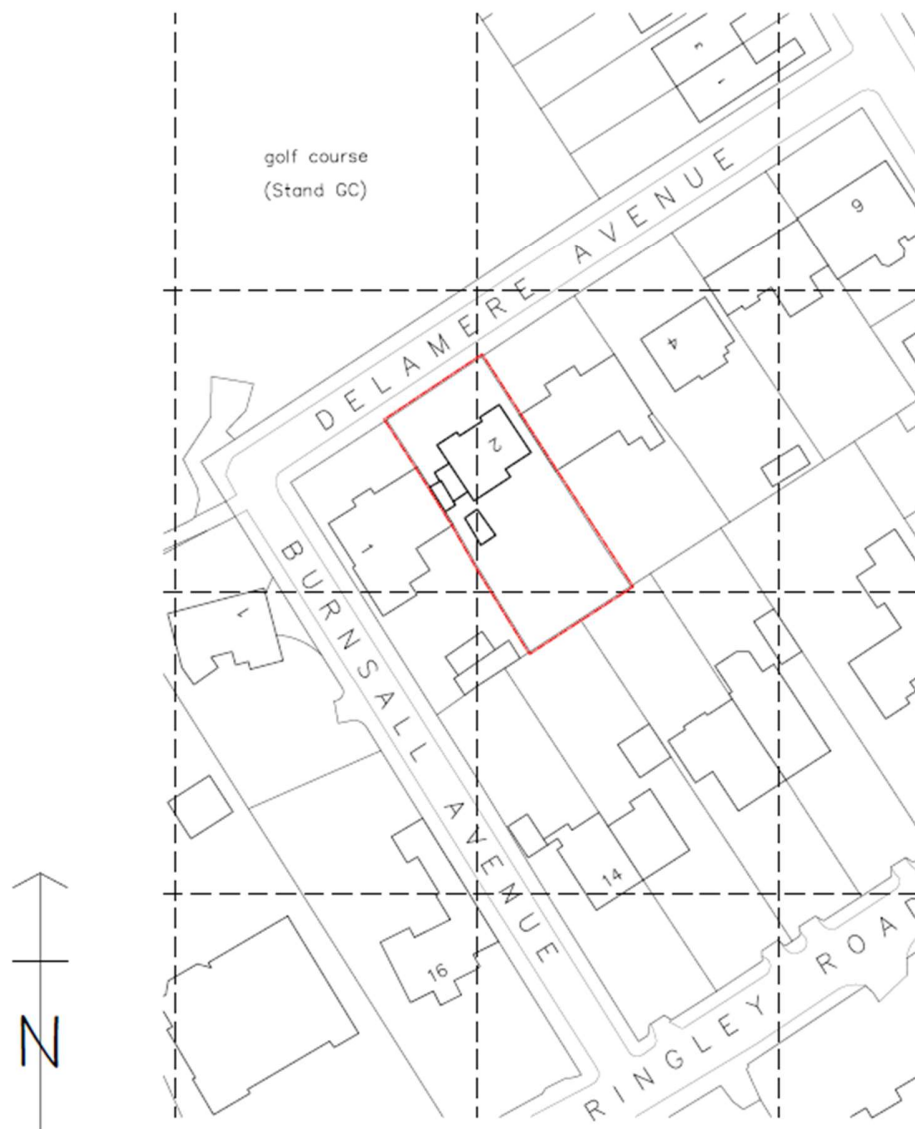


401 PL2 07 DRAFT

DESIGN AND ACCESS STATEMENT

2 DELAMERE AVENUE, WHITEFIELD, M45 7WJ

New three bedroom house to replace existing three bedroom house.



SITE LOCATION PLAN – as existing

INTRODUCTION

This statement has been prepared in support of the application for Full Planning Approval to replace the existing three bedroom domestic dwelling (bungalow plus garage, carport and outbuilding) at 2 Delamere Avenue, Whitefield with a new 1.5 storey three bedroom domestic dwelling with integral garage.

LOCATION

Delamere Avenue sits approx 0.5 miles to the south west of the town centre of Whitefield (Metropolitan Borough of Bury, Greater Manchester).

Delamere Avenue appears on maps from the 1920s and currently consists of 9no. houses on the southern side of the road only, with Stand Golf Club bounding the northern side.

The shape and form of the strip of houses on the avenue appears to have developed and changed over the last 100 years. Most of the houses have been constructed as detached bungalows, raised from the road level by approx. 1m following the natural slope of the land. Some of the houses have accommodation in the roof space and all of the houses have been altered and extended in one way or another through their history with the principle spread of development to the side (up to boundaries in many cases) and rear of the properties. Some of the houses have been extended to create first floor accommodation. All of the houses benefit from leafy green private gardens and off road parking.

To the south, the strip of houses share a rear boundary with larger houses on Ringley Road. These houses sit within the All Saints, Whitefield Conservation Area and are listed as 'buildings that make a positive contribution' to the heritage asset.



existing aerial view

EXISTING SITE AND HOUSE

No. 2 Delamere Avenue has been relatively undeveloped in recent years compared to neighbouring houses.

The existing house is a plain and simple three bedroom bungalow with a hipped roof and double gable feature to the front. There is an existing carport which links the detached garage and side outbuilding to the house. The outbuilding to the side is attached to no.1 Delamere Ave on the boundary.

The existing house sits centrally on the plot with a building line to the front common with the other houses on the avenue. There is access to the rear garden via the carport entrance off the sloped driveway. There is also access to the rear via a pathway to the north eastern side. The house at no.3 has been extended to the boundary.



front view of no.2 from Delamere Avenue

PLANNING HISTORY

A desktop investigation reveals no recent history of planning applications relating to no.2 Delamere Avenue.

There is a history of planning applications relating to most of the other houses on Delamere Avenue which covers the various side, rear and first floor extension schemes.

REDEVELOPMENT PROPOSAL

No.2 Delamere Avenue has been in the ownership of the applicants for approx. 8 years and was inherited from parents who bought the property in 1980. The property has been rented to private tenants in recent years. The applicants have lived a short distance away for many years and have a raised a family in the locality and are imbedded in the local community. There is family history in Whitefield since before the Second World War.

The applicants are looking to the future and wish to create a home for themselves which will provide comfortable, safe and independent living in their senior years and will allow them to remain living in the community they have called home for so long.

The existing house at no.2 Delamere Avenue is tired, small, inefficient and has poor access. The proposal is to demolish the existing house and build a new house that is fit for 21st century living.

The new house will be energy efficient, accessible and adaptable.

DESIGN PROPOSAL

The brief for the design was to create a single storey three bedroom house with secure parking. Due to site constraints and topography this has resulted in a design which provides the majority of habitable rooms on the ground floor and an integral garage. The roof space will be exploited to provide additional bedrooms for visiting family and friends.

The house will generally appear to be a bungalow with rooms in the roof.

The overall size of the footprint of a house on the plot will increase significantly with construction of the new house. However, in comparison with neighbouring properties and the relatively low level of extension and alteration over the years the site does not become overdeveloped. The new house footprint will be approx 25% of the site area which is comparable with other houses on the avenue.

The floor area will increase by approx 60% from the existing bungalow.

The design of the house includes a projecting front gable . This compares with the character of the avenue where properties have a range of projecting gables.

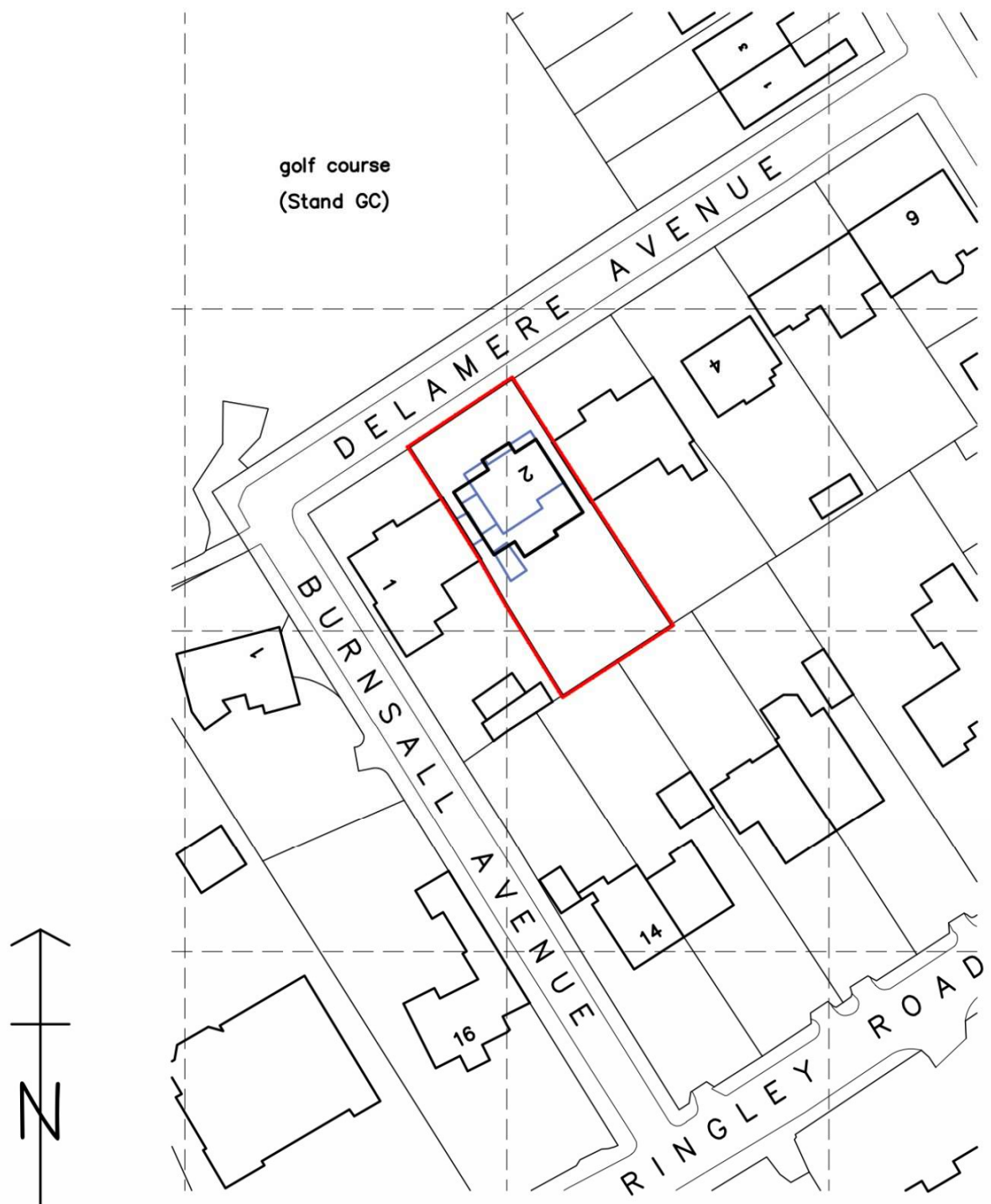
The house has a high principle ridge line to a level in keeping with it's neighbours. The eaves level is low which gives the house it's bungalow character. The principle gutter line is at a level between that of no.1 and no.3 Delamere Avenue on either side.

The position of the house on the site maintains a similar building line to both front and rear in comparison to the neighbouring properties.

It is proposed for the house to be constructed in buff multi facing brick with grey slate style concrete roof tiles.

Windows and doors to be aluminium or composite frames.

The house will be designed to exceed current standards/regulations in terms of heat loss and thermal efficiency due to high insulation levels, window/glazing specification, carbon emissions, etc and will provide an Energy Efficiency rating and Environmental Impact rating in the A range.



proposed new house footprint on site plan

ACCESS

The new house has been designed with accessibility and adaptability in mind.

Level access to the principle living area will be provided with ramped pathway and drive from street level leading to side and rear entrances.



proposed front elevation from Delamere Avenue



proposed aerial rear view



existing streetview 1



existing streetview 2