

Design & access statement

for

Proposed erection of detached two and half storey dwelling with basement and associated external works following demolition of existing dwelling

54 Ringley Road, Whitefield, Bury



Nov 2024

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1. INTRODUCTION

This statement has been prepared to support a planning application for the erection of a detached two and half storey dwelling with external works. This document should be read in conjunction with the submitted documents PL01-PL05.

The applicant is a private individual who wishes to build the house to his families' requirements. He recently purchased the property with a view to completely redeveloping the site. Extensions and remodelling were considered but not found to be inappropriate due to the amount of extensive work that would be required to create the desired space and design. A new build also makes economic sense due to the savings to be made by the zero VAT rating.

2. SITE / CONTEXT

The site is approximately 1705 sq m or 0.42 acres and lies along a well-established suburban road and was built circa mid-20th Century. This area is characterised by predominantly detached two storey dwellings within mature garden settings. The rear gardens have generous sized lawns with mature hedgerows and trees to all boundaries. To the front most of the dwellings have brick or stone walls with mature hedging screening the properties from public view.



Fig. 1 Southern birds eye view towards the front of the site & context

3.0 PLANNING

Between 1983 to 1996 there have been many applications for various extensions to the house, however, more recently there have been two significant applications for residential apartment blocks on the site.

Outline application for the demolition of existing dwelling and erection of 7 no. flats
54 Ringley Road, Whitefield, Manchester, M45 7LL

Ref. No: 59053 | Received: Fri 31 Jul 2015 | Validated: Mon 14 Sep 2015 | Status: Refused

Demolition of existing dwelling and erection of 7no. flats
54 Ringley Road, Whitefield, Manchester, M45 7LL

Ref. No: 60924 | Received: Tue 06 Dec 2016 | Validated: Wed 14 Dec 2016 | Status: Approved

4.0 DESIGN

4.1 Density

Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 50 dwellings per hectare at this site. The total area of the site is 0.1705 hectares, which based on a total of 1 dwelling would result in a density of 6 dwellings per hectare. As the application is for a single replacement family dwelling there would be no net gain or loss at the site and the current density would be maintained.

4.2 Scale & Layout

The proposals will create a seven-bedroom luxury home over four levels in a traditional style. The existing vehicular entrance will be retained, and a larger driveway will be created for parking. The ground floor will contain all the main day to day living areas. The open kitchen and family area to the rear will open out to a terrace which will be created over the basement roof extending further out past the ground floor.

The basement will be used for an entertainment and leisure suite, and it will open out to the rear garden. This is a natural response to the site topography as the ground falls front to back towards reducing the amount of excavation required.

The first and second floor will be used for all the bedrooms and bathrooms designed around a central landing and feature staircase. To keep the maximum height down a hipped roof design has been utilised with a large flat section which will not be visible from the street

level. The western side where the building is stepped in due to the tapering boundary line. The existing footprint of the building is 283 sq m and there will be a slight increase to this to 298 sq m which is negligible.

The existing dwelling is 380 sq m GIF or 4088 sq ft over two floors. The proposed dwelling will be approximately 875 sq m or 9415 sq ft over four floors.

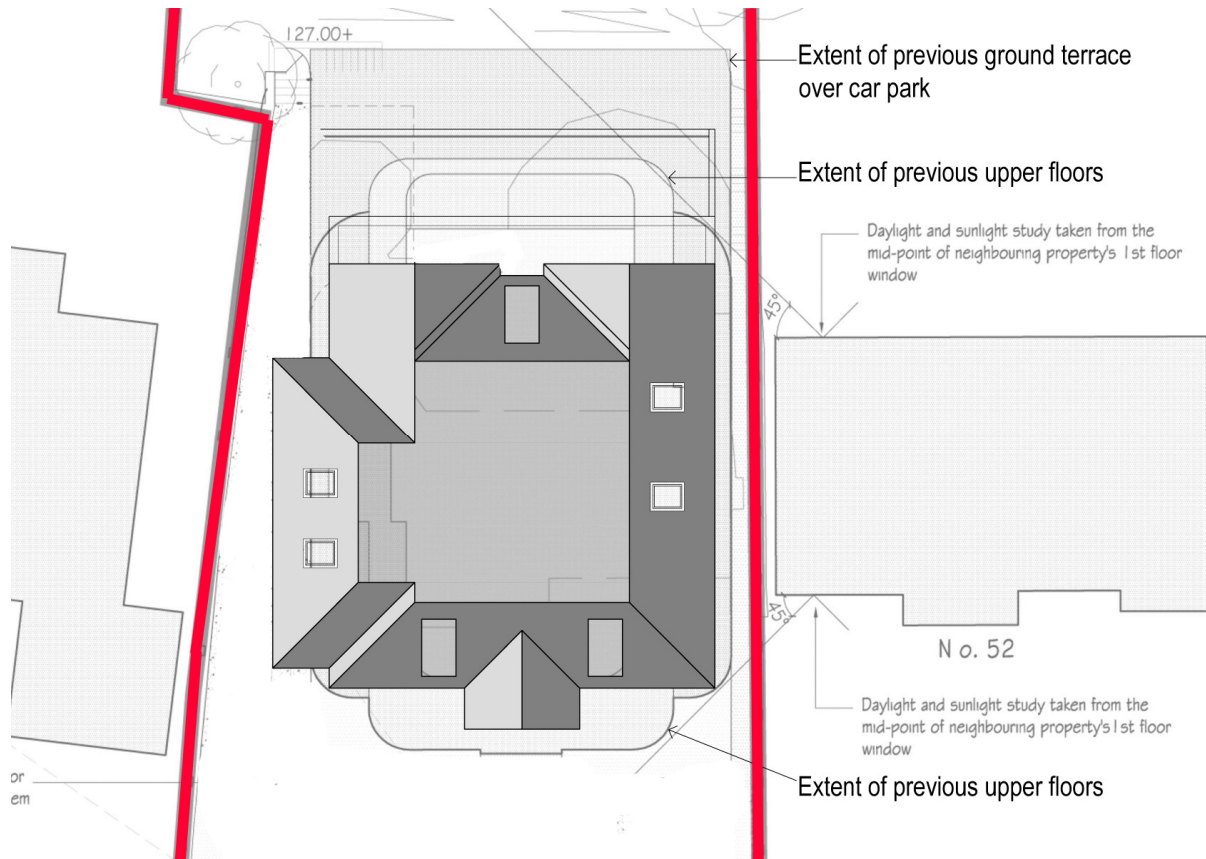


Fig 2 Current scheme superimposed over the previously approved apartment scheme

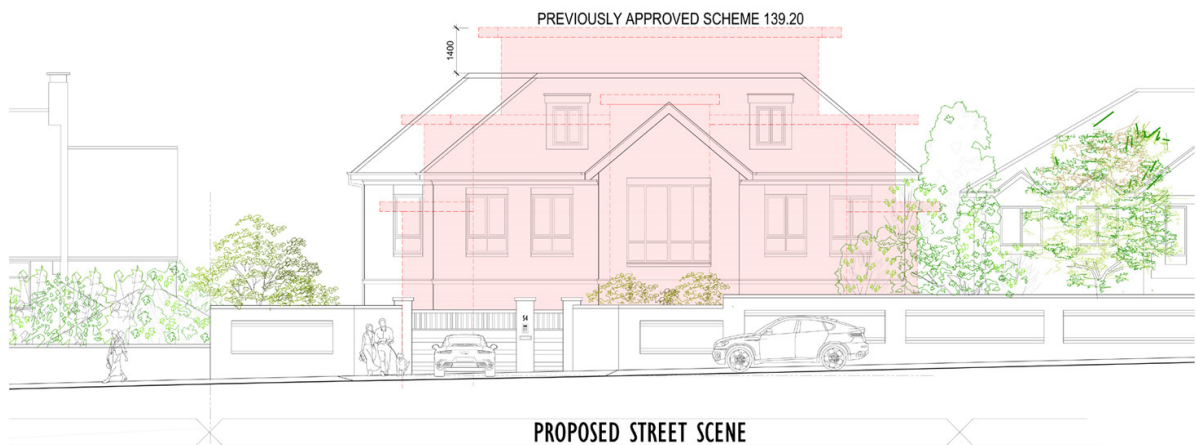


Fig 3 Previously approved front elevation in pink superimposed over current scheme

As noted in the drawing above the previously approved flat roof for the apartment scheme was approximately 1.4m higher than the current application.

4.3 Style and appearance

The house will be traditional in form and shape with a modern twist. There is no prevailing architectural style and instead an eclectic mix. The front facade will be symmetrical and well-articulated. The main roof will have a flat section that will not be visible from the public domain.

The mass and scale of the dwelling is similar to other large dwellings that have been approved and built along the road in recent years and in keeping with its surroundings.

The external walls will be built in light grey facing bricks with feature stone banding & cornices, black / grey roof slates with light grey UPVC fascia's, soffits & rainwater goods.

The windows and doors will be black or dark grey polyester powder coated aluminium. The palette of materials from light walls to darker tones in the windows and roof will provide a deep contrasting finish for a high-quality appearance.

4.4 Landscape / External works

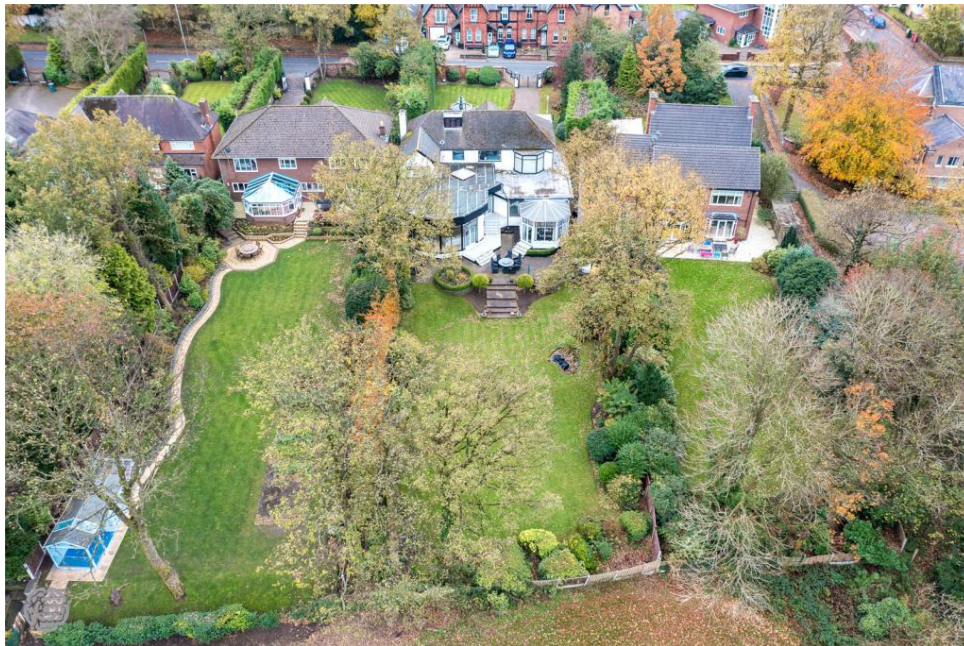


Fig 4 Aerial view of the rear of site & context



Fig 5 Rear Garden with golf course beyond

To the front the existing block paved driveway will be replaced with a new resin finish and extended over to create more car parking spaces and a turning circle. The existing vehicular entrance will be widened and enhanced with new statement pillars and electric gates which will be set back with a better visibility splay.

Around the front and side boundaries soft landscaped borders will be retained with feature tree and shrub plants.

To the rear a new patio area will be created from the basement with the reminder of the garden lawn and planting to be retained and repaired as necessary. The area of hard surface is less than the existing dwelling which currently extends further out into the garden.

5.0 ENVIRONMENT

5.1 Ecology

A bat survey by Gritstone accompanies the application which concludes that no further action is required.

With regards to Biodiversity gains if the application was made under section 73 of the TCPA 1990, the application would be exempt in accordance with Regulation 8(1) of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it is a development which:

- (a) consists of no more than 9 dwellings.
- (b) is carried out on a site which has an area no larger than 0.5 hectares; and
- (c) consists exclusively of a dwelling which is self-build or custom housebuilding.

5.2 Refuse

As the application is for a single replacement dwelling there will be no changes to the current bin storage and collection arrangements. The general and all recyclable waste bins can be stored out of sight behind the boundary hedge and be collected from the roadside on the designated day.

5.3 Drainage

All new drainage foul and surface water will be connected to the existing sewer system. There would not be any significant additional run offs as the footprints and hard landscaped areas of the new and existing dwelling are very similar.

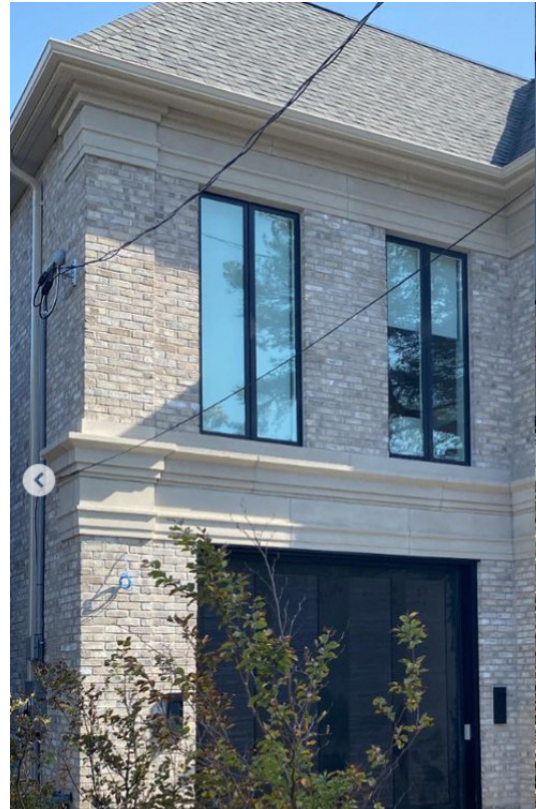
5.4 Sustainability

The house will be built to very high standards using best building standards & materials for the external fabric. This will achieve very low U Values resulting in minimal heat loss saving energy for the occupier.

The boiler system will be a highly efficient A rated condensing type and the applicants are also considering the use of solar panels and air source heating & cooling. They are to seek further advice from a specialist.

6.0 DESIGN / MATERIALS INTENTION





7.0 Schedule of accommodation / Housing space standards

The existing gross internal floor area is 380 sqm / 4088 sq ft and the proposed dwelling will be 875 sq m / 9415 sq ft.

The dwelling complies with the technical housing / national space standards for new dwellings and provides all of the following ;

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below. Proposed area is above 124 sqm required with more than 3 sqm for storage.
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom. All the bedrooms are double / twins.
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. All bedrooms are double and above this standard.
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². All bedrooms are above this standard.
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. All bedrooms have dimensions larger than this.

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all. Complied with.

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement. N/A

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. All floors have ceilings above this with the exception of the second floor and total complies with the above.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

8.0 PART M (2)

Building Regulations Approved Document M: access to and use of buildings, volume 1: dwellings contains details of M4(2) accessible and adoptable dwelling requirements.

The Table below contains a summary of the key requirements to assist in the design which the dwelling complies with.

Access to:

At the point or points at which an occupant or visitor would expect to get in and out of a car:

- Level access to the principal entrance or suitable alternative entrance
- 900mm wide approach route
- Ramps between 1:12 and 1:20

- Landings 1,200mm long at the head, intermediate and base of ramps
- All other external doors including to garden, garage, or parking area must have clear opening width of 850mm(one leaf on double leaf doors), 300mm nib and level threshold

Parking:

Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide

- Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20)
- Surface finishes to be firm and even with no loose laid materials

Entrance:

Canopy at level entrance 900mm wide and 600mm deep

- Dusk to dawn timer or motion detection lighting adjacent to entrance
- Entrance door minimum 850mm clear opening
- The porch allows 1,500mm between the two door swings

Circulation:

Minimum nib of 300mm to the leading edge of doors (entrance storey only)

- Step free to all rooms within entrance storey
- 900mm unobstructed corridor widths.
- Living area to be included on entrance storey (living room, dining room or kitchen/dining)
- Stairs 850mm clear width
- 1,200mm minimum clear space in front of kitchen units and appliances
- 850mm maximum to glazing of principal window in living room

Bedrooms:

Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)

- Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1350m bed)
- Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)
- All bedrooms to have clear access route 750mm from windows and doors.

Sanitary Facilities:

- For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size
- WC doors to open outwards
- Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom
- 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath
- Provision for future level access shower within the bathroom

9.0 CONNECTIVITY

Having checked online the application site already benefits from ultrafast full fibre broadband internet connection which supports speeds up to 1Gbps. Once the development is complete the homeowner will sign up with one the following providers.

Broadband Providers Available

	Download	Upload
<u>Sky</u>	900 Mbps	110 Mbps
<u>Virgin Media</u>	1130 Mbps	104 Mbps
<u>BT</u>	900 Mbps	110 Mbps
<u>Plusnet</u>	900 Mbps	110 Mbps
<u>TalkTalk</u>	900 Mbps	110 Mbps
<u>NOW Broadband</u>	900 Mbps	110 Mbps
<u>EE</u>	900 Mbps	110 Mbps
<u>Vodafone</u>	900 Mbps	110 Mbps
<u>Rebel Internet</u>	900 Mbps	110 Mbps

10.0 CONCLUSION

The dwelling has been designed in keeping with its surroundings. It will have little or no impact upon the neighbouring properties and sit well within the street scene.

We believe that we have demonstrated that the proposals are in compliance with national & local planning policies and request the application be approved with appropriate conditions where necessary.

