

Design & Access Statement

Outline application – some matte

Proposal:

Erection of 1 no. 4-bedroom family dwelling with associated access, parking, bins, bike storage, and landscaping

Site:

Land to the South of 188 St Anns Road, (also described in pre-application correspondence as the land to the West of 55 Shelley Road)

Applicant:

Entire Project Solutions

Prepared by:

Homebrew Architectural Studios Prestwich

Date:

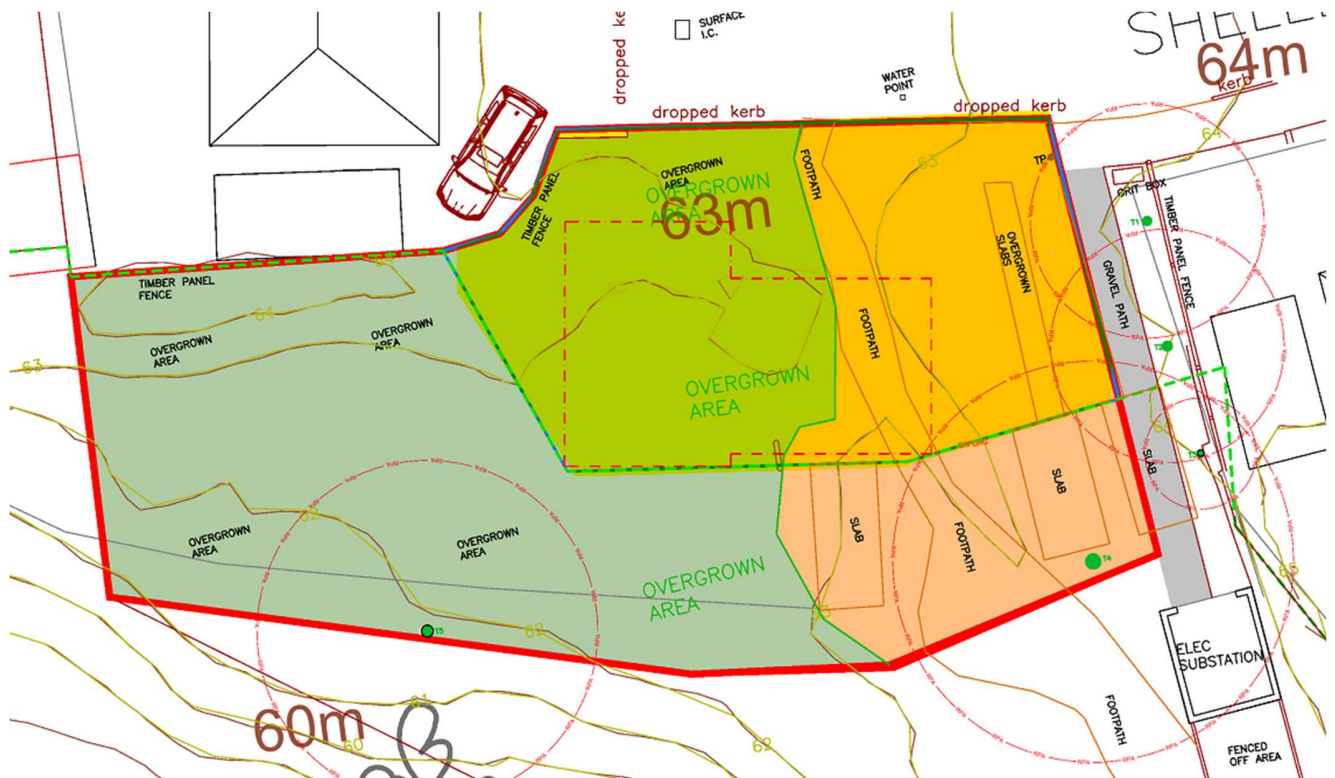
17 December 2025

Revision:

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1. Executive Summary

This Design & Access Statement (DAS) supports a planning application for a 4-bedroom dwelling located wholly outside the Green Belt boundary on a 600 sqm plot within Prestwich.



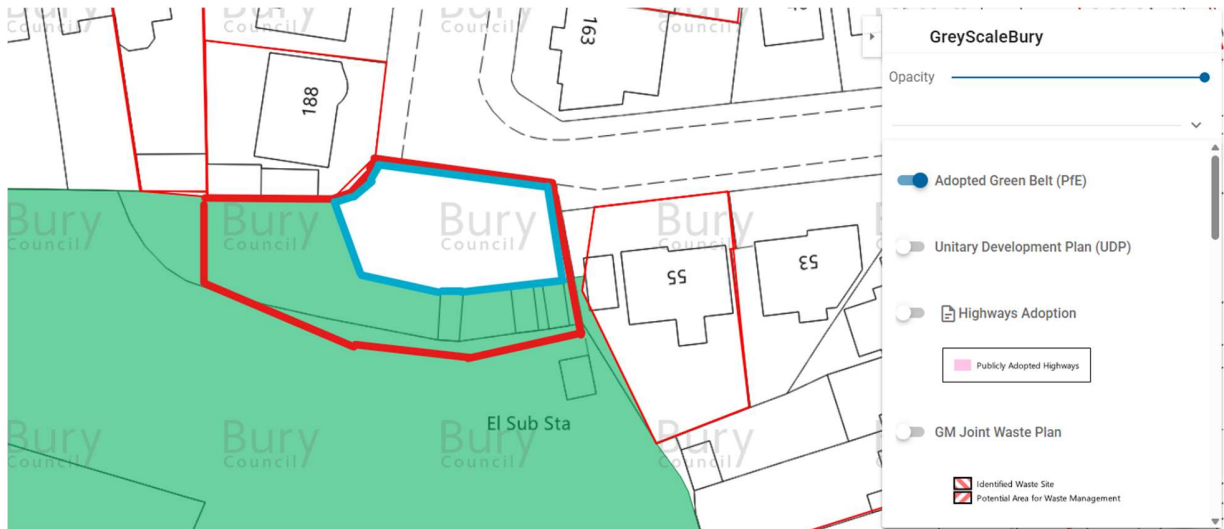
355 sqm lies within the greenbelt curtilage, with no development proposed within this area. 245 sqm of the plot (highlighted above) lies outside the Green Belt and will accommodate the house, principal private garden space and on-plot parking. The remaining land within the Green Belt is retained as open, low-growing habitat (c. 197 sqm) with an adjacent taller scrub zone (c. 158 sqm) to deliver landscape, recreation and biodiversity functions without introducing built form or form part of a planning application.

The scheme responds directly to pre-application advice 03030E and subsequent officer discussions by removing all building footprint from the Green Belt and recreational designation areas, ensuring rear-facing first-floor windows now achieve 7.0–7.7 m to the rear boundary, & demonstrating local need for a 4-bed family home and a layout designed around inclusive, adaptable family living.

Phase 2 and Phase 3 site reports have been completed alongside ecology and arboriculture surveys, achieving at least +10% net gain via the purchase of habitat bank units.

Site & Context

Location



The site is a discreet parcel of land on the south side of St Anns Road, and to the West of Shelley Road. It is situated between established red brick two-storey residential streets and the Prestwich clough to the South.

The local character of the area is predominantly semi-detached, two storey, bay fronted properties that have hipped roofs. The houses sit close to their front boundaries, ranging from 3.9-5M in distance. They have low brick wall fronting and timber panel fencing to the boundary sides.





Many of the nearby houses have been previously extended, including 188, 186, 163, 161, 159, & 157 St Anns Road. In addition 55, 48, 44, Shelley road have also had some form of extension done, indicating an increase for demand for space within the area:



An electrical substation lies nearby with pedestrian access to the clough available from the eastern walkway of the site. This has been accounted for in both land contamination considerations and design



Existing Condition & History

The land is vacant and overgrown, with evidence of historic garages that have since been demolished and made ground. Historical records identify former landfill activity in the wider parkland in the mid-20th century; venting infrastructure exists off-site to the south. Phases 2 and 3 ground investigation/remediation options have been undertaken; see the subsequent reports.

Site Area & Green Belt Extent

Total plot: **600 sqm**.

Area outside Green Belt (developable): **245 sqm**.

355 sqm residual land within Green Belt retained as open land comprises **~197 sqm (low-growing)** and **~158 sqm (taller scrub)** zones, purposefully unbuilt and managed to preserve openness.

The green belt boundary has been marked on-plan with a dashed green line:



Design Response to Family Need, context, & Market Demand

Need for Housing in Prestwich:

The application site is located within **Prestwich**, a well-established and highly sustainable settlement within the administrative boundary of **Bury**. Prestwich benefits from excellent accessibility to Manchester city centre via Metrolink, bus and highway connections, and contains a wide range of local services, schools, employment opportunities, and recreational assets.

The area is recognised as a desirable residential location, combining suburban character with strong community identity and access to significant green infrastructure, including Heaton Park, Drinkwater Park and the Irwell Valley. As a result, Prestwich continues to experience sustained demand for family housing, particularly well-designed homes that respond sensitively to local character.

The development plan for the area is informed by the **Places for Everyone Joint Development Plan**, adopted in March 2024. This plan establishes the strategic framework for housing delivery across Greater Manchester, including Bury, and identifies a continuing requirement to increase housing supply to meet population needs and support economic growth.

Within this context, Bury Council's housing land monitoring confirms that **small and windfall sites make an important contribution** to meeting local housing requirements. National planning policy similarly recognises that small-scale residential development within existing settlements plays a vital role in delivering housing choice, flexibility and sustainability.

The proposal for a single, appropriately scaled 4-bed dwelling represents a modest but meaningful contribution toward meeting identified housing needs.

Local Housing Need and Demand

Prestwich continues to experience strong demand for family housing due to:

- Proximity to Manchester city centre
- Strong transport connections
- Established schools and local services
- A high-quality living environment

Local market evidence and engagement with estate agents indicate demand for **4-bed family homes**, reflecting changing household needs, increased home-working patterns, and a desire for long-term accommodation within sustainable neighbourhoods.

The proposed development responds directly to this demand by delivering a single family home of appropriate size, scale and layout, contributing positively to housing choice within Prestwich.

Neighbourhood Planning Context

The site lies within the designated Prestwich Neighbourhood Area, for which the **Prestwich Village Neighbourhood Forum** was formally approved by Bury Council in June 2023.

The Neighbourhood Forum has been established to promote the social, economic and environmental wellbeing of Prestwich and is actively working toward the preparation of a neighbourhood plan and associated design guidance. While the neighbourhood plan is not yet adopted, the Forum's emerging work places strong emphasis on:

- High-quality architectural design
- Development that respects local character and context
- Housing that meets local needs
- Sustainable, well-integrated development

The proposal aligns with these principles by delivering a sensitively designed dwelling that responds to its surroundings and contributes positively to the established residential character of the area.

Further information on the Forum's objectives, emerging work and neighbourhood planning activity can be accessed via: <https://prestwichvillageforum.org.uk/>

Design Response and Local Character

The proposed dwelling has been designed with careful regard to:

- The prevailing scale and grain of surrounding residential development
- Building lines, plot proportions and massing
- Local materials and architectural cues
- Residential amenity for neighbouring properties

The design seeks to reinforce, rather than disrupt, the character of the street and wider neighbourhood, ensuring the development integrates seamlessly within its context. The proposal avoids overdevelopment and provides a high-quality living environment consistent with both local and national design objectives. Some examples of family inclusive design include:

- **Utility/mudroom** with secondary entrance containing ‘messy’ circulation so the main living space remains clean.
- **Family room/den** where toys/games can remain out without dominating the main living area.
- **Open-plan kitchen/dining/living** with internal glazed partitions offering visual connection to the family room for informal supervision.
- **Laundry on the bedroom level**—logically placed near bathrooms to reduce carrying distances.
- **Future-proofing:** Ground-floor bathroom; generous circulation and door widths; the family room can be adapted as a future accessible bedroom.

7. Planning Balance and Conclusion

In planning balance, the proposed development:

- Contributes positively to local housing supply
- Responds to identified demand for family housing
- Aligns with strategic and local planning policy
- Reflects neighbourhood planning objectives
- Delivers high-quality design within an established residential area

The proposal represents sustainable, policy-compliant development that will enhance housing choice in Prestwich while respecting local character and community aspirations. It is therefore considered that the development should be supported and granted planning permission.

The Proposal

Use, Amount & Scale

- **Use:** C3 dwellinghouse.
- **Amount:** 1 no. 4-bed family dwelling.
- **Scale:** 2 storeys and loft space, articulated to respect neighbouring massing. Ridge and eaves set to read as a contemporary interpretation of local two-storey forms with an attic level within the roof envelope (final heights to be confirmed on plans).

SPACE	REQUIRED AREA	PROVIDED AREA
Bedroom 1 (double)	11.5 SQM	12.6 SQM
Bedroom 2 (double)	11.5 SQM	11.7 SQM
Bedroom 3 (double)	11.5 SQM	12.3 SQM
Bedroom 4 (double)	11.5 SQM	20 SQM (pitched ceiling)
Kitchen / Dining / Living	31 SQM	54 SQM
Bathroom	4.4 SQM	5 SQM
WC (ground)	M1 standards	M1 Standards
Parking	3 spaces	3 spaces

Spaces in reference to nationally described space standards

Access, Movement & Parking

The home is sited wholly within the 246 sqm urban-area portion north of the Green Belt line.



Street: Principal elevation fronts St Anns / Shelley road intersection, with a Gable end addressing the front bay windows, but with a modern twist. Pedestrian access has been provided for the site, and 3 parking spaces have been positioned centrally, with a dedicated EV charging port.



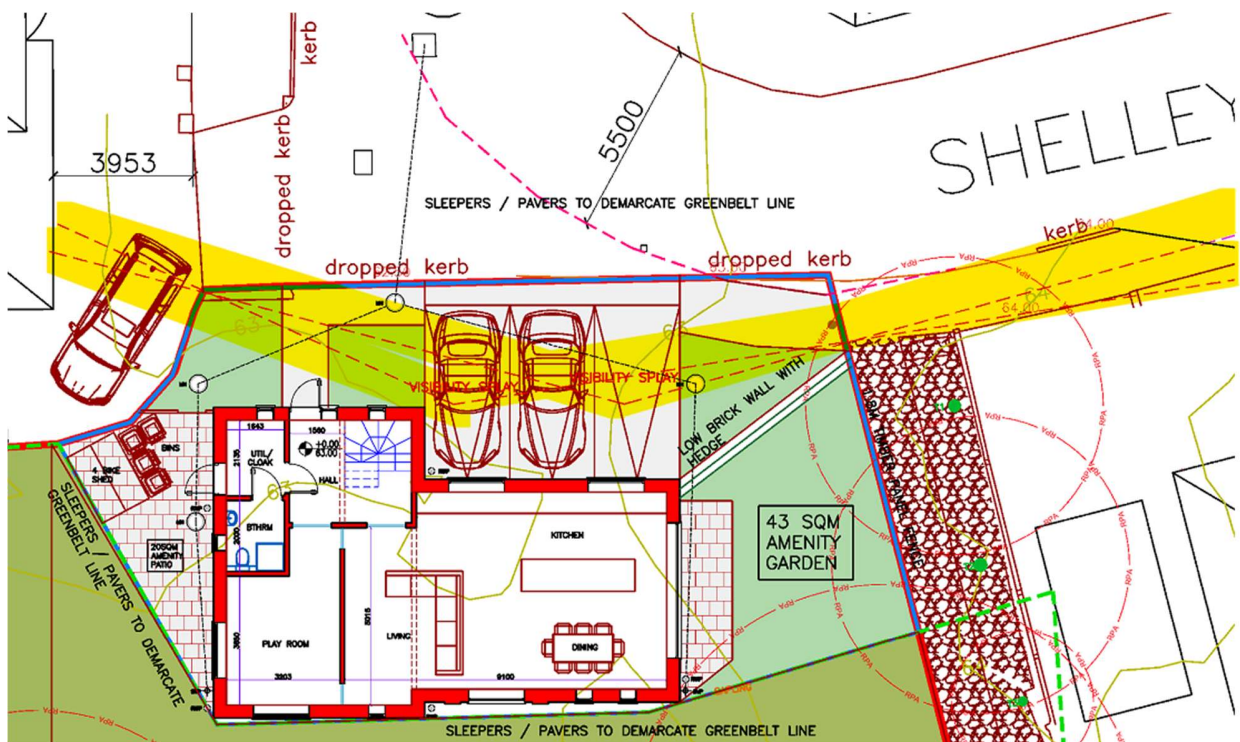
There are no on-site turning circles for any surrounding properties, and it is considered reasonable that the proposal reflects this for the parking approach. Due to the location at the bend in the road, there are increased visibility splays when compared to neighboring properties allowing full view of the roads. 3D modelling below show this in conjunction with the splays drawn on-plan.



Visibility from parking spaces looking towards St Anns road

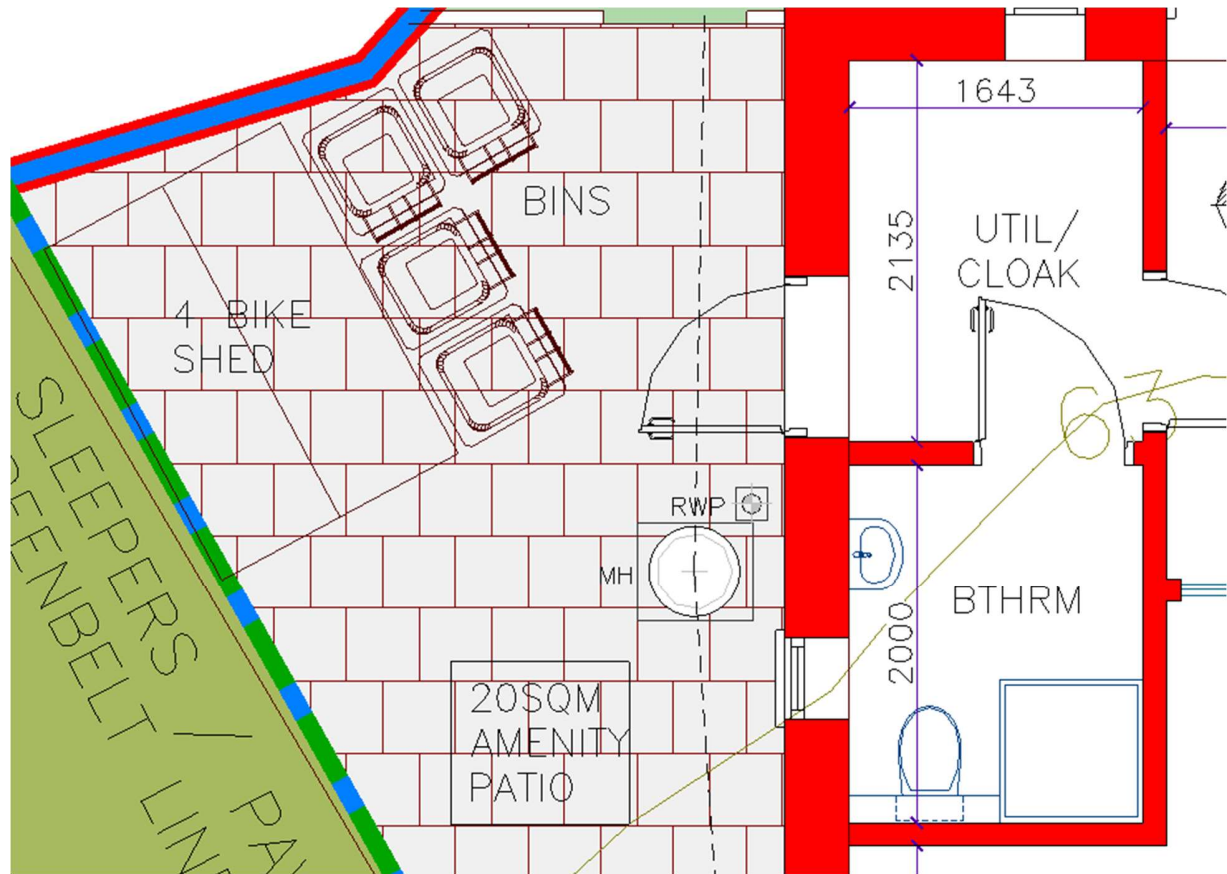


Visibility from parking spaces towards Shelley Road



Visibility splays shown on plan

Bins & Bikes: space for 4x wheelie bins have been provided next to a shed that can contain 4 bikes (1 per bedroom). A shed allows for flexibility of usage and shelter / security over external bike racks



Amenity: A 20 sqm patio adjoins the smaller family room, and 43 sqm amenity garden adjoins the larger open plan kitchen- living – dining. Some soft landscaping has been placed to the front, which benefits from 355sqm greenbelt land within ownership.

Appearance & Materials



A calm, durable palette appropriate to the street context is envisaged: red brickwork with articulated sills and headers, dark grey / anthracite roof tiles, dark grey / and anthracite PVC doors and windows. A restrained approach avoids pastiche while referencing local hipped/bay rhythms through proportion, vertical window emphasis and a clear base–middle–top composition.

Landscape Strategy (TBC)

- Retain Green Belt openness—no buildings or hard structures in GB.
- Low-growing meadow/turf and native shrub/scrub mosaics; new native trees set outside key root protection areas.
- Permeable hard surfaces; rain garden/soakaway features; hedging to soften the parking court; bat/bird boxes; log/brush habitat piles. To be discussed with the planning officer
- A sensitive boundary treatment maintains long views and provides ecological permeability (e.g., hit-and-miss timber fencing with hedging or hedgehog gaps, avoiding solid ‘barriers’ to wildlife). To be discussed with the planning officer.

New tree, hedgerow, shrub, and ground flora species will be proposed to boost the local ecology. Bird and bat boxes can also be added, subject to discussions with a certified ecologist. Some examples of suitable vegetation are:

1) Tree Species:

- Oak (*Quercus robur* and *Quercus petraea*): Oak trees are common, providing a habitat for numerous birds, insects, and fungi
- Beech (*Fagus sylvatica*): Often found in mature woodlands, beech trees provide dense shade and support various woodland creatures.

- Ash (*Fraxinus excelsior*): Though threatened by ash dieback, ash trees are an integral part of the local woodland structure.
- Silver Birch (*Betula pendula*): Birch trees are well-adapted to a variety of soil conditions and are common in both Prestwich Clough and Drinkwater Park.
- Rowan (*Sorbus aucuparia*): Also known as mountain ash, rowan trees are popular for their bright red berries that attract birds.
- Holly (*Ilex aquifolium*): An evergreen species that provides year-round shelter for wildlife.
- Willow (*Salix* spp.): Various willow species can be found near the water bodies in Drinkwater Park, such as crack willow (*Salix fragilis*).

2) Shrubs and Understory Vegetation:

- Hawthorn (*Crataegus monogyna*): A common native shrub, providing flowers for pollinators and berries for birds.
- Blackthorn (*Prunus spinosa*): Known for its dense thickets and springtime white flowers, blackthorn also produces sloes in autumn.
- Hazel (*Corylus avellana*): This native shrub is crucial for its nuts, which support species like squirrels and birds.
- Elder (*Sambucus nigra*): Elder bushes are often found at the woodland edge, producing white flowers in summer and dark berries in autumn.
- Dogwood (*Cornus sanguinea*): Known for its red stems, which add color to the winter landscape.
- Gorse (*Ulex europaeus*): Found in more open areas, providing dense cover and bright yellow flowers that bloom throughout the year.

3) Ground Flora and Herbaceous Plants:

- Bluebells (*Hyacinthoides non-scripta*): A native woodland species that forms stunning carpets in spring, particularly in areas like Prestwich Clough.
- Wild Garlic (*Allium ursinum*): Found in damp, shady areas, producing a strong garlicky scent in spring.
- Wood Anemone (*Anemone nemorosa*): A delicate spring flower that thrives in ancient woodlands.
- Red Campion (*Silene dioica*): A herbaceous perennial that adds bright pink color to woodland edges.
- Foxglove (*Digitalis purpurea*): Commonly found in clearings and along paths, providing nectar for bees.
- Bracken (*Pteridium aquilinum*): Widespread in open, undisturbed areas and forming dense stands.
- Fern Species: Including Hart's Tongue Fern (*Asplenium scolopendrium*) in shaded, moist areas of the Clough.

Summary

This carefully tailored scheme delivers a high-quality family home **entirely outside the Green Belt**, with the southern parts of the plot retained as open, enhanced habitat to preserve openness and contribute to local green infrastructure. It responds positively to officer advice by removing Green Belt built form, achieving compliant rear aspect distances, and providing a layout that meets nationally described space standards and inclusive design criteria. Targeted remediation and proportionate gas protection ensure a safe development platform with robust verification.

The proposal constitutes sustainable development: it makes efficient and context-sensitive use of land at the urban edge; it diversifies local housing choice with a much-needed 4-bed family home; and it secures meaningful landscape and biodiversity enhancements without encroachment into the Green Belt. Approval is therefore respectfully sought, subject to standard pre-commencement conditions as per the outline application conclusions.