6 Dark Bi-folding Doors
- 7 Dark Vertical Slatted Cladding
- 8 Glazed Roof Lantern
- 9 Glazed Rooflight

The sides of the property will have brickwork to match existing and will face other brickwork elevations to the neighbouring properties.

The second storey roof is positioned below the ridge level to the main roof to remain respectful to surrounding properties - the single storey area will have a flat roof to match the existing roof geometry at the front.

Rooflights are positioned above the master ensuite at first floor to allow natural daylight into the bathroom whilst maintaining a balanced facade.

A large roof lantern is positioned at ground floor level to improve natural daylighting to the open plan kitchen dining area.



- ❶ Light Render
- ❷ Grey Roof Tiles
- ❸ Dark Flush Casement Windows
- ❹ Dark Flush feature pitched glazing
- ❺ Flush Structural Glazed Juliette Balcony with bi-folding doors
- ❻ Dark Bi-folding Doors
- ❼ Dark Vertical Slatted Cladding
- ❽ Glazed Roof Lantern
- ❾ Glazed Rooflight

4.3 Illustrative Views

4.3.1 View from Woodhey Road
(No. 48)

“Framing the woodland views”

The proposed extension is only visible towards the rear of the property. Dark grey vertical slatted cladding frames new glazed openings reaching out towards the woodland views to the rear of the property.



Elevated view from 48 Woodhey Road with proposed extension massing

4.3.2 View from Woodhey Road
(No. 52)

“Enhanced Appearance”



Elevated view from 52 Woodhey Road



Proposed Extension from Rear Garden View, 50 Woodhey Road

5.0 Access Strategy

5.1 Transport

The proposed development does not in any way alter the existing motorised transport access arrangements to the site. The front driveway is retained. There are no parking restrictions on Woodhey Road, however the road width is not suitable for on road parking.

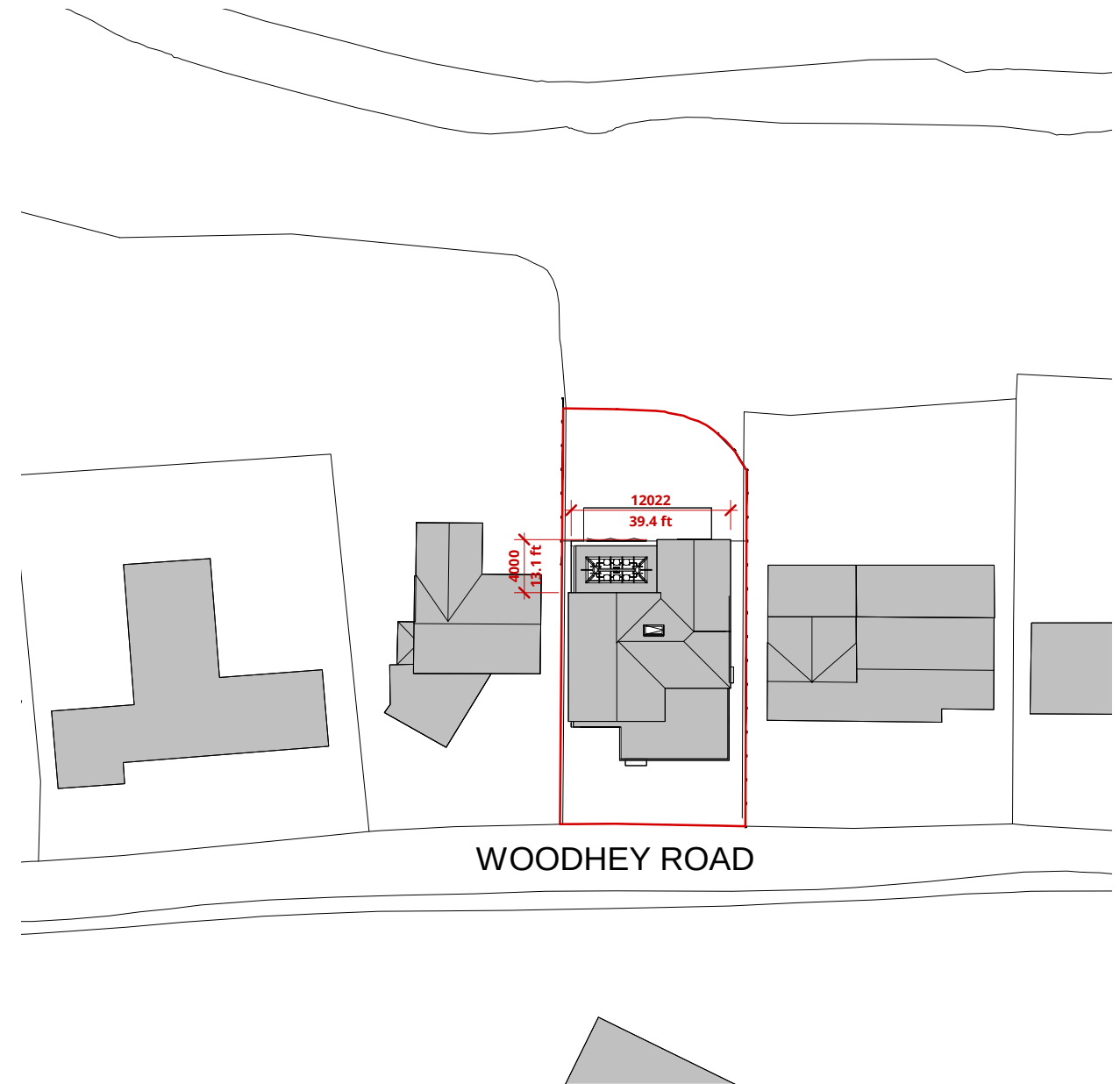
The proposed development will introduce no extra bedrooms and is a 4 bedroom property. The proposed drive at the front can fit up to 4 vehicles, exceeding the recommended requirements.

Access to both side gardens is via the front side gates.

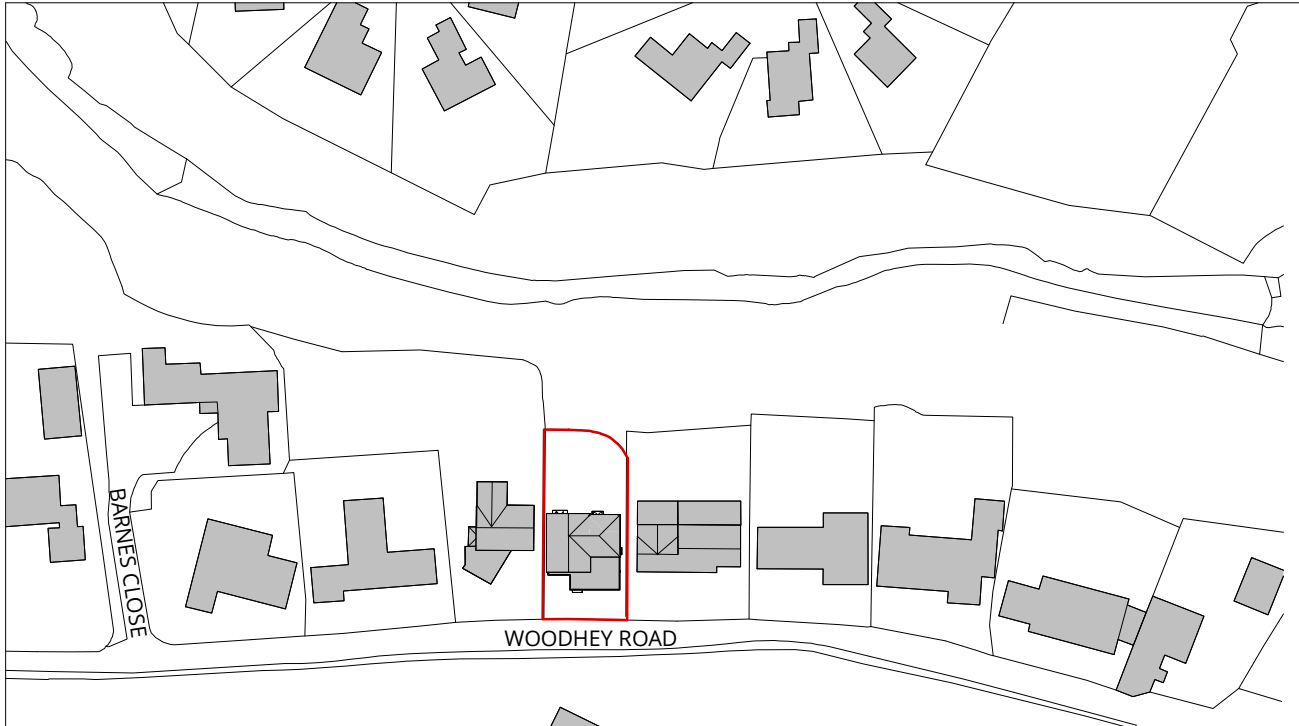
The site is within walking distance to local bus stops and a 10 minute drive away from Bury metrolink.

5.2 Inclusive Design

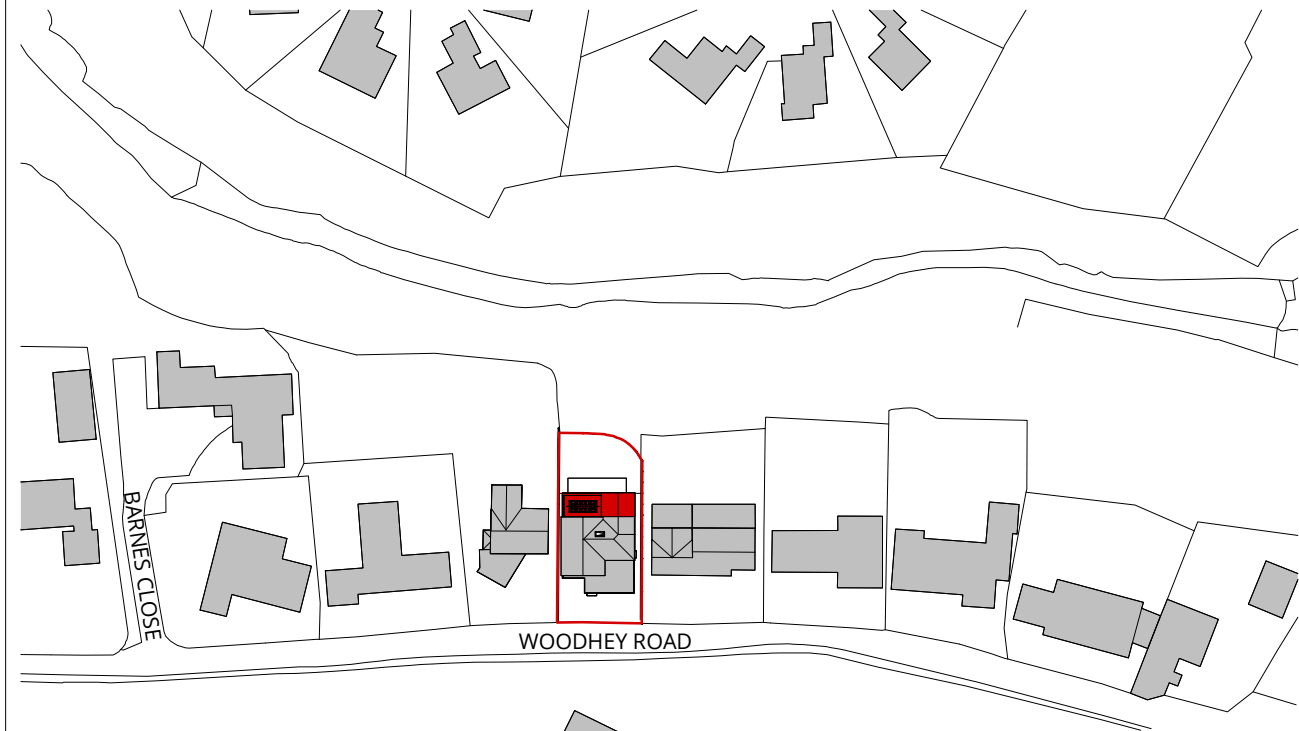
It is important to provide long term flexible accommodation for potential future use by elderly extended family members. The building is adaptable to these changing needs with space for ramp installation to the side and rear in the future if needed.



6.0 Application Drawing Package

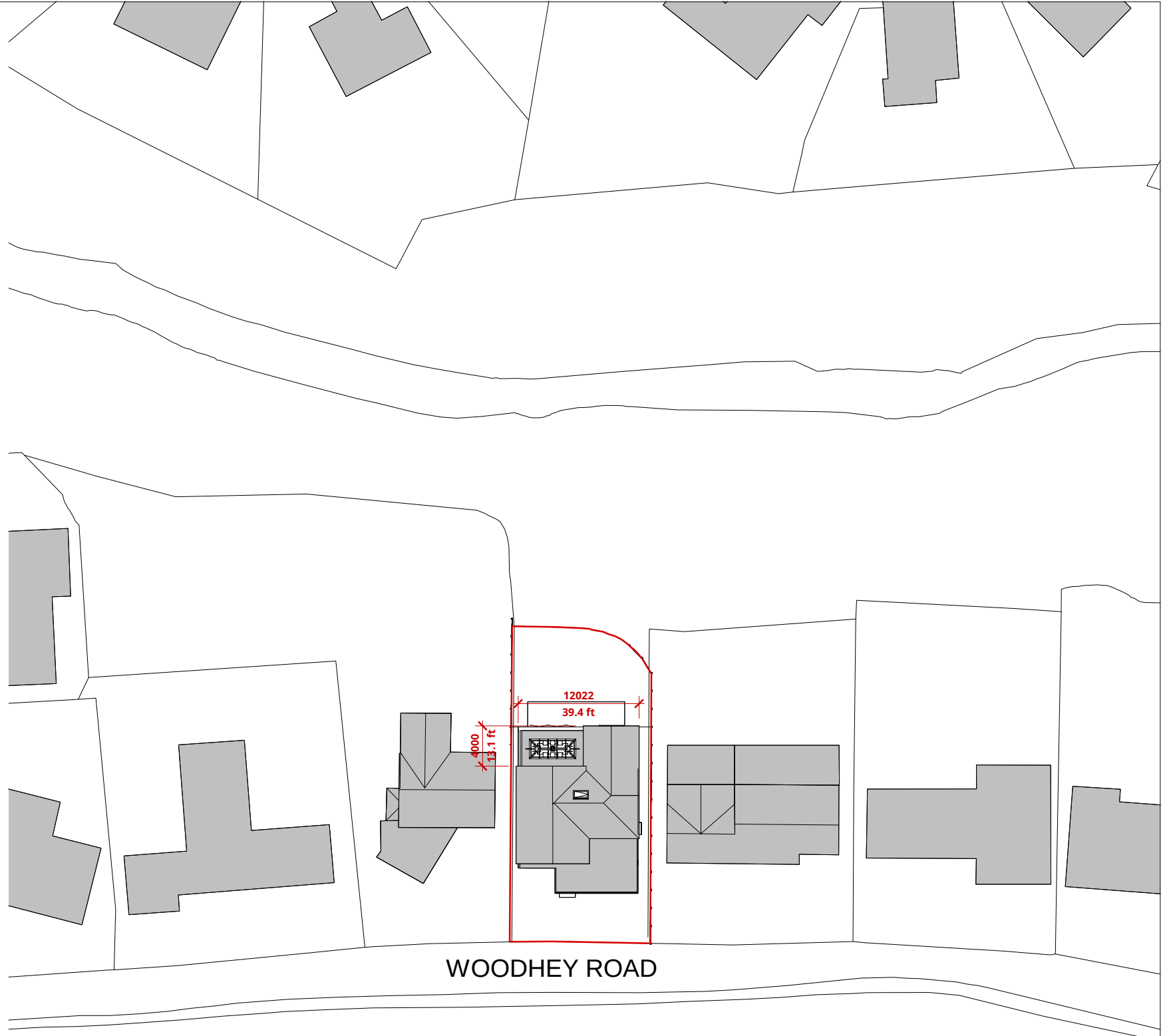


1 Existing Site Location Plan
1 : 1250

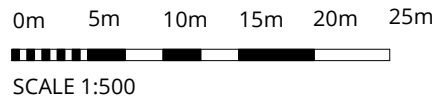


2 Block Plan
1 : 1250

ORDINANCE SURVEY (c) Crown Copyright 2023.
All rights reserved.
Licence no. - 100022432



3 Proposed Site Plan
1 : 500



RALA SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P00	Planning Draft Issue	RB	RB	19/06/23
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
----------	-------------	-------	---------	------

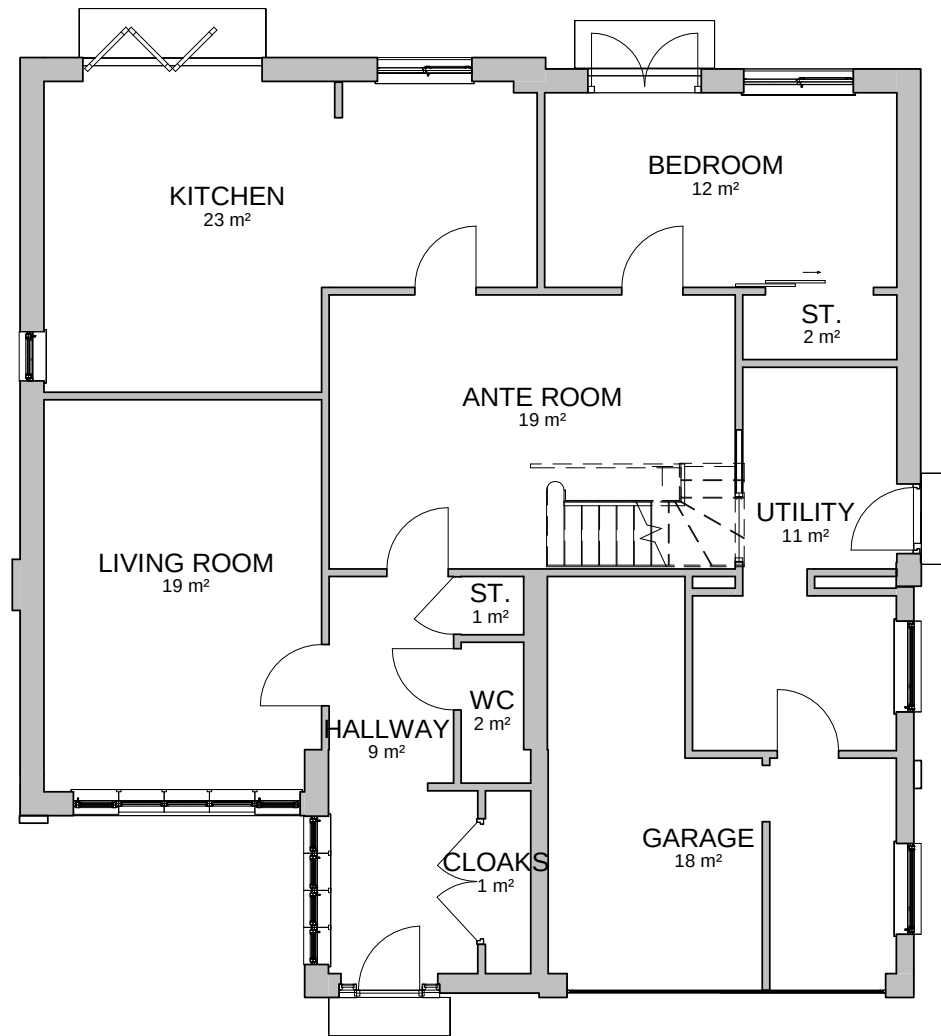
CLIENT

11 Hackford Close,
Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

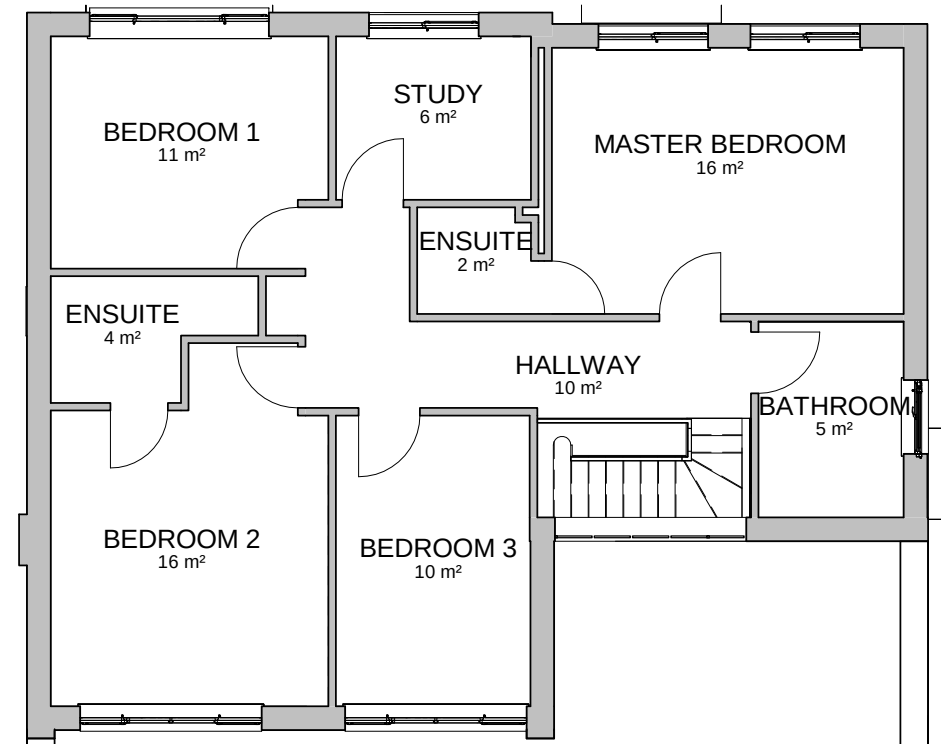
T +44 [0]7564 361 972

Rachel Ann Lucy
RAL Architect

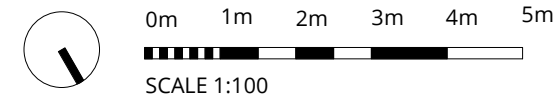
PROJECT TITLE 50 Woodhey Road	
ROP JOB NUMBER P0038	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Site Location Plan & Block Plan	
SCALE As indicated @ A3	
DATE FIRST ISSUED 15/06/23	
DRAWING NO. WHR-RALA-XX-XX-DR-A-(PL)-0000	REVISION P00



1 Existing Ground Floor Plan
1 : 100



2 Existing First Floor Plan
1 : 100



RALA SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

POD First Issue RB RB 12/06/23

CLIENT

11 Hackford Close,
Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

T +44 [0]7564 361 972



PROJECT TITLE
50 Woodhey Road

RDP JOB NUMBER
P0038

ISO 27001 CLASSIFICATION
Planning

DRAWING TITLE
Existing Plans

SCALE
@ A3

1 : 100

DATE FIRST ISSUED
05/06/23

DRAWING NO.
WHR-RALA-XX-XX-DR-A-(PL)-0001

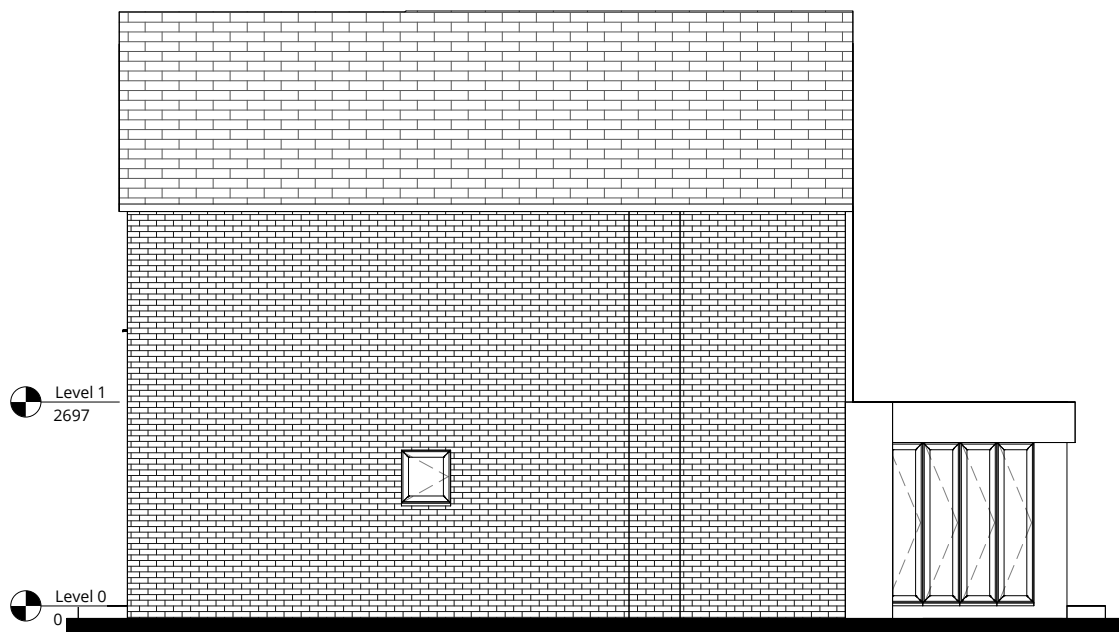
REVISION
P00



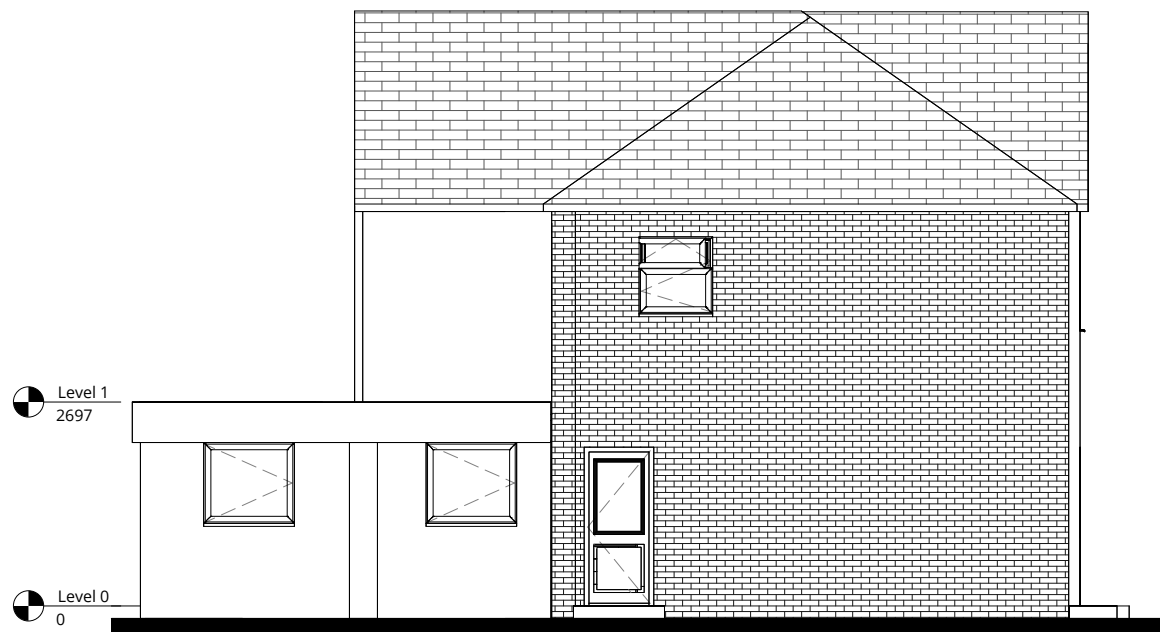
1 Existing Front Elevation
1 : 100



2 Existing Rear Elevation
1 : 100



3 Existing Side Elevation
1 : 100



4 Existing Rear Side Elevation
1 : 100

0m 1m 2m 3m 4m 5m
SCALE 1:100

RALA SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P00 First Issue RB RB 12/06/23

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE

CLIENT

11 Hackford Close,
Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

T +44 [0]7564 361 972



PROJECT TITLE
50 Woodhey Road

RDP JOB NUMBER
P0038

ISO 17001 CLASSIFICATION
Planning

DRAWING TITLE
Existing Elevations

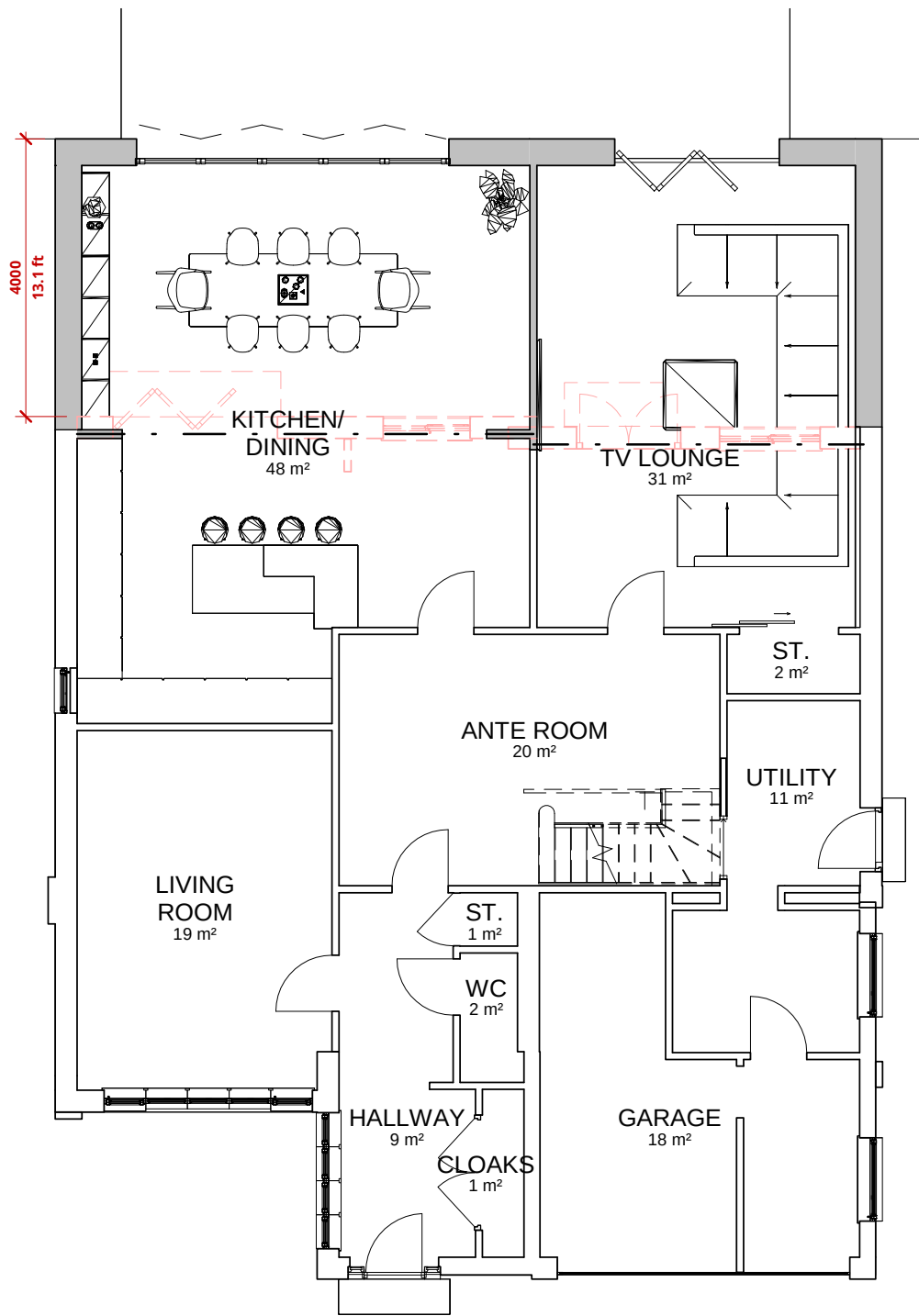
SCALE
@ A3

1 : 100

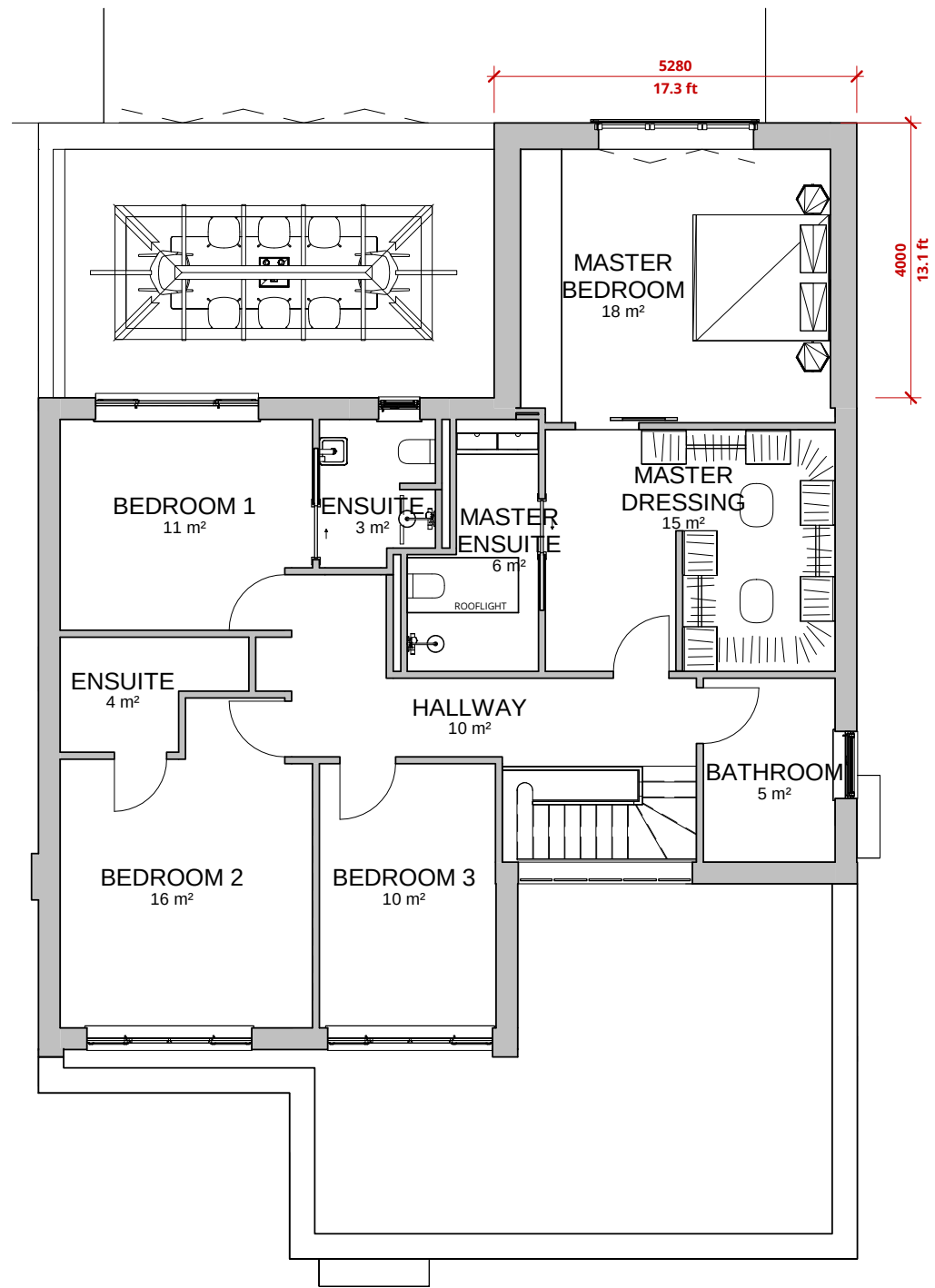
DATE FIRST ISSUED
05/06/23

DRAWING NO.
WHR-RALA-XX-XX-DR-A-(PL)-0002

REVISION
P00



1 Proposed Ground Floor
1 : 100



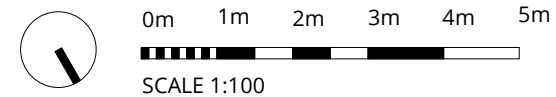
2 Proposed First Floor Plan
1 : 100

External Materials Schedule	
Bi-folding Doors	4.5m x 2.1m (New)
	2.37 x 2.1m (Existing relocated)
	2.37 x 1.9m (New within gable)
Windows (New)	0.6m x 1.2m
	2.37 x 0.7m (Triangular gable)
External wall	81.1m2 (area excludes glazed openings)
Roof	63.4m2 (excludes rooflight openings)
Rooflights	4.5m x 1m (sky lantern)
	1.5m x 0.9m (rooflight)
Internal Doors	3 no. 0.926m x 1.9m sliding

Internal Area Schedule	
Name	Area

Level 0	
KITCHEN/ DINING	48 m²
LIVING ROOM	19 m²
ANTE ROOM	20 m²
ST.	2 m²
UTILITY	11 m²
HALLWAY	9 m²
WC	2 m²
ST.	1 m²
CLOAKS	1 m²
GARAGE	18 m²
TV LOUNGE	31 m²

Level 1	
ENSUITE	3 m²
MASTER ENSUITE	6 m²
MASTER BEDROOM	18 m²
MASTER DRESSING	15 m²
BEDROOM 1	11 m²
ENSUITE	4 m²
BATHROOM	5 m²
BEDROOM 3	10 m²
BEDROOM 2	16 m²
HALLWAY	10 m²



RALA SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P00	First Issue	RB	RB	12/06/23
P01	Planning Draft Issue	RB	RB	19/06/23
P02	Planning Issue	RB	RB	05/07/23

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
----------	-------------	-------	---------	------

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
----------	-------------	-------	---------	------

CLIENT

11 Hackford Close,
Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

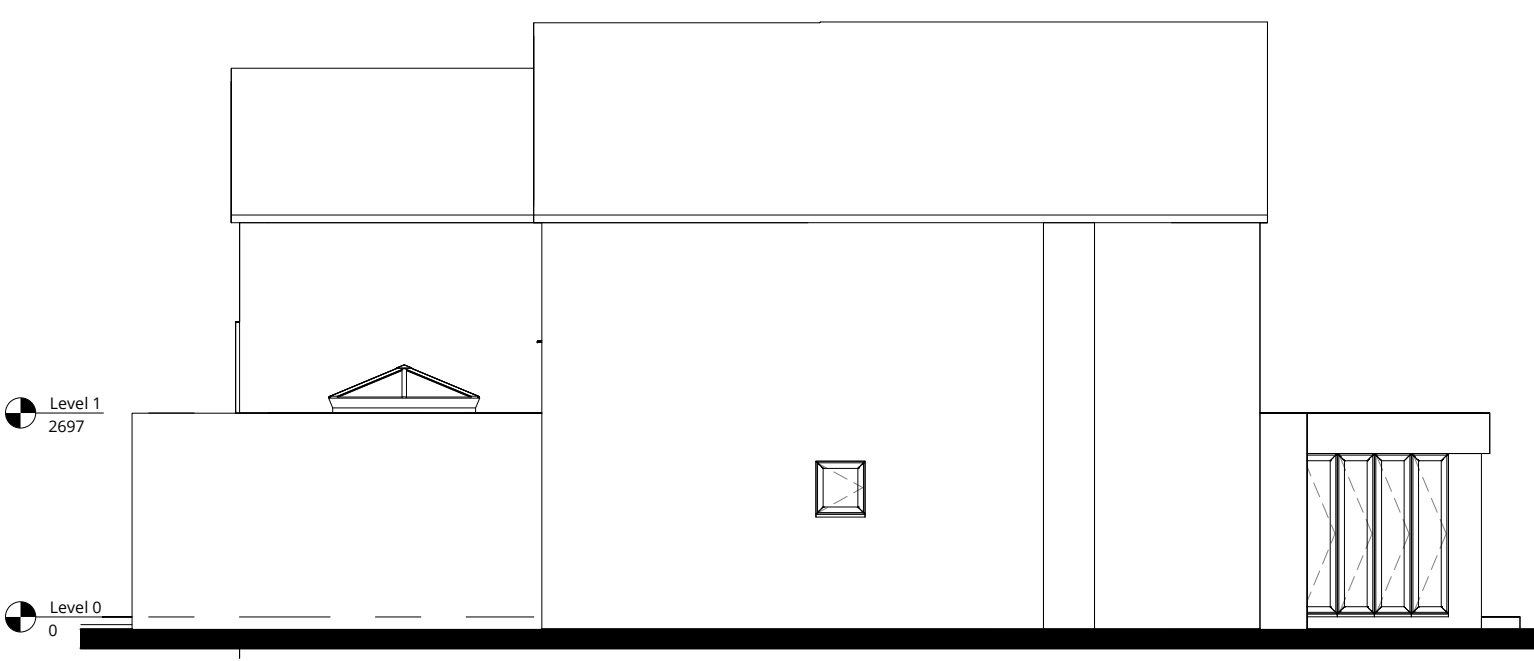
T +44 [0]7564 361 972



PROJECT TITLE 50 Woodhey Road	
ROP JOB NUMBER P0038	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Proposed Plans	
SCALE @ A3 1 : 100	
DATE FIRST ISSUED 05/06/23	
DRAWING NO. WHR-RALA-XX-XX-DR-A-(PL)-0003	REVISION P02



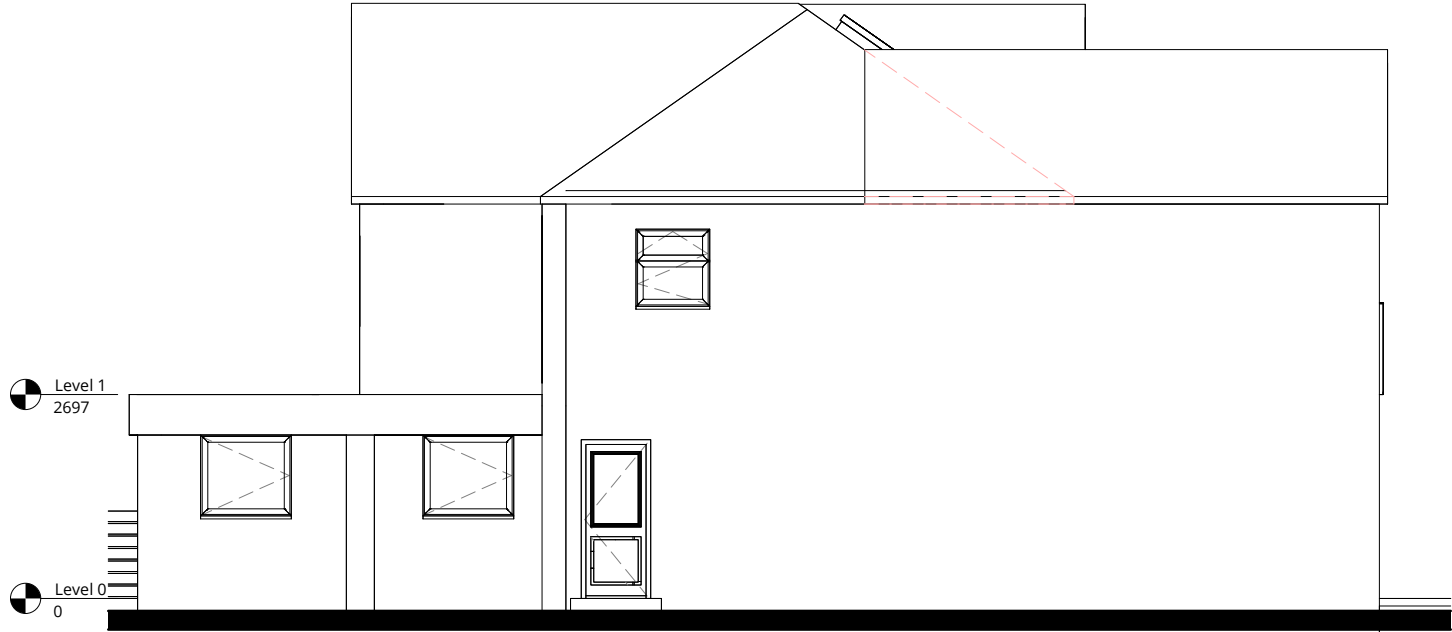
1 Proposed Rear Elevation
1:100



2 Proposed Side Elevation
1:100



3 Proposed Front Elevation
1:100



4 Proposed Rear Side Elevation
1:100

0m 1m 2m 3m 4m 5m
SCALE 1:100

RALA SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P00	First Issue	RB	RB	12/06/23
P01	Planning Draft Issue	RB	RB	19/06/23
P02	Planning Issue	RB	RB	05/07/23

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
----------	-------------	-------	---------	------

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
----------	-------------	-------	---------	------

CLIENT

11 Hackford Close,
Brandlesholme,
Bury,
Greater Manchester,
BL8 1XP
United Kingdom

T +44 [0]7564 361 972



PROJECT TITLE 50 Woodhey Road	
BOP JOB NUMBER P0038	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Proposed Elevations	
DRAWING NO. WHR-RALA-XX-XX-DR-A-(PL)-0004	
SCALE @ A3 1 : 100	
DATE FIRST ISSUED 12/06/23	
REVISION P02	



Rachel Baldwin
Principal

RALA

rachel@ralarchitect.co.uk



**Architects
Registration
Board**