



19 Tor Avenue

Design & Access Statement

January, 2022
Rev P01



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1.0 Introduction

1.1 Executive Summary

1.1.1 Location

This Design & Access Statement accompanies an application for planning submission for a 2 storey side & rear extension to a detached property in Greenmount, Bury - 19 Tor Avenue, BL8 4HG. It is primarily a residential area, though a short walk away from local shops, bus routes and the Bury tram-link to Manchester's City Centre, Trafford Centre & Media City.

1.1.2 Client

The client is an owner occupier with a young family of 1 who sees the potential of this existing detached property - transforming into a long term family home. Therefore, the purpose of this planning application is to future proof the home & provide additional space to support a growing family.

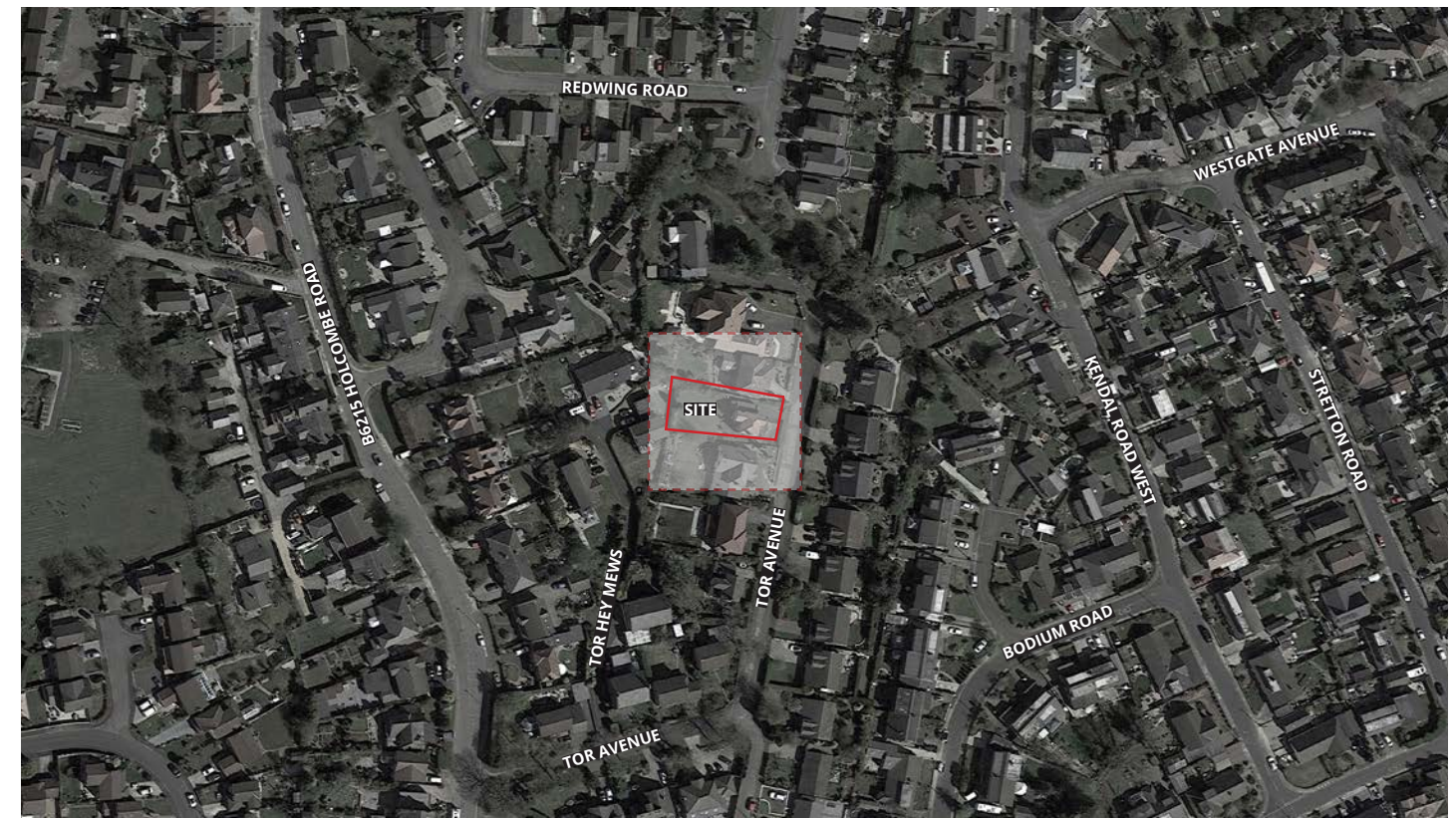
1.2 Design Brief

The client has the following aspirations for this project:

- To extend the house to meet their young family's growing needs, and improve day to day life with an open plan living arrangement
- To enhance natural daylighting to the main family living space and reduce its carbon footprint



Above: Existing House on Tor Avenue



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Tor Avenue is directly off Holcombe Road (B6215).

There are neighbouring properties on Tor Avenue:

- 17 Tor Avenue
- 21 Tor Avenue

The house boundary faces onto rear gardens of properties on Tor Hey Mews:

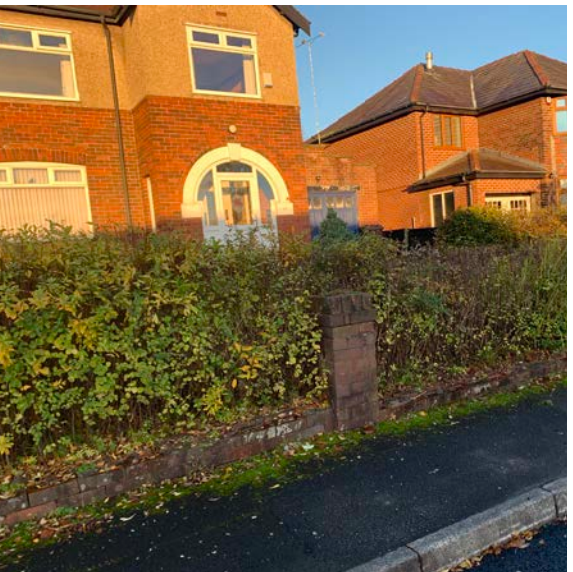
- 3 Tor Hey Mews

-  Red line indicates site boundary
-  Red fill indicates proposed extension



Site Location Plan

2.2 Site Photographs



2.3 Site Context

2.1.1 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 semi-detached house-types thought to have been built around the 1930's on a standard suburban layout.

The original designs for these houses were predominantly finished in red brick at ground level with some stone render to first floor levels. The occasional house is built in local stone with pre-cast reveals to respond 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 light render, a mix of timber & composite panelling to bay windows. 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 in tact, with the scale and proportions of the extensions within keeping of the local character.



Above: Existing House - Front



Above: Existing Garden - Rear

2.1.2 Physical Context

The site sits on a residential road connected off of the main road - Holcombe road connecting Ramsbottom to Tottington with residential properties on either side. The front garden is constrained due to a c. 0.75m level change to the house entrance and also constrained to the rear garden due to a c. 0.7m gradual slop towards the house. The surrounding boundary fences are c. 2m high to the rear garden and reduce to c. 1.2m high to the front.

The front driveway slopes up to the existing garage entrance. The front boundary edge consists of c. 750mm pillars with a c. 200mm low level course in between marked with hedging.

The side towards No.17 faces a largely solid elevation with small obscure glazed windows and a side entrance door. The rear garden has a west facing aspect. The side towards No. 21 faces a largely solid elevation with obscure windows at ground level matching the width of the existing garage windows.

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 relatively small. There are only 2 bedrooms which is insufficient for a family home - two additional bedrooms are required.

It is preferred not to extend beyond the rear elevation to no. 21 in order to maximise the west facing aspect of the garden which provides natural daylighting to existing rooms & the new living area.

There are existing services located close to the left of the driveway, which could benefit from increasing in width to improve accessibility. It would be beneficial to increase the driveway width to the right in order to keep existing services in tact.



Above: View from site towards Holcombe Road



Above: View from site towards end of Tor Avenue

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

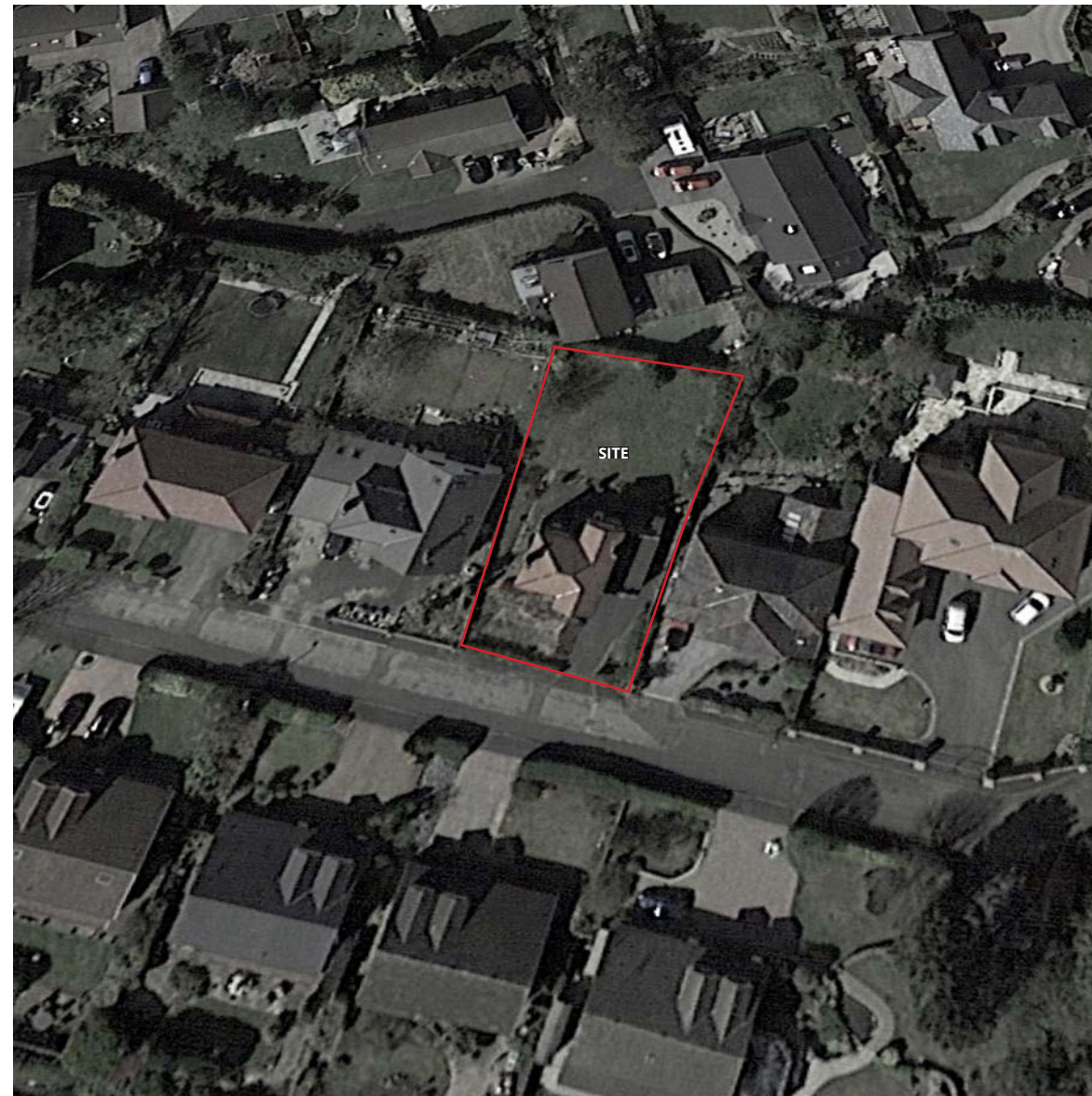
Within the immediate area the houses appear to have the following characteristics:

- Simple palette of materials & detailing
- 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 faces onto 2 storey properties on all sides with No.21 closest to the boundary.

Opposite the road the properties have a large roof with the eaves at first floor level with dormers used to create habitable rooms within the roof void.

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 using dark grey aluminium bi-fold doors or french doors with a mix of red brick/ rendered facades.

The surrounding properties are typically 2 storey's with no. 19 the only property which has not undergone any development within the immediate context on the located side of the road.

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 in the adjacent site sections at the following properties:

Tor Avenue

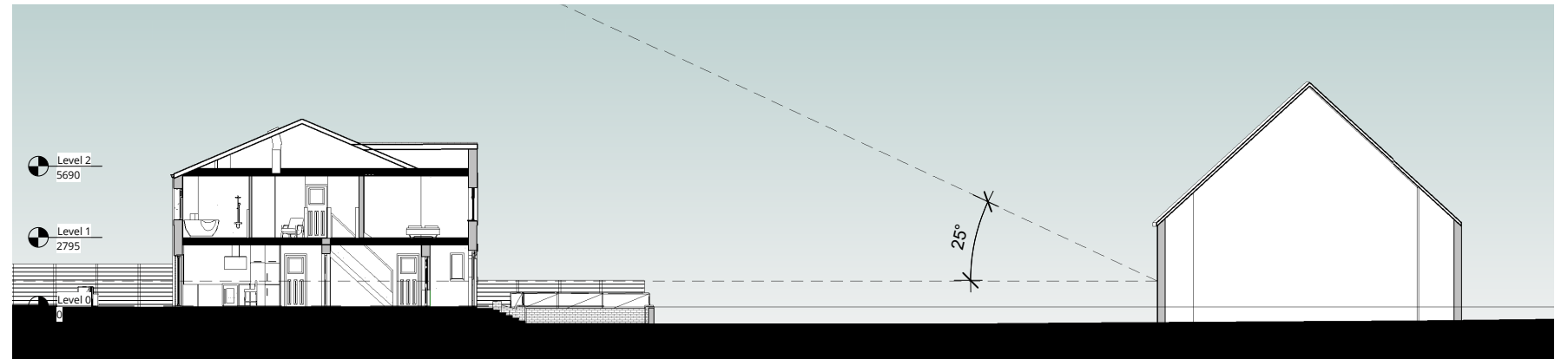
- No. 18

and

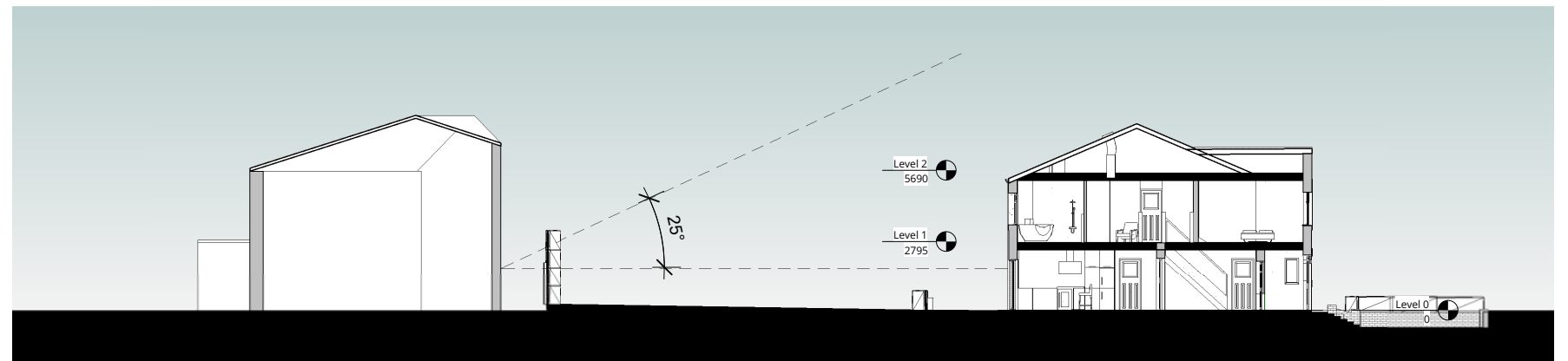
Tor Hey Mews

- No. 3

The 25 degree test is shown & the proposed development remains well below this, meaning the proposed development will also receive adequate natural daylight.



SECTION 1 - Section through 18 Tor Avenue



SECTION 2 - Section through 3 Tor Hey Mews

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 neighbourhood. The proposal extends c. 2m to the rear and c. 0.4m to the side to bring the property up to scale with the surrounding 2 storey properties. The existing 2 storey mass to the front is mirrored around the central entrance forming a balanced approach with a projected entrance.

The front boundary wall is built up to 600mm and reconfigured, widening the vehicle entrance by c. 1m to improve access & parking on the driveway for up to 4 vehicles (Refer to 5.1).

4.1.2 Height

The roof follows a traditional format in keeping with the existing roof form, maintaining uniform gaps within the street scene. The roof ridge is set to the existing ridge height in order to provide the same proportion of space internally as well as remain in keeping with the existing character of the building.

The roof to the bay windows will become pitched bay roofs to create a more domesticated feel. The apex to the front is retained, preserving the traditional character of the neighbourhood.



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension is flush with the existing setback principal elevation in order to enhance the existing apex.

The design of the facade was driven by a desire to remain in keeping with the character of the immediate context and of the neighbourhood as a whole from the principal elevation.

- The main elevational treatment is
- red brick to match existing brick
 - render in champagne colour
 - cottage red clay roof tiles
 - rosemary red crafted tiles to bay windows
 - White uPVC existing style windows to front & side
 - sprayed uPVC windows & sliding doors to rear (Anthracite Grey)

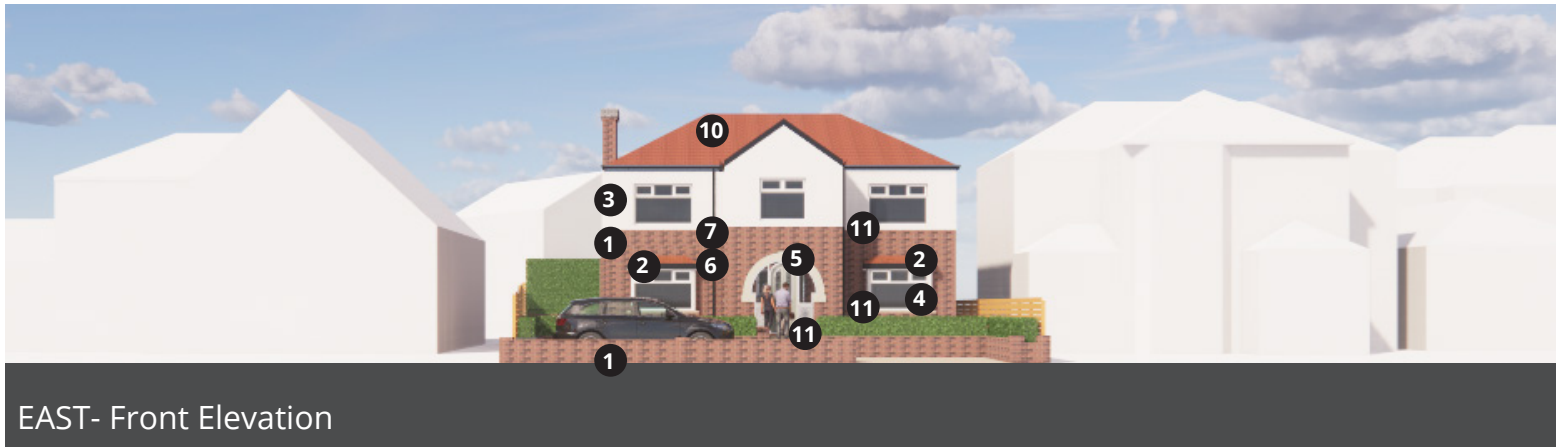
The ordering of window openings and door openings are aligned to suit the internal geometries. New windows to front & sides will be white uPVC - similar to the existing style to complement the traditional feel to the property.

New windows to the rear will be sprayed uPVC in Anthracite Grey.

The existing porch will be retained with new doors & windows creating a new arched door opening.

The driveway will be levelled to the existing pavement level in order to provide space for 4 vehicles. A new set of pre cast steps allow access to the house - either side of which will be a retaining wall with soft hedging.

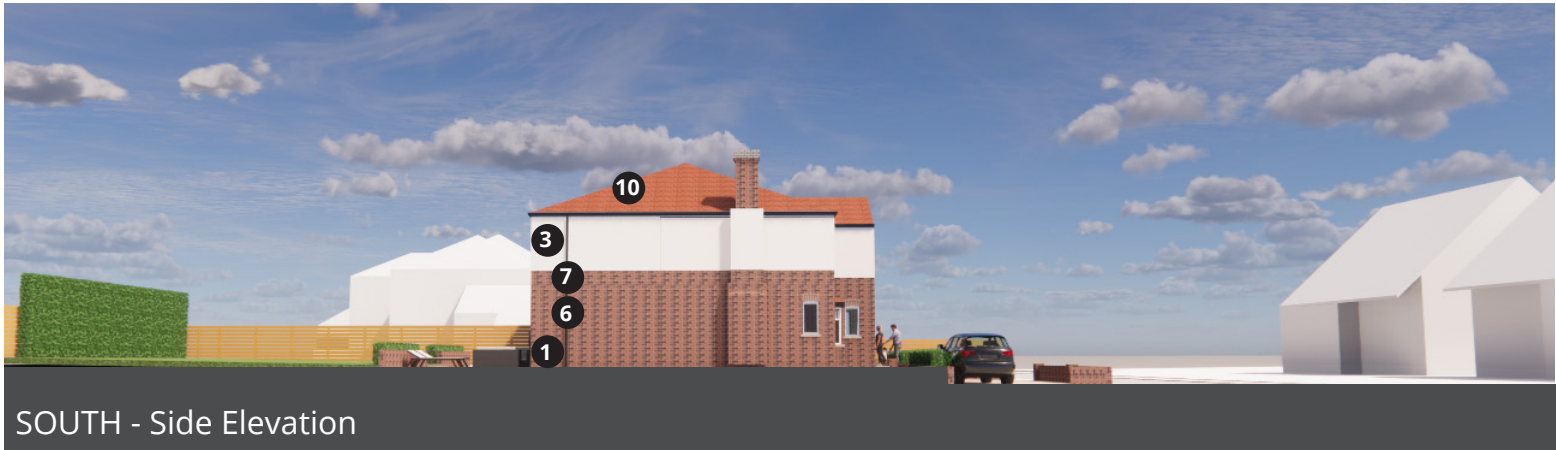
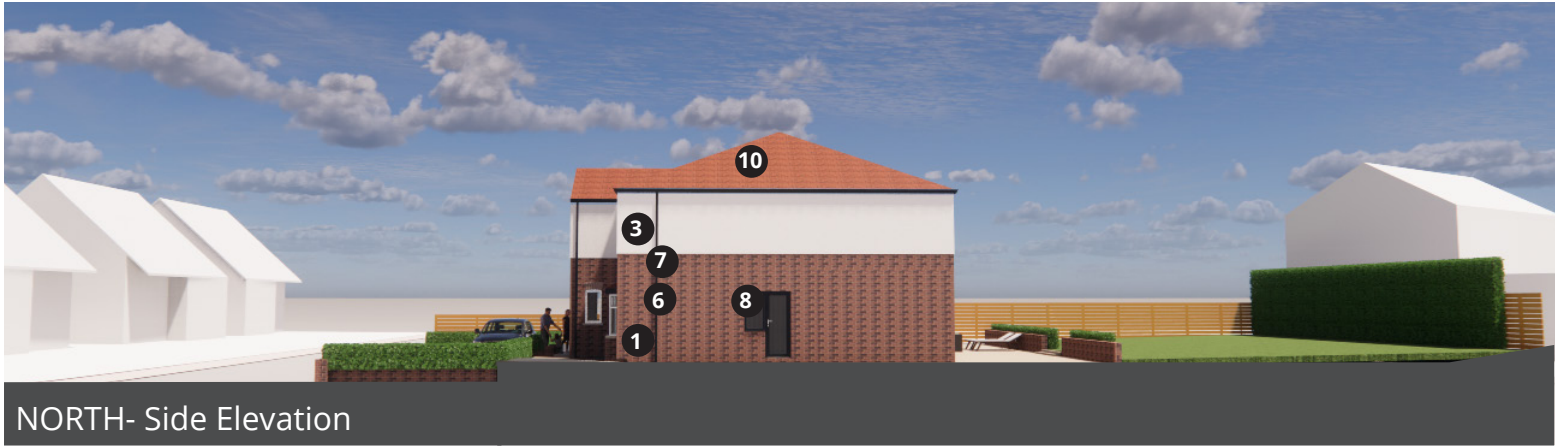
The rear garden also requires levelling c. 5m from the rear elevation in order to deter garden drainage away from the house and provide a landscaped terrace area for the family to enjoy.



- | | |
|--|--|
| 1 Red brickwork to match existing | 8 uPVC windows in Anthracite Grey |
| 2 Red rosemary roof tiles | 9 Aluminium sliding doors in Anthracite Grey |
| 3 Light render in champagne - K Rend or equivalent | 10 Cottage red clay roof tiles |
| 4 White uPVC windows - clear glazing | 11 Pre cast stone steps/ sills |
| 5 New solidor conway door in Painswick (RAL 7038) | 12 Velux sun tunnel |
| 6 Black rainwater goods & fascias | |
| 7 Projecting stretcher bond header course | |

The projecting brick course on the top course of brickwork will be retained and continue through the extended part of the house, maintaining the existing character of the building.

The only new openings proposed to the new extension on the side elevations are to the utility room in order to allow natural daylight and ventilation for everyday laundry.



- | | |
|--|--|
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| 2 Red rosemary roof tiles | 9 Aluminium sliding doors in Anthracite Grey |
| 3 Light render in champagne - K Rend or equivalent | 10 Cottage red clay roof tiles |
| 4 White uPVC windows - clear glazing | 11 Pre cast stone steps/ sills |
| 5 New solidor conway door in Painswick (RAL 7038) | 12 Velux sun tunnel |
| 6 Black rainwater goods & fascias | |
| 7 Projecting stretcher bond header course | |

4.3 Illustrative Views

4.3.1 View from Tor Avenue (South)

“Blending into existing street scene”



4.3.2 View from Tor Avenue (North)

“Blending into existing street scene”



4.3.3 View from Tor Avenue Front



4.3.4 View from Rear Garden



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 & access enlarged. There are no parking restrictions on both sides of Tor Avenue.

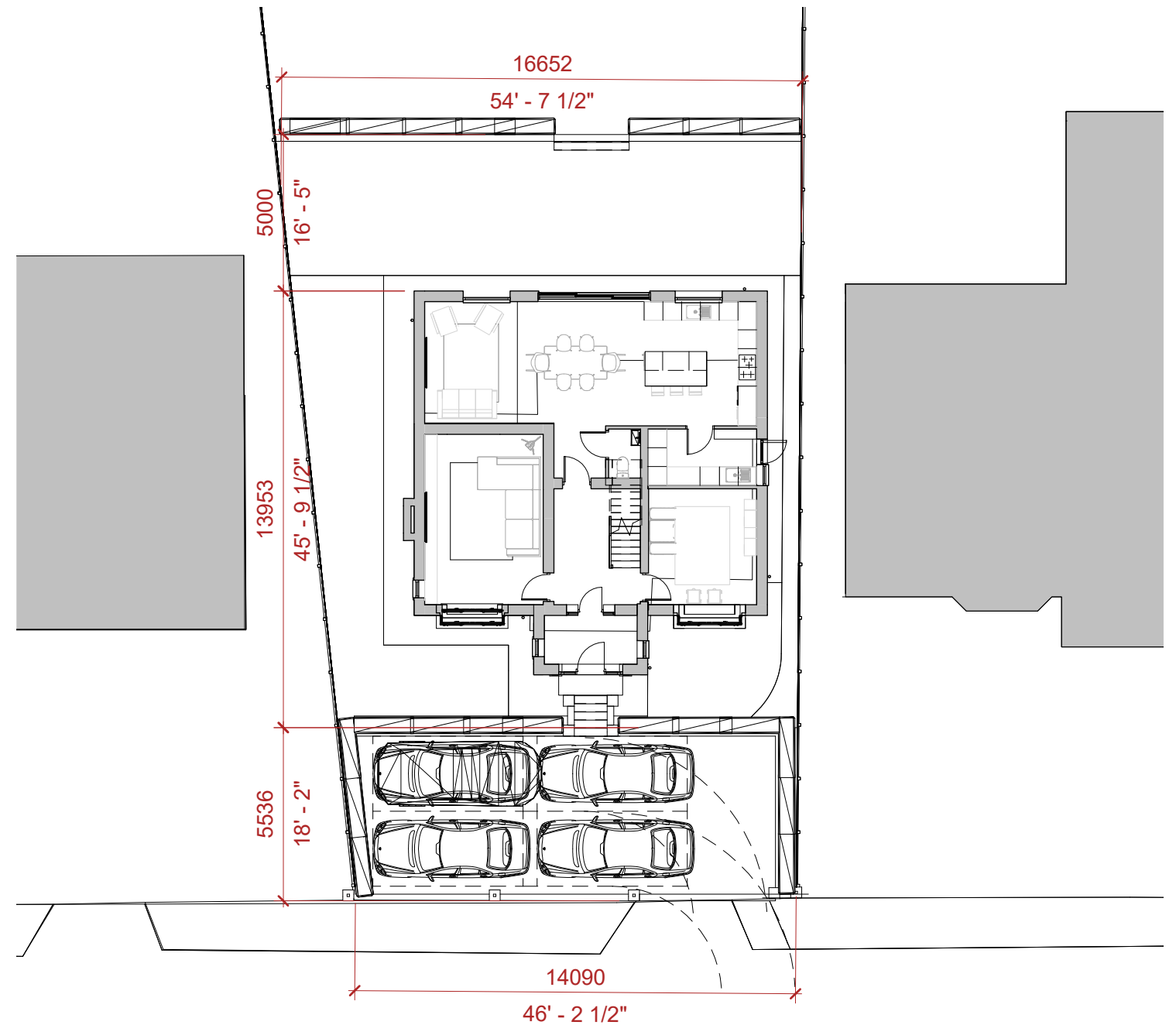
The proposed development will introduce two extra bedrooms from a total of 2 to 4. The drive at the front can fit up to 4 vehicles. Furthermore the street will provide additional parking on both sides of the road exceeding the recommended requirements.

Access to the rear garden is via the front entrance steps.

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 front and rear in the future if needed.



6.0 Application Drawing Package

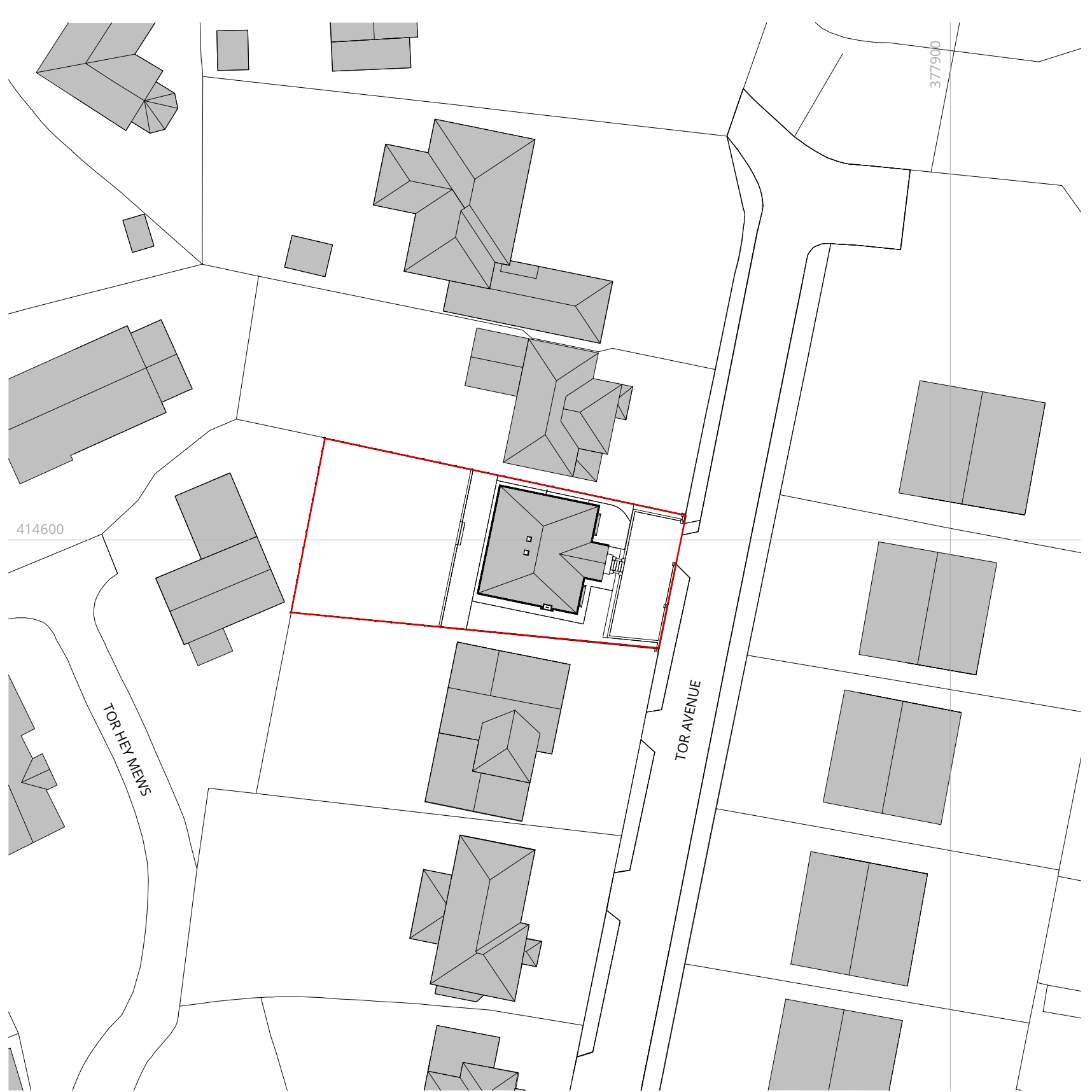
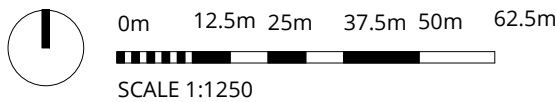


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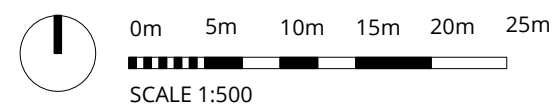


2 Block Plan
1:1250

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3 Proposed Site Plan
1:500



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- THE PROJECT CDM RISK REGISTER

NOTES

P00 Planning Issue RB RB 31/12/21

CLIENT

11 Hackford Close,
Brandlesholme,
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T +44 [0]7564 361 972



PROJECT TITLE
19 Tor Avenue

RDP JOB NUMBER
P0011

ISO 27001 CLASSIFICATION
Planning

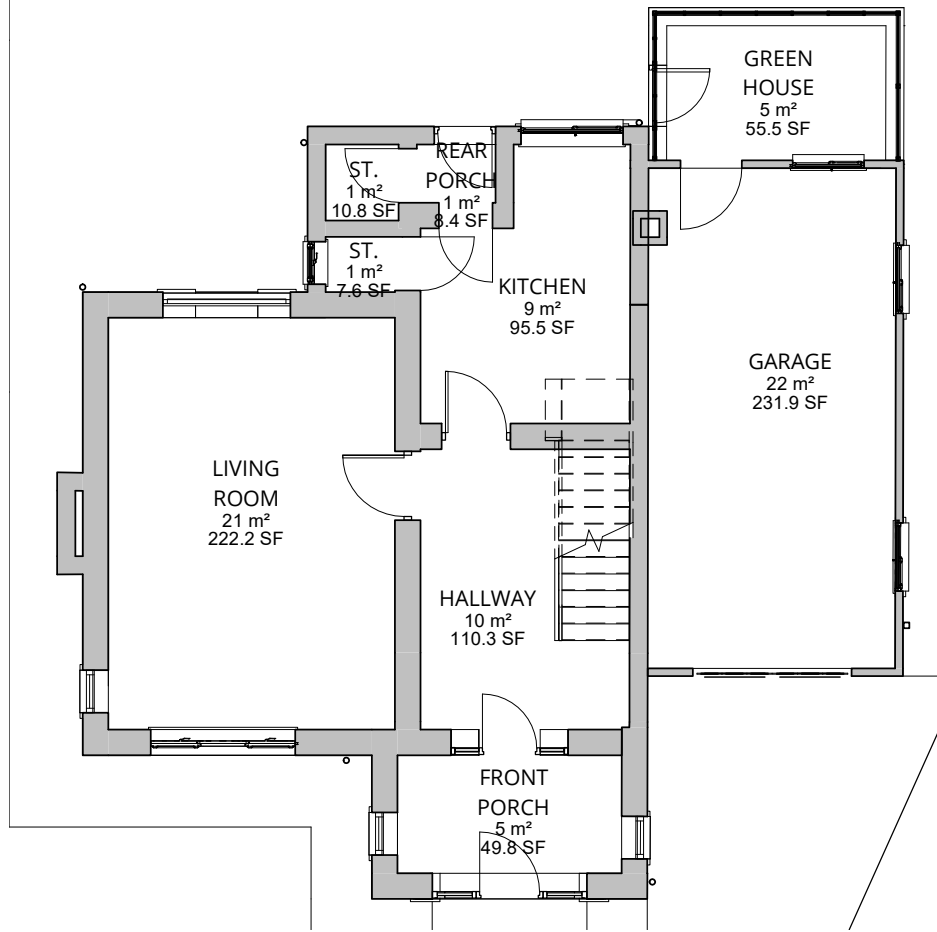
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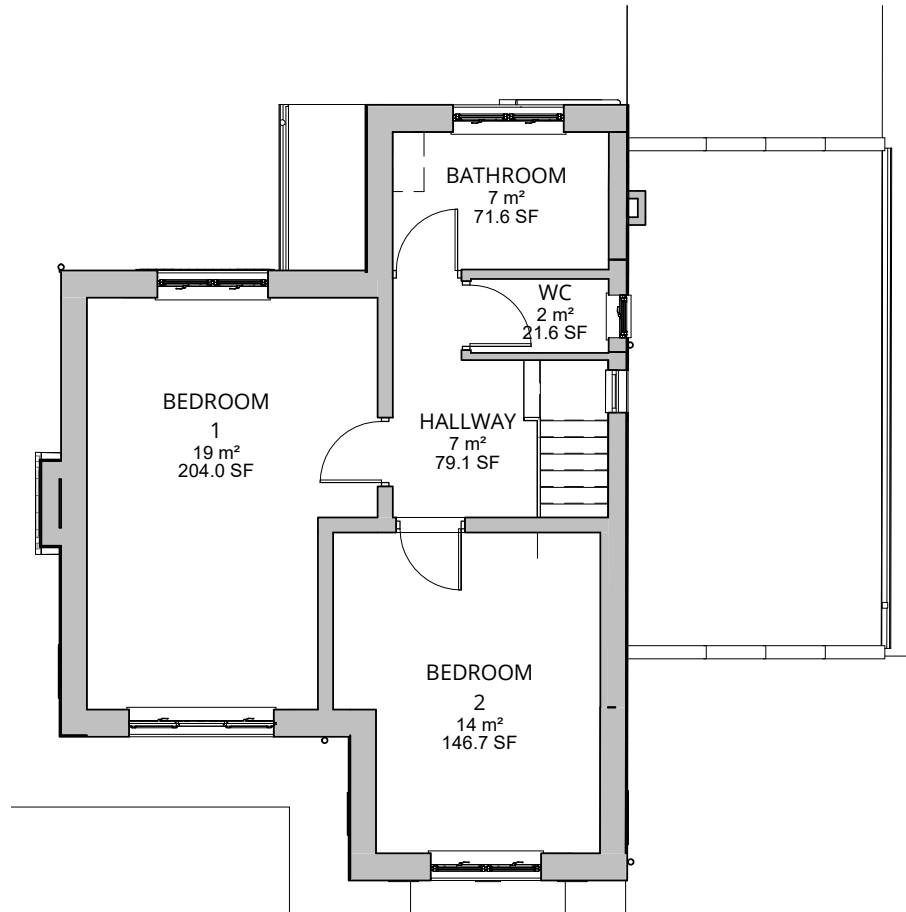
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REVISION
P00



1 Existing Ground Floor Plan
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2 Existing First Floor Plan
1 : 100



3 Existing Front Elevation
1 : 100



4 Existing Side Elevation (Living Room)
1 : 100



5 Existing Side Elevation (Garage)
1 : 100



6 Existing Rear Elevation
1 : 100

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P01	Planning Issue	RB	RB	31/12/21

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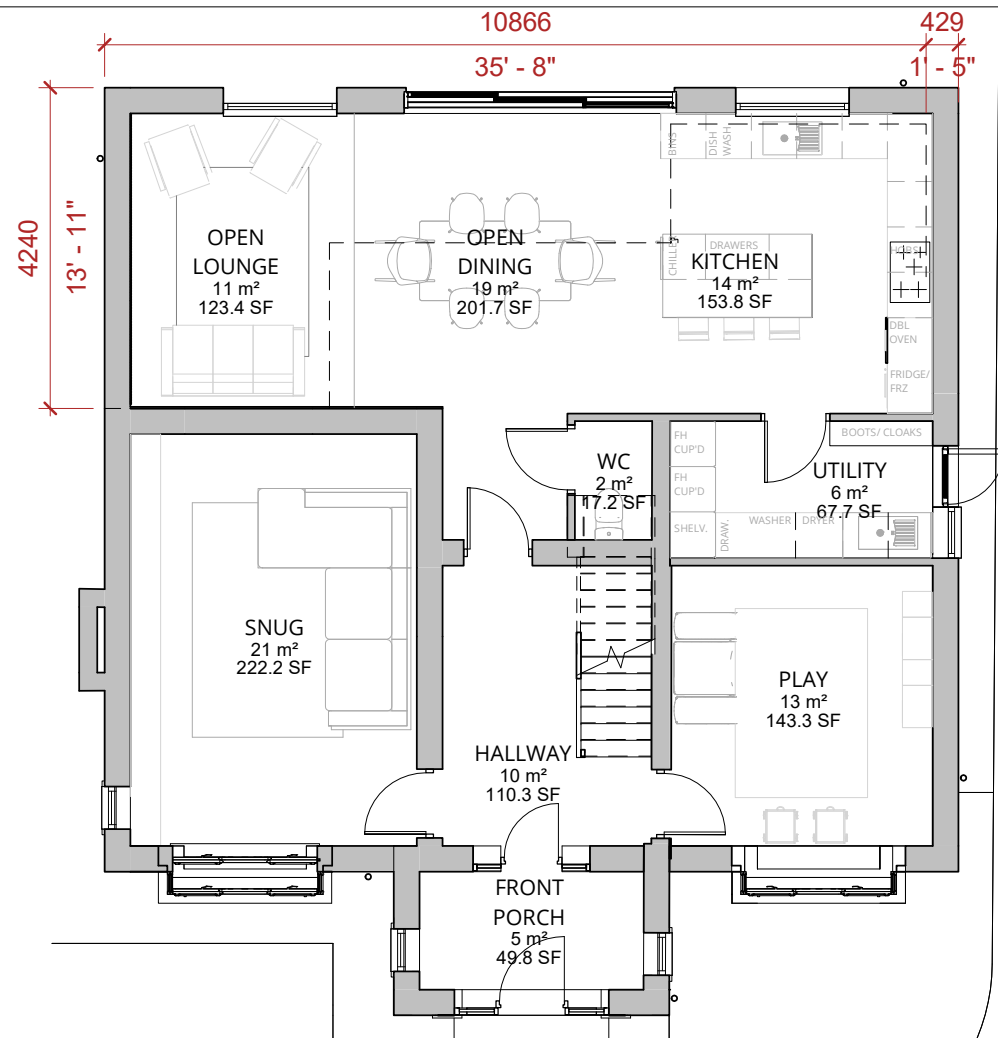
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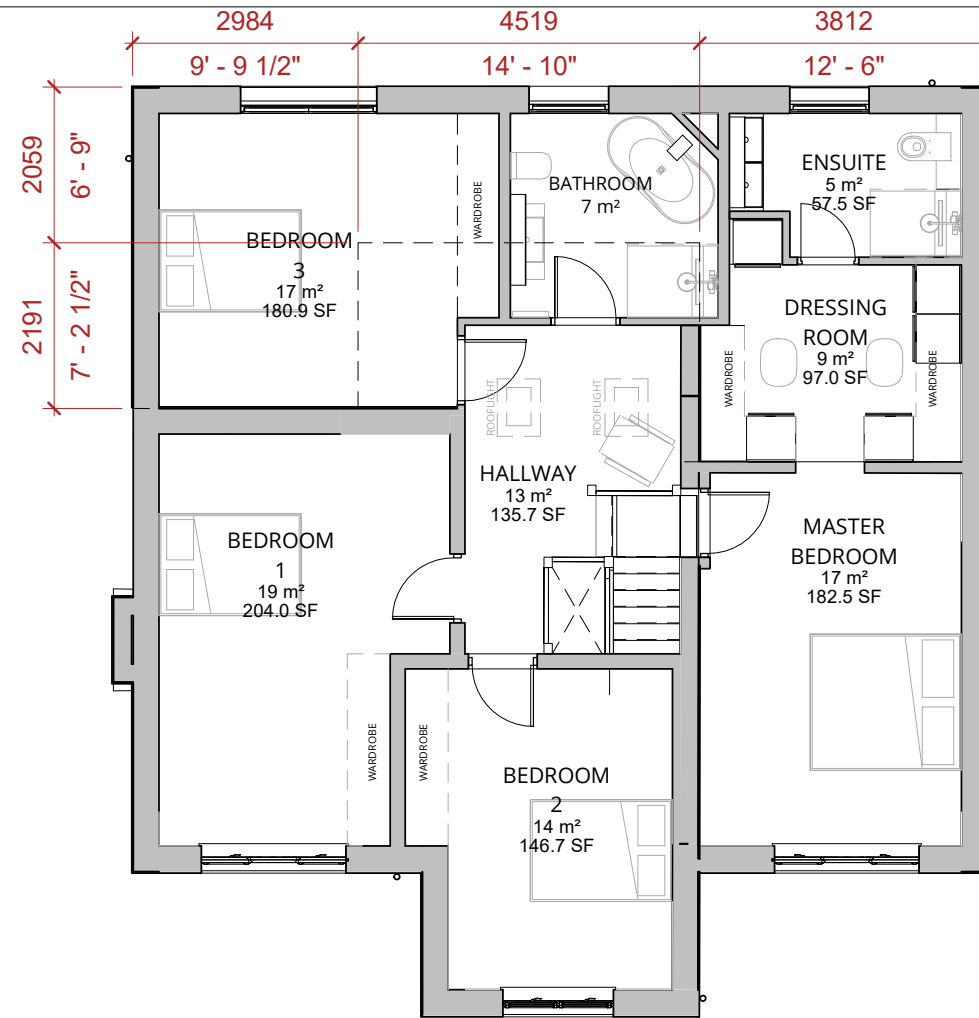
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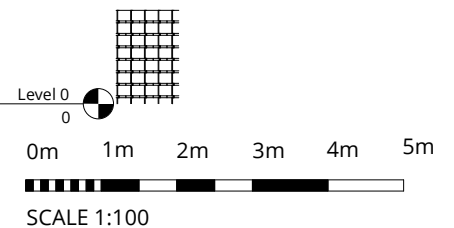
3 Proposed Front Elevation
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2 Proposed First Floor
1 : 100



4 Proposed Rear Elevation
1 : 100



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P01	Client Interim Review	RB	RB	25/11/21
P02	Planning Issue	RB	RB	31/12/21

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SCALE 1:100

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PROJECT TITLE
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Proposed Plans

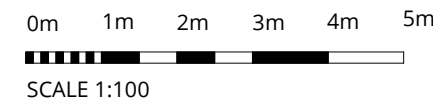
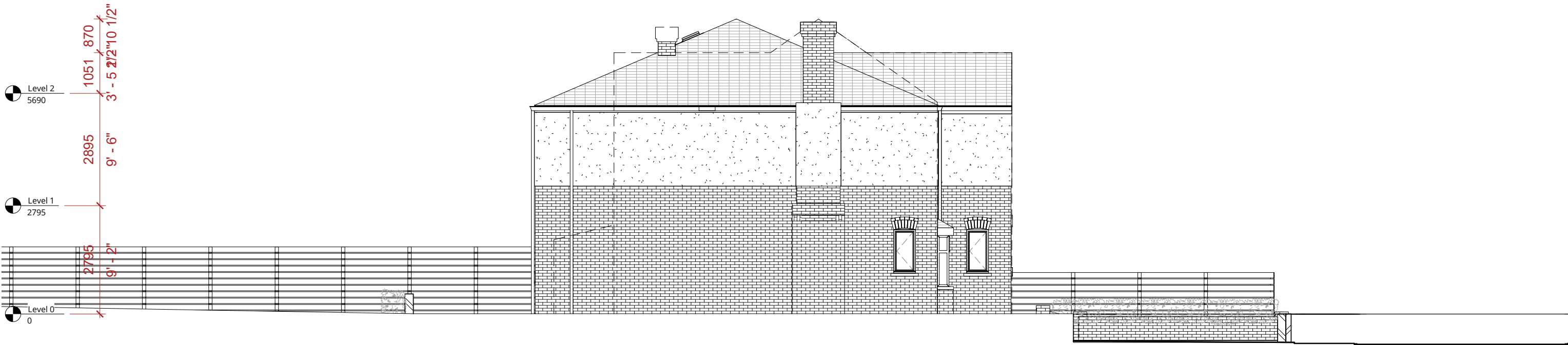
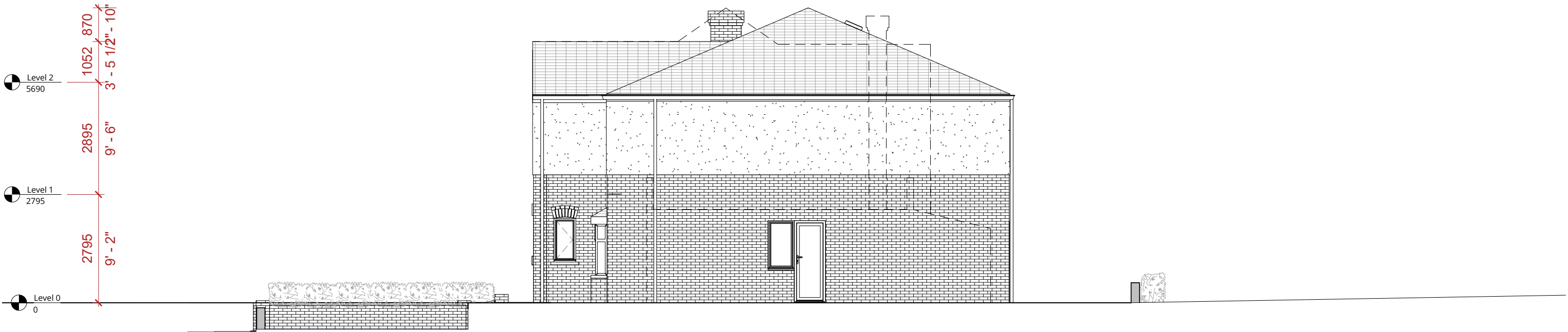
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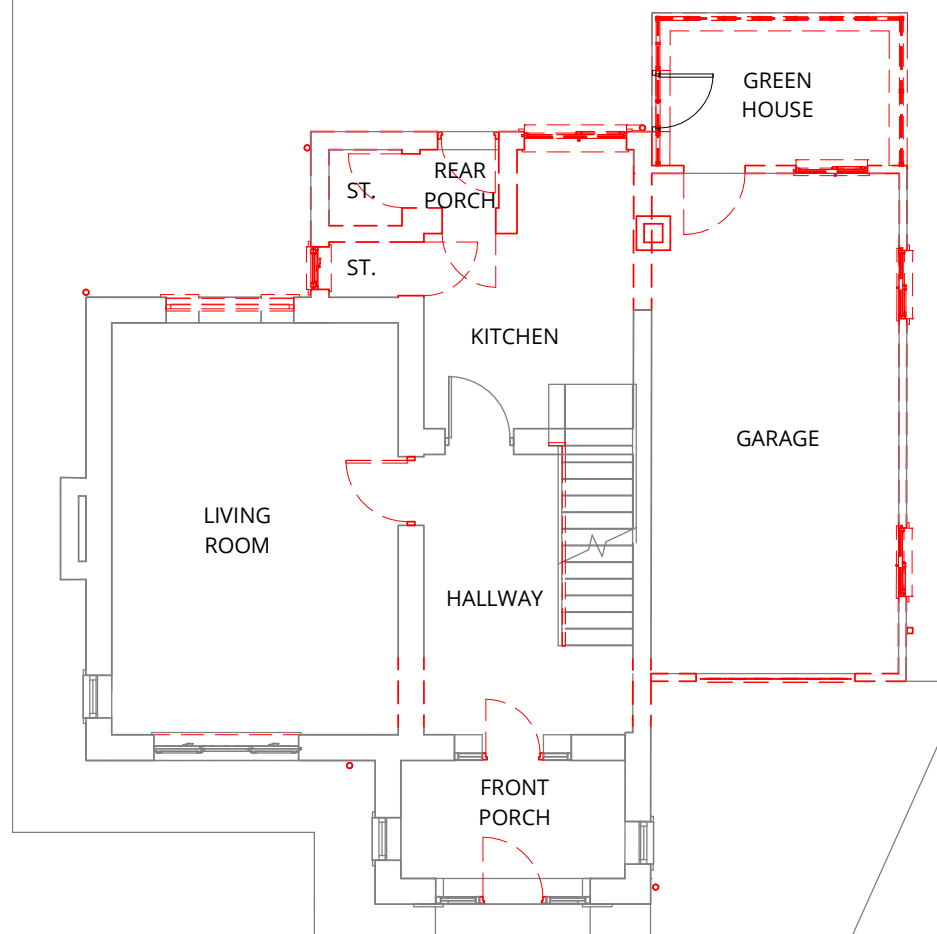
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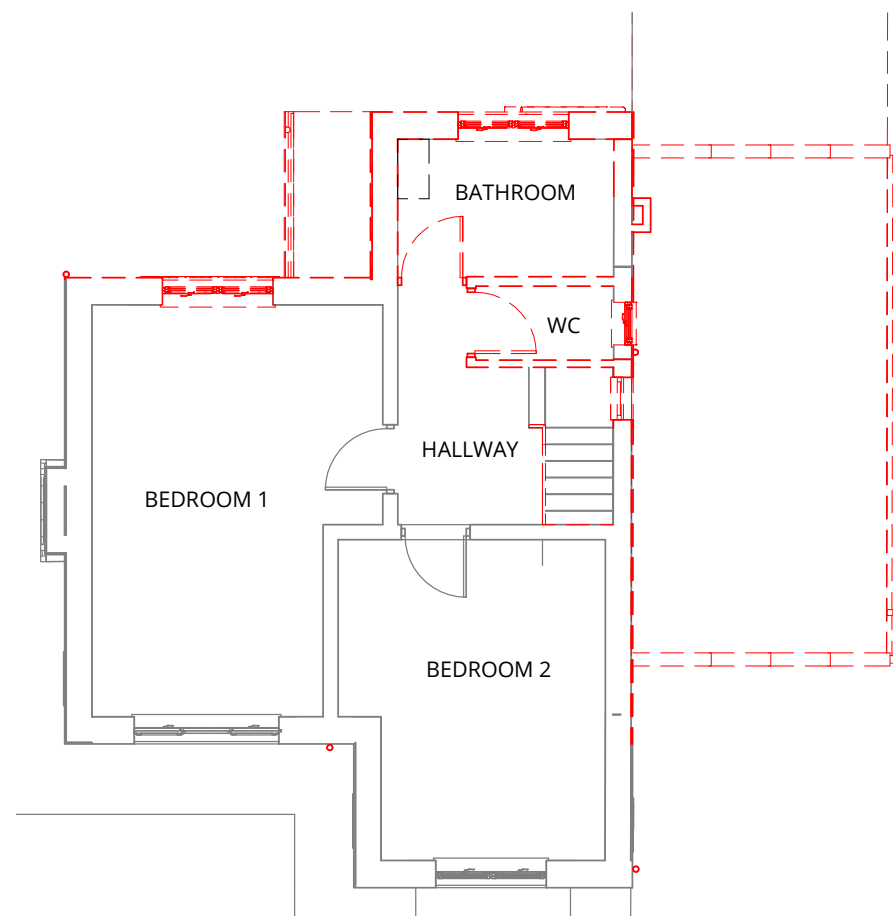
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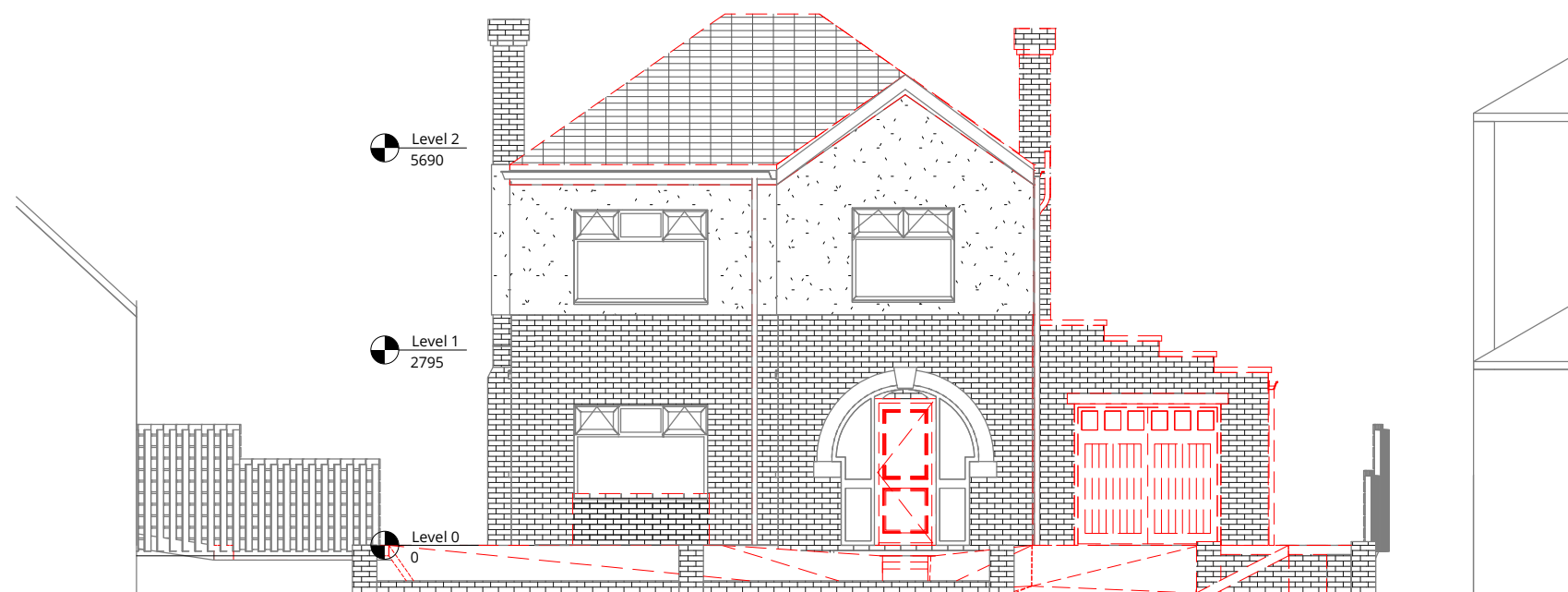
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ROP JOB NUMBER P0011	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Proposed Side Elevations	
SCALE @ A3 1 : 100	
DATE FIRST ISSUED 20/12/22	
DRAWING No. TOR-RALA-ZZ-XX-DR-A-(PL)-0003	REVISION P00



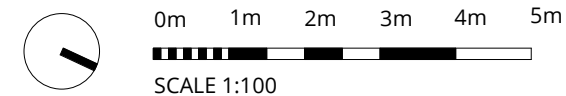
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1 : 100



2 Existing First Floor Plan - Demolitions
1 : 100



3 Front Elevation - Demolitions
1 : 100



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P01	Planning Issue	RB	RB	31/12/21

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PROJECT TITLE
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P0011

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Planning

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Demolition Plans

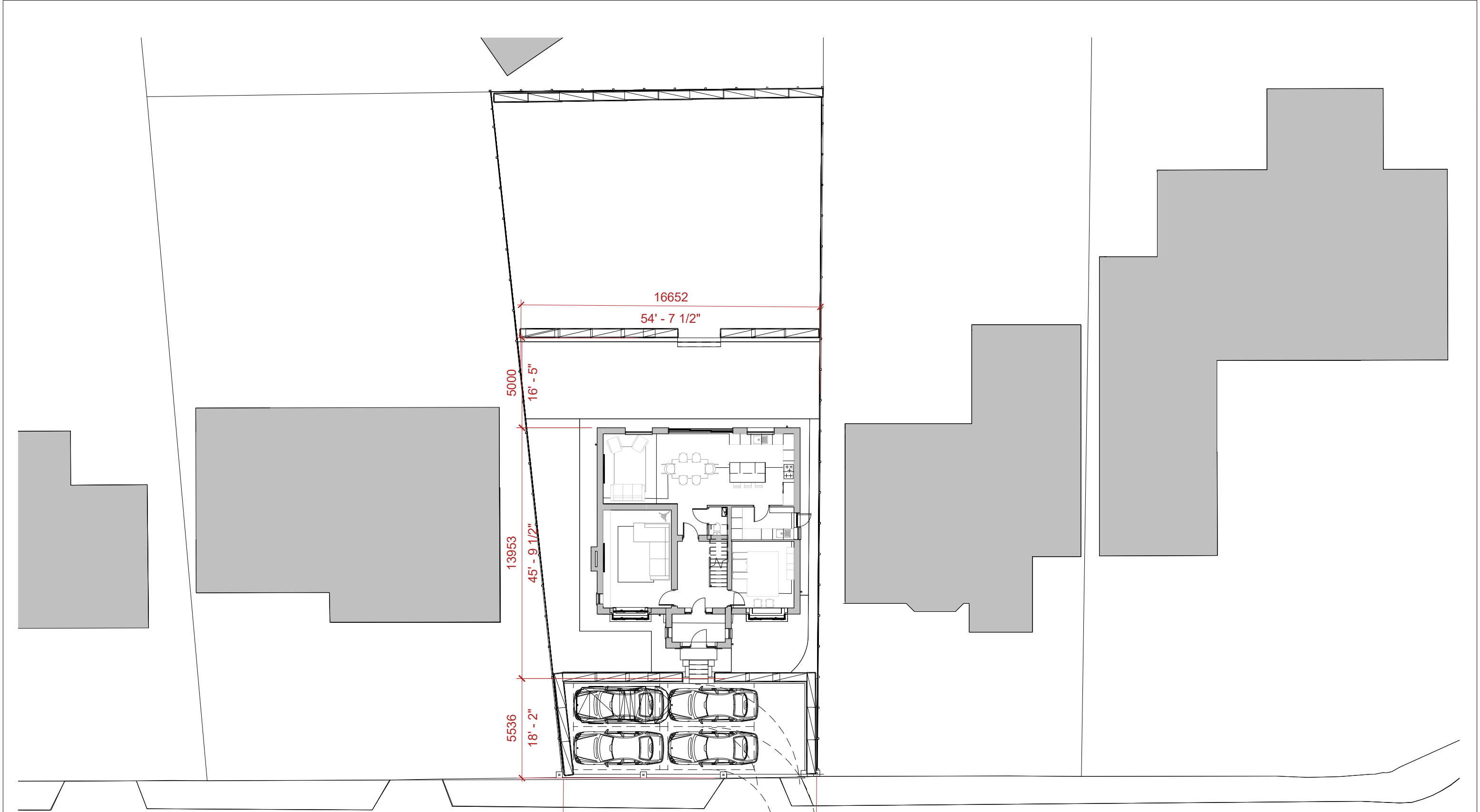
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07/12/21

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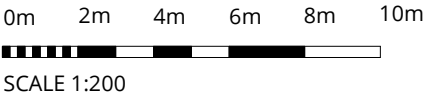
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P01



1

Landscaped Ground Floor Site plan

1 : 200



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CLIENT

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PROJECT TITLE 19 Tor Avenue			
RDP JOB NUMBER P0011		ISO 27001 CLASSIFICATION Planning	
DRAWING TITLE Landscaped Ground Floor Site Plan		SCALE 1 : 200	@ A3
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