

Design & Access Statement

Proposed Residential Development of a Single Detached
Dwelling at 220 Ainsworth Road, Bury



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1. Background

This Design and Access Statement has been prepared in support of a planning application for the proposed residential development at 220 Ainsworth Road, Bury. The application seeks approval for the construction of a single detached four-bedroom dwelling, designed to accommodate seven occupants.

Independent of this application the homeowner of 220 Ainsworth Road are due to reduce the size of the current rear extension, opening up the existing rear amenity space. A new vehicular access point will be created off Elton Vale Road, which will serve the new dwelling and provide three car parking spaces in accordance with local parking standards.

The proposal has been developed by Equilibrium Architects, working in collaboration with the wider design team and the client. The development aims to provide a high-quality private home that is contextually appropriate and responds positively to the surrounding built environment. The site is situated on the edge of Bury Town Centre, within a predominantly high-density residential area. The location benefits from proximity to local amenities, services, and public transport connections, making it an ideal setting for sustainable urban living.

This Design and Access Statement should be read alongside all other submitted plans, drawings, and supporting documentation, which collectively form the basis of this planning application.

2. The Site

The proposed development is located on land to the rear of 220 Ainsworth Road, situated on the outskirts of Bury Town Centre, which has a population of approximately 81,101 residents. The site currently serves as the private rear garden of the existing property at No. 220 Ainsworth Road.

From the 1940s onwards, the area has been characterised by residential development, with continued growth in surrounding housing density. Prior to this, and as far back as the early 1900s, historical records show that the land remained undeveloped, forming part of extensive open fields on the periphery of Bury.

Access to the site is currently taken from Ainsworth Road, a primary route linking Bury to Bolton. The proposed dwelling, however, will be accessed from Elton Vale Road, a side road off Ainsworth Road, which will serve as the main vehicular access point. This new access will provide safe entry and exit in accordance with approved visibility splays, as well as accommodate three on-site parking spaces in line with local requirements.



Site Location – Aerial Image of Ainsworth and the surrounding area



Site Location – Aerial Image of the Site and Surrounding Area

3. Site Appraisal

The site consists primarily of a flat, level area suited for development adjacent to land at the rear of 220 Ainsworth Road. The development site is irregular in plan shape, encompassing an area of unmade land / garden with 2 outbuildings, to the rear of No. 220 Ainsworth Road, Bury, BL8 2LR. The site is boarded to the East, South and West by several residential properties. However, to the North of the site are several large trees acting as a barrier to the adjacent properties on Foulds Avenue. The remaining boundaries of the site are made up of shrubbery to the north and west.

The site is located on the outskirts of Bury Town Centre and has good access to local amenities and facilities such as supermarkets, schools and local parks. There is a reliable bus service that runs along Ainsworth Road with access into Bury Town Centre to the East and Bolton to the West. The Greenhill Road bus stop is approximately a 2-minute walk from the site access point. The closest train station is Bolton Great Moor Street Railway Station which is located 5 miles West of the site with a travel time of 16 minutes by car. There is also a Metrolink located 1.4 miles from site which is a 32-minute walk or a 6-minute drive with free parking facilities. The Metrolink gives wider access to the entirety of Greater Manchester's linking outer towns into the City Centre.

A drainage assessment was undertaken which is a necessity to evaluate the drainage solutions of the site and was submitted as part of this application. The assessment identified that the area was in a low-risk flood zone 1, the nearest watercourse called Elton Brook is 300m North of the site, the nearest adopted sewers which identified a 600m diameter sewer flowing south. A topographical survey has also been completed and submitted as part of this application instigated that No.220 Ainsworth Road is to hold a level of 111.48m AOD. The land encompassing the proposed dwelling then falls in a northerly direction down to circa 110.60m AOD. A Contaminated Land Risk Assessment has been submitted as part of this application, confirming that the site is not contaminated. The assessment concludes that the proposed development is not at risk from any foreseeable issues related to land contamination.

4.0 Design Proposal

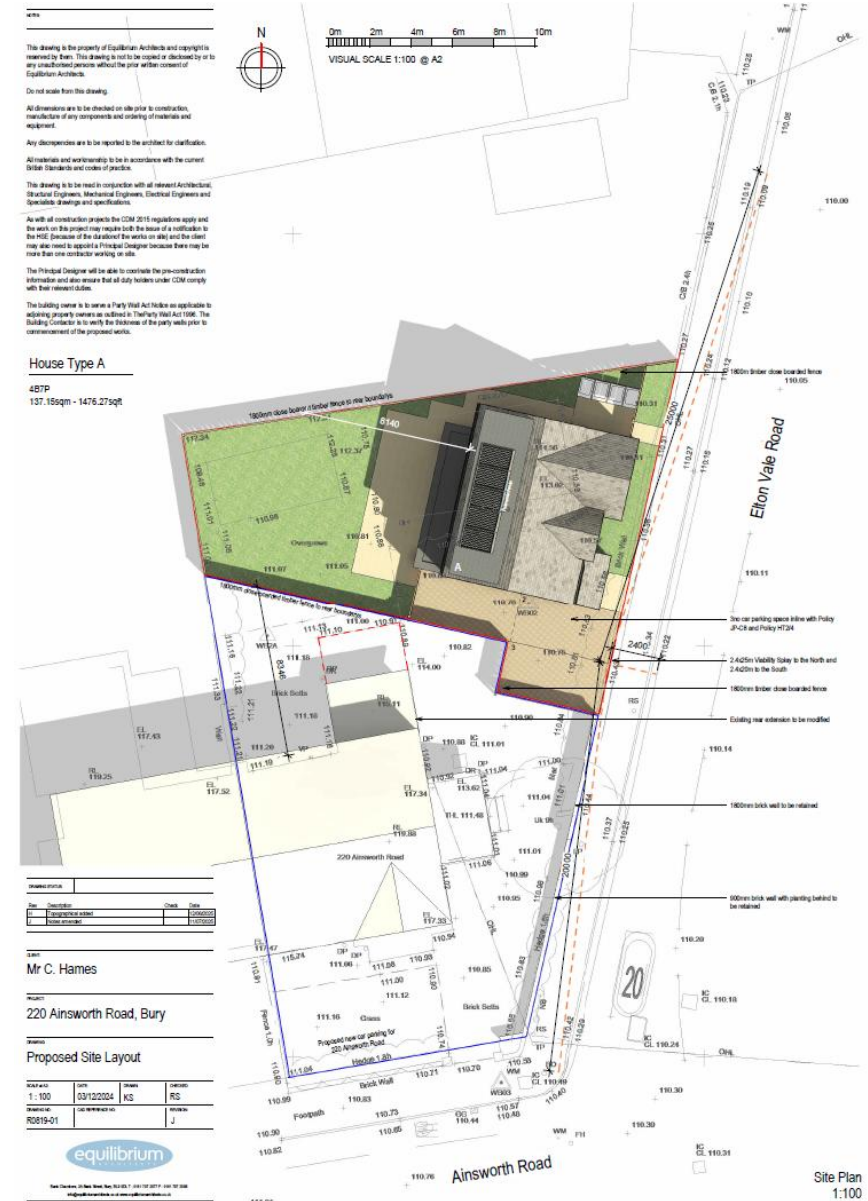
4.1 Brief

The proposed brief is to design a 4-bedroom 7 personal dwelling for a private client. The proposed development has been designed to make efficient use of the land, thereby ensuring the site is commercially viable and supports long-term value. The applicant still wishes to bring forward a scheme that has been designed to a high architectural standard, incorporating materials and forms that respect the local vernacular while delivering a contemporary and contextually appropriate home. The proposed dwelling will provide a total internal floor area of approximately 137.15 sqm (1,476.27 sqft), in full compliance with the Nationally Described Space Standards (NDSS) for a four-bedroom, seven-person home. The property will include provision for three off-street car parking spaces and benefit from a private rear garden, which also incorporates a designated area for refuse and recycling storage.

4.2 Site Arrangement / Design

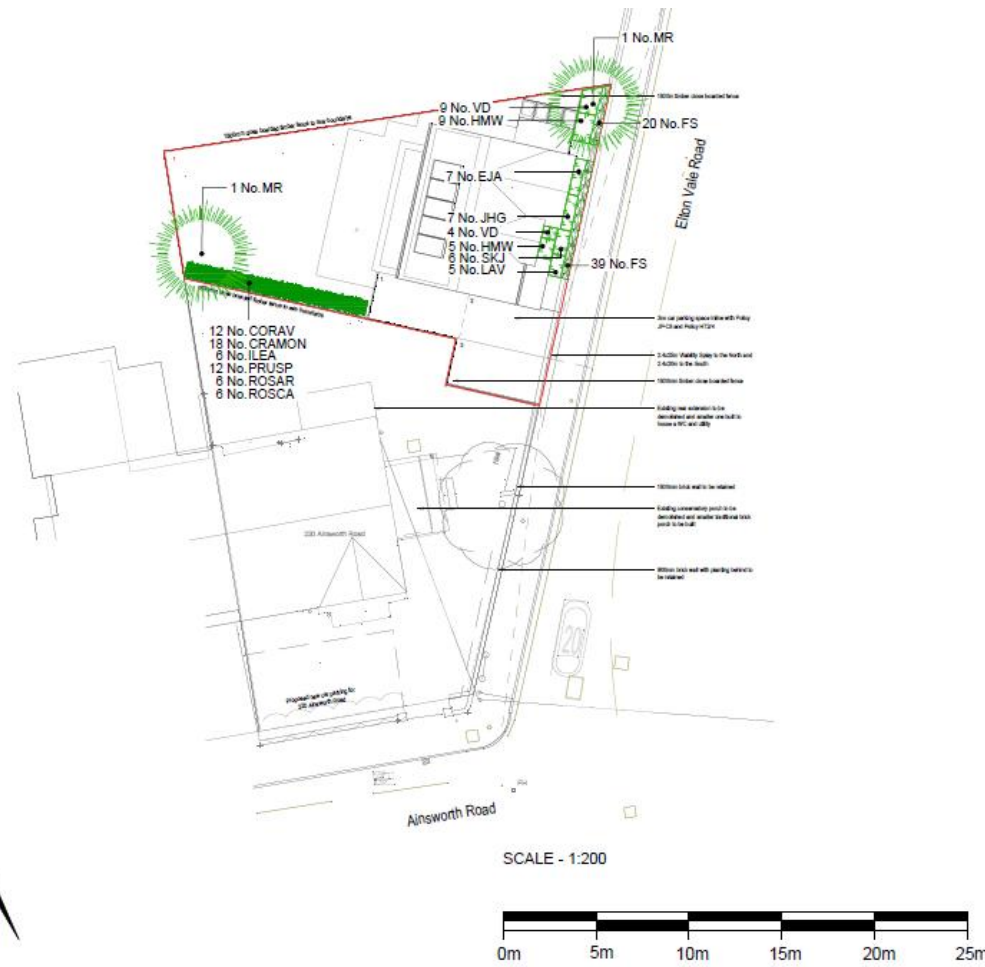
The proposed development is positioned toward the north-western portion of the site, fronting onto Elton Vale Road, with vehicular and pedestrian access taken from this location. The orientation and layout of the new dwelling maximise the available plot area while maintaining appropriate separation distances from neighbouring properties and respecting existing boundary treatments. A total of three off-street car parking spaces is provided to the side of the dwelling, accessed via a new entrance along Elton Vale Road. These spaces comply with local policy requirements and are arranged to allow efficient manoeuvrability and visibility. A designated refuse storage area is located discreetly to the side of the property for convenient collection without detracting from the building's frontage or streetscape.

The private rear garden lies to the west of the new dwelling and provides ample outdoor amenity space. The garden is bordered by 1.8m timber close-boarded fencing, offering privacy and security for future occupants. Minor modifications are proposed to the adjacent boundary walls to facilitate access and improve integration with the new layout. The site plan also ensures a sensitive relationship with the existing property at 220 Ainsworth Road, retaining access and amenity space to the rear of the original dwelling. Overall, the arrangement achieves a well-considered balance between built form, landscaping, access, and privacy.



Proposed Site Plan

4.3 Landscape Design



This landscaping proposal integrates a thoughtful planting scheme and boundary enhancements to improve both the visual appeal and environmental quality of the development at the proposed site on Elton Vale Road. A variety of trees and shrubs, including species such as MR (Malus 'Red Sentinel'), FS (Fagus sylvatica), VD, HMW, EJA, JHG, and several ground-level species like Corav, Ceramon, and Rosar, are strategically planted along the perimeter and of the plot. These plants help soften the urban edge, provide seasonal interest, and support biodiversity. The proposal includes new boundary treatments and the retention of existing trees and walls where appropriate, maintaining a sense of continuity with the surrounding streetscape. Additionally, pedestrian access is enhanced with clear paths, providing an active frontage increasing natural surveillance. While green buffers provide a pleasant, natural transition between public and private spaces. Overall, the landscaping significantly enhances the aesthetic, ecological, and functional value of the development.

Proposed Landscaping Scheme

5.0 Access Statement

Level access will be provided to all dwellings where possible. Level access will also be provided to all vehicle parking spaces to the main entrance of each dwelling. Any change in level and crossings will have a tactile finish with contrasting colours to main pathways. Access to all amenity spaces will be unrestricted.

Lighting to the parking areas will provide sufficient safety requirements to assist disabled and able-bodied persons. Ramps where provided or required are to be within 1:12/1:20 gradient with a minimum 1200x1200mm unobstructed landing area and entrance.

The entrances to the main access door is to have a minimum 1000mm structural opening giving a clear 900mm door width capable of wheelchair access. Each door having a maximum force of 20N to assist opening. Door furniture and finishing are yet to be specified; however, they will clearly comply with DFA requirements where applicable.

The WC is capable of accepting a 750mm clear unobstructed area in front of the WC which can be accessed by a disabled person. Fittings within each room i.e. electrical sockets to be a minimum 450mm above finished floor level.

6.0 Conclusion

This planning application is for a single detached dwelling comprising of 4 bedrooms with a maximum 7 occupants all designed to NDSS, offering a high-quality development within the local town of Bury. Guidance from the local plan and planning policy has been reviewed and followed throughout the design process and has been discussed at pre-application stage (REF:02992E) with the Local Planning Authority Planning Officers.

The aim of the proposed development is to redevelop a site to create a great quality single detached home on the periphery of Bury. The site is well positioned in terms of amenities and access to public transport into Bolton Town Centre and Manchester City Centre and will easily support this proposed development.

The new proposed dwelling will complement the local area as it respects the neighbouring characteristics and introduces a new sense of modern architecture adding value and interest of the local area.

On behalf of our client and the wider design team we look forward to further working with Bury's Council Planning Department to create a good quality scheme at land rear of 220 Ainsworth Road, Bury. We respectfully request that Bury Council approves this detailed planning application for the reasons outlined here in.