

planning, design & access
statement



land adjacent no.5 stubbins lane
ramsbottom



aerial view with site highlighted in red alongside photos of the current site

1 Background Information

1.1 INTRODUCTION

This planning/design statement has been prepared to support a reserved matters application for the erection of one dwelling on the land adjacent to No.5 Stubbins Lane, Ramsbottom, BLO OPU.

The proposal follows on from an outline approval for one dwelling with all matters reserved which was granted in February 2022 (Bury Council Planning Ref.67718).

The purpose of this statement is to present an overview of the proposed site/development (in terms of both planning and design) which should assist the council in forming their opinion over the principle of the current proposal.

The statement will seek to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, massing, orientation and materiality. It should also demonstrate consideration for the architectural detail that will be taken forward in order to create a high quality development.

1.2 BRIEF

Stanton Andrews Architects were approached to review the existing site and to consider options for its development following on from the granting of outline approval and the subsequent purchase of the plot by the current applicant.

Our client wished for a house that was both sympathetic to the setting but that also achieved modern living standards.

Any proposal should address the level changes across the site whilst being respectful of the neighbouring properties.

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2 Site

2.1 LOCATION

The site is located within the town of Ramsbottom and along the A676 at the point where Stubbins Lane becomes Ramsbottom Lane. Residential and commercial developments make up much of the local context whilst the town centre is also in close proximity (within 500m).

2.2 SITE DESCRIPTION

The site is modest in size (approx.185sq.m) and is bound by residential properties to the north, south and west.

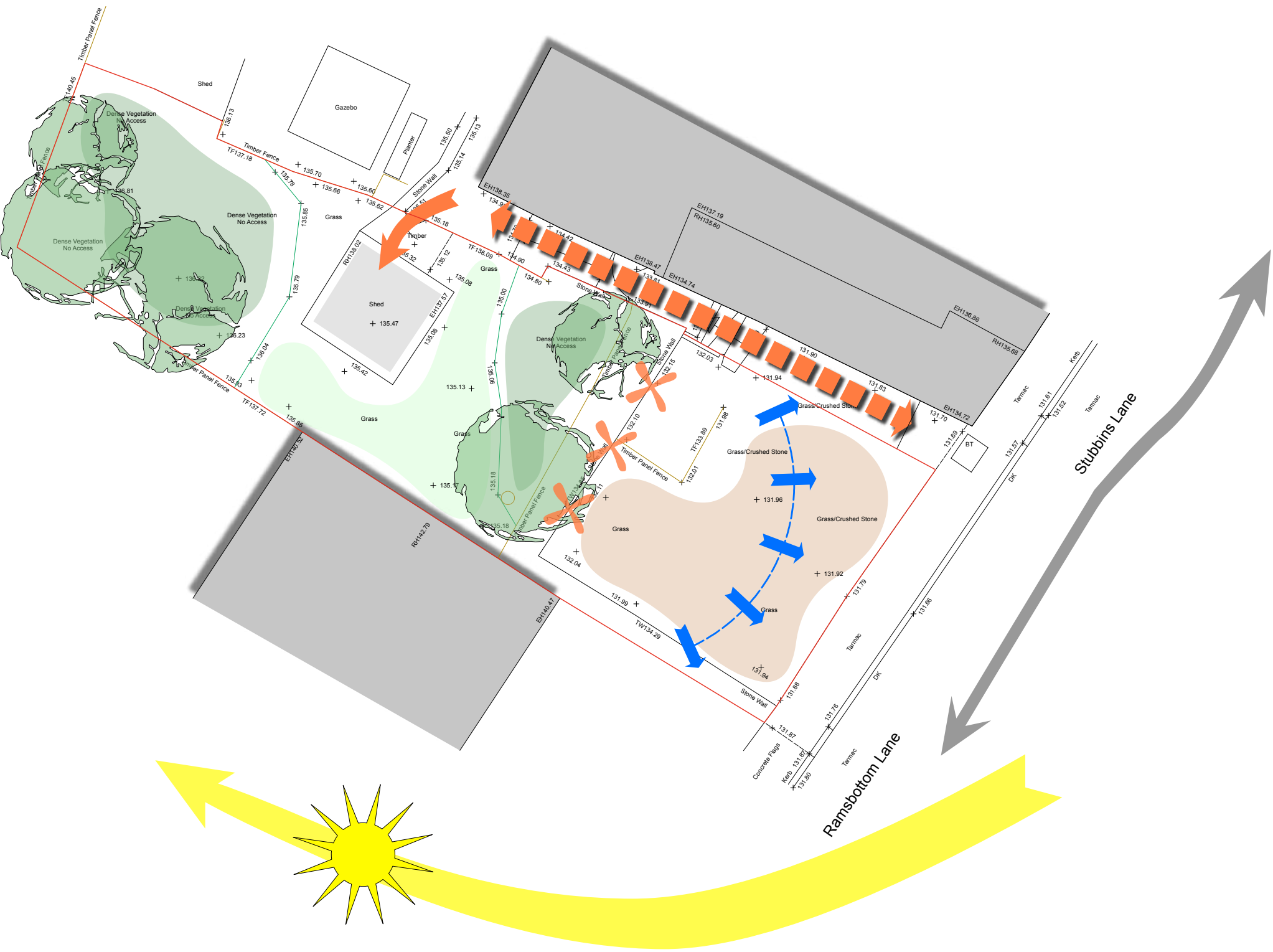
The site currently comprises a combination of hardstanding areas and an overgrown garden area with a handful of trees - the land was formerly under the ownership of No.5 Stubbins Lane. The ownership boundary would appear to narrow and be relatively restrictive to the rear.

The site is stepped/sloping from east to west (levels are confirmed on the topographic survey of the site accompanying this application). The eastern most land contains a hardstanding area set at a similar level to Stubbins Lane whilst the western most land is raised behind a retaining wall with levels set in line with the neighbouring terraced properties to the south.

The material treatment of neighbouring dwellings and the retirement apartments across the road consist of a combination of stone (some painted) and render with slate roofs.

Off road vehicular parking is available to the hardstanding area to the east with access via the existing dropped kerb from Stubbins Lane (on street parking is proposed as part of this application in line with the recommendations from the outline approval).

Pedestrian access to the existing neighbouring dwelling (No.5 Stubbins Lane) is to be maintained along the northern boundary.



appraisal/analysis diagram of the existing site

3 Planning

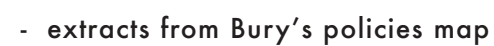
The saved policies of the Bury Unitary Development Plan (UDP - 1997), and the more recently adopted Places for Everyone Joint Plan (PFE - March 2024) sets out the development strategy for the area. It is understood the council is currently working on a new Local Plan to replace the UDP but until this is produced the UDP will continue to be referenced.

The site/area is not covered by any specific statutory policy but there are a number of general policies that are relevant to this application. These include but are not limited to the following:-

- encourages good design and seeks to ensure that any new development will make a positive contribution to the character and amenity of the surrounding area. New residential developments will also be required to respond to their location and the scale of their context to ensure they are well integrated.

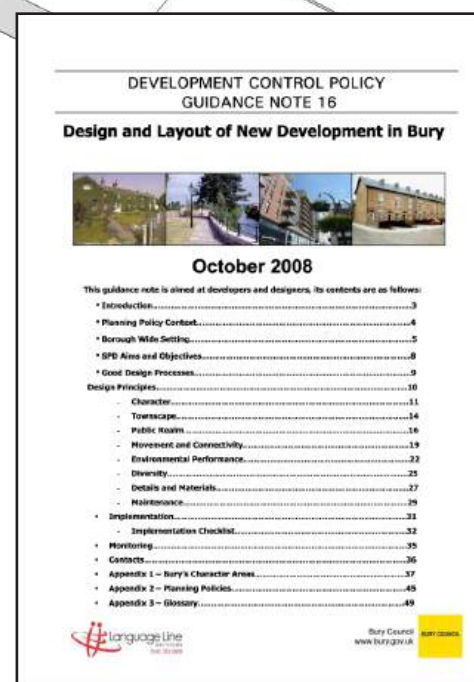
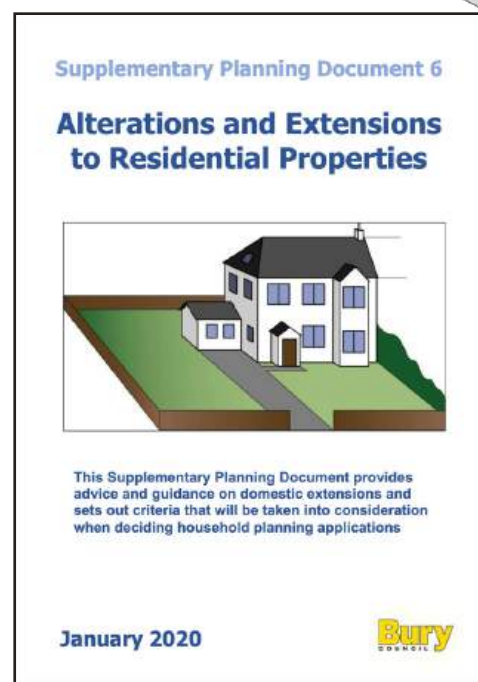
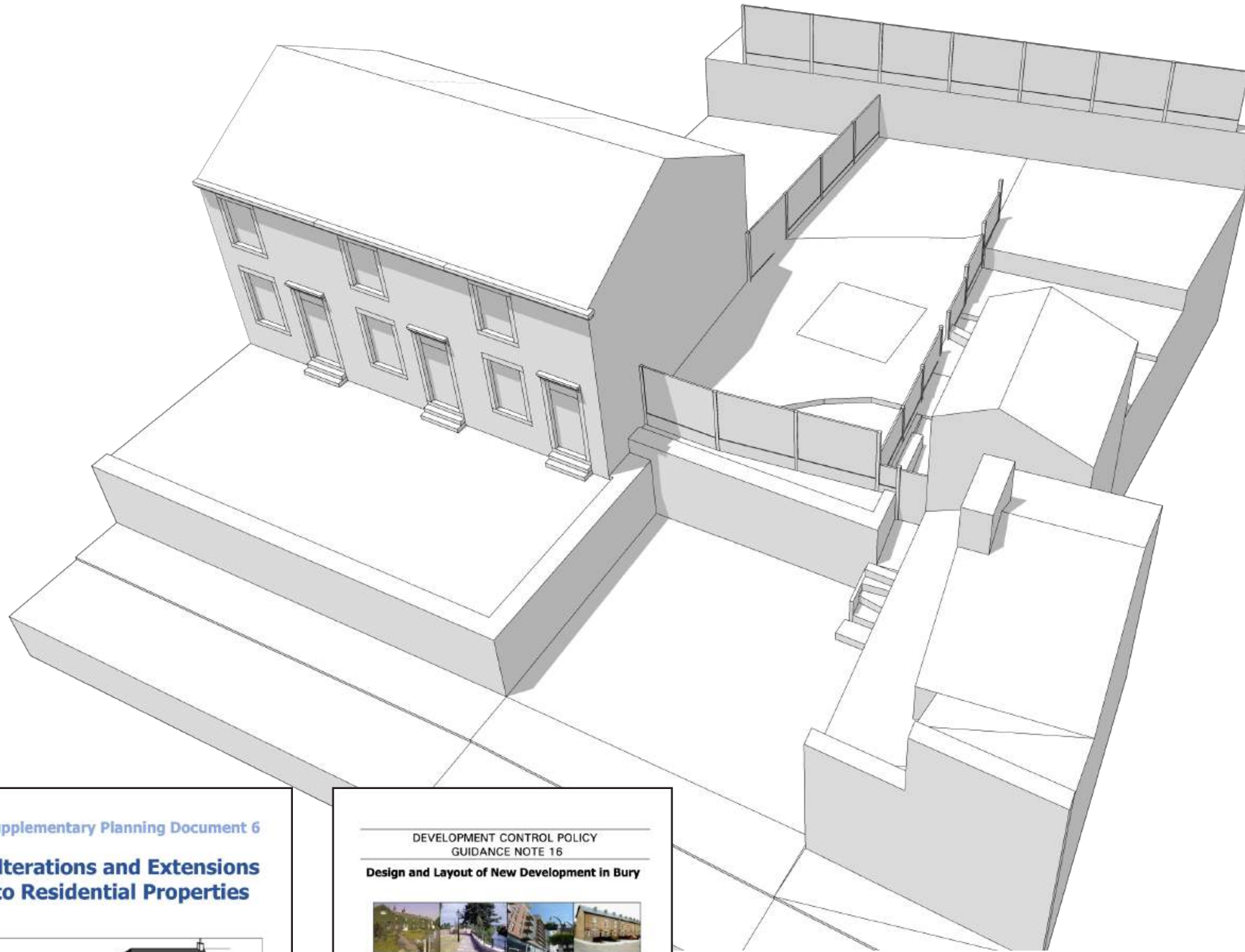
- seeks to protect, preserve and enhance the character, appearance and amenity of the borough's built environment. New development should be mindful of the effect on visual amenity and ensure they are appropriate in terms of their siting, materials and design.

In general the planning principle of the site has been established via the granting of the previous outline application.



● site location

land adjacent no.5 stubbins lane



- as existing model overview

3.2 SUPPLEMENTARY PLANNING DOCUMENTS

Bury Council have Supplementary Planning Documents (SPDs) for reference. Relevant guides for this proposal include SPD6 'Residential alterations and extensions' and SPD16 'Design and layout of new development'.

Within SPD6 reference is made to general criteria for residential alterations and extensions. As such it is not directly relatable to this proposal for a new dwelling. However, it does provide useful guidance in terms of acceptable aspect standards between dwellings whilst also commenting on certain design criteria.

SPD16 goes on to outline guidance for all types of new development across the borough. So again, the whole document is not directly relatable to this proposal but it does refer, in aspects, to design and layout provisions for new dwellings.

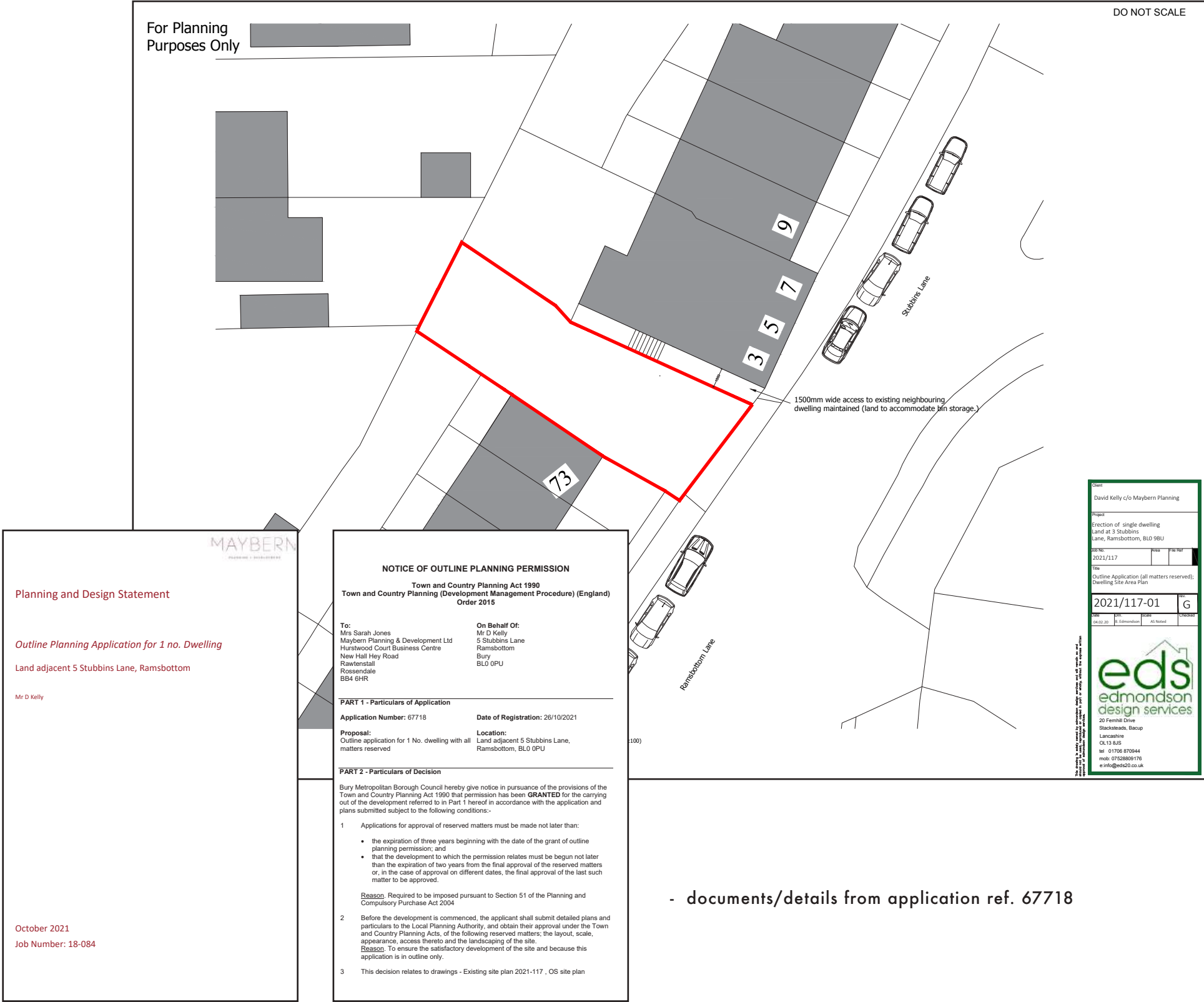
Within SPD16 reference is made to nine design principles which are intended to inform any design process to achieve good design. These include the following :-

- character
- connectivity
- materiality
- townscape reflection
- environmental criteria
- maintenance
- public realm
- diversity
- implementation

SPD16 also focuses on Bury's character areas and outlines Ramsbottom's urban form as developing on the slopes of the Irwell Valley with the contours influencing the distinctive pattern of the terraced streets. The SPD suggests the use of local stone in the construction of much of the town has had a strong visual impact on the character of Ramsbottom.

The SPD also states the town centre (where the proposal is generally located) is characterised by its dense, fine grain. Building plots are generally short and narrow which contribute to a vertical emphasis in the street scene and unifies the appearance of the town. This brings a sharp contrast between the dense spatial character of the town and the openness of the moors beyond.

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3.3 PLANNING HISTORY

A review of the online planning history suggests there has been two applications at the site :-

- Ref. 65401 - '2no. dwellings with associated parking'
Application withdrawn May 2021
- Ref. 67718 - 'Outline application for 1no. dwelling with all matters reserved'
Approved with conditions Feb 2022

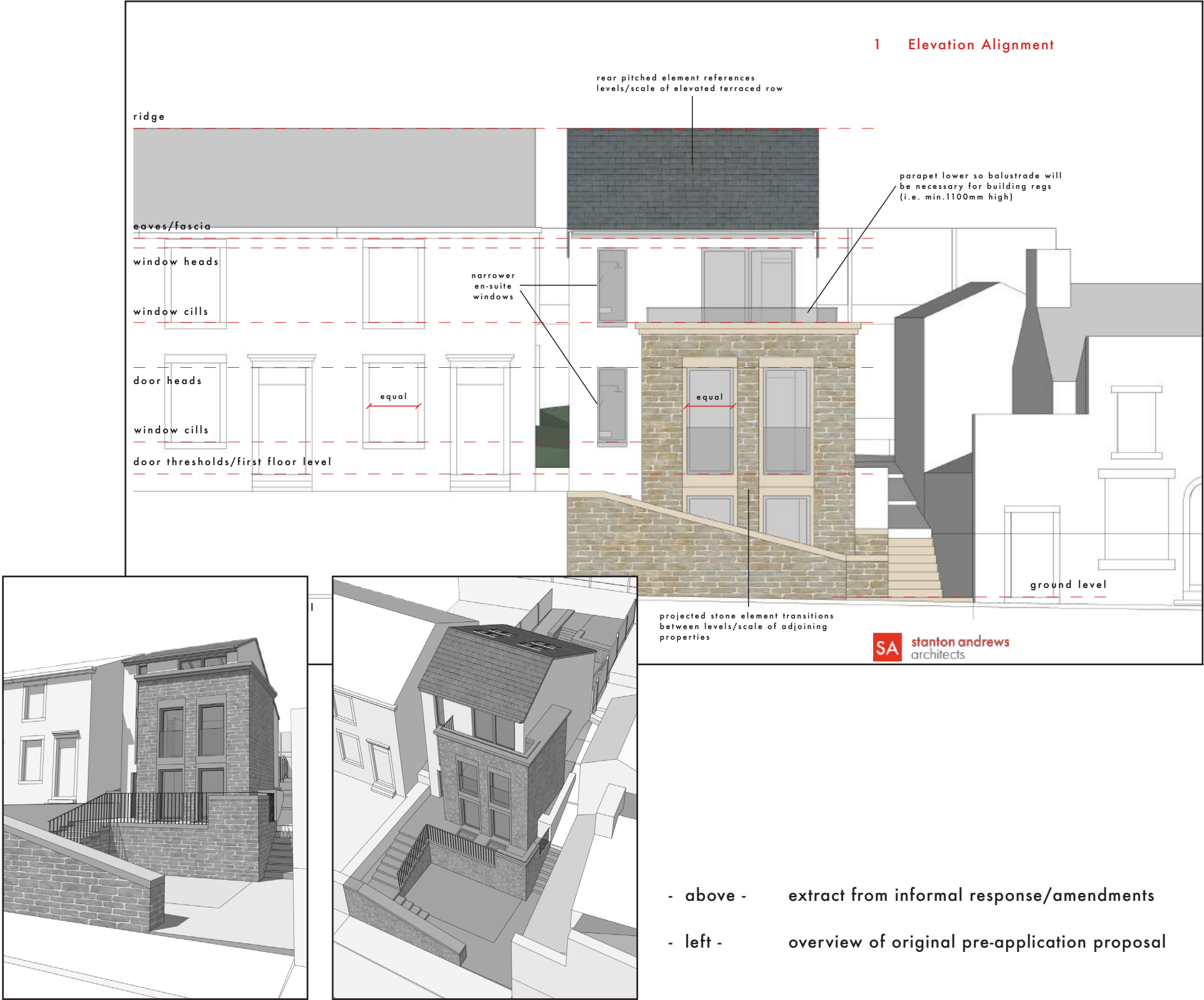
The outline approval contains a number of conditions which should either be addressed at the first reserved matters application stage or prior to commencement of the development. These include :-

- condition 2 plans and elevations
- condition 4/5 contamination assessment
- condition 6 drainage strategy
- condition 8/9 protected species survey
- condition 10 landscaping scheme
- condition 11 highways works
- condition 12 construction management plan

Other conditions are generally for information or place time limits on the development.

There is also an informative on the decision notice confirming that any reserved matters application should take its reference from the scale, massing, height and layout of the adjacent properties.

- documents/details from application ref. 67718



- above - extract from informal response/amendments
- left - overview of original pre-application proposal

3.4 PRE-APPLICATION

Pre-application advice in relation to this reserved matters application was received from Jennie Townsend of Bury Council on the 12th September 2024 (Bury Council ref. 03002E). The pre-application advice offered guidance in relation to the principle of the development whilst commenting on the design/layout of the proposed dwelling and any future supporting information requirements.

The pre-application response confirmed most aspects of the site set-up/layout appeared acceptable but initially questioned the design approach placing particular importance on the streetscene and how the proposed dwelling would relate to both neighbouring properties (No.5 Stubbins Lane and No.73 Ramsbottom Lane).

Following the pre-application advice, the scheme was amended to relate more to the proportions and fenestrations of No.73 Ramsbottom Lane through aligning windows and elevational features. The floor levels were also adapted to suit which linked with the properties on both sides. The amended scheme (extract left) was shared with the Council on the 3rd October 2024 for further comment. A response from Jennie Townsend on the 8th October 2024 confirmed 'it would be worth you going ahead and submitting an application on the basis of the revised plans.'

To suit the request for supporting information, the application consists of a full set of plans alongside this statement. Additional reports also include a preliminary contamination risk assessment (phase I desk study), drainage strategy and bat assessment which aim to address some of the outline application conditions.

The pre-application response also advised on a couple of additional policy requirements for new dwellings and these are commented on further in section 4.6



view - from stubbins lane

4 Proposed

4.1 SCALE/MASSING

Given the levels of the plot are set in line with the terraced properties to the south, the proposed dwelling takes its scale/massing from these properties to integrate into the streetscene.

The proposed dwelling is conceived as two intertwined modules. One pitched module and one projecting parapet module. The offset profile of the modules takes advantage of the irregular nature of the plot which narrows from front to rear. The two modules also attempt to transition between the differing scales of the neighbouring properties. The main pitched module is set no further forward than the adjacent terrace whilst the roof line, pitch and detailing also match.

4.2 APPEARANCE

The proposed dwelling is treated with a combination of stone and render to the external walls - referencing the neighbouring properties in the surrounding area. The roof will be finished in a natural slate like much of the local context whilst windows are proposed to be a polyester powder coated aluminium system. To the street facing elevation stone will be the prominent feature to integrate the dwelling into the streetscene. The window proportions are also chosen to match those of neighbouring properties.

4.3 ACCESS/PARKING

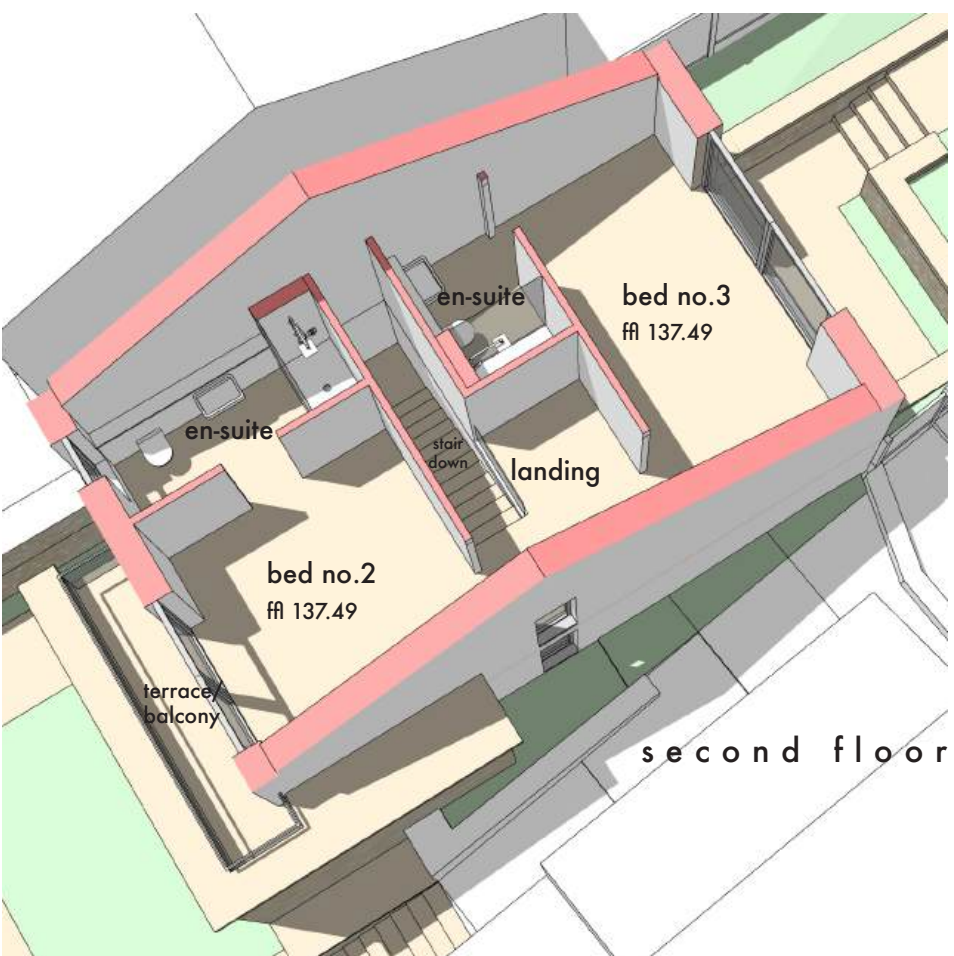
The proposed dwelling is designed to address the level changes across the site. The ground floor is buried with the entry level set to suit No.5 Stubbins Lane which provides a gently sloping approach from the adopted footway. Access to the rear garden is via the first floor which works alongside the stepped/sloping plot.

As part of the outline approval it was agreed that the proposal should restore on-street parking - being the preference for the highway's authority to avoid the need for manoeuvres from any off-street parking onto a busy main road.

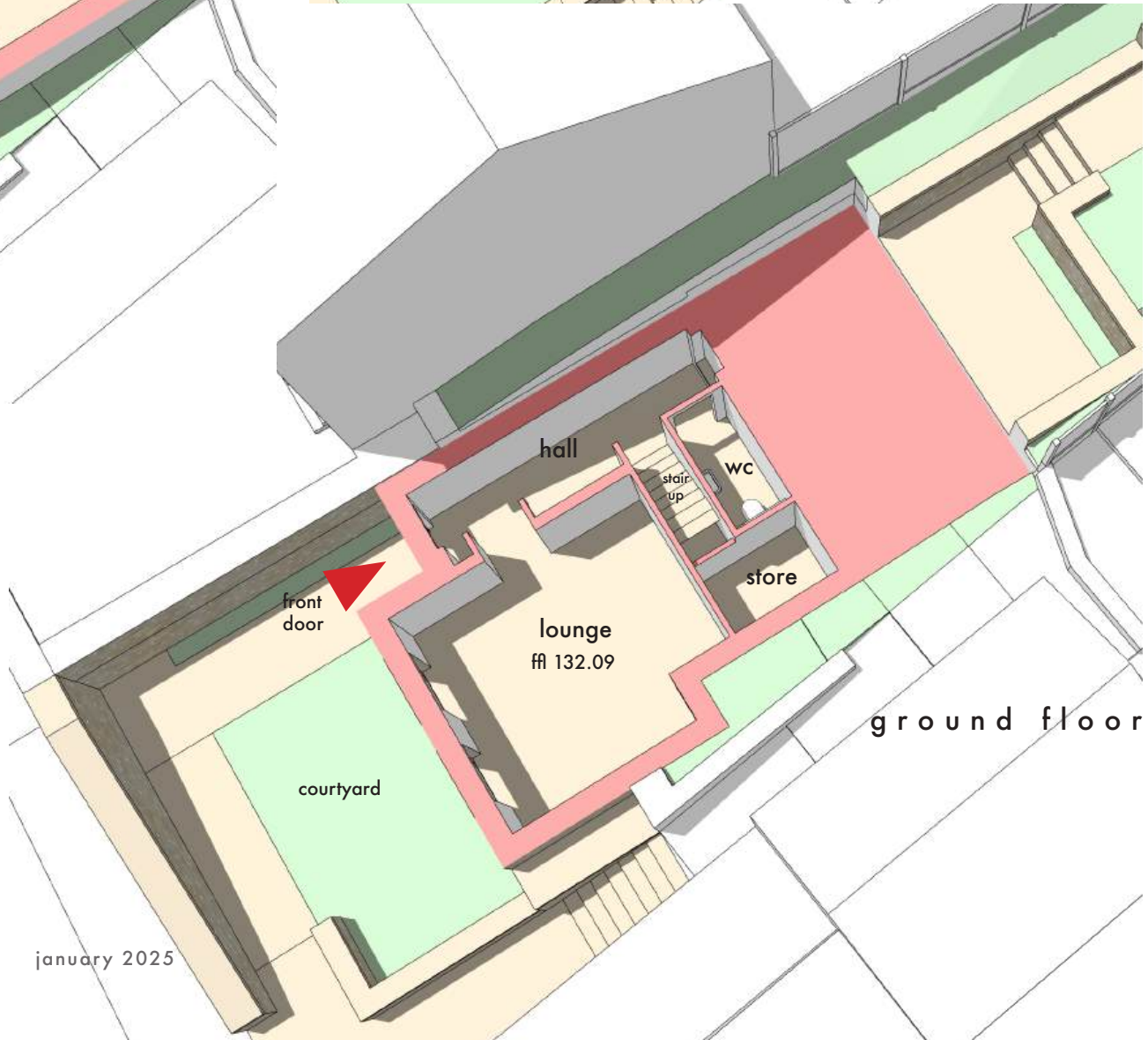
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first floor



second floor



ground floor

4.4 LAYOUT

The proposed dwelling is set up to ensure the accommodation maximises the aspect of the plot. The circulation core is located centrally in the part of the plan which will receive the least natural light. This pushes the habitable rooms on all levels to the front or rear of the property to benefit from the elevations which can be 'opened up'.

At ground floor level is an entrance hall, wc and lounge. Providing the min. of a living area and wc on the entrance storey ensures the dwelling suits the accessible and adaptable standards of Part M to suit policy JP-H3.

At first floor level, there is an en-suite bedroom to the front of the dwelling and a kitchen to the rear which provides access to the rear garden. At second floor level, there are two more en-suite bedrooms. The bedroom to the front of the dwelling opens out to a small terrace/balcony with an outlook of the moorlands (Scout Moor etc.) to the east.

With the property being set back from the road, there is the opportunity for landscaping to both the front and rear. At the front, the neighbouring boundary wall is continued which encloses a courtyard whilst providing space to store/conceal bins. At the rear, the changes in level mean a tiered garden has been adopted.

4.5 AREAS

A breakdown of the proposed dwelling's gross internal areas is provided below :-

ground	36m ²
first	50m ²
second	42m ²
total	128m ²

4.6 POLICY STATEMENTS

A couple of additional policy statements now form part of Bury Council's validation requirements since the adoption of the Places for Everyone Joint Plan in March 2024. These were raised in the pre-application advice and relate to Policy JP-C2 (Digital Connectivity), Policy JP-H3 (Accessibility and Space Standards) and Policy JP-S2 (Carbon and Energy).

JP-C2 (Digital Connectivity)

- We would note that digital connectivity is covered by Approved Document R1 of the building regulations and would need to be complied with as part of any future construction stage regardless.
- The policy requires all new development to have full fibre to premises unless technically infeasible or unviable.
- Stubbins Lane does already benefit from both full-fibre and superfast broadband supplies which has been confirmed via an online search.
- The process of applying for connection to the proposed dwelling would be started once planning permission has been granted and in connection with any building regulations submission.

JP-H3 (Accessibility and Space Standards)

- We would note that accessibility is covered by Approved Document M1 of the building regulations and would need to be complied with as part of any future construction stage regardless.
- The policy requires any new dwelling to comply with requirement M4(2) for accessible and adaptable dwellings.
- The requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

- The proposed dwelling is set up to comply with the requirements of M4(2). Providing a gently sloping approach route, an accessible entrance storey with wc facilities and rooms/circulation with at least the min. required clear spaces.
- The policy also requires any new dwelling to comply with the nationally described space standards.
- The nationally described space standard for a 3-storey, 3 double bedroom property (as proposed) suggests an overall min. area of 108m² with 2.5m² of built-in storage. The areas referred to in section 4.5 confirm the proposed dwelling exceeds these values.

JP-S2 (Carbon and Energy)

- We would note that energy performance is covered by Approved Document L1 of the building regulations and would need to be complied with as part of any future construction stage regardless.
- The policy requires new development to be net zero carbon where feasible but as an interim measure should be consistent with Part L of the building regulations.
- The proposed dwelling will be designed to limit energy demand through the inclusion of a thermally efficient building fabric and energy efficient services. These will be confirmed in full alongside any building regulations submission. At the very least, the specification details will meet those required by Approved Document L1 but the general aim will be to exceed the notional targets where possible.
- The proposed dwelling will seek to reduce its carbon through the use of renewable technologies where appropriate (i.e. air source heat pumps, photovoltaic panels etc.). These will be confirmed in full alongside any building regulations submission.
- As the proposed dwelling is set-up with only on-street parking (with no guarantee of an available space) it would not be feasible to introduce electric vehicle charging.

4.7 SUMMARY

The principle of development on the proposed plot has been considered acceptable by the granting of the outline approval and the current proposal has been prepared following detailed consideration of the outline conditions alongside subsequent pre-application discussions with the Council.

This design statement illustrates how the development proposals have been carefully designed through the use of materials which reflect the local built environment. The proposed development will also be in keeping with the surrounding context by virtue of its scale/massing to preserve the character of the area.

The design approach has been determined by a number of influences including the functional needs of the applicant, the physical form of the surrounding context, site constraints/opportunities and planning policy requirements.

The modest development is deemed to accord with the relevant government guidance and the local development plan and as such is considered appropriate development.

stanton andrews architects
44 York Street
Clitheroe
BB7 2DL

t: 01200444490
e: mail@stantonandrews.co.uk