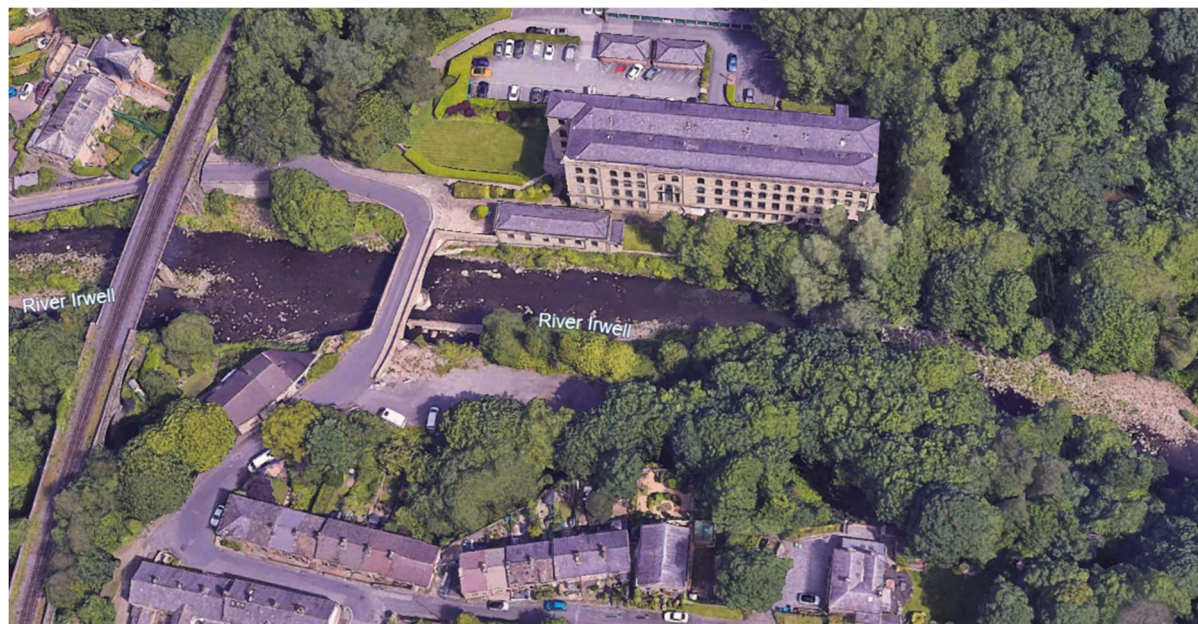


Design and Access Statement



proposed housing development at

Waterside

Kay Street, Summerseat, Bury

September 2024

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1 INTRODUCTION

This Statement has been prepared to accompany the Planning Application for the erection of five detached dwelling houses in Summerseat, Bury.

It should be read in conjunction with drawings and other documents which focus on specific aspects of the existing site. For brevity those issues are not reiterated in this document but set out a more comprehensive background to the statements here.

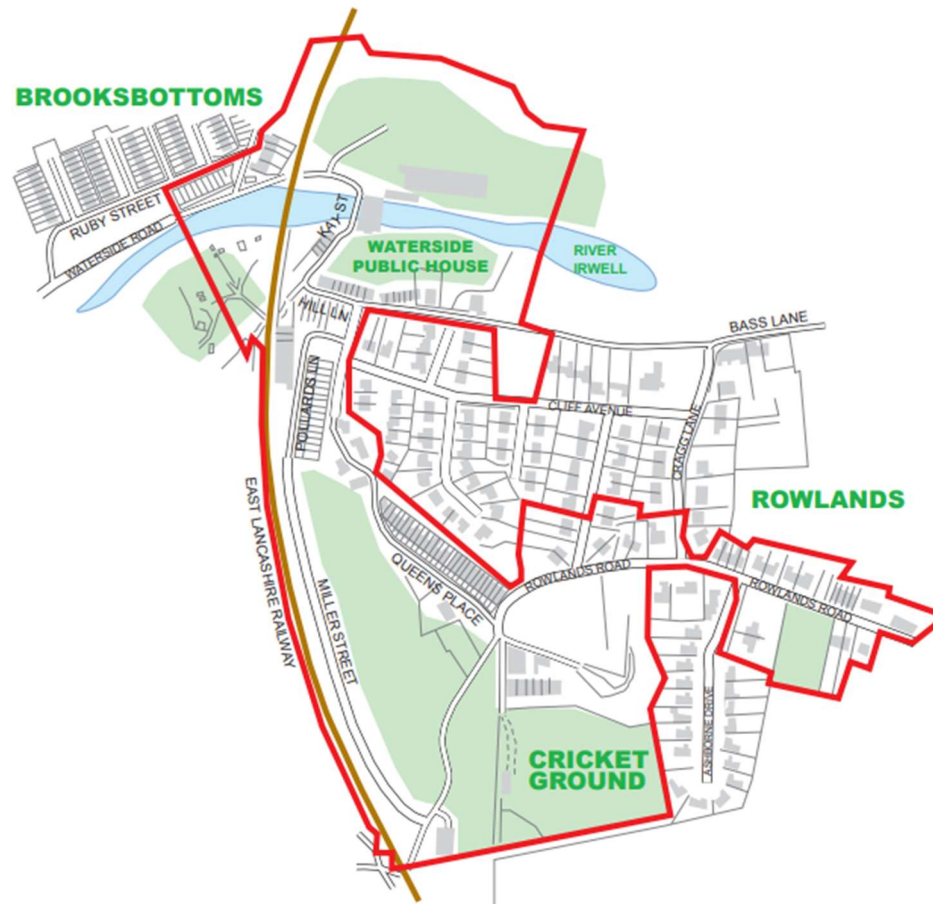
- 2.1 The site is located to the east of Kay Street, Summerseat on land lying adjacent to the River Irwell. As such it falls within the Brooksbottom and Rowlands Conservation Area designated by Bury Council and also within the Green Belt as defined in the Bury Unitary Development Plan. The site is located adjacent to the River Irwell which takes a meandering course through its steep sided valley, just to the south of Ramsbottom. This is an area which saw rapid change in the late eighteenth and nineteenth centuries, as industrialisation of the cotton trade led to the construction of large, centralised manufacturing mills in the valleys, close to good sources of water, and replacing the historic cottage industry which had previously existed in the area. Prior to industrialisation however the area was largely rural and the main industry farming, so development was usually small in scale, and sparsely scattered over the surrounding hills and valleys.

2.2



Through the period of industrialisation mill owners grew wealthy and created large country houses for themselves and their families, as they aspired to imitate the landed gentry who had previously dominated land ownership in England. However, the migration of workers from rural economies to the new centralised mills also created a demand for housing for mill workers close to places of employment, and the familiar terraces of modest, and often basic, houses began to change the landscape as pockets of urban development appeared, juxtaposed with the wider, rural landscape

2.3



Bury Council has designated a significant number of conservation areas within the borough, including the Summerseat Conservation Area, covering from the river to higher Summerseat to the west, and the Brooksbottom and Rowlands Conservation Area covering the low lying development around the River Irwell and extending to Queens Place and Rowland Road to the south.

The application site falls within the latter designated area, with built form which is typical of late eighteenth and nineteenth century industrialisation, having the large four-storey Hoyle's Mill on the north bank of the river and workers' cottages clustered around Kay Street and Hill Street on the south side, and more intensive expansion of housing for workers in the terraces constructed to the west at Brooksbottom on and around Ruby Street. Key features in the immediate vicinity of the site also include the river bridge itself following its repair and widening, and to the west the railway viaduct.

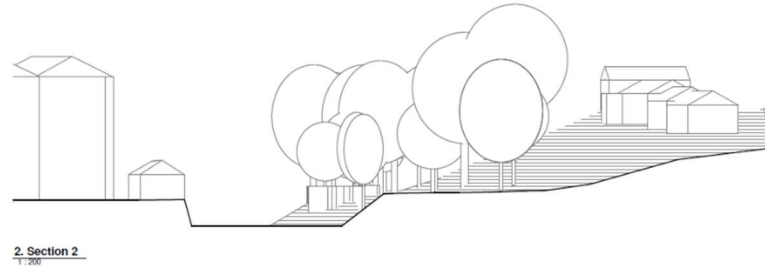
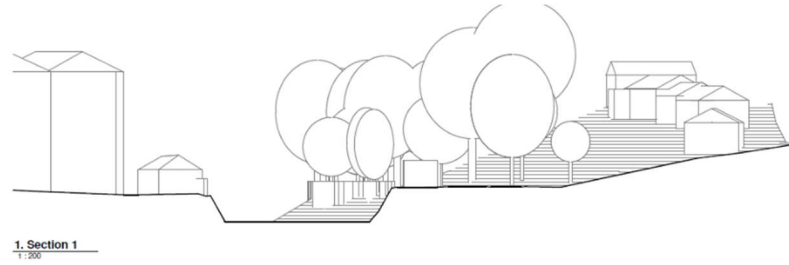
2.4



The development of industrial sites through the nineteenth century was also strongly influenced by the emergence of steam power, and in particular the rapid expansion of a railway network needed to serve the industrial towns of the north made a significant impact on the landscape. As in many places the topography around Summerseat forced the railway engineers to tunnel and bridge their routes linking settlements, and the viaduct which still carries the heritage railway across the River Irwell is a significant feature in the landscape at Summerseat.



2.5

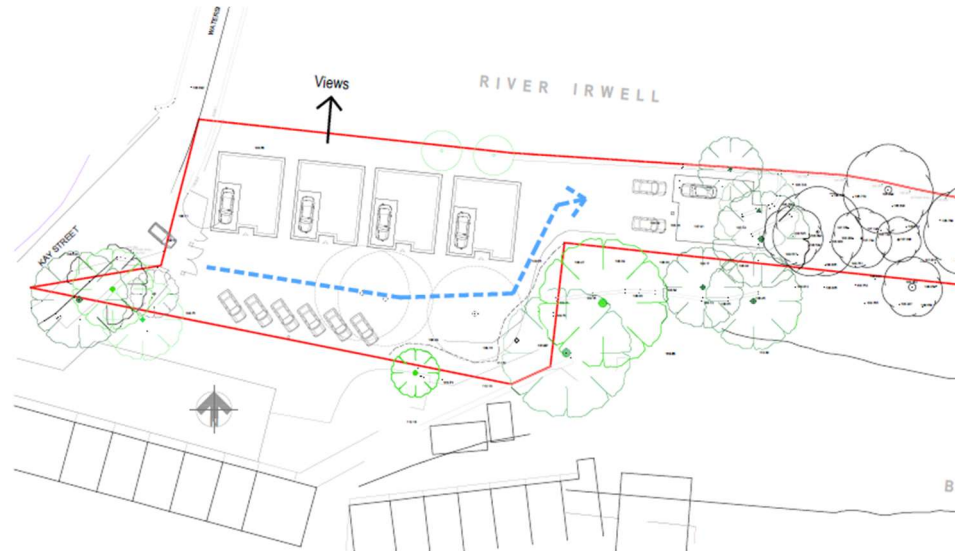


The topography of the proposed development site is also closely related to the history of built form, as the centralisation of textile production relied heavily of access to a good source of water. Particularly in the early years, before steam power superseded water power, the presence of a powerful and fast-flowing water course was vital. Such a facility was often found in the Pennine valleys, and at Summerseat the Irwell has created and occupies a steeply-sided valley, much of which is still covered with trees.

3 AMOUNT (The current proposals)

- 3.1 Studies have been made of the site area which, although approximately 2.2 hectares in area, forms a narrow strip of land bounded by the river to the north and by the steep slope of the valley to the south. With access only available from Kay Street at the eastern end there are significant constraints of the amount and form of development possible.
- 3.2 The site also contains several of mature trees, particularly at the narrow eastern end, as well as having more trees along the southern boundary which fall outside the site area. Overall, the site boundary and other constraints require that development is restricted to a narrow band of land running in an east-west direction, and therefore leaving a long, narrow space alongside and parallel to the development area which will provide access to all parts of the site from Kay Street.

3.3



The brief for the site was to plan a small number of detached houses which could create a sense of enclosure and containment along the riverbank. Notwithstanding the height and mass of the lost Waterside pub, which was located to form part of the bridge itself and at right angles to the main axis of this site, it was felt that the proposed houses would maintain a domestic height and scale, which would not be evident if the site were used for apartments. The scale would therefore be more compatible with existing domestic premises as well as being less