
DESIGN & ACCESS STATEMENT

The development of a detached three-bedroom dwelling within the grounds of 99 Bury New Road, Ramsbottom BL0 0BZ.

Statement prepared by Peel Design Partnership Ltd on behalf of Mr S. Mort

September 2023



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INTRODUCTION:

This Design and Access Statement has been prepared by Peel Design Partnership Ltd on behalf of Mr S. Mort to accompany the planning application with respect to the construction of a new three-bedroom detached dwelling, with associated parking for two vehicles. The proposed property is to be located adjacent to number 99 Bury New Road with gardens to the front and rear. The existing access and driveway for Number 99 to service both properties.

HISTORY:

A recent Planning application in relation to number 99 Bury New Road, ref: 69888 conferred Planning Permission for a rear single storey extension; Alterations to vehicular access, front garden and driveway to provide onsite vehicle turning. Also, a Pre-Planning Application ref:02844E dated 30th June 2023. Erection of One Dwelling on land adjacent to 99 Bury New Road.

EXISTING USE:

The proposed new dwelling would be in the grounds of number 99 Bury New Road. The development site area edged in red is 0.09 acres (356m²). This site is currently overground garden bounded to the east partially with shrubs with an existing stone wall to the corner of Bury New Road and Manchester Road. The site falls away to the west quite steeply from Manchester Road by approximately three meters.

AMOUNT OF DEVELOPMENT:

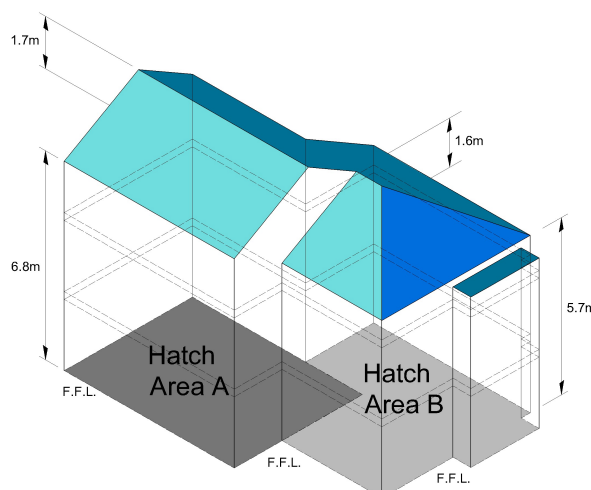
This application is for a detached three-bedroom dwelling on three levels, with associated parking for two vehicles at the front of the property with an external mounted Electric Vehicle Charging point located on the corner of the building. Vehicle and pedestrian access to the property is via the existing private driveway leading from Bury New Road.

Main entrance to the proposed new property is on the south facing elevation. Due to the ground conditions the pedestrian access to the main entrance is by way of an ambulant designed stairway taking you from the parking area level up 0.65m up to the external landing area in front of the main entrance. The ground floor of the property comprises an entrance hallway with stairs, a doorway leading to a separate lounge with a bay window, a feature which has been taken from the adjacent properties on Bury New Road. A further doorway off the Hallway leads into the Kitchen-diner with Utility area and WC off to one side. The Kitchen-diner has French doors leading on to a raised patio area at the rear of the property.

To the East of the Kitchen-diner and North of the Utility area is a further raised paved area to accommodate the Air Source Heat Pump.

The stairway leading from the ground floor hallway takes you up to the first-floor level which has two double bedrooms, a family bathroom and a small study area for home working. A further stairway from the first floor takes you up to the second floor and bedroom three with its own en-suite.

The Gross footprint of this detached property is 57m².
Total Volume 393.38m³



Hatch Area A	= 29.7m ²
Hatch Area B	= 27.3m ²
A + B = Gross Area	= 57m²
(Area A x 6.8m) + (Area A x 1.7/2)	=27.21m ³
(Area B x 5.7m) + (Area B x 1.6/3)	=170.17m ³
Total Volume	= 397.39m³

LAYOUT:

The proposal is to provide a high quality, high specification, thermally efficient, three-bedroom dwelling on part of the existing garden area of number 99 Bury New Road. Considering the recommendations made in the Pre-Application response from the council, the proposed new three-bedroom dwelling is on the same building line as number 99, has a main entrance facing Bury New Road and has a ground and first floor Bay Window facing Bury New Road all similar to the existing properties along this road.

The Planning application in relation to number 99 Bury New Road, ref: 69888 granted permission to alter the driveway and the front garden to provide onsite vehicle turning and this application for a new dwelling proposes a new parking area for two vehicles utilizing the same driveway and proposed turning arrangement to that granted for number 99. An electric charging facility is also indicated adjacent to the parking area.

As seen with the adjacent properties along Bury New Road that due to the inclined ground conditions a level pedestrian access to the main entrance is not practical, however, the design for the new dwelling has included a series of gentle rising steps suitable for ambulant disabled, taking you from the parking level up to the main entrance with a stainless steel and glass balustrade.

SCALE:

Bury New Road climbs up the hill to meet Manchester Road and the properties along this road reflect this incline, each semi-detached property rises approximately 2m (24 Bricks) from its neighbour.

The proposed detached property is similar in scale and proportion to that of the adjacent properties. When compared to number 99 Bury New Road the eaves height of the front elevation is 1.35m higher than number 99. The ridge height at its highest point is 1.85m above the ridge of number 99.

The gross footprint for number 99 including the single storey extension is 59m² compared to the 57m² of the proposed new dwelling.

The proposed new dwelling will be built with matching brickwork with slate roofing tiles all to match adjacent properties. The bay window construction will have render to the sections below the windowsills, render is also proposed for the finish to the masonry areas at the rear of the property.

The proportions and overall appearance of the proposed new dwelling respect the patterns and appearance of the adjacent properties, by incorporating visual references into its design, such as stone sills and lintels, and the feature bay window.

LANDSCAPE:

The proposed new dwelling sits neatly on the site with good access for pedestrians and vehicles for both the new residents and existing residents of Bury New Road. The additional hard landscaping materials proposed for the pavements and parking surface will match those chosen for the 99 Bury New Road. The proposed parking area will be a resin bound permeable finish. Any repairs necessary to the existing stone perimeter walls will be completed to match the existing.

The proposal includes some additional shrub planting to the perimeter of the property to compliment and reinforce the existing shrub planting along the boundary with Manchester Road and Bury New Road. The new shrubs will provide an additional 35% of shrub planting along the boundary and should help to improve the biodiversity of the site. The remaining areas of soft landscaping will be grass seeded for domestic use and enjoyment.

APPEARANCE:

The design of the proposed new dwelling has been developed to fit into the street scene of Bury New Road, given the level of matching detailing and the overall scale of the proposed new property we feel the development in time will blend into the street scene. The new dwelling will have similar brickwork and slate hipped roofing facing onto Bury New Road, similar bay window detailing and main entrance facing the road. they will have similar proportioned window openings with similar stone lintels and sills. All proposed roofing materials will be natural slate and match that of its neighbours.

The only difference with the proposed property which will not necessarily be noticed is that the construction will have high levels of insulation to the walls, roof, and floors, and will incorporate an "A" rated energy efficient heating system utilizing an Air Sourced Heat Pump. An Electric Car Charging facility located adjacent to the proposed parking area. It will have all the latest in Hi-tech equipment and facilities as necessary for a property of this calibre and the demands of 21st century living.



89 to 99 Bury New Road



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