

Design & Access Statement

Land at Leigh Lane, Elton, Bury

Abode Architecture Ltd

ABODE

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Land at Leigh Lane, Elton, Bury

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01

Introduction

Planning History

Planning Policy

Introduction

This Design & Access Statement has been prepared by Abode Architecture and accompanies the planning application for the construction of a two new high quality lodges.

This document seeks to provide a detailed written description of the proposed development along with visual aids to further elaborate on design and how the site itself has informed the design and layout of the proposed dwellings.

The boundaries surrounding the site will be retained to mitigate any effects upon the greenbelt and SSBI, existing trees and shrubbery of significance will be maintained and protected.

The design of the new dwelling seeks to bring two modest lodges of high quality within the identified clearing on the plot off Leigh Lane, the design and proposed materials have been carefully selected for the properties to blend seamlessly with their surroundings.

This document should be read in conjunction with the submitted architectural drawings and reports.

Planning History

OL1 - GREEN BELT

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns from merging into one another;
- c) to assist in safeguarding the countryside from further encroachment;
- d) to preserve the setting and special character of historic towns;
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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EN6/4 - Wildlife Links and Corridors

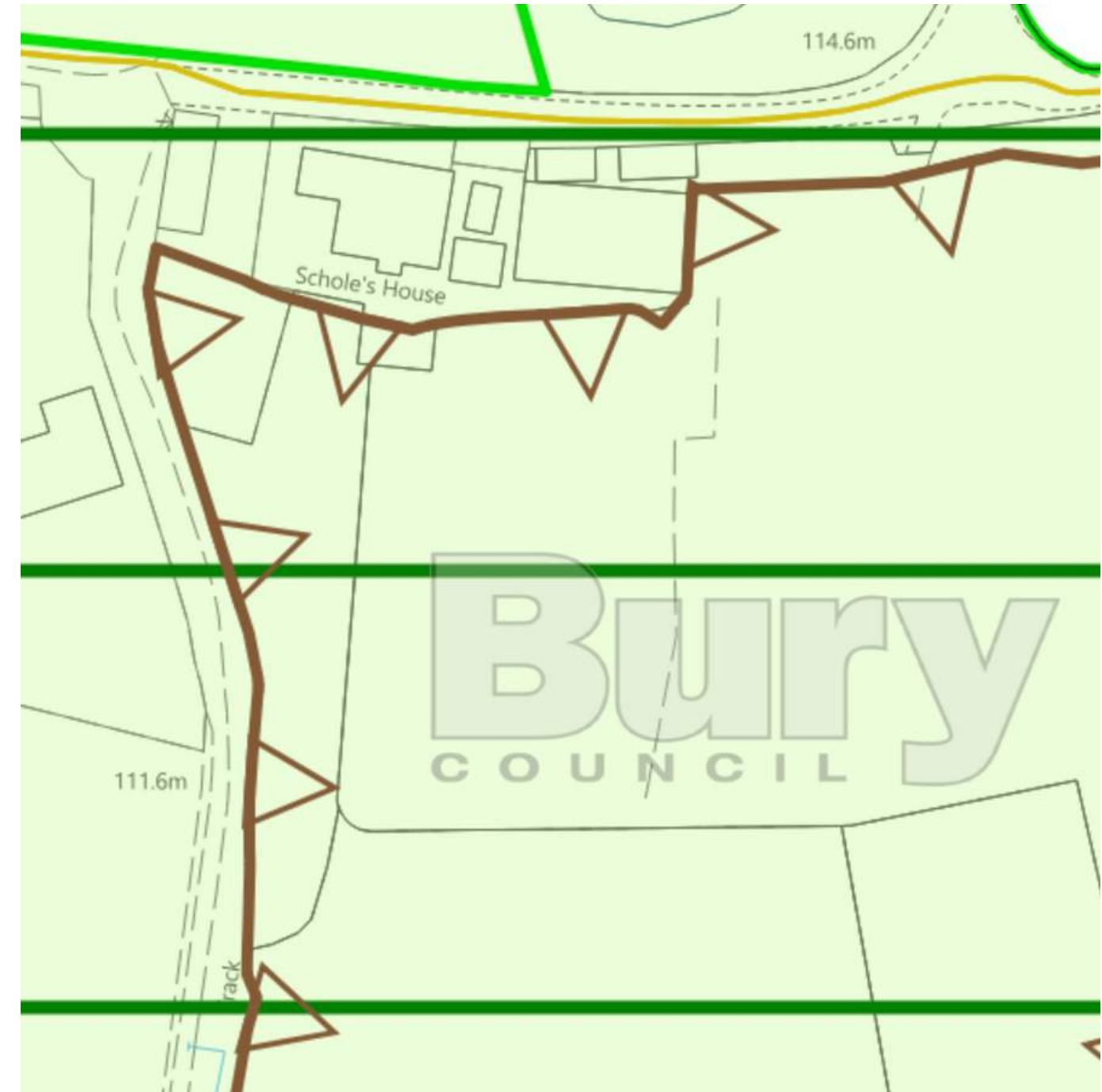
The Council will seek to consolidate and, where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works, where appropriate.

EN9/1 - Special Landscape Areas

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance)

Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.



02

The Site

Site Location

Site Character

Site Description

The Site

Site Location

The application site is situated approximately 1.5 miles from the centre of Bury town centre, positioned to the South of Leigh Lane.

The surrounding area is residential to the West with two large detached properties and heavily developed to the North. The East and the site itself is greenbelt land but located on the fringe of the greenbelt boundary. solely residential comprising of small stone terraces and larger detached.

The site is not within a conservation area and there are no listed buildings within the immediate vicinity.

Site Character

The site is located along Leigh Lane neighboured by larger detached properties and a kennel to the West, the right are naturally developing woodland with clearings to the South of the plot.

Site Description

The application site has a gross area of approximately 4,483 sqm. The site is relatively rectangular in shape with a long access off Leigh Lane to the West is bound by a detached property and a number of outbuildings. The East by a post and wire fence, the North by Leigh Lane and the South by woodland area.

The site has a clearing once into the main body of which is the intended location for the new property.

03

Design

Context

Site Analysis

Design

The proposals have been informed heavily by the surroundings of their surroundings and with the overall aim to ensure that the properties have minimal effect upon the site both from a visual aspect and also from a biological one.

The site has many mature trees which line the boundary of the site the root protection areas of these trees have influenced the siting and shape of the properties themselves. Developed to minimise any interruption of the existing root system, few lower quality trees have been proposed for removal and as previous applications for tree felling have been approved this is felt to be minor in terms of overall impact.

The footprints of the properties themselves have been developed to ensure that they are as compact as possible, while offering contemporary high quality living space for their occupants. The additional benefit of the smaller footprint is the reduced substructure works required as part of the development of the site, which focusses heavily upon the retention of the existing habitats.

The material palette has remained simple, the use of natural timber cladding and composite timber / aluminium window frames. The timber cladding has been carefully used to ensure that the property with maturity blends into the landscape as the timber naturally weathers into its surroundings, the orientation of the cladding and widths complements the verticality of the landscape and mimics that of the mature trees rising upwards from the site. The timber cladding then 'wraps' up and over the roof structure, this prevents any visual contrast of materials at high level which would be present with using a more traditional slate which again further diminishes the visual impact of the properties.

Windows have been carefully sited, to enjoy the natural uninterrupted views to the South of the site with glazing kept to a minimum on the Northern elevations to reduce sight of reflections on the glass from the Northern boundary. An open plan living arrangement has been developed for the internals of the proposed homes to suit a more contemporary and modern lifestyle a small North facing projection from the principal building line provides a boot room and utility. The scale has been mitigated by proposing a flat roof structure with sedum covering. The roof space has been utilised to provide additional bedroom accommodation while ensuring overall scale and mass is minimised.

Context

Neighbouring properties are unsympathetic with their position and are at odds with their surroundings large detached properties with many outbuildings present quite an impact on the green belt. The proposals seek to deal with the shortcomings of the surrounding properties through, careful positioning, sympathetic materials and careful consideration of their size and scale.

The wider site and grounds will be natural in appearance, further mitigating the foreign aesthetic of a traditional garden space within such a secluded and natural setting. Further detail of this are elaborated within the proposed landscaping documents.

The proposals have been heavily influenced by its surroundings, the principal aim to deliver two environmentally friendly homes with minimal impact upon their surroundings. Inspirational imagery (right) shows successful examples of similar applications.









Site Analysis

Existing Analysis

The proposals have been developed from an initial site analysis influenced by both the design deliverables of the applicant and the site as a host for those deliverables. The site has a tree lined perimeter with a defined clearing to the South East of the plot, this location identified itself as the most suitable position for any built form.

The site was carefully appraised by the arborist identifying areas for protection, no dig zones and the like which are further elaborated upon within the arboricultural report submitted separately. The clearing then with overlaid RPA's defined the most acceptable areas for structure, hard and soft landscaping.

Developing upon the outlined areas available a proposal for the built form was able to be developed to ensure minimal minimal impact upon the greenbelt, through the sheltering and vailing of the plots by the existing landscape. The existing site access is formed by a crude stone over geotextile membrane, this is intended on being retained to prevent any additional damage through its removal over RPA's. The location of the properties seeks to utilise the existing access and locally adapt.

Proposal Influences

Following review of the existing site and surrounding area, key points of focus had been identified as part of the proposal to improve on both the existing built forms, landscaping and incidental enjoyment of the properties

- Retained approach for both vehicles and pedestrians, with minor alterations to be utilised to avoid any damage to surrounding trees
- Retention of all trees where possible
- A focus on the internal flow of the home, using effective corridors and entrance halls to provide full circulation to rooms utilising open plan space to the rear to provide improved enjoyment of the South facing views.
- Provision for bio diversity net gain
- Develop existing soft landscaping informed by flora surveys to supplement existing planting naturally
- Utilisation of sympathetic materials to mitigate impact upon the greenbelt

04

- Brief**
- Architecture**
- Access**
- Efficiency & Sustainability**

The Proposal

Brief

The client brief was to provide an attractive pair of high quality homes, providing accommodation, contemporary open plan spaces with a focus on being submissive within the landscaping and to the south linking to the natural retains areas while maximising natural the use of natural light. The property is to be architectural befitting of its location. The remaining deliverables have been driven by the short comings of the existing surrounding homes and area as identified in section 3.

Landscaping

Existing landscaping comprises of mostly self seeded trees and shrubbery at low level with mature trees to the perimeter and South Western area of the plot. An existing MOT road has been formed down the entrance of the site over geo-textile fabric which will be retained and amended locally to facilitate the scheme.

The hard landscape has been designed to modest areas around the property with local raised patio areas constructed above ground level to mitigate any dig requirements. A full soft landscaping scheme has been developed in collaboration with a flora survey to supplement the existing planting with natural selections prepared by Nicola Jayne Landscape Design and Rachel Hacking.

Architecture

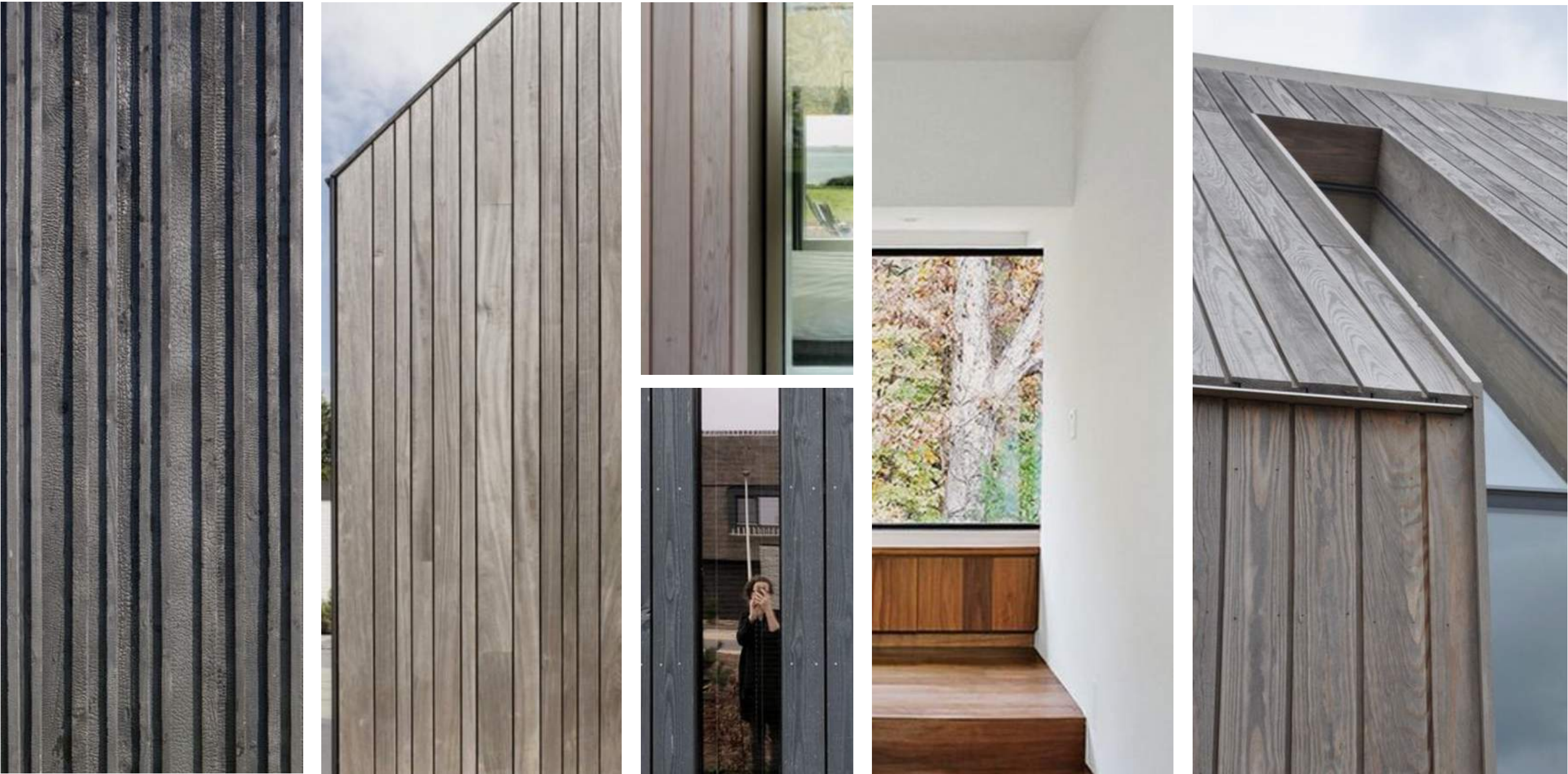
Design cues have been taken from the natural surroundings, the use of timber on both vertical and pitched faces of the property allow the materials to weather and form a natural patina. Utilising minimal glazing reduces reflections visible from the road and public areas with the orientation of apertures positioned to the South maximising views for the occupants.

Materials have also been carefully implemented through the use of vertical boarding to mirror the verticality of the surrounding trees reducing the visible mass. A sedum roof has been added over the proposed utility and boot room to ensure a minimised overall built form and add further to the soft landscaping.

The mass and form of the buildings is generated from a section, with spans that reflect historical technology limits yet deliver appropriately sized and proportioned rooms. The discipline of the controlling section also gives an attractive building form when viewed from any angle, it also provides opportunity for large uninterrupted open plan spaces, while utilising the more traditional rafter spans allows the full utilisation of the roof space for additional accommodation.

The layout has been designed to accommodate the needs of today's lifestyle and the particular requirements of the future occupiers, providing links to high quality outdoor areas through use and views. It is proposed to use quality materials external materials with a sample palette on the following page.

Materials



Access

The existing access and private drive shall be retained and off street parking provision extended to mitigate any on street parking.

The proposed development shall comply with the requirements of the Disability Discrimination Act 1995 and Approved Document M in terms of all users' equal and convenient access to the building, spaces and public transport network. In accordance with Approved Document M a provision has been made to provide a level threshold for disabled users.

Efficiency & Sustainability

Several measures will be taken to ensure the proposed dwelling meets an energy efficiency specification of B or above

These measures include, but are not limited to:

- High levels of natural daylight to principal rooms
- High levels of thermal insulation in excess of recently updated Building Regulations
- Weather-compensation and delayed start controls to the heating systems
- LED and low energy lighting
- Heating systems to be thermostatically controlled and zoned
- Good levels of airtightness

It is extremely important to the applicant that the proposed dwelling achieves a much-improved energy efficiency specification compared to the existing house, reducing the carbon footprint of the property.

Sustainability

The proposal will be constructed with particular consideration given to sustainability. The following items will be investigated and utilised if found to be practicable -

- High levels of natural daylight to principal rooms
- High levels of thermal insulation in excess of current Building Regulations
- Weather-compensation and delayed start controls to the heating systems
- LED and low energy lighting
- Heating systems to be thermostatically controlled and zoned
- Good levels of airtightness
- Storage space for recyclable domestic waste

Water

- Dual flush toilets
- Rainwater harvesting for garden use
- Maximise use of porous external surfaces

Health

- Nature and landscape visible from inside and out
- A safe space for the applicant to enjoy time together
- Inclusive access

Travel

- Space provided for cycles
- Space provided for working from home

Sustainability is a key driver of the development, ensuring the family can enjoy and maintain the property and its grounds for years to come.

Refuse Storage

Amount

In accordance with Part H of the building regulations relating to domestic developments all units will be provided with a minimum combined solid waste capacity of 0.25m³ inclusive of recyclable waste provision.

Location & Design

Per 1.10 of Part H the bin enclosure is at a flush level with the surrounding hardstanding to ensure steps are mitigated on routes of travel. The enclosure has been located in the furthest-most point of the parking area to avoid lines of sight from the windows and prevent any access issues to the properties themselves.

To avoid unsightly views of waste areas a bin enclosure will be constructed within the site providing ample storage for waste along with adequate clear space.

Collection

Bins will be collected on a weekly basis bins are to be removed from the storage area and placed back within the bin store.

05

Conclusion

Conclusion

·This document has shown that through an deliberate design process, developing a sympathetic and effective proposal for the site, delivering on the needs of the applicant along with identifying short comings of the existing property and seeking to mitigate and improve in all areas.

The key drivers of the project include:

- Providing an attractive and functional home for the family, fully utilising the whole site and ensuring its qualities are best taken advantage of
- To develop with a strong emphasis on sustainability, energy efficiency ensuring that the replacement dwelling brings all possible elements up to and beyond that required of a modern dwelling through both fabric and installed systems.
- Produce a functional layout for a contemporary family home.

The proposals look to give a new lease of life to the site at Meldons, developing on the existing properties positives whilst looking to the future to ensure a sustainable development.

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