

Woodhey, Woodhey Road, Ramsbottom, BL0 9RD

DESIGN AND ACCESS STATEMENT



Index and Content

DOCUMENT INFORMATION

Client	Chris Rowley
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Project Location	Woodhey Road, Ramsbottom, BLO 9RD
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Revision	D

DESIGN TEAM

Architect/	SCA 63 Grange Road Bury BL8 2PE www.stephencharlesarchitects.co.uk
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1 INTRODUCTION

The Statement supports a planning application to demolish the existing bungalow dating from the 1920's. The construction of the bungalow consists of rendered wall, pvc-u windows and a slate roof. It has no particular architectural merit and is in a very poor condition with extensive dry rot. We consider that the existing bungalow is beyond refurbishment and it makes sense to demolish it and replace it with a new, energy efficient dwelling as described in the design and access statement.

This application fits with the National Planning Policy Framework as in paragraph 7 for achieving sustainable development, it states one of the three dimensions are:

A social role- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health , social and well being.

SITE CONTEXT

The site is located at the bottom end of Woodhey Road, Ramsbottom and covers approximately 0.25 of an acre has currently got a single storey bungalow with an internal area of approximately 180 sqm, the proposed dwelling has an internal floor area of 194 sqm on the ground floor and an additional 66 sqm at first floor level. The footprint of the proposed dwelling at ground floor is 14 sqm larger than the existing bungalow.

The current bungalow provides for one parking space within the garage and one external parking space between the garage and the entrance porch. The new proposal allows for two cars in the garage and a further two places externally with sufficient allowance for manoeuvring the vehicles on site. The proposed dwelling follows the existing levels within the bungalow and to this end we have allowed for a disabled ramp from the parking into the dwelling.

Since we submitted the previous planning application the property has suffered more deterioration with some of the ceilings collapsing. The gardens are unkempt and full of Rhododendrons and Laurel. We are including within this application for the proposed landscaping layout which will incorporate a pond for rain water recycling and also increasing bio-diversity within the gardens.. The existing bungalow has an existing cesspit for the foul water disposal, this will be replaced by a new connection into a main foul water drainage system situated in the private road adjacent to the property.

DESIGN AND APPEARANCE

The new two storey dwelling will replace the existing bungalow with a cream render and stone facade with aluminium double glazed high performance windows and doors. The roof will be a single ply membrane covered in a sedum mat, which reduces rainwater run off and also increases bio-diversity and insulation values. The roof has been designed to accommodate monocrystalline photovoltaic panels, with battery back up.

It is our intention that the new dwelling will exceed the required insulation levels as dictated to in the Approved Document L of the Building Regulations.

The profile of the new dwelling has been designed to ensure that its overall profile is kept as low as possible and replicates the existing ground floors with a change in level internally to follow the contours of the site. The profile of the existing bungalow is 6.6 metres above the lowest level on the site and our proposed dwelling being two storey is approximately 7 metres, also the impact of the first floor has been kept to a minimum by having a floor area of 66sqm.

The footplate of our proposal is located as per the existing bungalow, however we have increased the distance from the main body of the dwelling from 14.8 metres to 17.8 metres to Rylston the adjacent neighbour. Their view is also dominated by a number of Fir Trees, which will reduce the impact and visibility for Rylston.

The fenestration to the north facade facing Rylston has been kept to a minimum and will be using opaque glazing panels. The main areas of glazing are facing south into the main garden area.

The materials proposed are in keeping with the local vista; colour, shape texture and size have all been a major consideration in this application to ensure that the proposal does not have a damaging effect on the existing street scene or the wider area.

LAYOUT

The access to the site has been moved slightly and enlarged to ensure that we achieve compliance for both the parking standards and vehicular movement on site. The garage is now accessed from within the curtilage of the property and does not impact to the flow of traffic, however limited on Woodhey Road.

1 INTRODUCTION

PROJECT AND BRIEF

The Design and Access Statement sets out a vision to provide a new dwelling to replace the existing bungalow. It is the Clients desire to have a modern two storey dwelling, designed to surpass current standards, giving a contemporary design which sits within the landscape and occupies roughly the same footprint as the existing property.

To establish the Clients desire a number of precedents where shown to clarify the style of property, along with a schedule of requirements for the number of rooms. The design should accommodate two bedrooms on the ground floor, one suitable for disabled use and the main master suite to be located on the first floor. The existing bungalow had an integral garage although this could only accommodate one vehicle, access for this was directly off the private road and difficult to access without blocking the road.

The road is private and the width is insufficient to allow access for a Fire Engine, so it is our intention that the new dwelling will include a integral fire sprinkler system.

The design for the landscaping for the property will be issued under a separate document, this will include the entrance and gardens.

1 DESIGN PROCESS STATEMENT

Woodhey Bungalow was originally bought by Brian and Pat Ashton in 1974 as the family home for them and their children Tony and Lindsey. The main aim was to create a home suitable for Tony's needs, as he was severely disabled from birth and has been confined to an electric wheel chair from a very early age.

The house was the centre of many celebrations and events over the years and was a happy home to all the family for 50 years. Over recent times the house has not received much maintenance as it is expensive to heat due to its age and poor insulation etc. Sadly, both Brian and Pat passed away in 2021 and 2022 leaving the house to Tony and Lindsey.

After much thought, Lindsey and her husband Chris decided they would like to live at Woodhey, but due to the poor state of repair and the very high running costs this would only be possible by the demolition of the existing property and the creation of a 'New Woodhey'

So, with an open minded approach to the design, the goals for 'New' Woodhey were considered:

- Create a modern replacement for the existing 3 bedroom house fit for 21st century living. Be sustainable, include solar PV panels and energy-efficient building materials. – Whilst the original Woodhey would have been modern in the 1920's, by today's standards it is a poorly designed house.
- Give full electric wheel chair access to the property without making it feel like an 'adapted' house. Ensure there is enough space within the rooms for the electric wheel chair to move around.
- Work within the position and footprint of the existing building, leaving the house and garden in the same proportions whilst maximising the light and space available.
- Maintain the same height as the original building and fit within the landscape area beyond the garden and improve the area in terms of design standards. Keep the new building low in its setting to ensure no additional impact.
- Locate the entrances, bedrooms, living room and kitchen areas in the same positions in order to keep the character and scale of the original. Use the same 'step down' in the hallway / entrance as in the old house to help achieve a connection to the original building and of course the family memories and roots with the original layout.

1 DESIGN PROCESS STATEMENT

When the above goals and factors were considered it seemed clear that a 'modern and contemporary' styled property would fit the criteria particularly in terms of the electric wheel chair accessibility. Contemporary styling feels far more suited to open plan areas, wide doorways and low thresholds than traditional styling. Even when the Traditional styling is new, in many ways it still feels adapted.

Easy wheel chair access to the garden and outdoor space is also important and feels far more flowing within a contemporary designed property.

Tony is still a large part of family life and it is intended he will once again be a frequent visitor to Woodhey.

In order to keep the profile of the house low in its setting, flat roofs were incorporated into the design

The additional space afforded by the flat roof design also allows for an increased number of 'hidden' energy saving Solar Panels rather than unsightly additions placed over a traditional pitched roof.

The flat roof design also allows for a sedum 'live' roof, again reducing the impact of the property within its surroundings and creating an environmental improvement.

As a 'nod' to the original house and to maintain similar proportions, the basic internal floor layout of the original house was to be carried over to the new design.

External entrances (front and back doors) and the position of the garage are all in the same place. The downstairs bedrooms remain located on the north elevation and the living room and kitchen stay on the south elevation, with also taking advantage of garden views and the afternoon sun.

The property retains a 3 bedroom layout

The current and proposed garden sizes would remain the same with privacy from the lane and adjacent land being via fencing, shrubs and various planting and foliage.

As Woodhey is within the border of a Green Belt area, consideration has been given to the surrounding area and any visual impact the new property may have on it. Using Locally sourced materials including the stone.

1 DESIGN PROCESS STATEMENT

Woodhey Road is a private lane with no public vehicle or pedestrian access past the property. The nearest Public right of way is a footpath across the adjoining field some 300 metres away. Having been involved in the property and area for many years and having looked closely at the buildings nearby, we believe there will be no additional impact on the Green belt and indeed the new building will be mostly hidden from public view, as is the existing one. (see pictures from the public footpath)

The elements of the building that can be seen within the landscape will be of similar materials to the existing property and other houses within the area.

As the position, size and scale of the proposed replacement dwelling is very similar to the existing one there will be no greater impact or harm on the openness of the area therefore protecting the greenbelt.

As the proposed dwelling is replacing an old and dilapidated property, it will be a substantial improvement in terms of the structure, design and building standards, and of course, enhance the quality of life for the family.

In terms of the other buildings close by, there is a mixture of building styles and a modern steel barn (as picture) within the field, therefore we feel that there is no particular 'style of building' to match into and no historical buildings close by.

No comments or objections have been raised by local residents and indeed, where we have discussed the proposal with various neighbours, it has been warmly welcomed as a progressive enhancement to the area

(included are some images of the existing views from various points along the public footpath)



2 EXISTING BUILDING

Woodhey is a 1920's bungalow with white rendered walls with PVC-u double glazed windows plastic fascia's and soffits with a natural welsh slate roof.

The accommodation includes a PVC-u porch leading into a dining area which has a pantry located behind the porch, this leads into the main living area and a separate kitchen. Off the main living area are three bedrooms, main bathroom and one of the bedrooms has en-suite bathroom suitable for disabled access. There is also a large garage which can only accommodate one vehicle, the remaining area includes a small workshop and the boiler.

The mature gardens are located around the property and are now largely overgrown and it is the Clients intention to submit proposals for the plot.

The adjacent photograph shows the private road going down to Woodhey and Rylston, The property cannot be seen and it is our intention that the new dwelling blends into the landscape.



2 SITE

Woodhey is currently located on Woodhey Road and is the second to last property on this private road. The site is approximately 0.25 of an acre and has currently got a single storey bungalow with a total internal area of 180 sqm.

The site currently has sufficient parking provision for one car in the garage and one car externally which has a glazed roof, access is directly off the road and there is no provision for vehicles to manoeuvre on site.



3 EXISTING DWELLING

Description

The following photographs give a quick view of the existing property however it is difficult to capture whole elevations as the vegetation has taken over the gardens.

EXISTING FRONT ENTRANCE PORCH



EXISTING GARAGE



EXISTING EXTNAL PARKING BAY



SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING GARDEN



GARDEN



VIEW FROM GARDEN TO SOUTH ELEVATION



PLANNING STATEMENT

Replacement Dwelling

Woodhey Bungalow, Woodhey Road, Ramsbottom BL0 9RD

Introduction

The submitted planning application (number 69181) has been invalidated, pending the submission of further information to include reference to specific policies of the old Bury Unitary Development Plan. Surprisingly, the applicant has not been requested to justify the proposal in the context of more up to date guidance in the National Planning Policy Framework.

Woodhey Bungalow probably dates from the 1920s. It has rendered walls and a slate roof. It has no architectural merit and is in very poor condition with extensive dry rot. It makes sense to demolish it and to replace it with a new, energy efficient dwelling as described in the Design and Access Statement.

The site is at the end of a private road off Woodhey Road with one other dwelling, Rylston, adjacent. The garden is screened by mature shrubbery. To the north is a housing estate. To the west of the access road are mature trees within the grounds of Woodhey High School. Other boundaries are to open grazing land sloping gently away towards Broadhey Wood.

PLANNING POLICY

Planning Policy

The crucial issue is whether or not the proposed development is going to be acceptable in the Green Belt.

Bury's development plan is still the old 1997, Bury Unitary Development Plan. Green Belt policies are still relevant and are broadly in accordance with guidance in the current National Planning Policy Framework.

UDP Policy OL1/2–New buildings in the Green Belt states that the construction of new buildings on the Green Belt is “Inappropriate Development” with exceptions that include replacement of existing dwellings provided that this would not result in disproportionate additions.

UDP Policy OL5/2– Development in River Valleys would allow development that would not lead to the division of open sections of the valley. However Green Belt policies must be applied where relevant.

UDP Policy EN9/1– Special Landscape Areas requires new development to be sympathetic to its surrounding in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted.

The UDP has still not been replaced with an up to date Local Plan. However, progress has been made on the Greater Manchester Spatial Framework to try and identify sites to meet the acknowledged shortage of land for new housing. The proposed dwelling will make a small contribution to this deficiency.

PLANNING POLICY

The National Planning Policy Framework encourages the granting of planning permission for sustainable development in accordance with the development plan. It asks local planning authorities to look for solutions rather than problems. It encourages the supply of a variety of new homes.

Current Green Belt guidance is contained in the NPPF. It reiterates the purposes of including land in the Green Belt including checking the unrestricted sprawl of large built up areas and the merging of neighbouring towns.

Paragraphs 147 and 148 Of the NPPF make it clear that “inappropriate development” is, by definition, harmful to the Green Belt and should not be approved except in “very special circumstances”. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF considers the construction of new buildings as inappropriate development in the Green Belt subject to exceptions which include:-
“D). The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces.”

It is normally considered that a building up to 30% larger than the original would be acceptable as being “appropriate”. Anything larger is “inappropriate development” in the Green Belt and, in this a case must be made for “very special circumstances” to prove that any potential harm to the Green Belt is outweighed by other considerations.

The existing bungalow has various historic additions. It is impossible to say with any certainty what was the size of the “original dwelling” in 1948 and the figures below relate to the bungalow as it is today.

PLANNING STATEMENT

The new dwelling will be in a similar position to that of the existing bungalow at the northern end of the plot close to its boundary with Rylston. The footprint/floor area of the existing bungalow is 181 square metres. The footprint of the new dwelling would actually be less with a figure of 152 square metres. However, the new dwelling would include a partial first floor with an area of 66 square metres, giving a total floor area of 218 square metres. This would be approximately 20% larger, in itself “appropriate development” in the Green Belt.

The existing dwelling is single storey with a steeply sloping pitched roof. It has volume of 700 cubic metres, including the roof space. The new dwelling, with its two storeys and flat roofs, would have a volume of 900 cubic metres, less than 30% greater.

Justification

Based on the figures above the new dwelling is “appropriate development” in the Green Belt. If the Planning Officer disagrees there are convincing arguments to prove “very special circumstances”.

A Court of Appeal judgment (Turner v Secretary of State 2016) supports the principle of the development even though it upheld the Inspector’s decision to dismiss an appeal for a bungalow to replace a mobile home at a commercial vehicle yard.

It is unnecessary to summarise the judge’s conclusions but paragraph 14 of the judgment is helpful in setting out what appears to be the main issue. To quote– “The concept of openness of the Green Belt is not narrowly limited to the volumetric approach.....The word “openness” is open textured and a number of factors are capable of being relevant when applied to the particular facts of a specific case. Prominent among these will be factors relevant to how built the Green Belt is now and how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect which the Green Belt presents.”

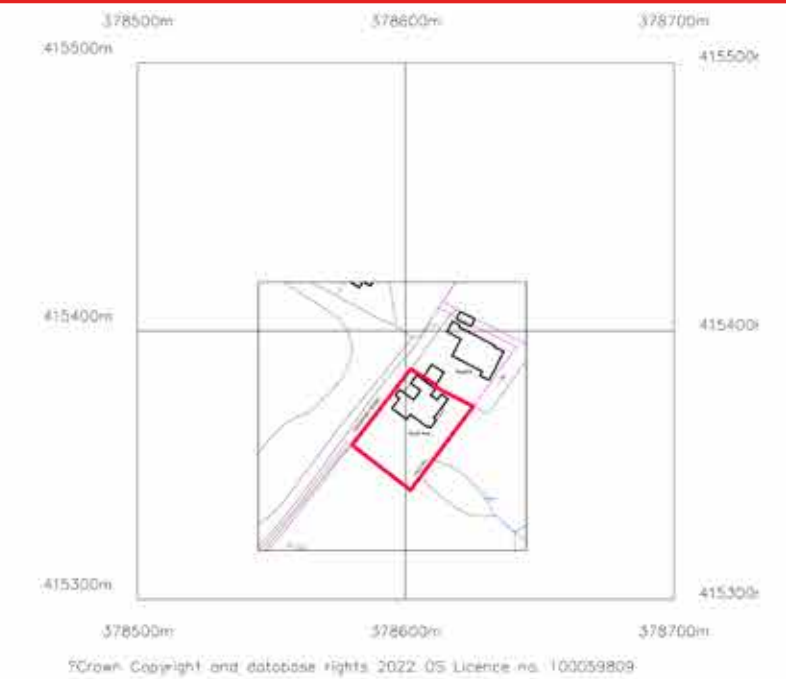
PLANNING POLICY

- The new dwelling has the same location and similar footprint than the dwelling that is replacing.
- The plot boundaries are clearly established.
- The new dwelling is of a radically different design to the existing but is similar in scale
- There is no defining local architectural context with a variety of house types and designs on Woodhey Road. The design and materials are appropriate within the Green Belt and the Special Landscape Area.
- The plot is on the very edge of the Green Belt with a back drop of the trees on the school boundary and a housing estate when viewed from the fields to the east. The river valley will not be divided.
- The dwelling will not be visually obtrusive. It is well screened from the north and east. The only public view will be from the public footpath (FP47RAM) over 150 metres to the west. The access road is not a designated public footpath.
- The part two storey new dwelling will be little higher than the existing bungalow and no higher than the ridge of the roof of “Rylston”.

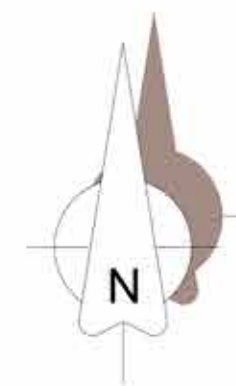
Any potential harm to the Green Belt would be as a result of visual impact on its openness. However, in this instance there would be no harm, justifying the grant of planning permission.



4 Drawings



SITE LOCATION PLAN 1:1250



EXISTING SITE LAYOUT SITE LAYOUT

1:200

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.12.2022				

Notes:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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Drawn	SC	Project	Proposed New Dwelling
Date	DEC 2022		Wood Hey, Woodhey Road
Checked	SC		Ryldbottom
Date	DEC 2022	Drawn by	Site Location Plan
Scale	1:1250, 1:200 & A1	Drawn by	SC2022-299-L-(0)001 Rev. A
Status	Planning		

4 Drawings



EXISTING GROUND FLOOR PLAN OF WOODHEY 1:50

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06-12-2022				

Scale: 1:1250: 1:50 @ A1
Status: Planning

Project: Proposed New Dwelling
Wood Hey, Woodhey Road
Ramsbottom
Existing Plan of Woodhey Bungalow

Org No: SC2022-299-L-[0]002 Rev: A

Drawn: SC
Date: DEC 2022
Checked: SC
Date: DEC 2022

Scale: 1:1250: 1:50 @ A1
Status: Planning

Project: Proposed New Dwelling
Wood Hey, Woodhey Road
Ramsbottom
Existing Plan of Woodhey Bungalow

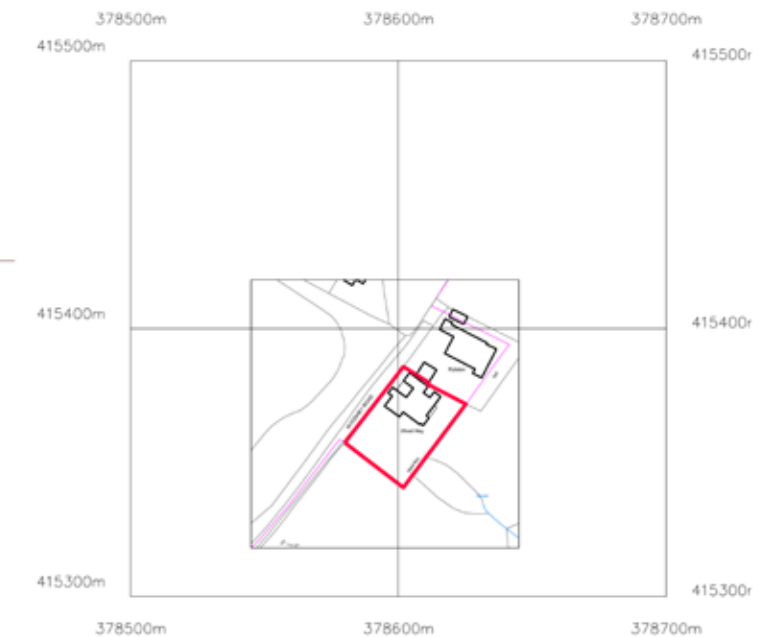
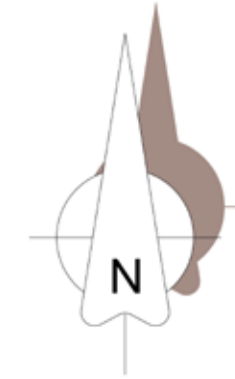
Org No: SC2022-299-L-[0]002 Rev: A

4 Drawings



EXISTING SOUTH ELEVATION

1:50



SITE LOCATION PLAN 1:1250

LEGEND

- ① Natural Slate Roof
- ② Render
- ③ Coursed, square stone masonry
- ④ PVC-u glazed Windows
- ⑤ Brick Plinth
- ⑥ SW Painted Timber Doors
- ⑦ PVC_u Front Door and glazed side panels
- ⑧ Concrete Ramp with Handrail
- ⑨ PVC-u Gutters, Fascia's and Downpipes



EXISTING NORTH ELEVATION

1:50

Revision	Description	By	Date	Revision	Description	By	Date
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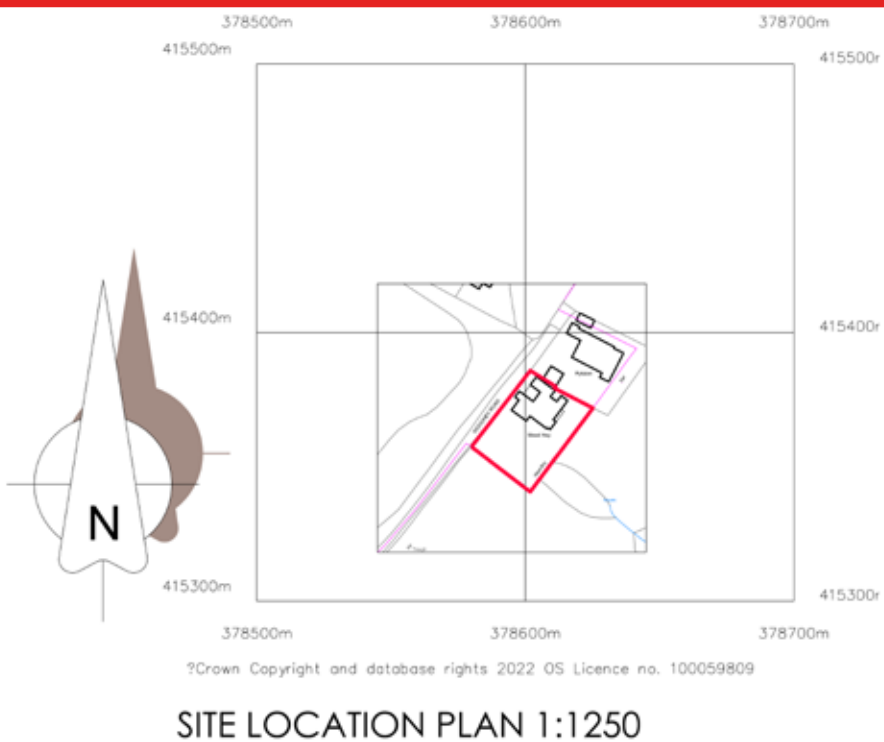
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Date	DEC 2022
Checked	SC
Date	DEC 2022
Scale	1:50 @ A1
Status	Planning

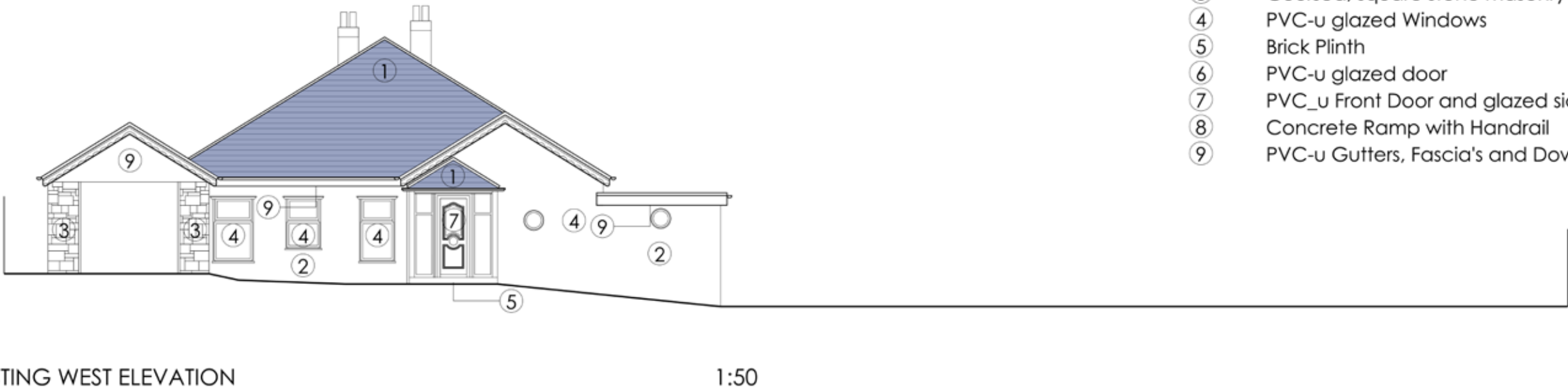
Project	Proposed New Dwelling
	Wood Hey, Woodhey Road
	Ramsbottom
Dwg Title	Existing North and South Elevations
	Site Location Plan
Dwg No	SC2022-299-L(-0)003 Rev A

4 Drawings



LEGEND

- ① Natural Slate Roof
- ② Render
- ③ Coursed, square stone masonry
- ④ PVC-u glazed Windows
- ⑤ Brick Plinth
- ⑥ PVC-u glazed door
- ⑦ PVC_u Front Door and glazed side panels
- ⑧ Concrete Ramp with Handrail
- ⑨ PVC-u Gutters, Fascia's and Downpipes



Revision	Description	By	Date	Revision	Description	By	Date
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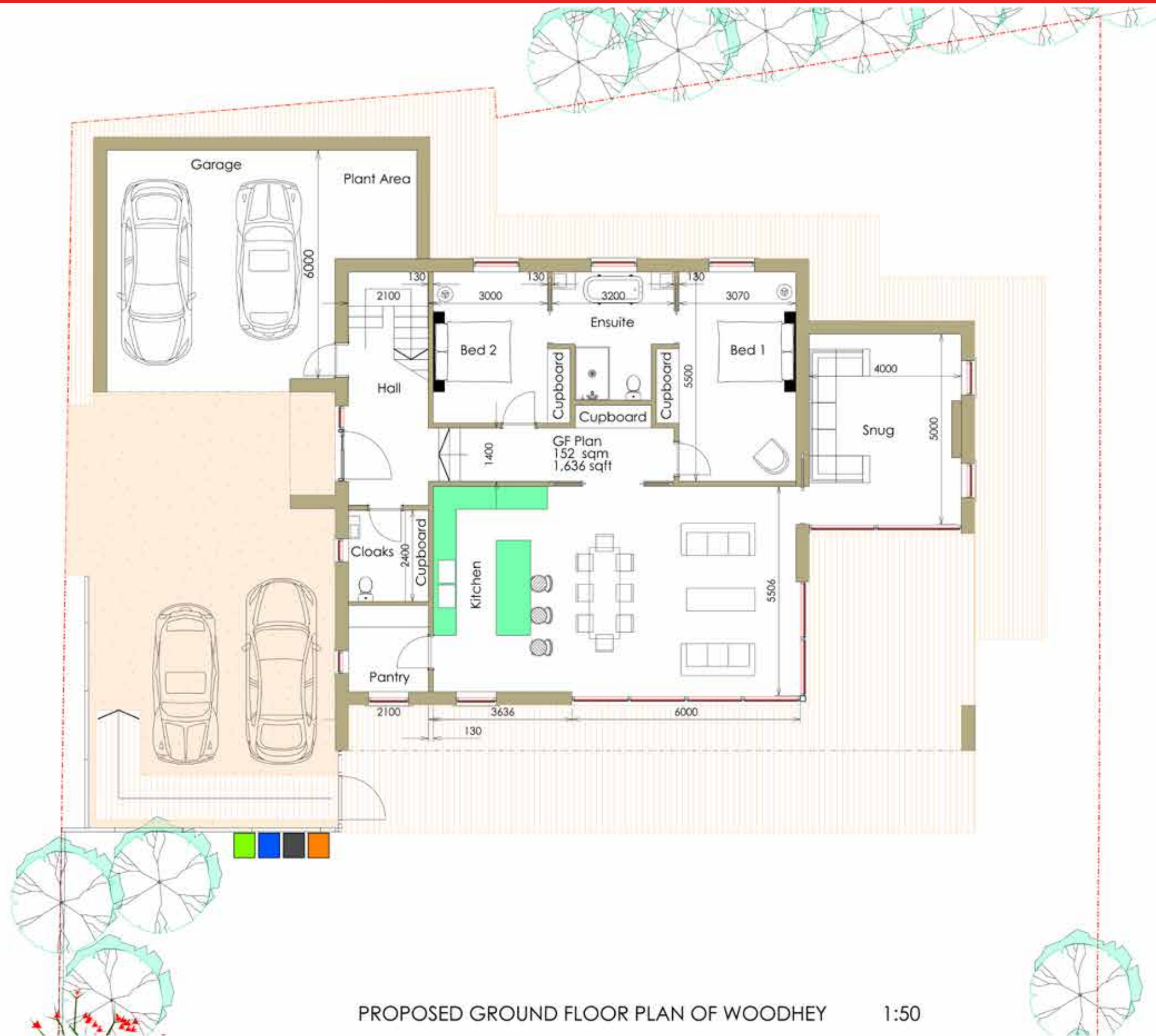
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Drawn	SC
Date	DEC 2022
Checked	SC
Date	DEC 2022
Scale	1:50 @ A1
Status	Planning

Project	Proposed New Dwelling
	Wood Hey, Woodhey Road
	Ramsbottom
Drig Title	Existing East and West Elevations
	Site Location Plan
Drig No	SC2022-299-L(-0)004 Rev A

4 Drawings

[illegible]

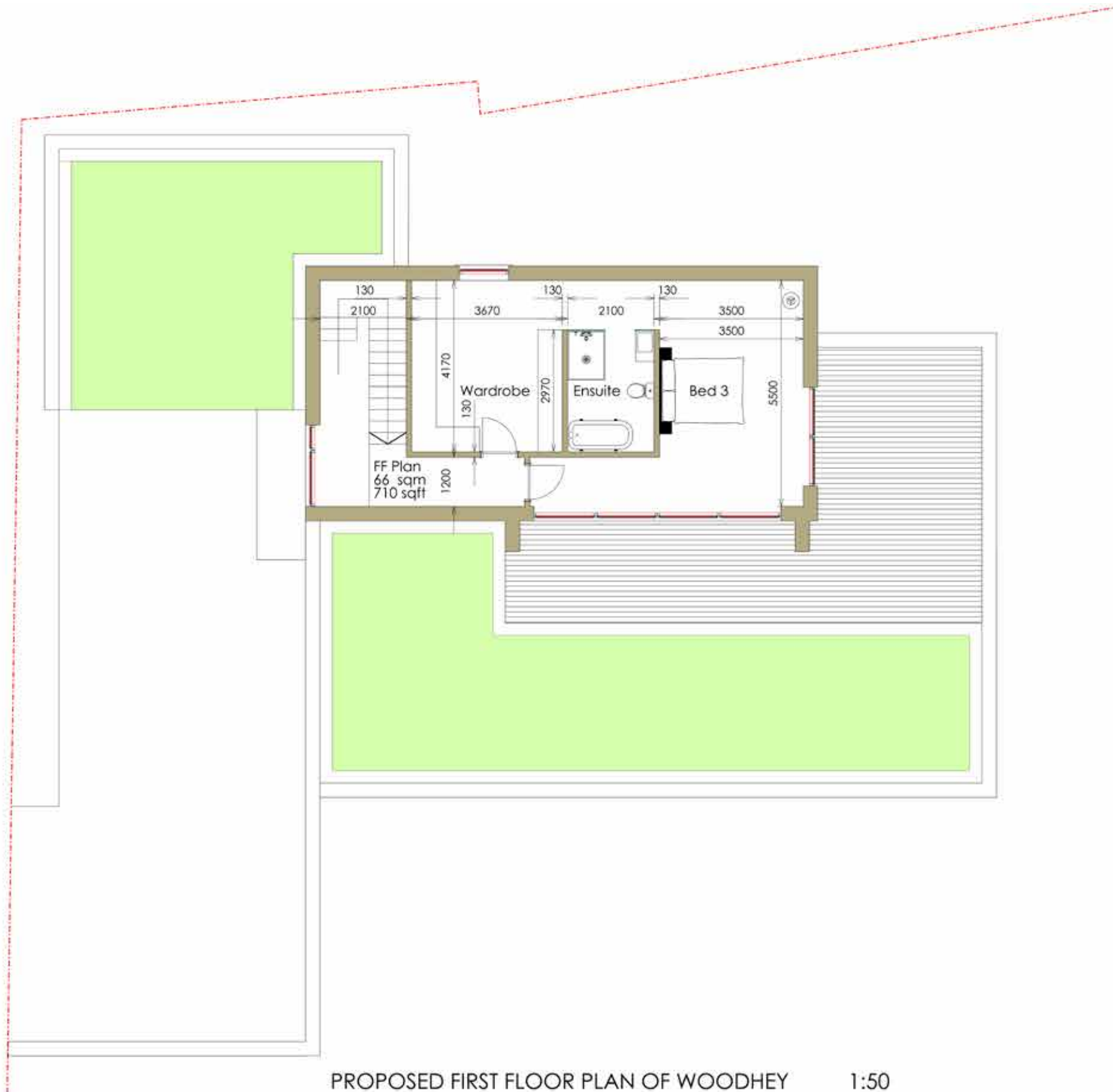
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Drawn	SC
Date	DEC 2022
Checked	SC
Date	DEC 2022
Score	(1:50 @ A)
Status	Planning

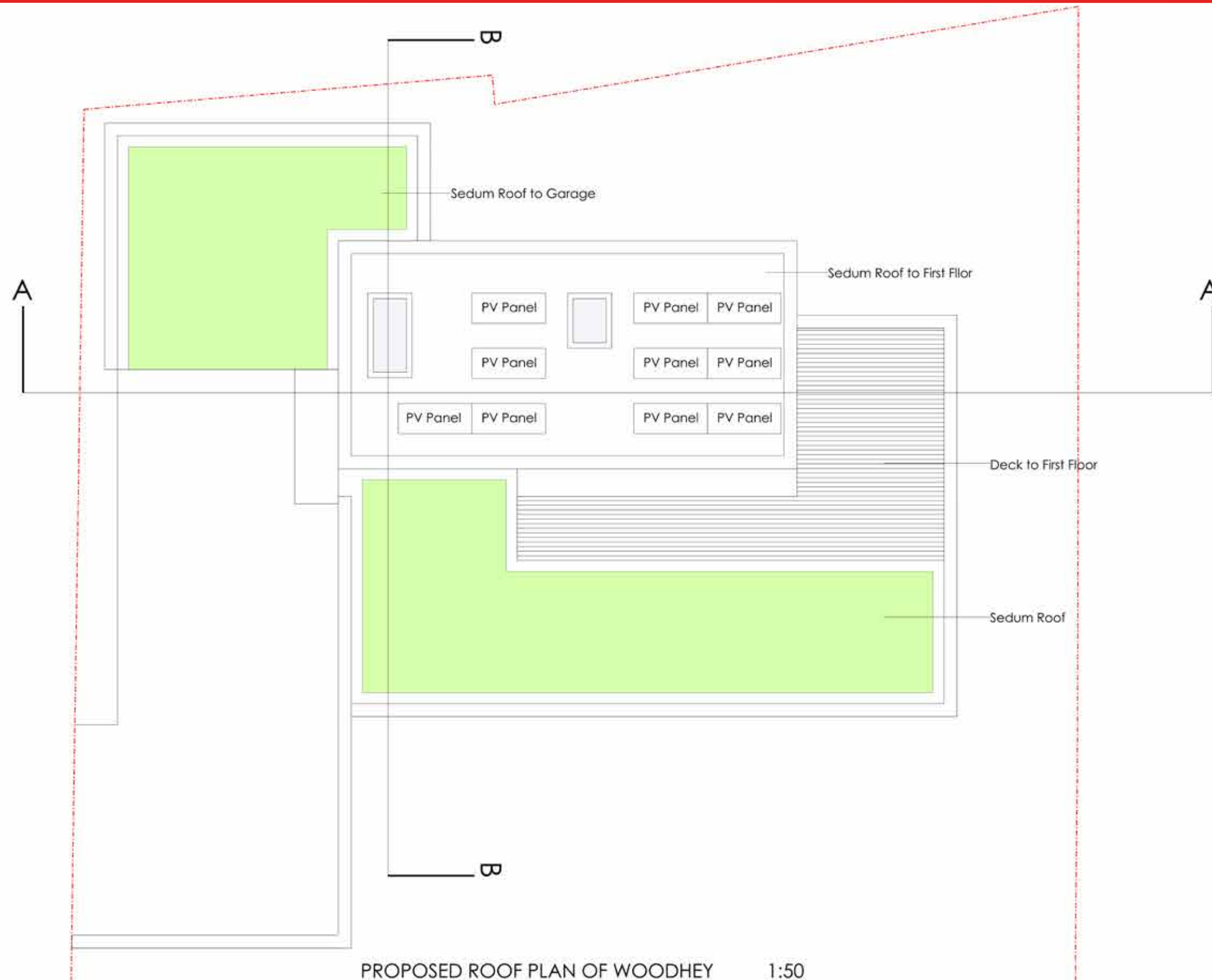
Project	Proposed New Dwelling		
	Wood Hwy, Woodhey Road		
	Rambroholm		
Orig Title	Proposed Ground Floor Plan		
Doc No	SC2022-299-LI-01005	Rev	B

4 Drawings



Revision	Description	By	Date	Revision	Description	By	Date	Notes	Drawn	SC	Project	Proposed New Dwelling
A	ISSUED FOR PLANNING	SC	06.12.2022					DO NOT SCALE. Use Spreadsheet to calculate. The certificate is required to check all dimensions before the print is put to print. Copyright of this drawing belongs solely to SCAL Ltd. This drawing must not be used for the projects for which it is supplied and is provided that it is controlled for any previous, without written permission. Please indicate, or email confirmation for this drawing should be used for multiple purposes in the future for development outside of CA is a disclaimer/registered in England and Wales Number 1438841		Date: DEC 2022 Checked: SC Date: DEC 2022 Scale: 1:30 @ A1	Wood Hey, Woodhey Road Ramsbottom	Proposed First Floor Plan

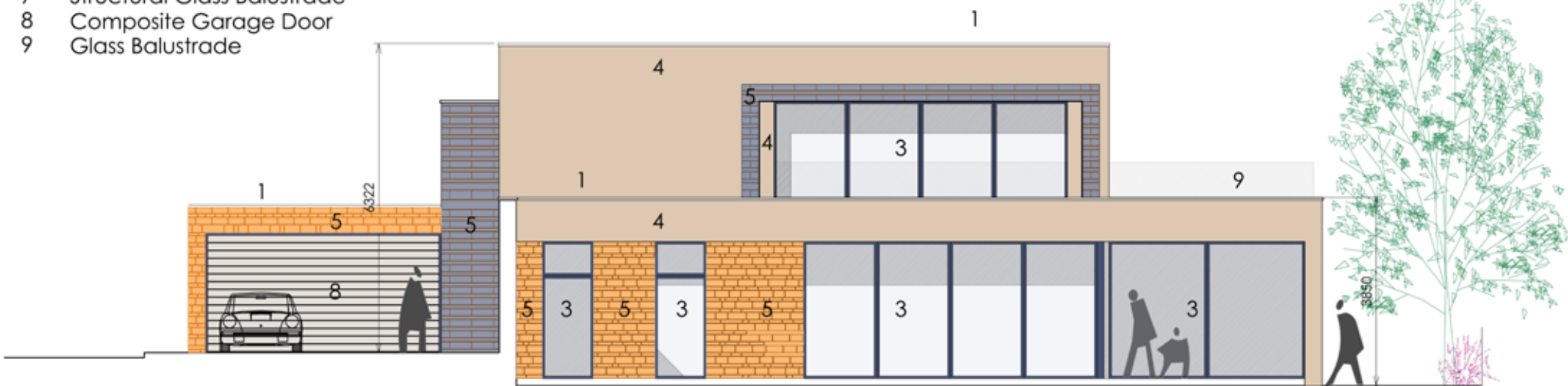
4 Drawings

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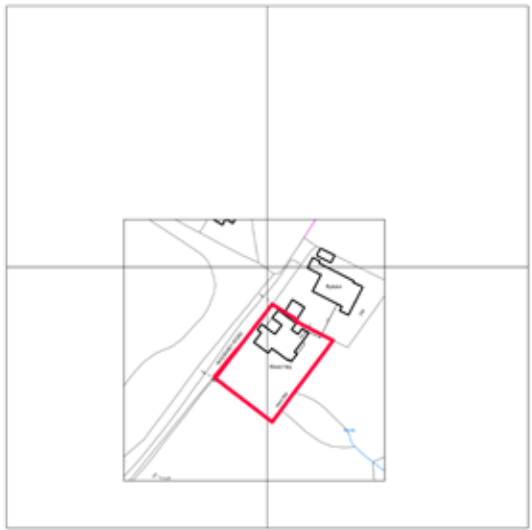
4 Drawings

SCHEDULE OF MATERIALS

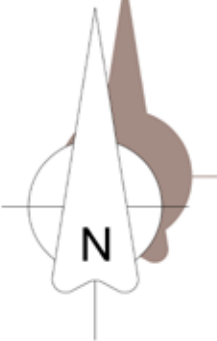
- 1 Aluminium Coping
- 2 Aluminium Hopper Head and RWP
- 3 PPC Aluminium Windows
- 4 Polymer Render
- 5 Natural Stone Walling
- 6 PPC Aluminium Door
- 7 Structural Glass Balustrade
- 8 Composite Garage Door
- 9 Glass Balustrade



PROPOSED SOUTH ELEVATION



SITE LOCATION PLAN 1:1250



PROPOSED WEST ELEVATION

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.12.2022				
B	Amended Elevations	SC	02.02.2023				
C	Amended Elevations	SC	06.12.2022				
D	ISSUED FOR PLANNING	SC	01.10.2023				

Notes:

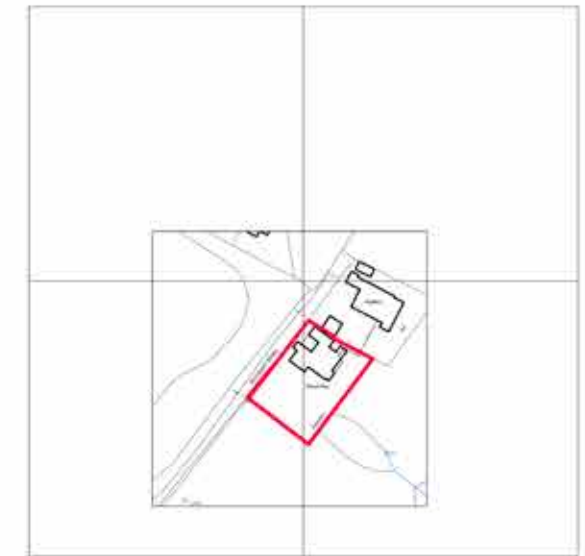
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Drawn	SC	Project	Proposed New Dwelling
Date	DEC 2022		Wood Hey, Woodhey Road
Checked	SC		Ramsbottom
Date	DEC 2022		
Scale	1:100 @ A1	Drg Title	Proposed South and West Elevations
Status	Planning	Drg No	SC2022-299-L(-O)008 Rev D

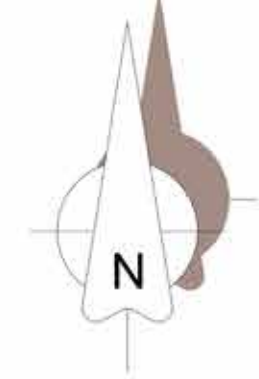
4 Drawings

SCHEDULE OF MATERIALS

- 1 Aluminium Coping
- 2 Aluminium Hopper Head and RWP
- 3 PPC Aluminium Windows
- 4 Polymer Render
- 5 Natural Stone Walling
- 6 PPC Aluminium Door
- 7 Structural Glass Balustrade
- 8 Composite Garage Door
- 9 Glass Balustrade



SITE LOCATION PLAN 1:1250



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.12.2022				
B	Amended Elevations	SC	02.03.2023				
C	Amended Elevations	SC	04.03.2023				
D	ISSUED FOR PLANNING	SC	01.10.2023				

Notes:

1. All dimensions are in millimetres unless otherwise stated.

2. The contractor is responsible for checking all dimensions before the work is carried out.

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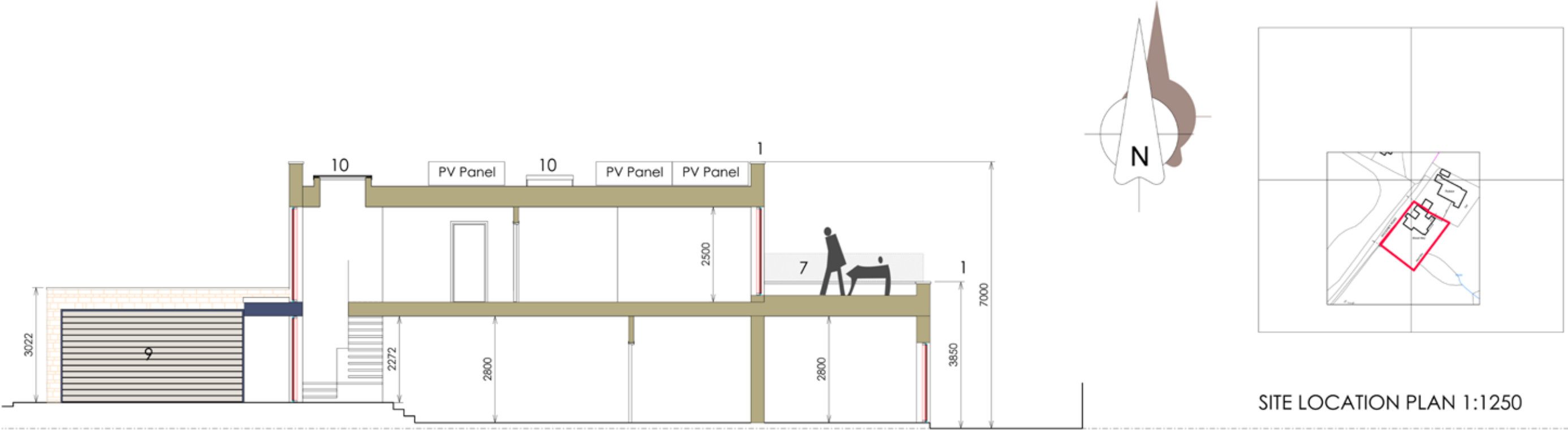
Drawn: SC
Date: DEC 2022
Checked: SC
Date: DEC 2022

Scale: 1:100 @ A1
Status: Planning

Project: Proposed New Dwelling
Wood Hey, Woodhey Road
Ramsbottom
Proposed North and East Elevations

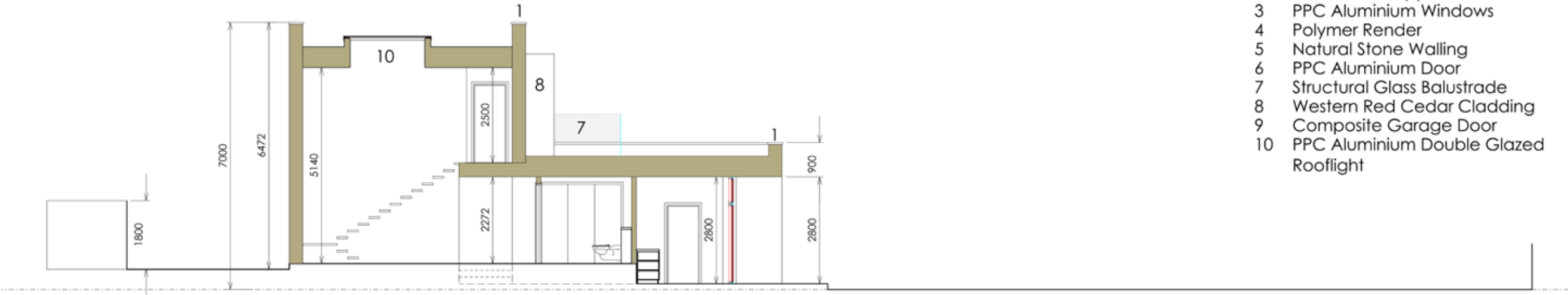
Org Title:
Org No: SC2022-299-LI-01009 Rev: D

4 Drawings



PROPOSED SECTION A - A 1:50

- SCHEDULE OF MATERIALS
- 1 Aluminium Coping
 - 2 Aluminium Hopper Head and RWP
 - 3 PPC Aluminium Windows
 - 4 Polymer Render
 - 5 Natural Stone Walling
 - 6 PPC Aluminium Door
 - 7 Structural Glass Balustrade
 - 8 Western Red Cedar Cladding
 - 9 Composite Garage Door
 - 10 PPC Aluminium Double Glazed Rooflight



PROPOSED SECTION B - B 1:50

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.12.2022	-	-	-	-
B	ISSUED FOR PLANNING	SC	01.10.2023	-	-	-	-

Notes:

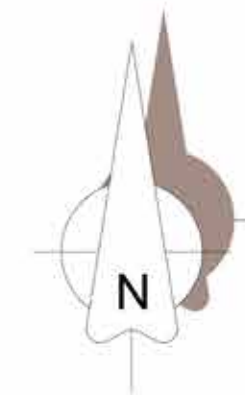
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Drawn	SC	Project	Proposed New Dwelling
Date	DEC 2022		Wood Hey, Woodhey Road
Checked	SC		Ramsbottom
Date	DEC 2022	Dwg Title	Proposed Section A, A and B, B
Scale	1:100 @ A1	Dwg No	SC2022-299-L(-0)010 Rev B
Status	Planning		

4 Drawings



SITE LOCATION PLAN 1:1250



PROPOSED SITE LAYOUT 1:150

Revision	Description	By	Date	Revision	Description	By	Date
A	ISSUED FOR PLANNING	SC	06.12.2022	-	-	-	-
B	ISSUED FOR PLANNING	SC	01.10.2023	-	-	-	-

100 1027 DWA 0.5: Use proposed drainage and the catchment is marked in black on drawings before the work is in hand.

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Drawn: SC

Date: DEC 2022

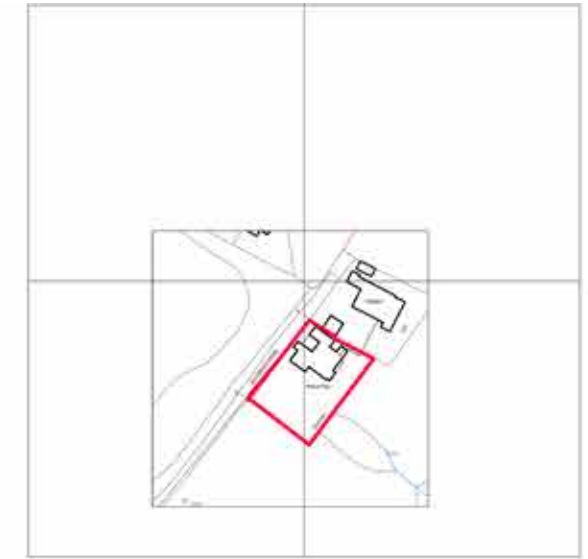
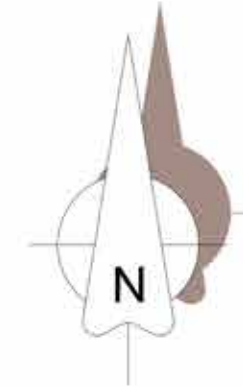
Checked: SC

Project: Proposed New Dwelling

Location: Wood Hey, Woodway Road

Room: Rambottom

4 Drawings



SITE LOCATION PLAN 1:1250



EXISTING WEST STREET SCENE ALONG WOODHEY ROAD 1:100



PROPOSED WEST STREET SCENE ALONG WOODHEY ROAD 1:100

Revision	Description	By	Date	Revision	Description	By	Date	Notes	Drawn	Project
A	ISSUED FOR PLANNING	SC	04.12.2022					DO NOT SCALE: Use figure dimensions only. If a dimension is measured to show all dimensions before the end is put in feet.	SC	Proposed New Dwelling
B	ISSUED FOR PLANNING	SC	01.10.2023					Copyright of this drawing remains solely with BCK&J. This drawing shall only be used for the purpose for which it is supplied and for purposes must not be reproduced for any purpose without written permission. Any individual or organisation who uses this drawing should be used for reference purposes or as the basis for development. BCK&J is a limited liability company registered in England and Wales. Number 1022001.	SC	Wood Hey, Woodhey Road
									Checked	Ramsbottom
									Date	04.12.2022
									Scale	1:100 @ A1
									Status	Planning
									Org No	SC2022-299-LI-01013 Rev B

5 Perspectives



5 Perspectives



5 Perspectives



5 Perspectives



6 Access Statement

6 ACCESS STATEMENT

1 Introduction and Policy Approach

The project is the new two storey dwelling and one of its key design drivers is that one member of the family is disabled and will be a frequent visitor and to this end from the proposed parking area there is a DDA Compliant ramp which brings Tony into the dwelling via the kitchen. This way he will avoid the change in level which occurs in the main entrance hall, there will also be fully dedicated bedroom and bathroom on the same level to ensure ease of use.

The main source of reference is the Approved Document M (2015) of the Building Regulations.

This is supplemented by reference to BS8300-2:2018 Design of an accessible and inclusive environment (Buildings-Codes of Practice).Guidance is also provided by the Assent, the Approved Inspector for the scheme in respect of achieving Building Regulations Approval. Other references used in the project include but are not limited to:

- 1 Part M of the Building Regulations and associated Approved Document (ADM)
- 2 BS8300:2018 and BS8300-2:2018 Design of Buildings and their approaches to meet the needs of Disabled People.
- 3 Part B of the Building Regulations and the associated AD B
- 4 BS9999:2008 Code of Practice for Fire Safety in the Design Management and use of Buildings.
- 5 Requirements and implications of the Equality Act 2010

The designs have been discussed with the Client at a series of meetings throughout the engagement in the Project. As the Project continues, there will be series of design led work-shops held with the Client during the design consolidation process.

2 Entrances

The main entrance is accessed off the drive and will be a level threshold with a door of a minimum width of 1200mm which leads into the lobby which accommodates a bathroom / cloaks. There is another entrance into the Hall from the garage to ensure easy access to the garage and also the Plant area. The secondary entrance which will constitute the primary entrance for Tony will also include a flat threshold and minimum door width of 1200mm, the added benefit of this entrance is that it is situated underneath the roof deck which will protect any of the family from the elements..

3 Arrival and Transport

The new proposal will provide 2 car parking spaces within the garage and sufficient space on the driveway for 2 additional vehicles with enough space to ensure that vehicles can turn within the confines of the property. Local transport networks are available from the end of Woodhey road.

4 Vertical Movement

The main entrance also accommodates the stairs which serve the first floor main bedroom suite and is designed to accommodate an ambulant disable stairs. off the main entrance hall is a series of steps to gain access to the main living accommodation which has also been designed as an ambulant disabled staircase.

5 Horizontal Movement

The design for the new dwelling will ensure that the access to all floors can be easily achieved.

All circulation routes have been designed to accommodate the progress of a wheelchair and the main accommodation is all at one level to ensure access is easily achieved. typically where decoration is proposed, surface finishes and colours will be selected in accordance with good practice and guidance set out in BS8300. This will also include the design of the lighting and acoustics.

6 Fire and Means of Escape

All main exits from the dwelling have been designed to have flush thresholds.

Smoke Detection system within the dwelling will be specified so that accurate detection can provide an early warning and location of a fire source to provide maximum time for a planned evacuation of the Building or parts thereof.

As the main access down Woodhey Road does not provide sufficient access for a Fire Tender the dwelling will be provided with a fully compliant sprinkler system designed specifically for the house.

6 Access Statement

8 Doors

Doors will be designed in accordance with Part M and BS 8300 .Doors sets will be provided with a minimum clear width of 800mm, door leaves will be designed in accordance with ADM..

A suitable contrast between the door frame and its leaf will ensure contrasting light reflectance values are achieved. The selection of ironmongery will be based upon the same principles. Closers to doors will only be provided where required for fire safety and will not exceed opening force requirements as set out in the Approved Documents by Building Regulations.

9 WC Facilities

All levels within the dwelling will be provided with toilet accommodation which will accord with ADM.

10 Inclusive Design

The design will feature ground floor level thresholds to all entrances for ease of access for all individuals, including those with disabilities and wheelchair users.

11 Materials

The external facade consists of locally sourced and cut natural stone facades, and render. The windows and doors are all thermally broken aluminium polyester powder coated with double glazing. The roof is a flat roof consisting of a single ply membrane with a sedum matt, the external area at first floor will consist of a composite decking and a structural glazed balustrading. All parapets will be the locally sourced stone profile.

12 Existing and Proposed Areas and Volumes

The Existing Building has an overall area of 180 sqm and an overall volume of 800m³, the proposed dwelling has an area of 260 sqm and an overall volume of 820 sqm. The new dwelling is therefore not much larger than the existing by only 20m³.

