

Planning & Design and Access Statement

Proposed construction of 3 detached dwellings to land at: Redisher Finishing Techniques Ltd, Holcombe Brook, Ramsbottom, Bury, BL0 9SA.

This statement has been produced to accompany a planning application for the proposed construction of 3 detached dwellings. (Residential use)

Section 1a- Existing Use

The existing site extents are approximately 318m² / 0.03 hectares. There is an industrial building to its rear (west) with an attached office building to its side (north). There is an open concrete surfaced courtyard in front of the buildings that is used for parking and access. At the side (north) there is an access yard where access to the rear of the buildings can be gained and where bins are stored. The site is currently occupied by Redisher Finishing Techniques Ltd who manufacture specialist metal components.

The site is bounded by the main access road to the east, No. 7 Holcombe Brook to the south, an access to a small residential development to the north (Redisher Croft) and wooded land to the west. The site has a generally level topography.

Access to the site, No 7 Holcombe Brook and the Redisher Croft development is via an un-adopted road off Bolton Road West. A land registry SIM search has been undertaken to establish an ownership for the land edged red on the location plan submitted with this application. The only registered titles included within the edged application site were the applicants (GM339198) and the title of 402a & 402b Bolton Road West (GM833619). The later title is partially within the red edge next to the access to Bolton Road west at the top of the un-adopted road as indicated on appendix 4. A copy of the SIM search map is provided in the appendix to this statement.

Section 1b- Proposed Use

The proposal is to demolish the existing buildings and construct three detached dwellings. The existing access road off Bolton Road West would continue to be utilised to provide vehicle and pedestrian access to the development site.

Section 2 – Amount of development

The proposed dwellings would each have an external footprint of 62.7m². The development site area is approximately 318m².

The proposed internal floor areas would be:

- Ground Floor = 52.6m².
- First Floor = 52.6 m².
- Second Floor = 52.6 m².

- **Total** = **157.8m².**

Section 3 – Layout

The plots have been designed to allow for 2 car driveways to front each dwelling providing direct access off the road. There would be an additional space at the southern frontage of the site for use by any visiting parties. Access into each property would be made via a canopied front entrance door off the driveway. Each property would incorporate a side path giving access to rear gardens incorporating patios and lawns.

Internal Accommodation:

Ground Floor:

- Entrance Hall
- W.C.
- Kitchen & Dining
- Living Room

First Floor:

- Bedroom 2
- Bedroom 3 (or additional living room)
- Bedroom 5 / Study
- Bathroom

Attic Floor:

- Bedroom 4
- Master Bedroom with En-suite

Relationship with adjacent dwellings: Please refer to Drawing No. 1411/102 & 1411/103. The proposed dwellings have been sited so that they are sympathetic to their neighbouring properties. The separation distance from plot 1's side (S) gable to No.7 Holcombe Brook is approx 4.8m (side gable to side gable). The separation distance from plot 3's side (N) gable to No.2 Redisher Croft is approx 16.5m (Side gable to front gable). The side gable of plot 4 is also sited so that it does not directly face the front gable of No 2 Redisher Court. The dwellings have been designed so that their ridges are at a lower level to No. 7 Holcombe Brook to ensure that the change in ground levels are reflected, this provision ensures there is no detrimental impact on the street scene in terms of massing.

Section 4 – Scale

The existing site incorporates adequate area to allow the proposed dwellings to be sited achieving adequate amenity areas and good site access. The proposed dwellings in terms of their size and massing integrate well within the site and its surroundings. As illustrated by appendices 1 & 2 the developed footprint of the site (urban grain) is reduced within the proposal which provides a more open development site.

Section 5 – Landscaping

The reduced foot print of development will ensure the lawned gardens and landscaping provide a better habitat for ecology compared to the current

development. Please refer to the proposed site plan on Drawing No. 1411/103, for site layout & landscaping details.

The existing retaining walls at the side boundaries would be retained or improved where necessary. Drive ways incorporating adequate parking provision for two vehicles are provided fronting each dwelling. Level access to the entrance will be provided via the driveway. All hard-standings would be surfaced with permeable paving materials. To the frontage 1.1m high steel railings painted black would be placed at the boundary lines between each plot.

The rear gardens for each dwelling would incorporate patio areas using permeable paving materials and lawns as indicated on the proposed site plan . At the rear boundary a new retaining wall would be constructed within the applicants ownership line to retain the sloping land behind. 2m High close boarded timber fences would be erected to create the rear boundaries between each plot.

Section 6 – Appearance & Integration within the Holcombe Brook Conservation Area.

The proposed dwellings have been designed to integrate within the site and its surroundings and to be sympathetic with the character of the adjacent property and street scene.

The properties within the immediate surrounding area are of mixed design, including a traditional natural stone weavers cottage (No.7 Holcombe Brook) and the modern recently built brick faced detached dwellings of Redisher Brook. The proposed dwellings have been designed to integrate with No7 Holcombe Brook as they would be within the same street scene as this property. The properties of Redisher Brook are of stark contrast to the design and facing materials of No 7 Holcombe Brook. They are also not primarily within the same street scene as the proposed development. Therefore the proposed dwellings have been designed to be sympathetic to the design and scale of No 7 Holcombe Brook using similar stone facing materials. In addition, the proposed dwellings incorporate features similar to those of the terraced properties on nearby Park Road, incorporating three storeys with a front projection and pedimented roof. These design provisions ensure the proposed properties integrate well with within the immediate street scene and wider conservation area.

Ramsbottom has a large proportion of stone built properties incorporating stone heads, sills & mullions, these have been reflected in the proposed design which responds to the areas character. Symmetrically aligned features and balanced fenestration patterns result in an aesthetically pleasing design. Timber casement windows and door frames painted white will be used along with timber fascias and soffits

Section 7 – Access

Currently Vehicle / Pedestrian access to the site is via the un-adopted road off Bolton Road West. The proposal does not change this access provision. Due to the commercial enterprise currently operating from the site, commercial vehicles are required to pick up and drop off deliveries. This intensifies the use of the access road and the proposed development would reduce the affect of this.

If the proposed development was approved the un-adopted road would solely serve residential properties. As defined within: Category 5.4-The Layouts of Roads in Residential Areas (Greater Manchester County Council) the road would fall within the category of an "Access Way" . The document describes an access way such as this as; *"A small informal cul-de-sac intended for joint use by pedestrians and vehicles. The joint carriageway/walking area is described as the shared surface and shall be of variable width. An access way may serve up to a maximum of 25 cars"*, as stated within the above document.

If the owner/occupiers of the existing and proposed dwellings owned two cars per house hold the access road would serve approximately 16 vehicles. This is below the maximum capacity of 25 cars an access way such as this is capable of serving.

Vehicles would enter the driveways via a drop down kerb entrance off the front access road via Bolton Road West.

Level access to each dwelling would be via the drive. Access to the rear of the property would be provided by level paths surrounding the properties.

The proposed dwellings would incorporate main entrances on the front elevation with level thresholds. Upon entering each property a ground floor hall provides access to the ground floor accommodation, with stair access to the 1st & 2nd floors. Access to the rear gardens would be provided from within the properties via the Living Room.

Section 8 – Trees

The application site does not contain any trees, however there is a chestnut tree on neighbouring land within close proximity to the site boundary between the applicants site and No. 7 Holcombe Brook. This tree is indicated on Drawing No's. 1411/102 & 1411/103.

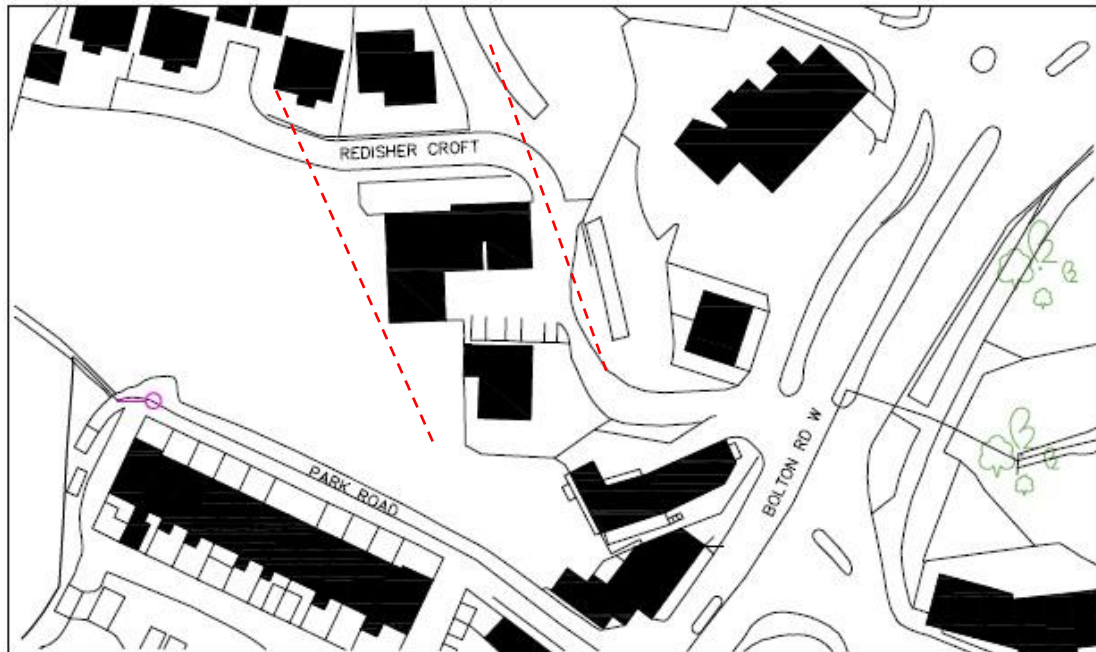
The applicant has consulted with the owner of No. 7 Holcombe Brook where the tree is situated and has their consent to remove the tree based on gaining planning approval (Appendix 3). Redisher woods are in close proximity to the site. The proposed development would not have any impact on the protected trees within Redisher woods.

Section 9 – Summary

Overall the scheme put forward is a robust development proposal. The proposed residential units are sited within an adequately sized plot in a suburban residential area.

The proposed three storey dwellings have been sited in a sympathetic position that contributes to the urban grain of the surrounding area. The urban grain is improved by the layout of the proposed site, being more transparent and also being ordered and aligned between No. 7 Holcombe Brook and No.2 Redisher Croft opposed to its existing built form which is covering the majority of the site area. Consultations have taken place between the design team and Bury Planning and design issues settled within a pre-application enquiry. The site is considered to be much more appropriate to residential development opposed to commercial which would vastly improve the conservation area and ecology of the site.

Appendices:



Appendix 1. Urban Grain As Existing



Appendix 2. Urban Grain As Proposed

To
Jonathan Dean,
Finishing Techniques Ltd

7, Holcombe Brook,
Ramsbottom,
Bury. BL0 9SA
2/11/11

Dear Jonathan,

Following our conversation this morning, David and I give our permission for the removal of the chestnut tree in question which is situated on our property on the condition that the following stipulations are met in full prior to work commencing

- 1) Written permission from Bury Council in relation to the tree preservation order that it has placed upon it.
- 2) Written details from an appropriate body to any possible environmental impact to our land and property - i.e. increased ~~water~~ levels of surface water that may arise from removal of the tree or any other work that you are proposing
- 3) That no expense for the aforementioned to be met by us, and that any ~~such~~ remedial work required to preserve the integrity of our property and land be done by you.

Kind Regards

 JANE MACKENZIE

 JONATHAN DEAN

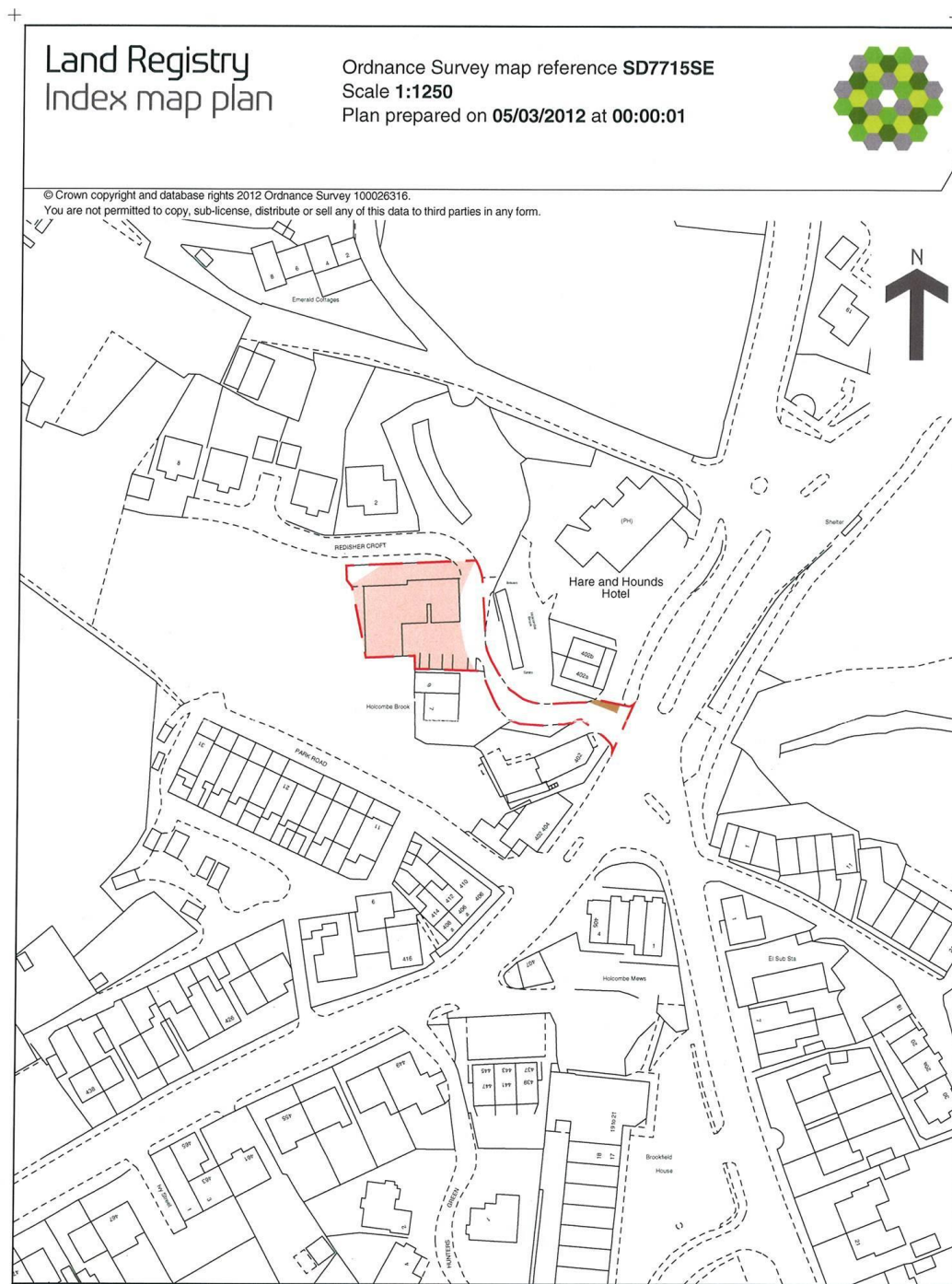
Agreed by



JONATHAN DEAN

2/11/11

Appendix 3: Owner of No. 7 Holcombe Brook letter to applicant regarding request to remove the chestnut tree situated on their land.



This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.



Appendix 4: SIM Search:

Land shaded pink: Applicants ownership (GM339198)

Land shaded brown: Bracken House Properties (GM833619)