

Design and Access Statement

Proposed Residential Development

Design and Access Statement

4 Brookthorpe Road, Bury, Lancashire, BL8 3AD



Reference: 22018 – November 2022 v1.1



The Intelligent Design Centre

5-11 Eagle Street Accrington Lancashire BB5 1LN

T : 01254 232 007 E : info@email-idc.co.uk

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1.0 Introduction

This statement is submitted by The Intelligent Design Centre to accompany the Planning Application for the demolition of an existing aging bungalow and construction of a new two storey house with detached garage & annex.

Site Address:

4 Brookthorpe Road, Bury, Lancashire, BL8 3AD

Grid Reference:SD780114

Easting(x) Northing(y)

Applicant: Mr & Mrs Smith



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 residential area, and will set out how the design has been arrived at taking into account the site constraints.

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

A pre-app enquiry was submitted in May 2022 ref 02732/E and the response received on 27th July 2022 was very positive. A summary of the responses is as follows:-

- The site is in a residential area, and there is an existing dwelling on the site.
- The principle of a replacement dwelling is acceptable in principle.
- No predominate building style nearby, therefore, a bespoke design could be used.
- Proximity to neighbouring buildings / windows needs to be carefully considered.
- Parking details and boundary fence treatment to be provided with the application.
- Recommendation that a desktop ground investigation report be provided with the application.
- A vehicle charging point will likely be required.
- An ecology survey will be required.

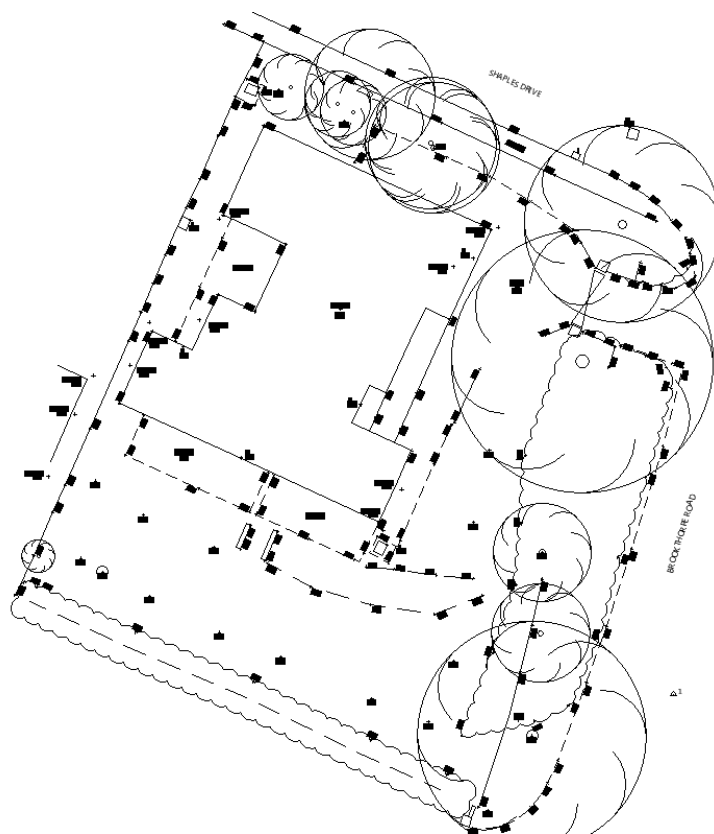
CONCLUSION

The principle of a replacement dwelling is acceptable and the general position, mass and bulk is likely to be appropriate in general terms, but the final design iteration should be robustly articulated and presented. The advice provided in relation to highways, contaminated land and air quality is provided.

2.0 The Existing Site

The site is situated on Brookthorpe Road, Bury and occupies a sizable plot of approximately 1,000m². The site is surrounded by other residential properties of various sizes, and types including bungalows, two and three storey houses, detached and semi-detached houses, all of varying aesthetic styles.

There are a several semi-mature trees and hedges around the perimeter of the site and some low value vegetation within it. The site has a high level fence to the west boundary and lower level timber and steel mesh fences embedded within the shrubbery to the north and east boundaries. The site has a vehicular entrance accessed from Brookthorpe Road.



The site investigation shows there used to be a coal mine nearby before any of the surrounding dwellings were constructed. The mine shaft has been capped off many years ago so no problems are anticipated in this regard.

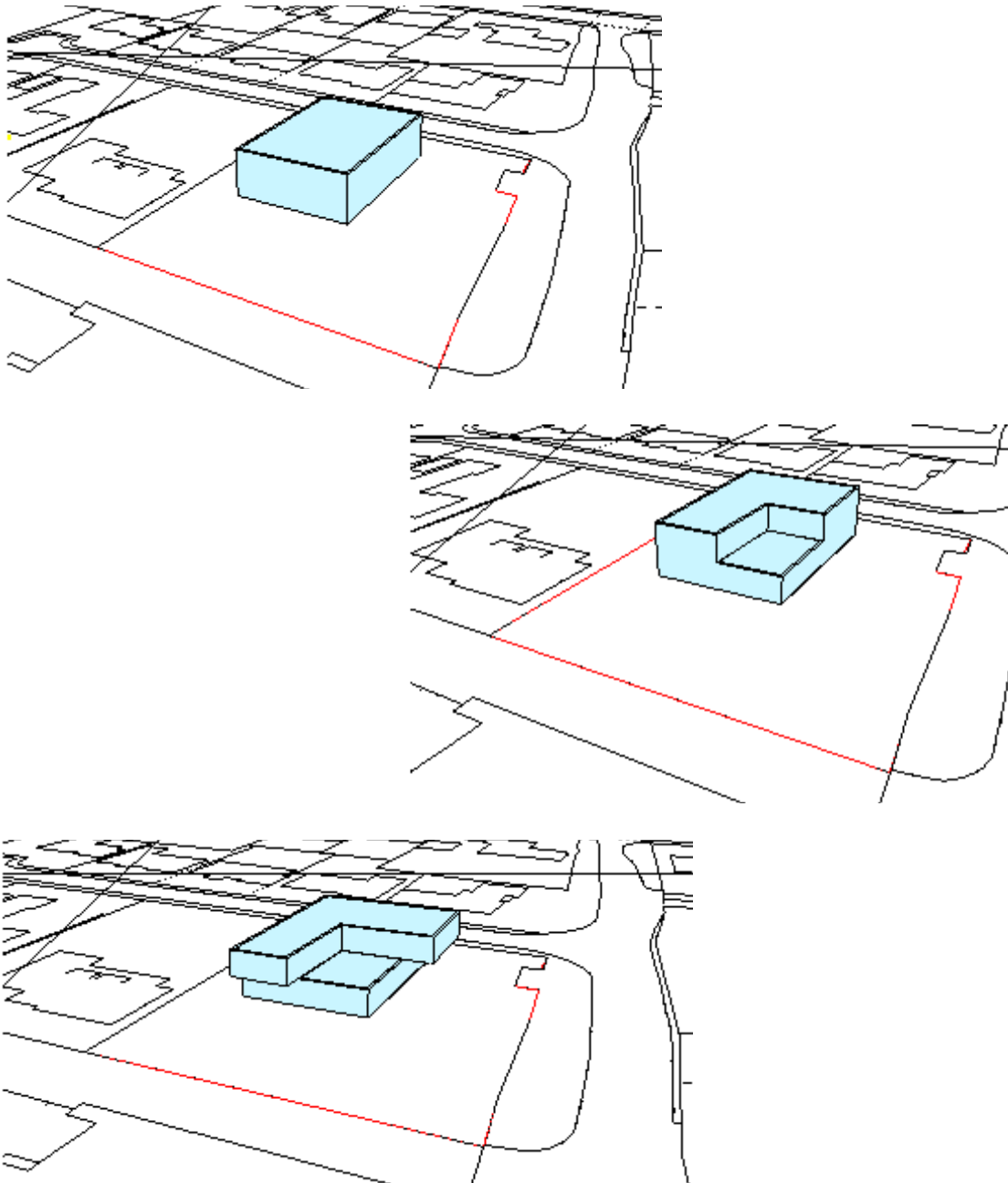
There is currently a bungalow on the site believed to have been constructed around the 1970 which whilst sizable, is very dated, is in poor condition and does not provide the accommodation or internal arrangement suitable for a modern family dwelling.

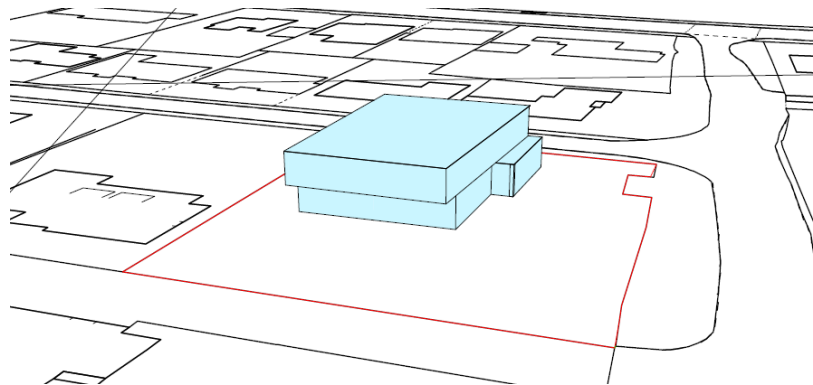
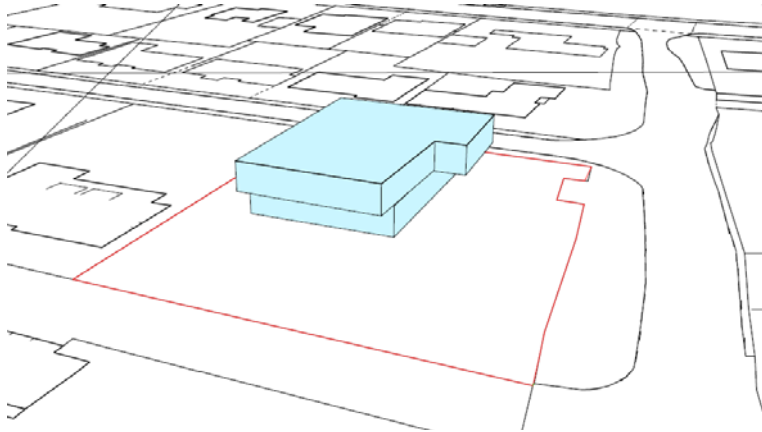
The site is connected to mains drainage, and has gas, electric and telephone services entering the site.

3.0 Design Development

3.1 Massing models

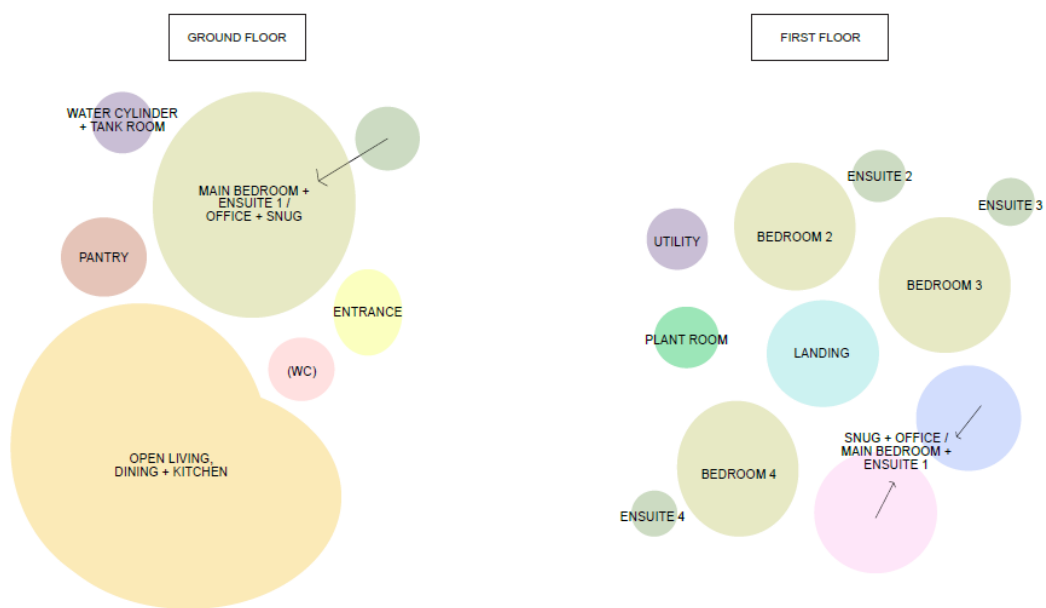
The first stage of the design was to produce massing models. These progressed in stages, as shown below, taking into account the constraints and features of the site, to arrive at a form that was considered suitable to take on to the concept design stage.





3.2 Space Relationship

A space relationship diagram was produced from the schedule of accommodation provided by the client, and this was used to inform the internal layout.



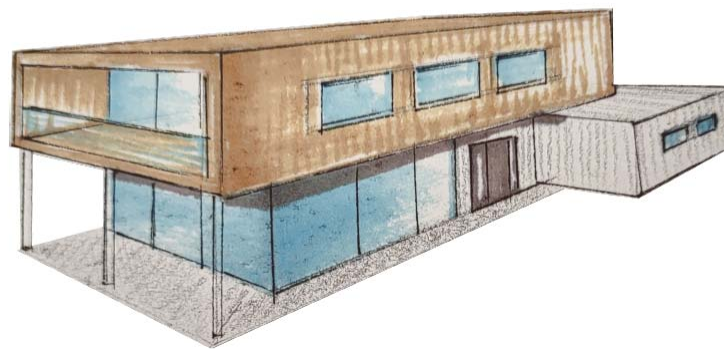
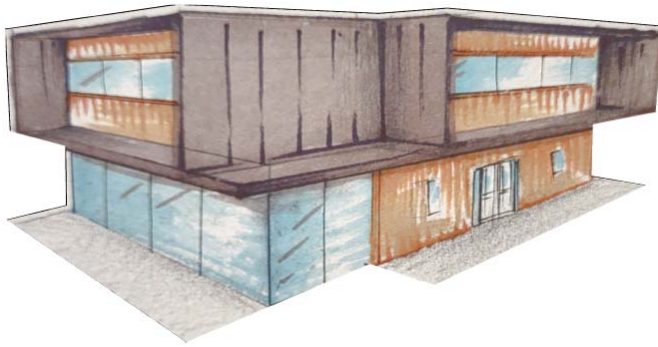
Originally all four bedrooms were located on the first floor level, however, in line with the 'Lifetime Homes' philosophy it was decided that the master bedroom suite should be brought to the ground floor and swapped with the Office and Snug. This actually works really well with the Snug as a 'quiet' sitting room still having views out to the garden and the home office being able to keep a check on the gates and driveway.

3.3 Concept Designs

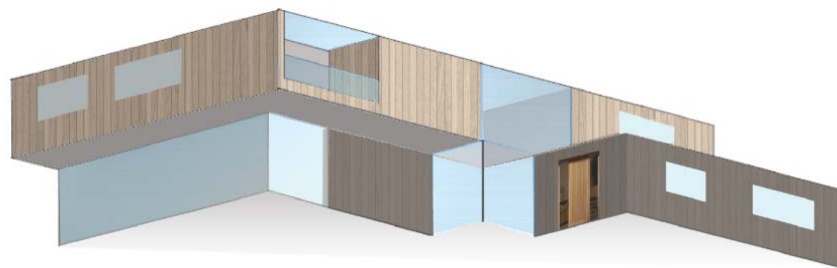
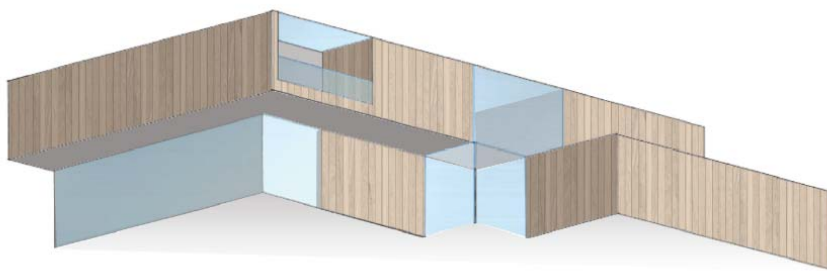
The orientation of the building and positioning within the site all take into account the direction of the sun, the site entrance position, the space to be left at the south side for the garden area and the constraints from outside the site.



The following concept sketches were produced to take the massing models into building forms and to explore the possible aesthetics based on the clients preferred materials.



The concept sketches were then further developed and the idea of the glazed terrarium was introduced. This is an enclosed garden space, and will create a central feature that the whole house will wrap around and provide views into from most rooms whilst also getting light in to the heart of the house.





3.4 Garage and Annex

A similar design exercise was undertaken for the garage and annex, with several design options considered. These all draw inspiration from the main house design ideas, so the final design solution should undoubtedly match the style of the main house.



4.0 Final Design proposals

4.1 Use

There is currently a dwelling on the site, and this proposal is to demolish the existing building and erect a new dwelling, therefore, the use will remain the same, being a dwelling.

The dwelling will consist of the main house, a detached garage and an annex. The annex will be located above the garage, so whilst this building is detached from the main house, the annex is attached to the shared garage which is part of the dwelling as a whole. The annex will be dependent on the main house for the electricity (both fed from the same meter) and the water supply (feed taken from the main house), the vehicular access is shared, the annex only has one bedroom and the building is subservient when compared to the main house, being much smaller in floor area, volume and height.

The annex will be occupied by the applicants father and the space has been specifically designed to suit his requirements.

4.2 Scale and Amount

The existing bungalow has a ground level footprint of 259m² with a gross internal floor area of 233m² (including the integrated garage). It is single storey with eaves height of 2.3m and the highest ridge height of 5.5m from floor level.



The proposed house will have a gross internal floor area of 328m² over the two storeys, with a ground level footprint area of 173m². Whilst the new building is two storeys high, it will have a flat roof and so has an

overall height of approximately 6m, which is only half a meter higher than at present.

The proposed garage & annex will provide 58m² GIA at first floor level and 45m² for the garage. The ground level footprint of this detached building is 60m².

4.3 Layout

The layout of the house has been largely dictated by the constraints of the site, namely its orientation and the neighbouring buildings, in particular the windows of the neighbouring buildings.

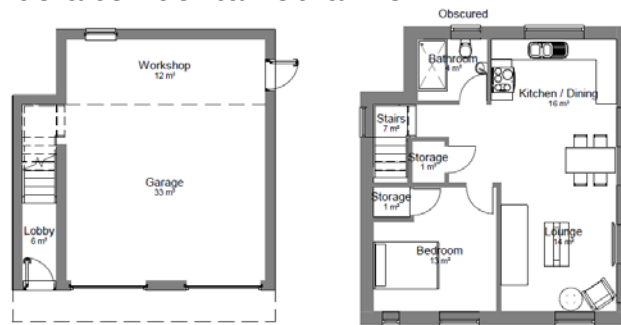
The neighbouring dwelling to the west meant that no clear windows at first floor level can be located on this elevation, although the north west corner has been set in to enable a window to be provided that is not overlooked.

The day to day living area is located on the south side to give views and access out into the sizable garden space. One of the main features is the central glazed enclosed courtyard (Terrarium) which provides light into the inner parts of the building and will contain plants within its own ecosystem.



Main House Layout

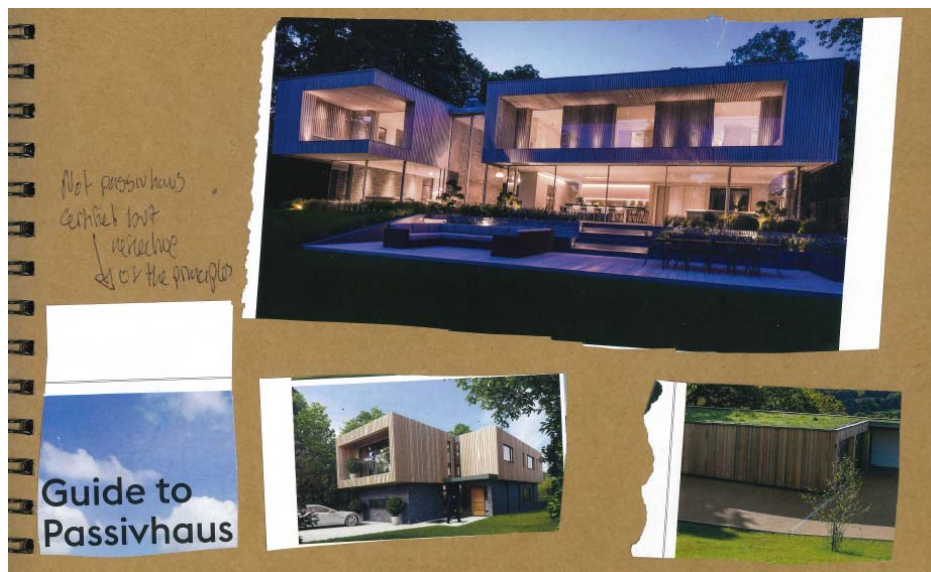
The garage & annex has been located to the South East corner of the site which is the lowest part of the site in order to reduce its visual impact. The ground floor space will be used as a garage and the first floor space will be a self contained annex.



Garage and Annex Layout

4.4 Appearance

The aesthetics for the building have drawn on several styles that the client has seen and liked (see examples from their scrapbook below). The building form has evolved from the massing models and includes features such as cantilevered first floor sections, the central terrarium and specially designed box windows.





We have chosen to use vertically oriented boards and propose two shades, one dark and one light. The light one will be untreated timber that will weather to a silver-grey shade and the other will be finished with a matt black coating.

While the exact specification and supplier is yet to be determined, it is anticipated that cladding will be 145mmx20mm, grade B, supplied by Silva Timber (silvatimber.co.uk). Example pictures can be seen on their website but the look we are aiming for is shown below.



The entire first floor level cladding will be set 50mm further out than the ground floor level boards in order to accentuate the line between the two storeys. The cantilevered section on the south side will help to provide solar shading to the large glazed façade of the living space.

The fenestration has been arranged based on the needs of each room and a few varying styles have been employed, including full height narrow windows, standard rectangular windows and a feature projecting box seat window. The windows and doors will be slimline aluminium frames, and the roof cappings and feature windows will also be in aluminium.



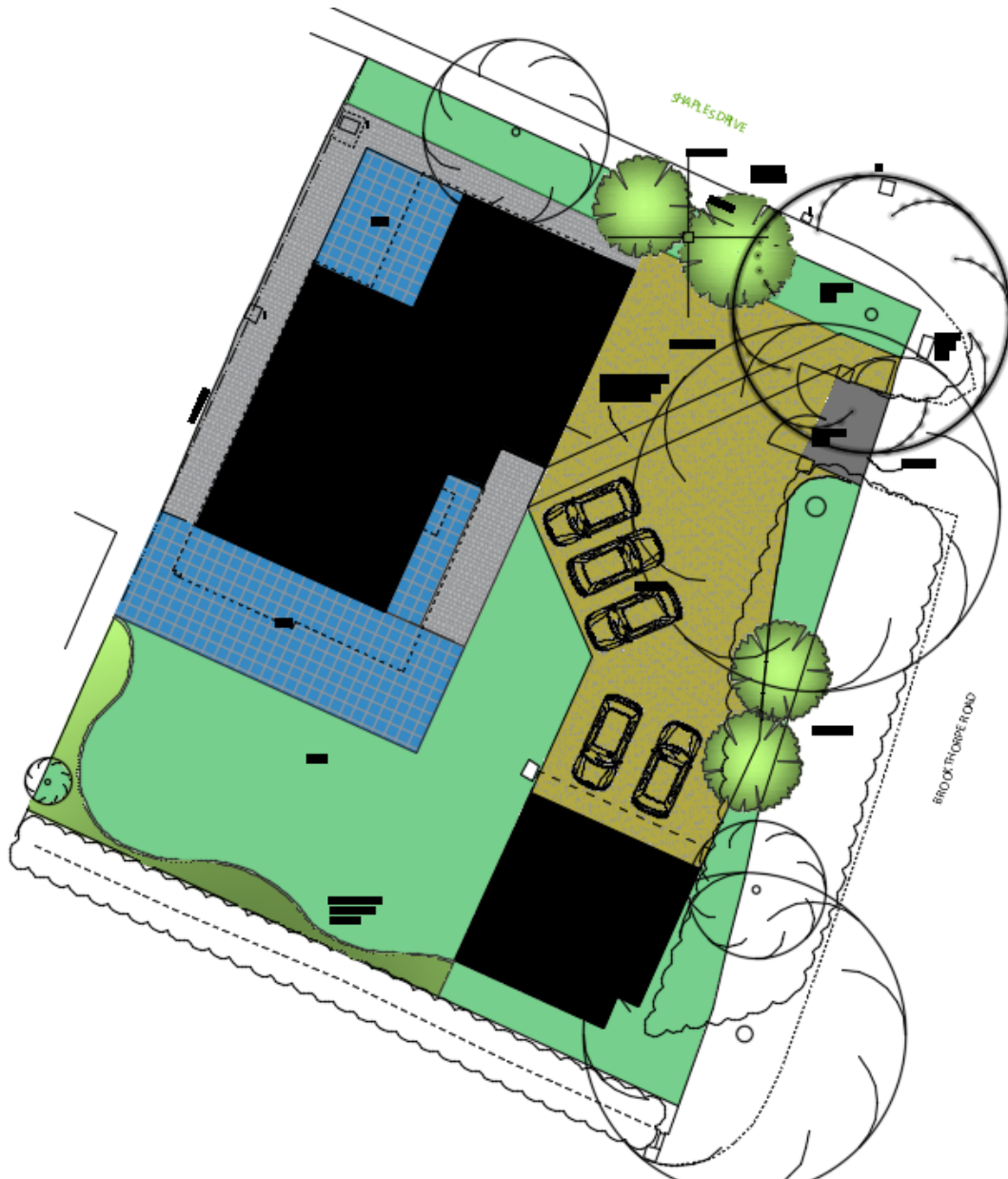
The roof will be flat with parapet details, and will have a grey single ply covering. Solar panels on A frames will be situated on the roof, but set back from the edge so will not be visible from ground level.

4.5 Landscaping

The southern area of the site will be the formal garden area with a lawn and planting beds to the perimeter. There will be paved patios next to the doors on the south and the private external courtyard to the North West.



The driveway and path will be a porous bound aggregate material, including the area immediately next to the vehicle gates, to avoid any loose gravel from being carried onto the highway.



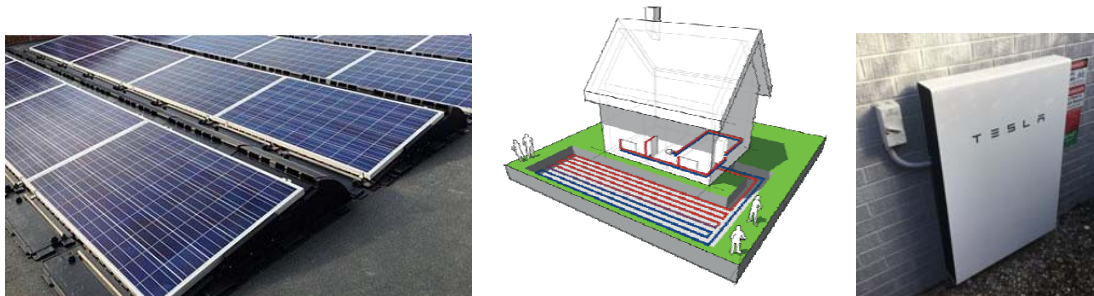
The perimeter fences will be timber as will the vehicle and pedestrian gates. The mature trees will be retained as will the hedges to the southern boundary, and these will be supplemented with new trees to compliment the existing.

The client would like to determine the exact planting and tree types that are used once they have moved into the property, at which point they will be better able to determine what is most appropriate.

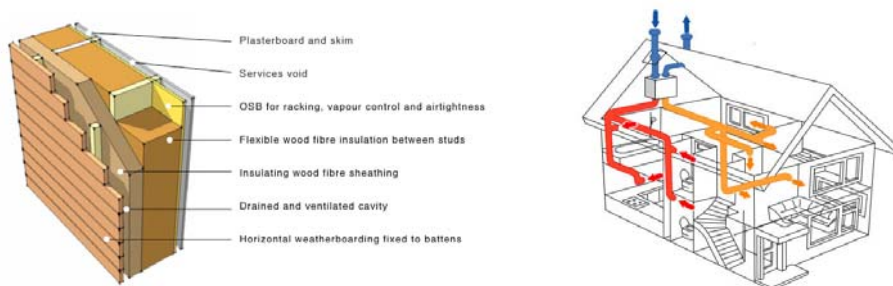
4.6 Sustainability

The aim is to make the new dwelling as close to zero carbon as is practicable.

The intension is to install a ground source heat pump to provide hot water and serve the under floor space heating system. This will be supplemented with photovoltaic solar panels discretely located on the flat roof which will be connected to batteries to store the power for when it is needed.



The building will be super insulated and be air tight and will incorporate mechanical heat recovery ventilation. These will all ensure that the maximum amount of heat is retained in the building thus significantly reducing the energy demand.



Externally, a gravity rainwater harvesting system will be employed, with rainwater collected and stored in above ground tanks, to be used as grey water to serve the ground floor level toilets as well as for gardening purposes. Any excess rainwater will be discharged via a soakaway.



5.0 Access

The proposed new house will have a level approach and level access throughout the ground floor area. The master bedroom suit, which includes an en-suite with level access shower, is located on the ground floor level, which will help towards the lifetime homes standards.

There is parking for at least 5 vehicles on the site plus two spaces in the garage. An electric vehicle charging point will be included to serve the vehicles parked on the driveway.

There is adequate space for the storage of bicycles in the garage.

There is a bus stop on Walshaw Road that is less than a 100m walk from the site. Bury town centre is less than 2 miles away, although there are several smaller shops and restaurants within a half a mile of the site.