



37 Newington Drive

Design & Access Statement

March, 2022
Rev P00



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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 rear extension and single storey front porch to a semi-detached property in Bury - 37 Newington Drive, BL8 2NE. 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 family of 3 who sees the potential of this existing semi-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 enlarged kitchen with direct access to the garden
- a separate lounge area for adults separate to the family living area
- enlarged master bedroom with ensuite to provide all children with a good sized bedroom



Above: Existing House on Newington Drive



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

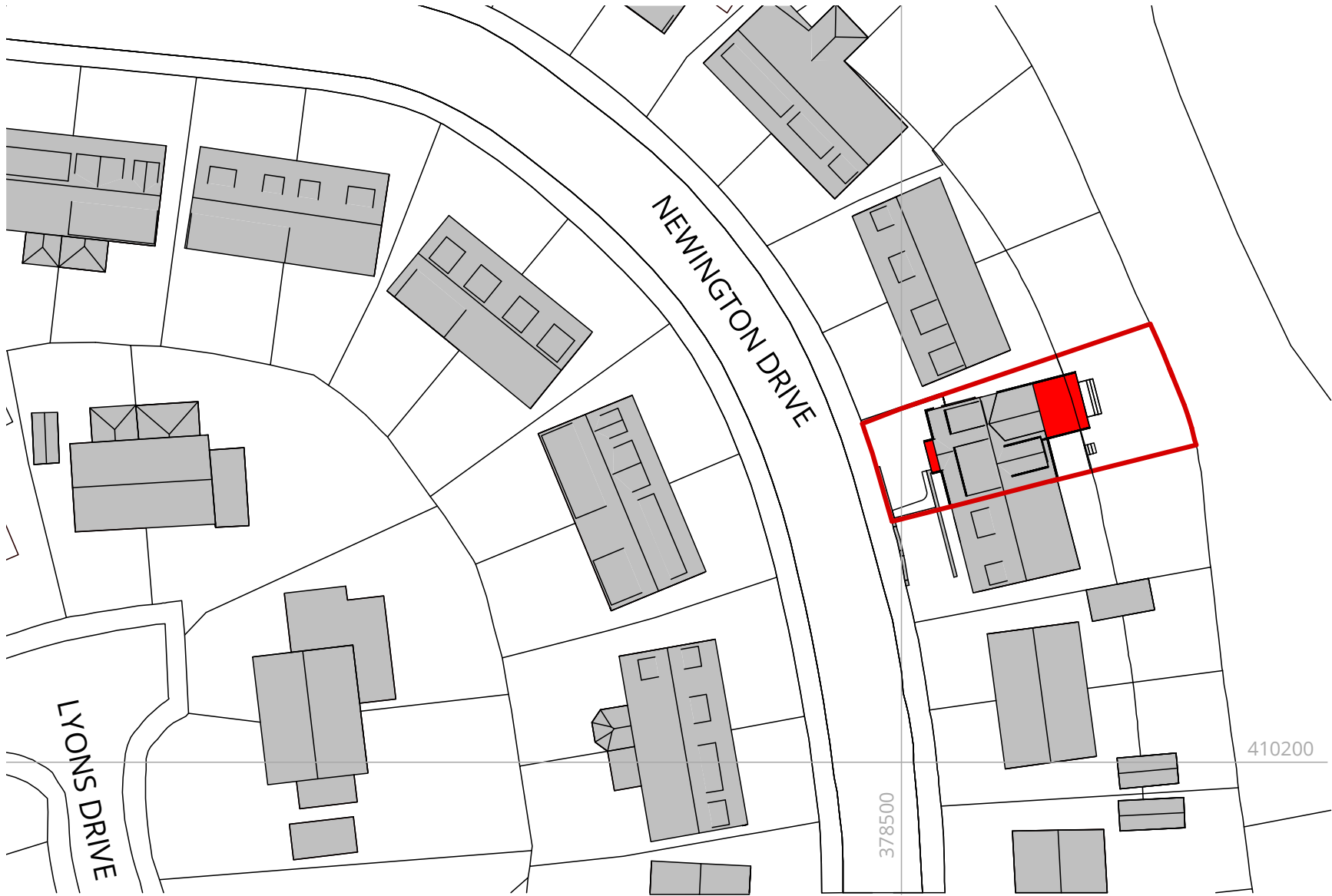
Access to Newington Drive is via Bolton Road (A58) and Colville Drive or Ainsworth Road and Chantlers Avenue.

There are neighbouring properties on Newington Drive:

- 35 Newington Drive
- 39 Newington Drive

The house boundary at the rear faces onto playing fields at:

- Westbury Sports Club



Site Location Plan

Red line indicates site boundary

Red fill indicates proposed extension

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 semi-detached house-types thought to have been built around the 1960's on a standard suburban layout.

The original designs for these houses were predominantly finished in red brick at ground level with a steep roof in concrete tiles forming the upper storey. Windows are typically PVC.

More recent developments have introduced larger areas of light render, a mix of timber & composite panelling to dormers. 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 dormers, 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 - Bolton Road (A58) connecting Bury to Bolton with residential properties on either side. The front garden is relatively level but constrained to the rear garden due to a c. 0.7m level change c. 4m from the external wall. The surrounding boundary fences vary - typically 1.8m to the side and 1.2m to the rear.

The front boundary edge consists of c. 600mm low level wall. The driveway slopes down towards the garage.

The side towards No.35 faces a largely solid elevation with small obscure glazed windows and a side entrance door. The rear garden has a east facing aspect.

The spaces within the house itself at ground floor are not well connected for the way the family want to live, with the existing rooms closed off from each other. There are 4 bedrooms, one of which is becoming too small for a growing teenager and is insufficient for a family home - an enlarged bedroom is required.

It is preferred not to extend beyond the 45 degree line from both neighbouring properties which ensures sufficient natural daylighting to existing rooms & the new living area.

It would be beneficial to increase the driveway to the right in order to allow 2 vehicles to park on the drive and improve on road parking which can be congested.



Above: View from site towards Greenhill Road



Above: View from site towards end of Colville Drive

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:

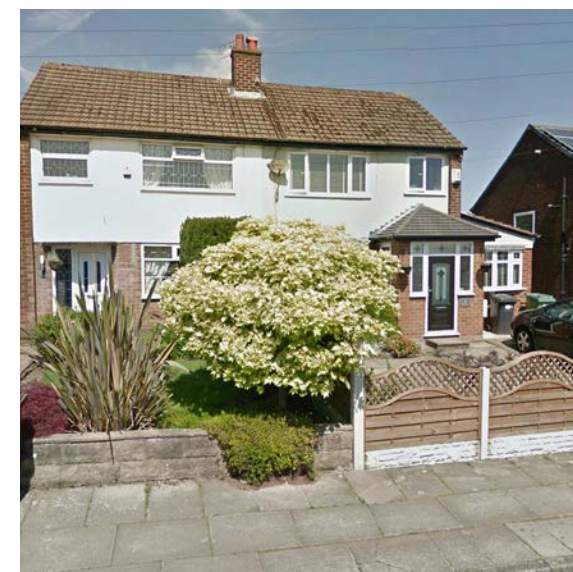
- Simple palette of materials & detailing
- Red brick with red brick/ pre-cast detailing
- Terracotta/ Timber / PVC cladding to bay window
- White PVC window frames
- Some light render
- Clay/ concrete roof tiles

The site faces onto 2 storey properties on all sides and is adjoined to No. 39 Newington Drive with No. 35 the next closest to the boundary.

Opposite the road the properties have a similar scale & proportion with dormers used to create habitable rooms within the roof void.

The properties in the immediate context maintain a traditional look.

A number of properties have fully paved their driveways in the area.

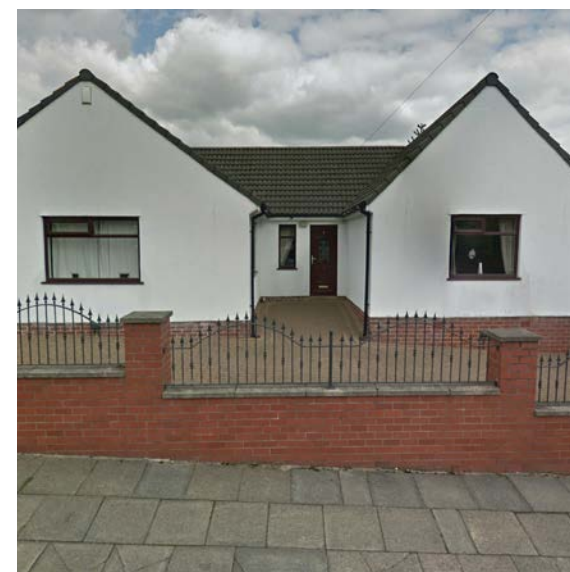


3.2 Character Study - Recent Developments

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.

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
-
- More development has typically occurred nearest the main road on Bolton Road (A58).



3.3 Site Sections - Right to Light

3.3.1 Relationship to Surrounding Buildings

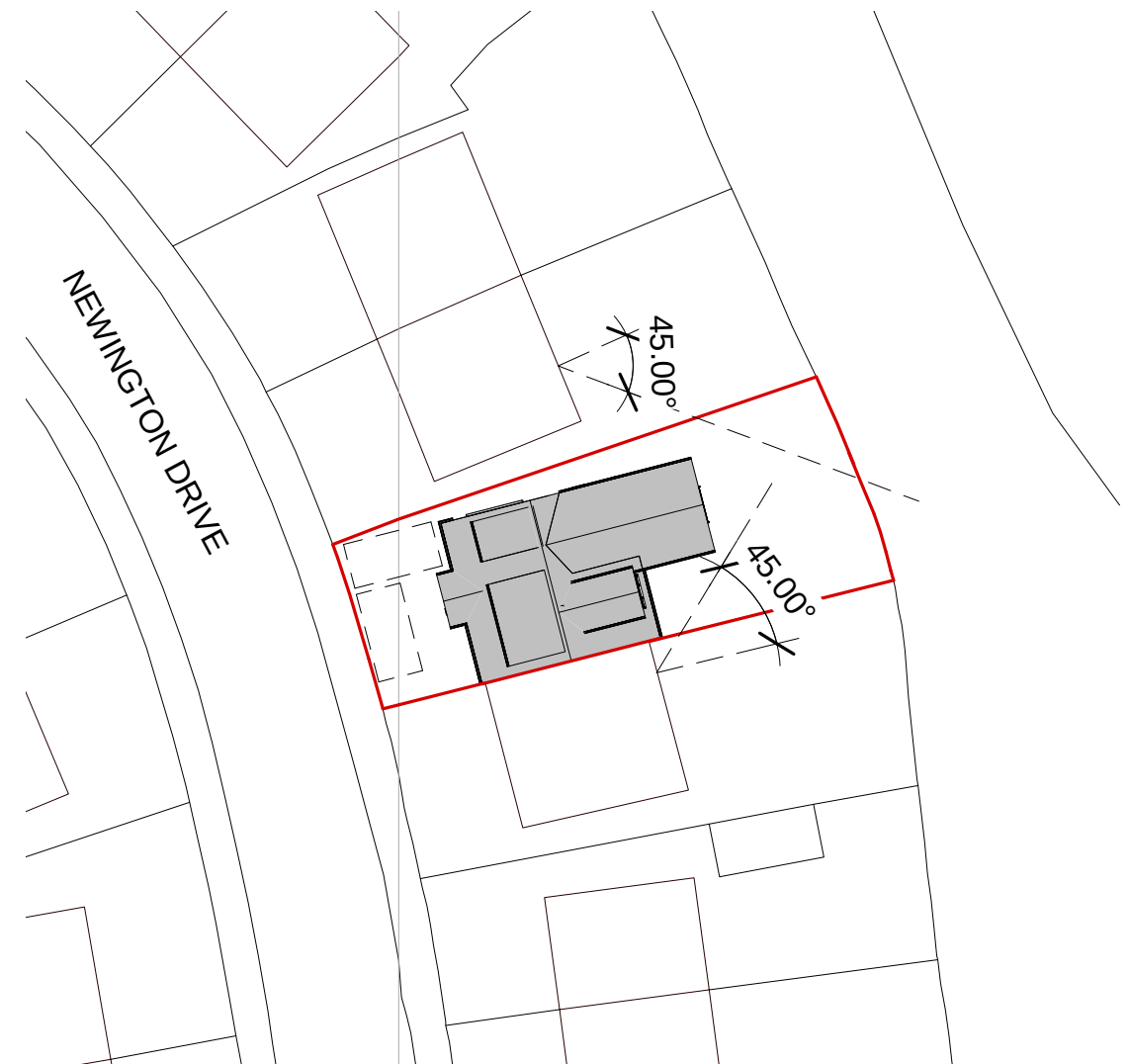
It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated in the adjacent site plan at the following properties:

Newington Drive

- No. 35
- No. 39

The 45 degree test is shown & the proposed development remains well below this, meaning the proposed development will also receive adequate natural daylight.

There are no overlooking properties to the rear si the development is clear of the 25 degree rule in section.



PLAN - 45 degree rule - development clear of neighbours right to light

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. 4m to the rear and c. 5m in width.

The single storey front porch projects out by 900mm. The existing porch width of c. 2.8m is retained forming a balanced approach with a projected entrance.

The front boundary wall is retained with the driveway enlarged to improve parking for up to 2 vehicles (Refer to 5.1). The proposed driveway materials will be prous so as not to impact the existing drainage network.

4.1.2 Height

The roof follows a traditional format in keeping with the existing roof and dormer 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 entrance will become pitched to create a more domesticated feel, preserving the traditional character of the neighbourhood.



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension projects out to the rear and is treated with different materials from the existing house to create a contrasting element highly visible from the rear garden.

The proposed materials are in keeping with the recent developments within the neighbourhood.

The main elevational treatment is

- render in champagne colour
- grey clay roof tiles
- Aluminium bi-folding doors in anthracite grey
- Anthracite grey new windows
- sprayed uPVC windows at level 01 to rear (Anthracite Grey)
- Single glazed aluminium door
- Glazed Juliet Balcony with aluminium double doors in anthracite grey
- Red Brown brick to match existing

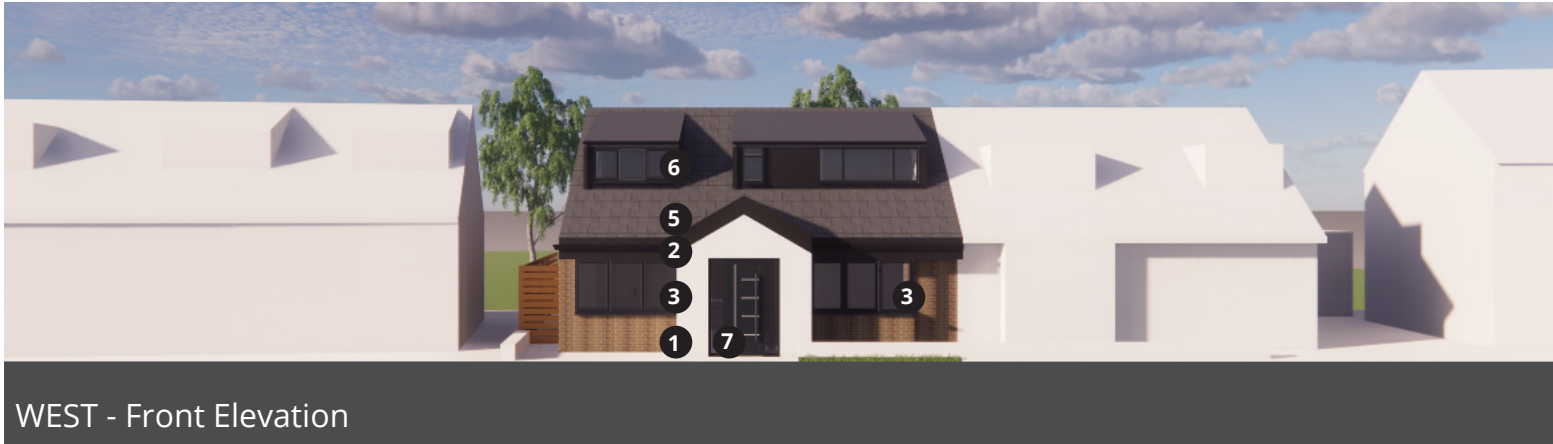
The positioning of the bifolding doors & Juliet balcony are central to the pitched roof to suit the internal layout whilst keeping a balanced facade and taking advantage of the green picturesque views.

Existing windows to the front & rear will be sprayed uPVC in Anthracite Grey.

The kitchen side elevation will have a single opening glazed door in anthracite grey and matching window to allow a view out from the sink.

A new set of pre cast steps allow access to the rear garden - which has a c. 700mm level change from the FFL.

The single storey front porch will have a new composite door in anthracite grey with two sidelights.



- 1

Light render in champagne - K Rend or equivalent
- 2

Black rainwater goods & fascias
- 3

Windows in Anthracite Grey
- 4

Aluminium bi-folding doors in Anthracite Grey
- 5

Concrete Tile Roofing
- 6

Black composite dormer cladding
- 7

New composite door with glazed side panels
- 8

Glazed Juliet Balcony with aluminium double doors in anthracite grey
- 9

Single Glazed Door in Anthracite Grey
- 10

Pre Cast Paved Steps into garden
- 11

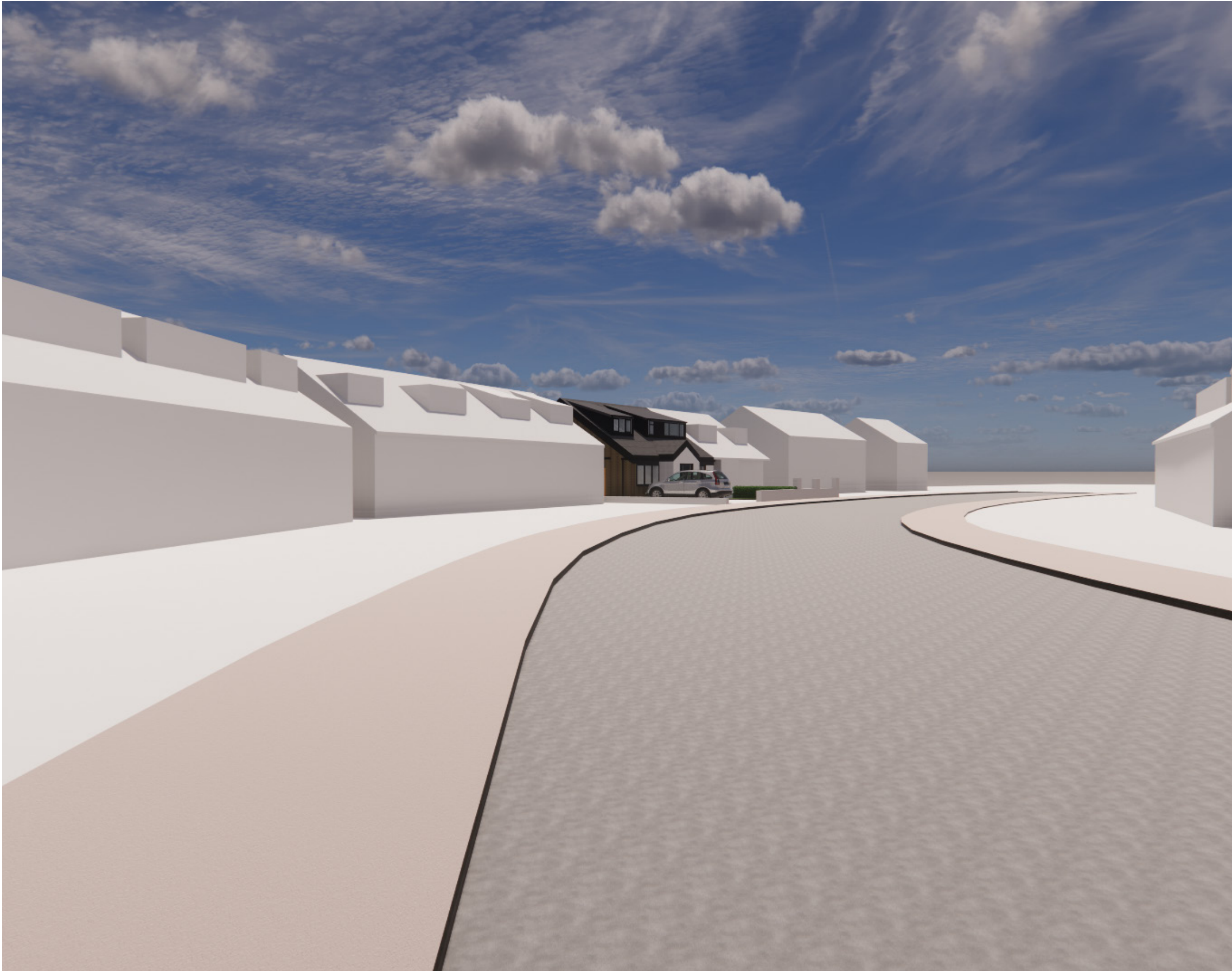
Red Brick to match existing
- 12

White PVC window to match existing

4.3 Illustrative Views

4.3.1 View from Newington Drive
(North)

“Blending into existing street scene”



4.3.2 View from front (West)
“Improved entrance appearance”



4.3.3 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 & enlarged but the driveway access width remains the same. There are no parking restrictions on both sides of Newington Drive.

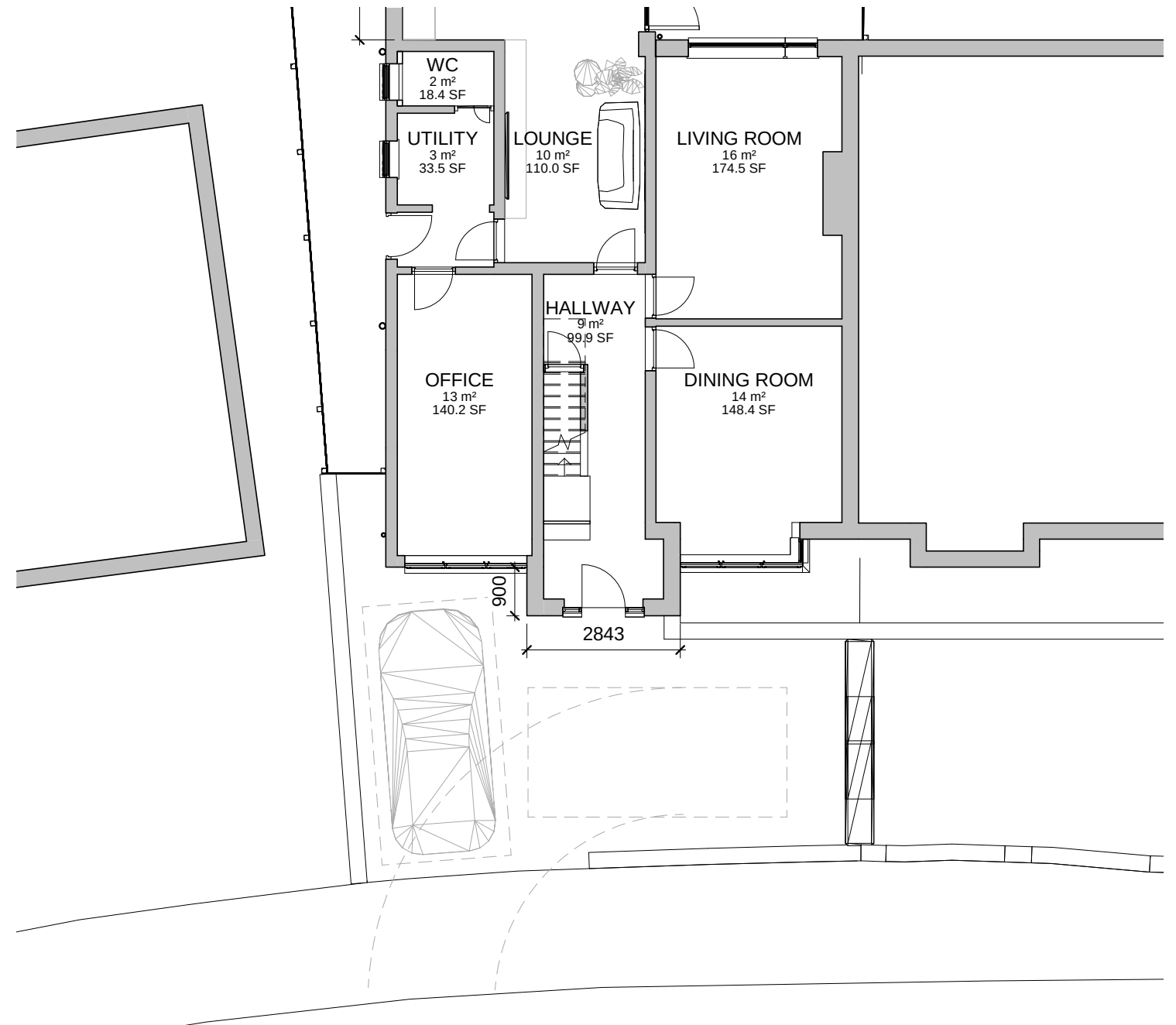
The proposed development will introduce no extra bedrooms and remains at 4 in total. The drive at the front is proposed to fit up to 2 vehicles. Furthermore the street will provide additional parking on both sides of the road exceeding the recommended requirements.

Access to the rear garden is via the side entrance through the house and down the pre cast steps.

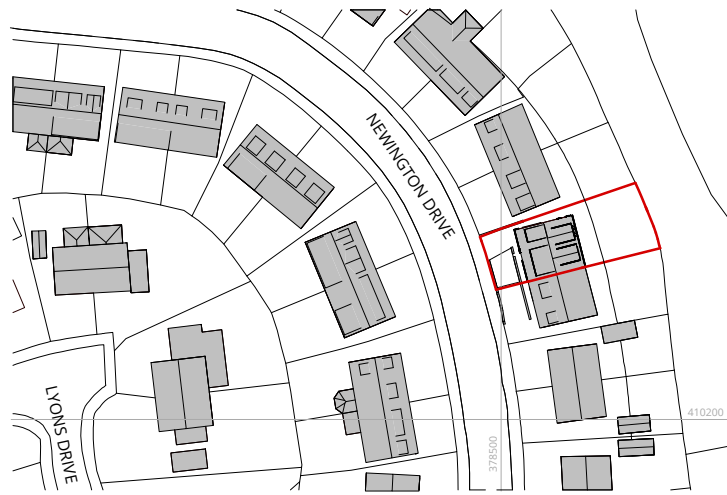
The site is within walking distance to local bus stops and a 10 minute drive away from Bury metrolink.

5.2 Inclusive Design

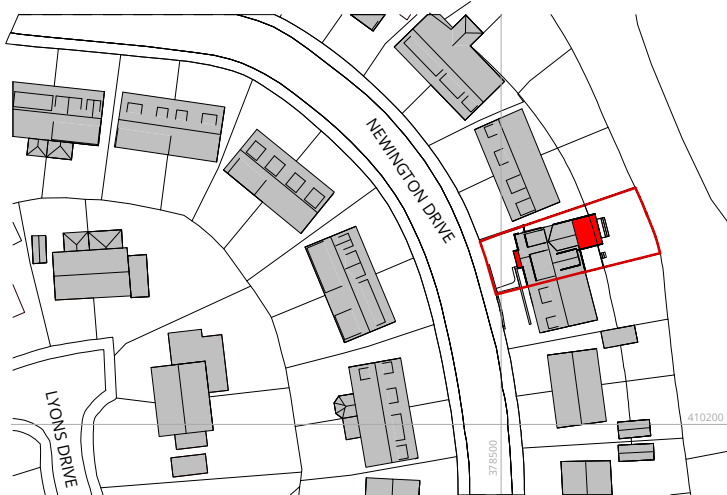
It is important to provide long term flexible accommodation for potential future use by elderly extended family members. The building is adaptable to these changing needs with space for ramp installation to the front and rear in the future if needed.



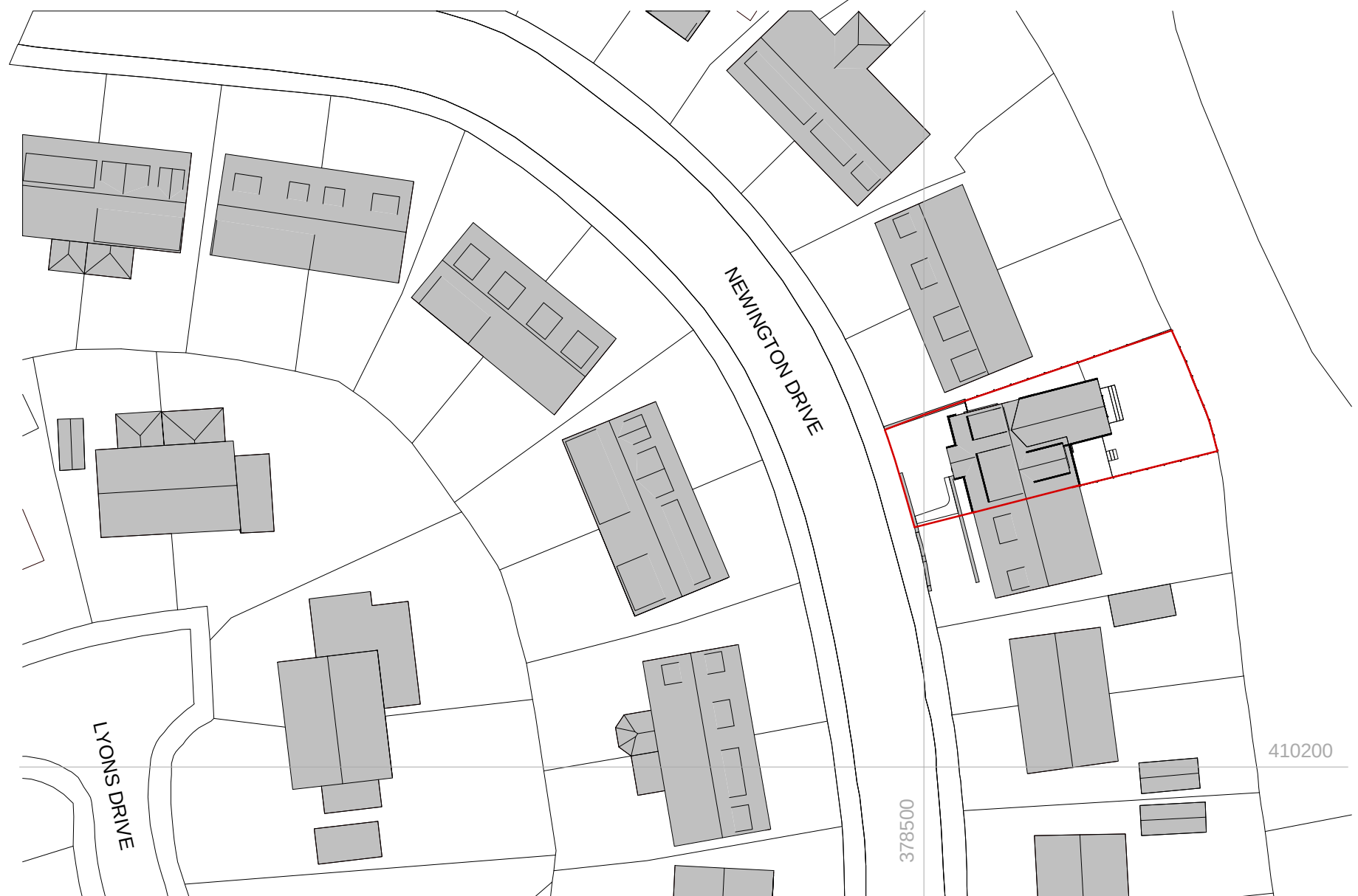
6.0 Application Drawing Package



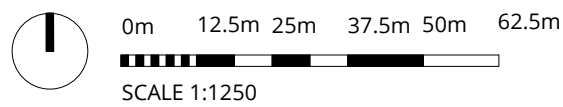
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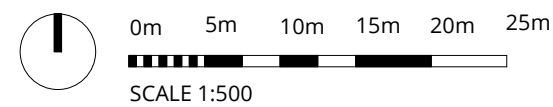
2 Block Plan
1 : 1250



3 Proposed Site Plan
1 : 500



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NOTES

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P01	Planning Issue	RB	RB	20/03/22

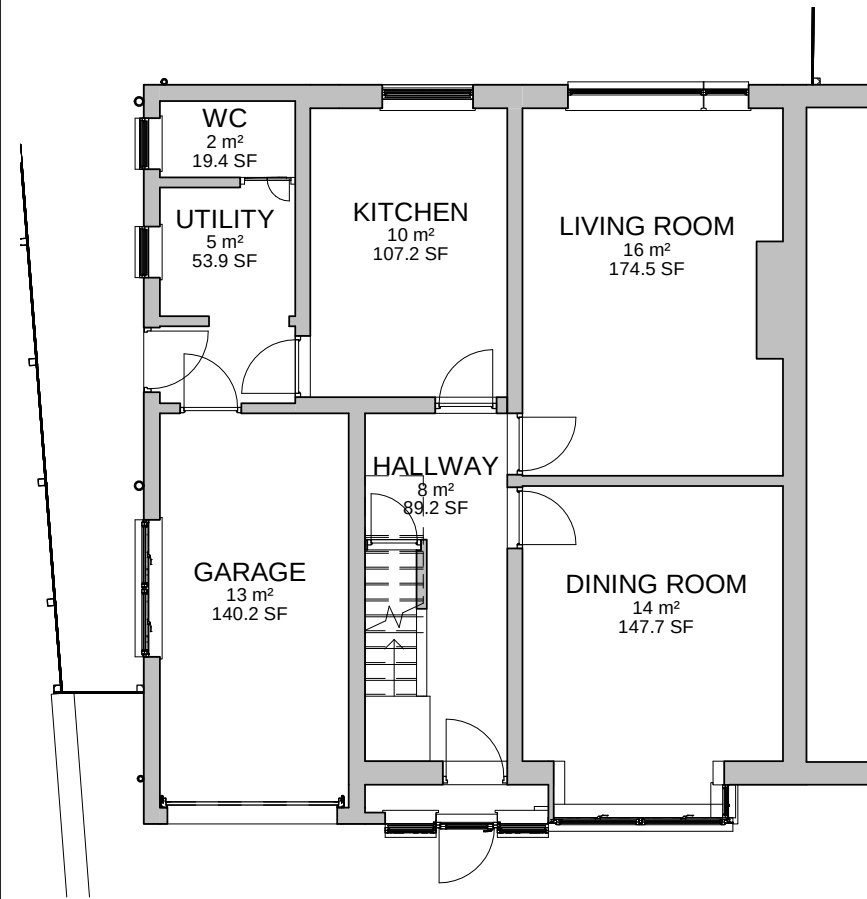
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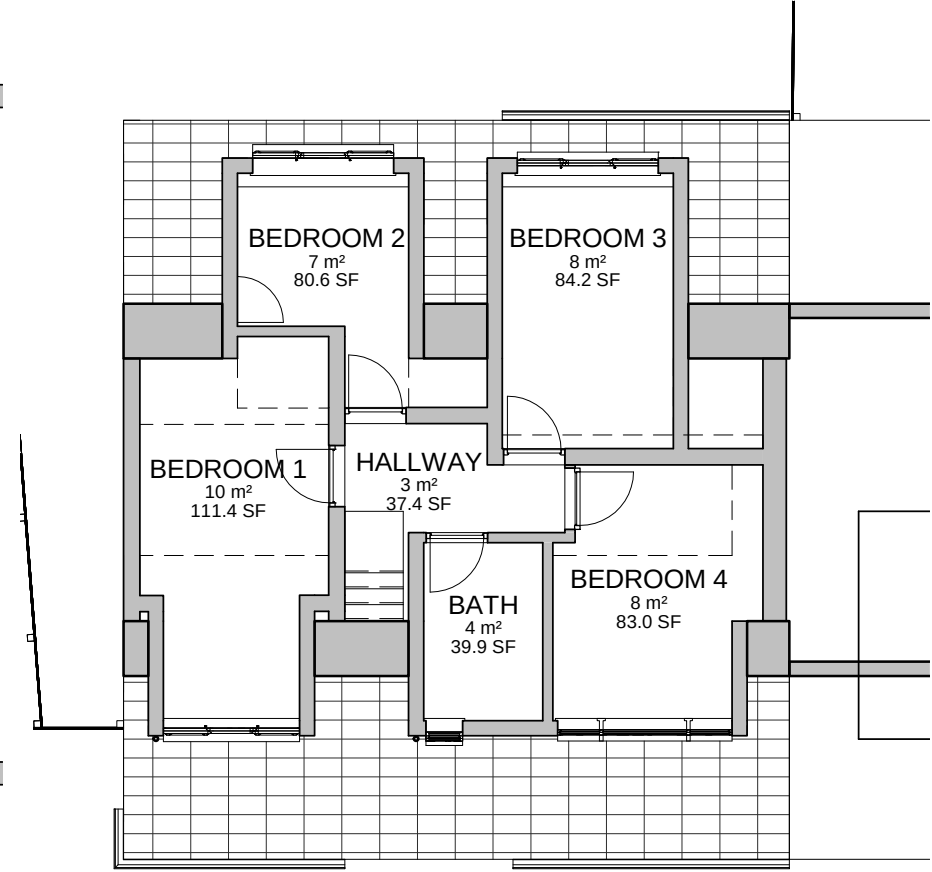
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DRAWING TITLE Site Location Plan & Site Plan			SCALE As @ A3 indicated
DRAWING NO. NTD-RALA-ZZ-XX-DR-A-(PL)-0000			DATE FIRST ISSUED 08/03/22
			REVISION P01



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1 : 100



2 Existing First Floor Plan
1 : 100



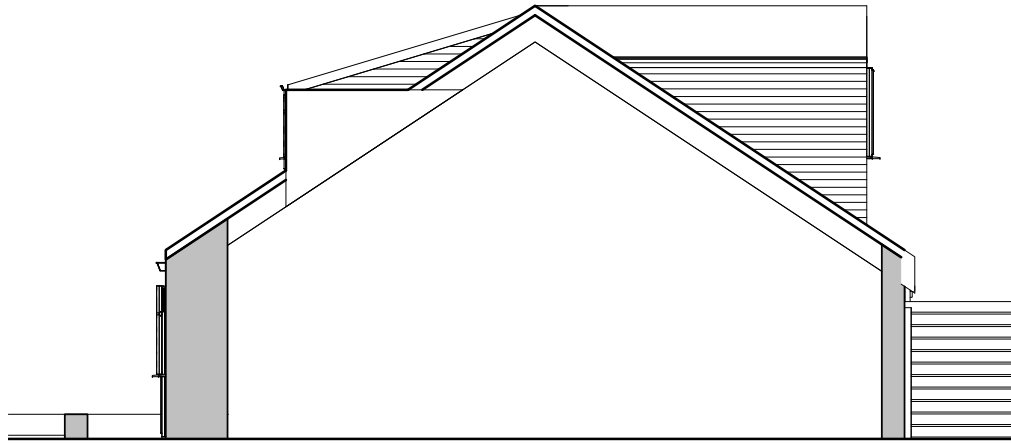
3 Existing Side Elevation
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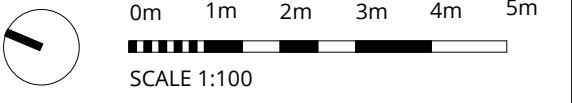
4 Existing Front Elevation
1 : 100



5 Existing Rear Elevation
1 : 100



6 Existing Adjoined Elevation
1 : 100



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REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
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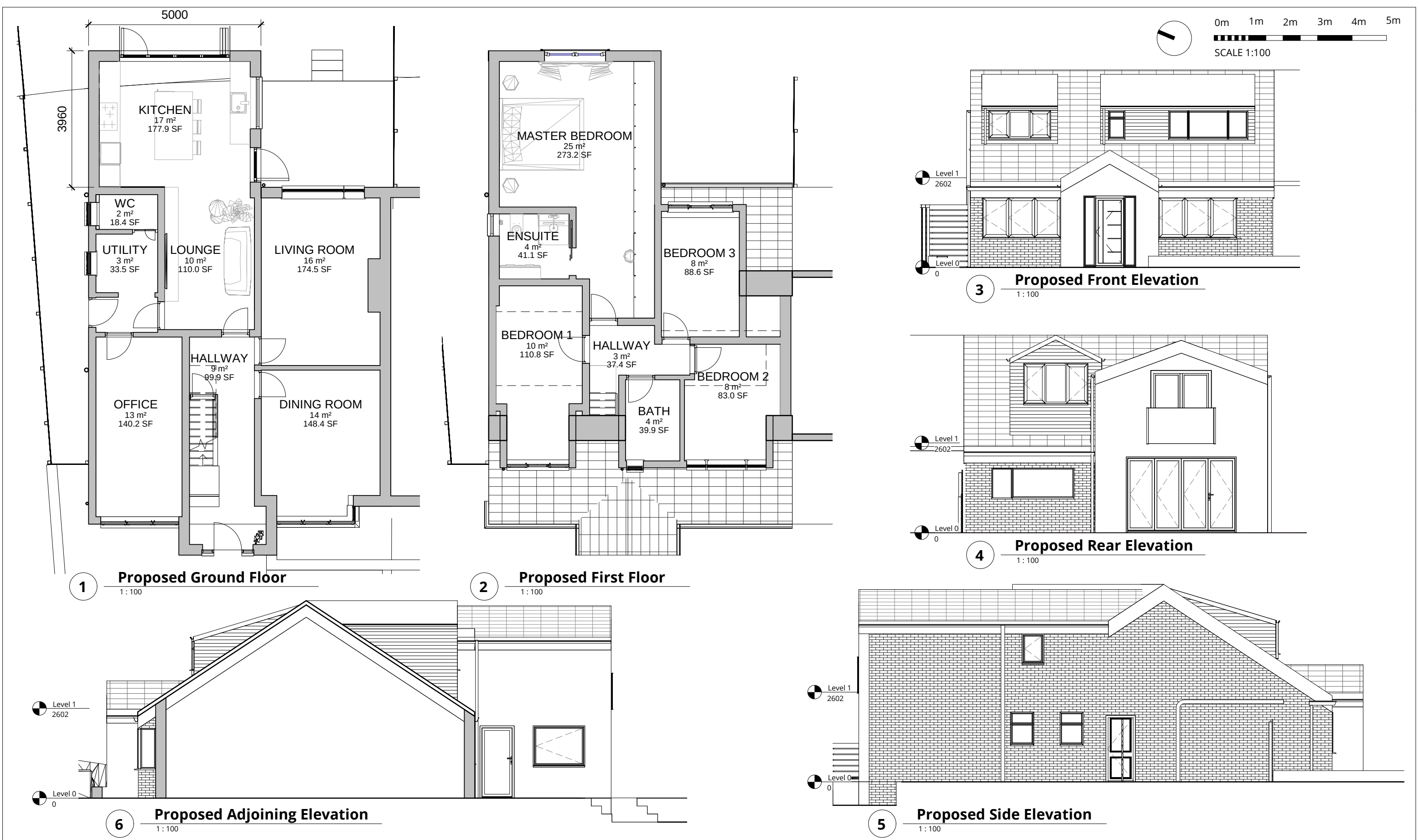
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PROJECT TITLE 37 Newington Drive	
RDP JOB NUMBER P0017	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Existing Plans & Elevations	
SCALE @ A3 1 : 100	
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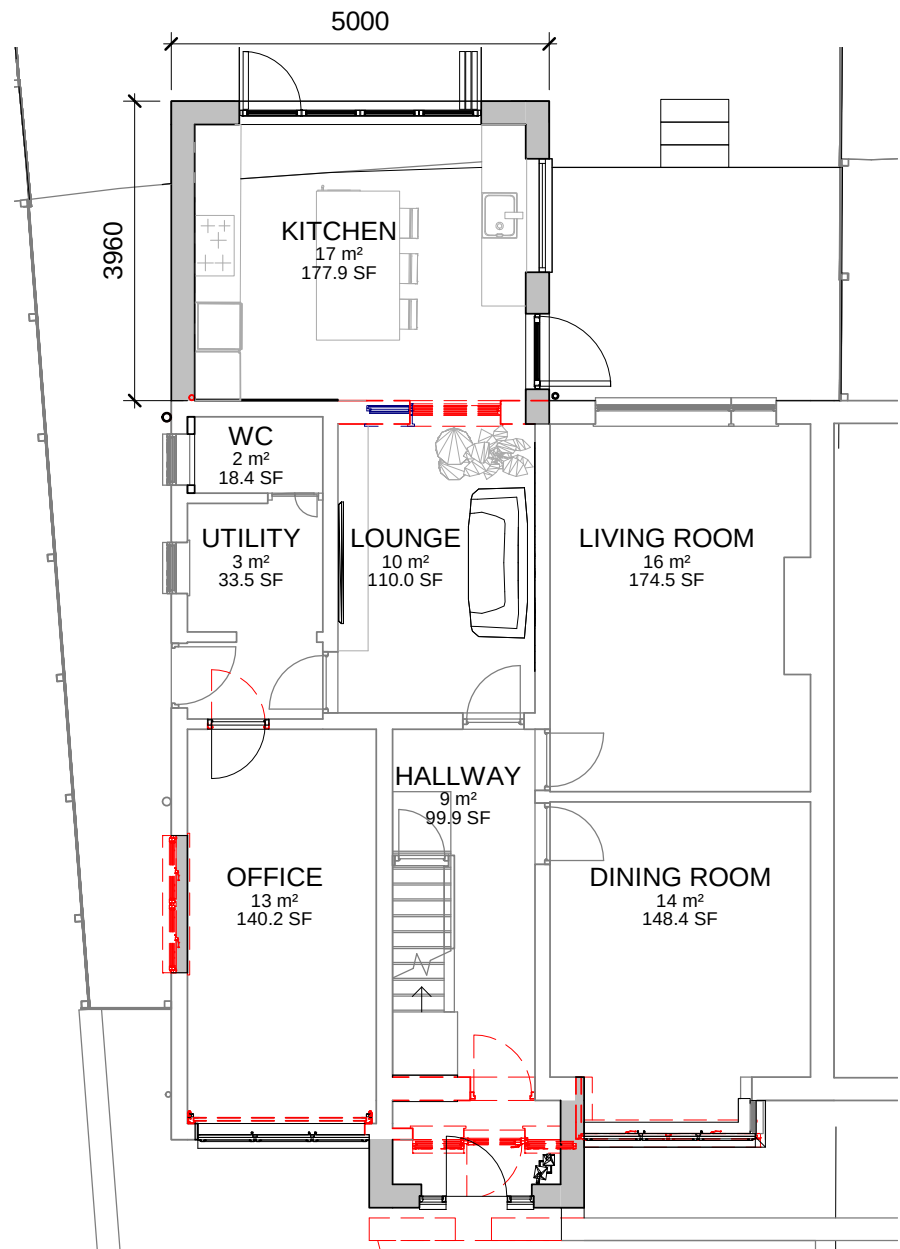
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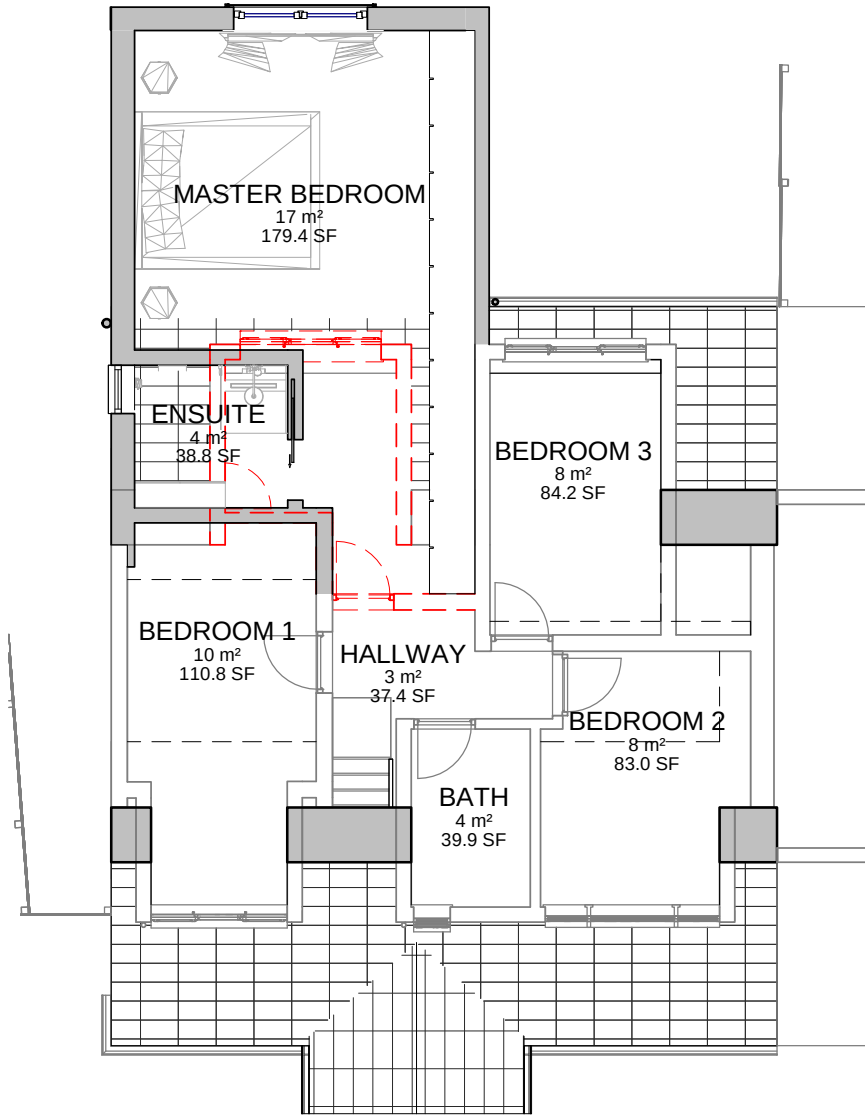
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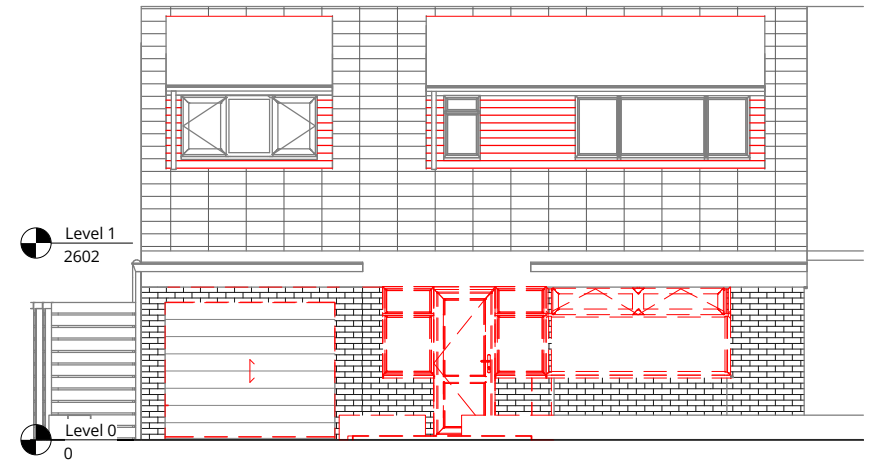
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DRAWING NO.	REVISION
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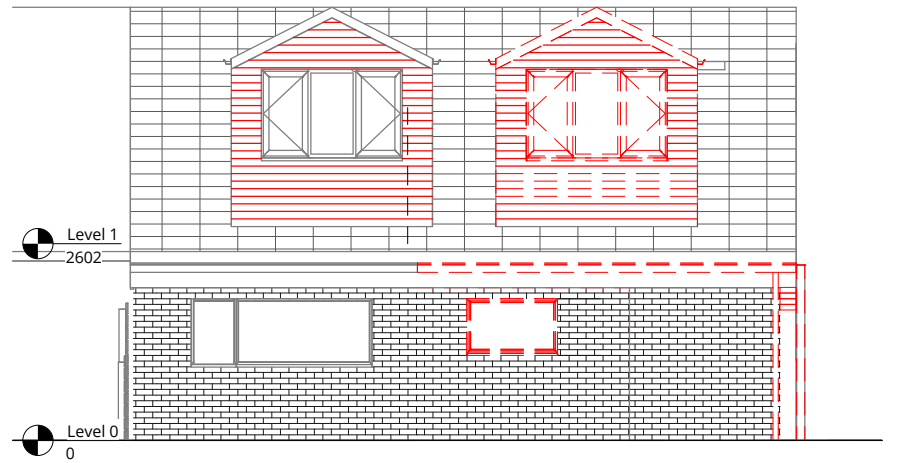
1 Proposed Ground Floor - Demolitions
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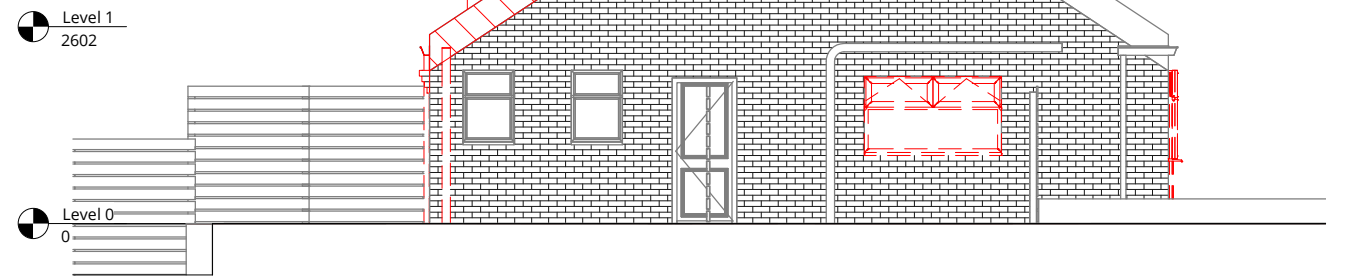
2 Proposed First Floor - Demolitions
1 : 100



3 Proposed Front Elevation - Demolitions
1 : 100



4 Proposed Rear Elevation - Demolitions
1 : 100



5 Proposed Side Elevation - Demolitions
1 : 100

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P00 Planning Issue RB RB 27/03/22

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DRAWING TITLE Demolition Plans		DATE FIRST ISSUED 28/03/22
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