

# Design and Access Statement

Incorporating Transport Statement and Crime Impact Study

## Proposed Residential Development

**Design and Access Statement  
incorporating Transport Statement &  
Crime Impact Study**



### **Address:**

**Land off Burns Avenue, Bury**

Reference: 21088 DA v 2.0  
26th June 2023



**The Intelligent Design Centre**

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# Contents

|     |                                    |  |
|-----|------------------------------------|--|
| 1.0 | Introduction .....                 |  |
| 1.1 | Design and Access Statement.....   |  |
| 1.2 | Background.....                    |  |
| 1.3 | Site History .....                 |  |
| 2.0 | The Existing Site.....             |  |
| 3.0 | Design proposals .....             |  |
| 3.1 | Objectives .....                   |  |
| 3.2 | Design and Layout.....             |  |
| 3.3 | Scale, Massing and material.....   |  |
| 3.4 | Transport, Access and Parking..... |  |
| 3.5 | Services and Schools .....         |  |
| 3.6 | Waste Management Plan.....         |  |
| 3.7 | Crime Impact Study .....           |  |
| 4.0 | Conclusion .....                   |  |

## 1.0 Introduction

This statement is submitted by **The Intelligent Design Centre** to accompany the Planning Application for the proposal to construct a residential development of a dormer bungalow accessed from Burns Avenue, Bury.

Site Address: Burns Avenue, Bury

(Nearest Postcode BL9 9RB)

What3Words: trader.hugs.gains

Grid Reference: Sd 80687 08954

Easting(x) 380687 Northing(y) 408954

Applicant: Mr G. mahmood

The proposal is to seek planning approval for a residential development, including the creation of appropriate private off road parking and garden spaces incorporating recycle waste bin areas.



Fig 1.0 Photo credits: Google earth

## 1.1 Design and Access Statement

This Design and Access Statement will set out the rationale behind the proposed development and its context within the surrounding existing built form, illustrating how the new proposed development conforms to all required site constraints and is configured to form a modern aesthetically pleasing new development offering a new home to a currently unused area.

This design and access statement has been prepared with reference to 'CABE Guidance 'Design and Access Statements – How to Read, Write and Use Them'', describing the amount, layout, massing, access and scale and outlines its significance in the surrounding area.

## 1.2 Background

The site is situated on land at Burns Avenue, Bury.

We believe the new proposals satisfy the constraints of the site and provides the much sought after quality family home in the area.

## 1.3 Site History

The site has been unused for a period of time.



*Fig 1.2 Historic photograph of the Existing Site*

## 2.0 The Existing Site

The surrounding area is predominantly residential with a mixture of semi-detached and terraced housing and newer semi-detached dwellings.

North - To the north of the site are the semi detached properties of St Peters St.

East - To the east of the site are rear garden areas

South - To the south of the site are the houses of Burns Avenue

West - To the west of the site is the site access off Burns Avenue



*Fig 1.3 Historic photograph of the Existing Site*



*Fig 2.0 –Photographs of the Existing Site*

The site is very much enclosed and defined and would benefit the area should it be developed for residential uses.



*Fig 2.1 – Existing Site Plan*

The site is square in nature and approx 16m x 15m. It is accessed directly off Burns Avenue



*Fig 2.2 Photographs of the site Entrance off Burns Ave*

## 3.0 Design proposals

### 3.1 Objectives

The proposal aims to utilise an unkempt piece of land and create a development of a dormer bungalow consisting of a 3-bedroom dwelling.

The home has 2no car parking spaces and front and rear and side gardens including space for bin storage. The home will be built to modern environmental standards and so provide economic living in low maintenance built form.

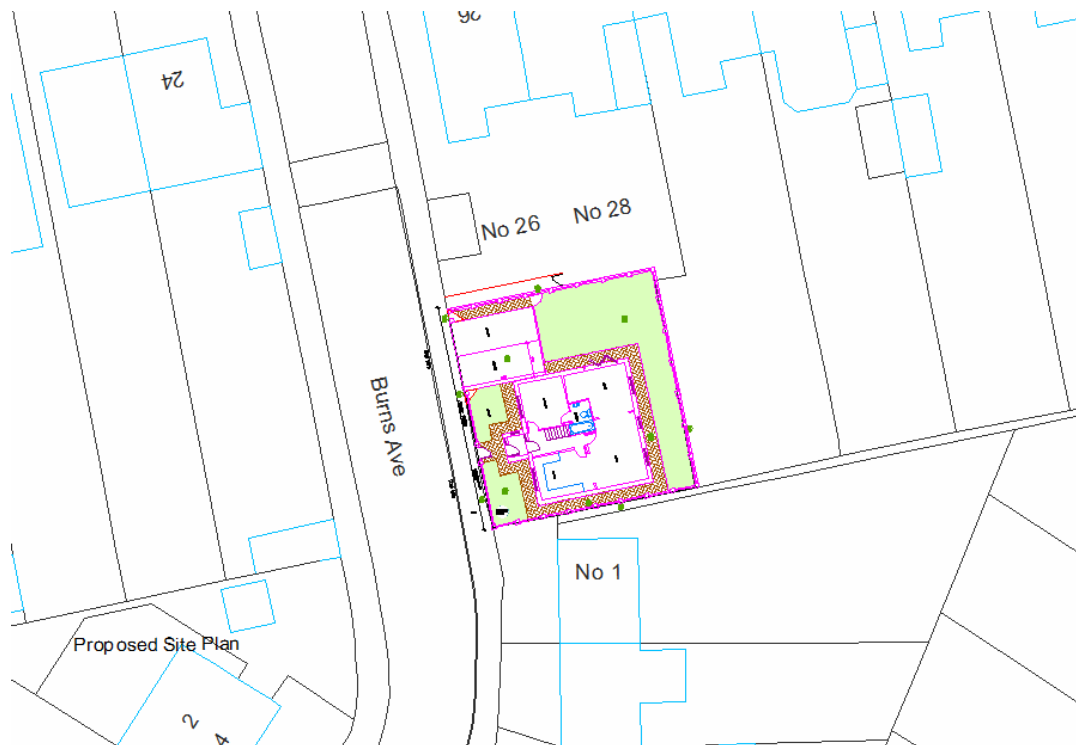
Separation distances are maintained at minimum levels to preserve the privacy of existing adjacent properties.

A residential development is seen as the most suitable, given the mainly residential nature of the surrounding properties, and the need for growing families to stay in the area for ease of family, social and work connections. Social cohesion and local prosperity improvements are targeted by the creation of the development.

### 3.2 Design and Layout

This proposed site plan includes the formation of a new vehicular access off Burns Avenue for the dwelling.

The dwelling is arranged facing the road and the house has a driveway to the side to accommodate 2no cars.

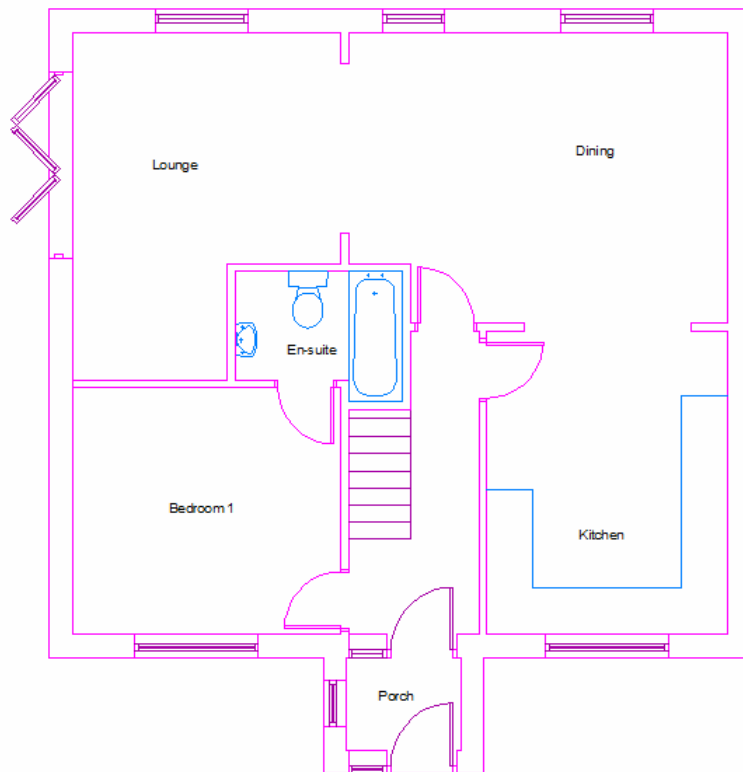


*Fig 3.22 - Proposed Site Plan*

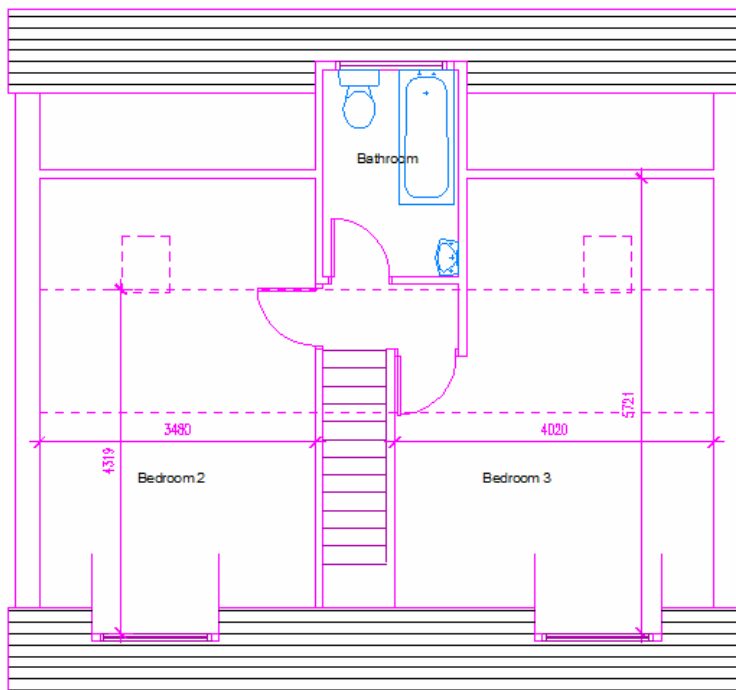
The proposed house will be approx 123sqm with attractive modern proportions and spacious rooms.

The proposed home is indicated as have floor areas as follows:

- Ground floor area – 68.5 m<sup>2</sup>
- First Floor area – 55.4 m<sup>2</sup>



*Fig 3.23 -Proposed Ground Floor Plan*



*Fig 3.24-Proposed First Floor Plan*

### 3.3 Scale, Massing and material

The proposed dwelling will be a dormer bungalow of approx 123sqft. The uppermost storey is created in the roof space with subtle dormer windows. This is keeping with the area. Several properties that surround the site, show evidence of loft converted spaces featuring dormer windows and roof lights. The proposed house offers to replicate these features and bring the currently unsightly vacant land into a quality amiable use – quality homes for families to live in.



*Fig 3.31 – Proposed Elevations*

### 3.4 Transport, Access and Parking

The new development has access from Burns Avenue. Within the site reasonably level gradients are possible and level access to the front entrance of the house easily achieved. The site is accessible via all personal forms of transport. Cycling and pedestrians are easily accommodated and the site is near the local bus routes which run along Manchester Road.

### 3.5 Services and Schools

The site is in a particularly sustainable location. The location is served by many schools, surgeries, churches and mosques, shops and transport links

### 3.6 Waste Management Plan

The proposals for each house space will be provided for the following:  
240ltr Refuse Bin

240ltr Cans/Plastic and Glass  
240ltr Cardboard/Paper  
240ltr Garden Waste (Subject to requirement)

The site faces Burns Avenue which is a route for waste collection vehicles.

### **3.7 Crime Impact Study**

We have reviewed the proposals in line with the Secured By Design standards and have noted the key points below:-

- No concealed spaces have been created, they have been removed. All of the lockable dwelling doors will comply with PAS24 requirements.
- Secure letter box will be provided to the main entrance doors of the property.
- Current street Lighting is suitable.
- Security alarms will be provided on an individual basis as required.

## **4.0 Conclusion**

It is envisaged that the proposed development will result in the delivery of a high quality and attractive place for families to live and enjoy. The enhancements to the area by the creation of the development are substantial and the proposed development provides the local need for a three bedroom dormer bungalow.

The proposed layout has been designed with great care to ensure fully functional family home with great flexibility for evolving over time are produced , maintaining the minimum separation distances from adjacent properties.

We believe the proposed development will positively impact both the surroundings and the local community while developing a site which is presently a eyesore.