

Land off Butterstile Close

Design + Access Statement

Butterstile Close
Prestwich
M25 9XJ

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Executive Summary

This Design + Access Statement (DAS) has been prepared by NC Architecture (NCA) on behalf of our Client, Leo Prestwich Ltd., to support a Full Planning Application with Bury Council. It has been written in accordance with the CABE guide: ‘Design and access statements: How to write, read and use them’.

The subject site is:

Land off Butterstile Close
Butterstile Close
Prestwich
Bury
M25 9XJ

The DAS provides an overview of the site context and constraints, which have informed the design process and outlines the final proposals.

The document should be read in conjunction with the Application drawings and all other materials submitted to Bury Council, in support of the Application.

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Site Location

The site is approximately 2.6 miles north of Manchester City Centre.

It lies on the western border of the residential area of Prestwich, between Drinkwater Park and Prestwich Golf Club, only 0.3 miles away from the River Irwell.

It is bounded by Hilton Lane to the south-east, by Butterstile Lane to the south-west and by Butterstile Close to the north-west.

The north-eastern boundary is bordered by the neighbouring property of Rainsough Garage.

Topography

The site has a slight slope from the south-east side on Hilton Lane to the north-west on Butterstile Close.

On the south-east boundary, the site level is approximately two meters lower than the adjacent Hilton Lane.



Fig 1 : Google Maps - aerial view showing wider site context

Historic Context

The historic maps adjacent, show the evolution of the area from the late 19th century to the 1960s.

The first evidence of development on the Application Site in these maps, is from 1953-1954, showing the small bungalow facing onto Hilton Lane.

No major changes to the area can be identified, apart from the consolidation of the urban fabric of Prestwich to the north-east of the site.

The neighbouring properties, namely the house at the intersection of Hilton Lane with Butterstile Lane and the Garage on the opposite site, do not appear in the maps until 1954.

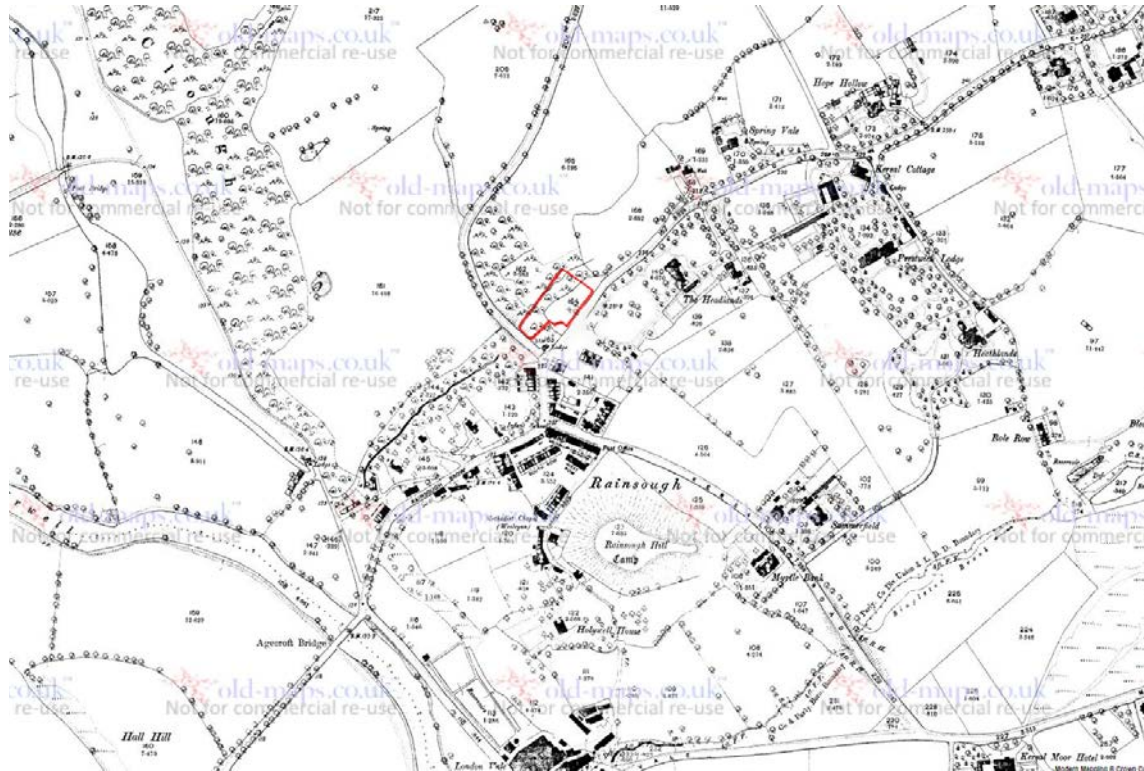


Fig 2 : 1893 OS Map



Fig 3 : 1909 OS Map



Fig 4 : 1922 OS Map



Fig 5 : 1953 - 1954 OS Map



The Site

The Application Site is currently vacant, following the demolition of a dilapidated bungalow in 2018.

It is surrounded by a temporary wooden hoarding on Butterstile Close and Butterstile Lane and by the stone retaining wall on the Hilton Lane side.

Since the site became disused, the land has become overgrown and unkept, with very little vegetation of merit. Only a few low-grade trees line a small section of the boundary adjacent to Hilton Lane and another group bordering the boundary with Rainsough Garage to the north-east.

Please refer to the Ecological, Arboricultural and Geo-technical reports submitted in support of this Application, for further details.



Fig 6 : Aerial view of site looking north



Fig 7 : View of the site from Hilton Lane



Fig 8 : Current site access from Butterstile Close



Fig 9 : Aerial view of site looking west



Site Analysis

The site is well connected to the public transport network, thanks to numerous bus stops nearby.

The plot axis is orientated on north-east / south-west, with an opportunity for frontage along Butterstile Close.

The existing site access off Butterstile Close, is well positioned to be retained and the site is relatively free of arboricultural and ecological constraint, as shown in the relevant accompanying reports.

Facing distances are unrestrictive and there is potential for rear gardens to enjoy south-facing aspect.

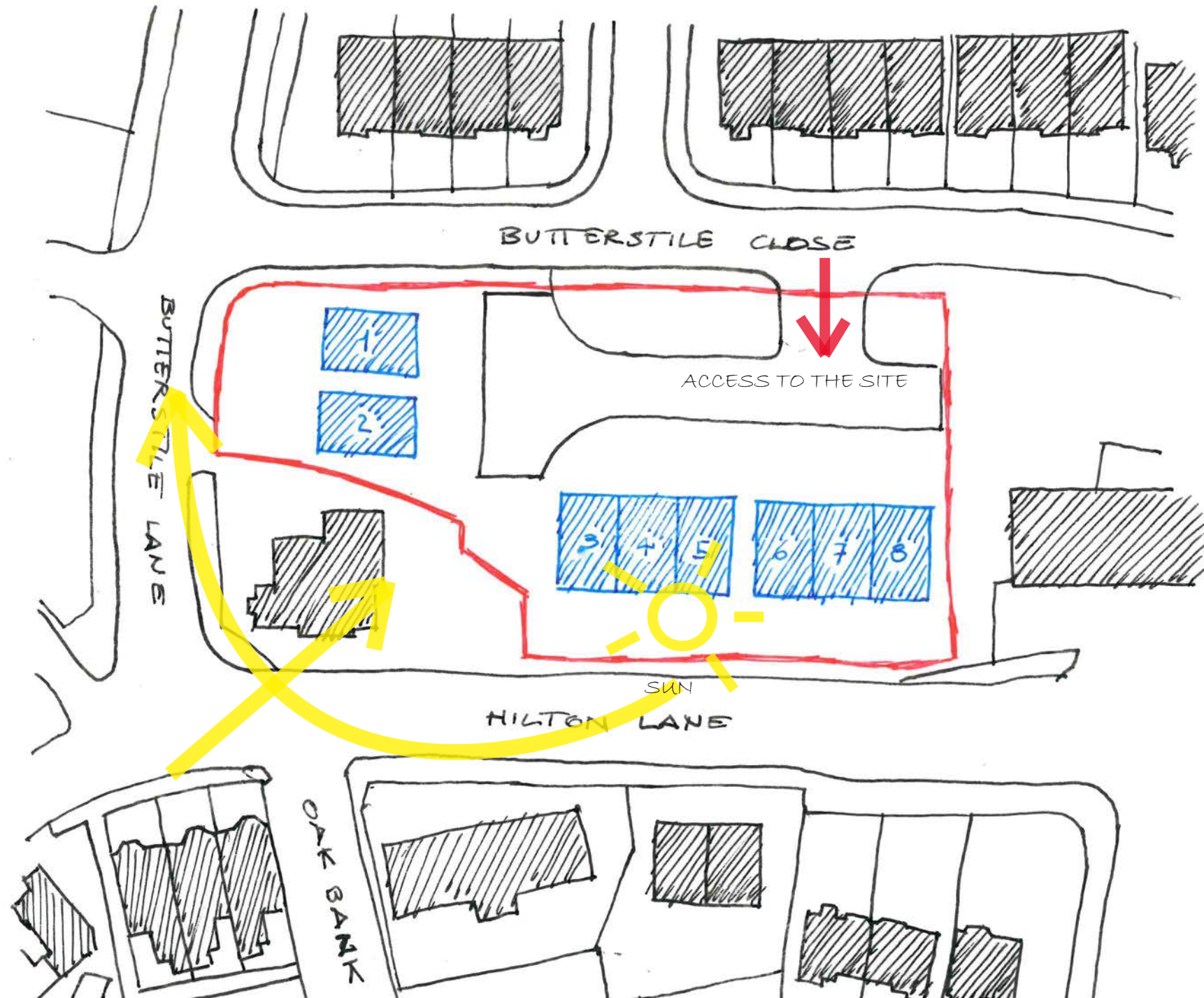


Fig 10 : Initial site analysis sketch





Fig 11 : Street scene perspective from Approved Application 61584

Planning History

The site held permission for the erection of eight dwellings under two separate Planning approvals (refs. 59765 & 61584), however both permissions have since expired.

The first Application, submitted in 2016 (ref. 59765), proposed five dwellings accessed off Butterstile Close via a new access and the second Application, submitted in 2017 (ref. 61584), gained permission for a further three terrace houses.

This Application aims to re-establish the expired permission for eight dwellings.

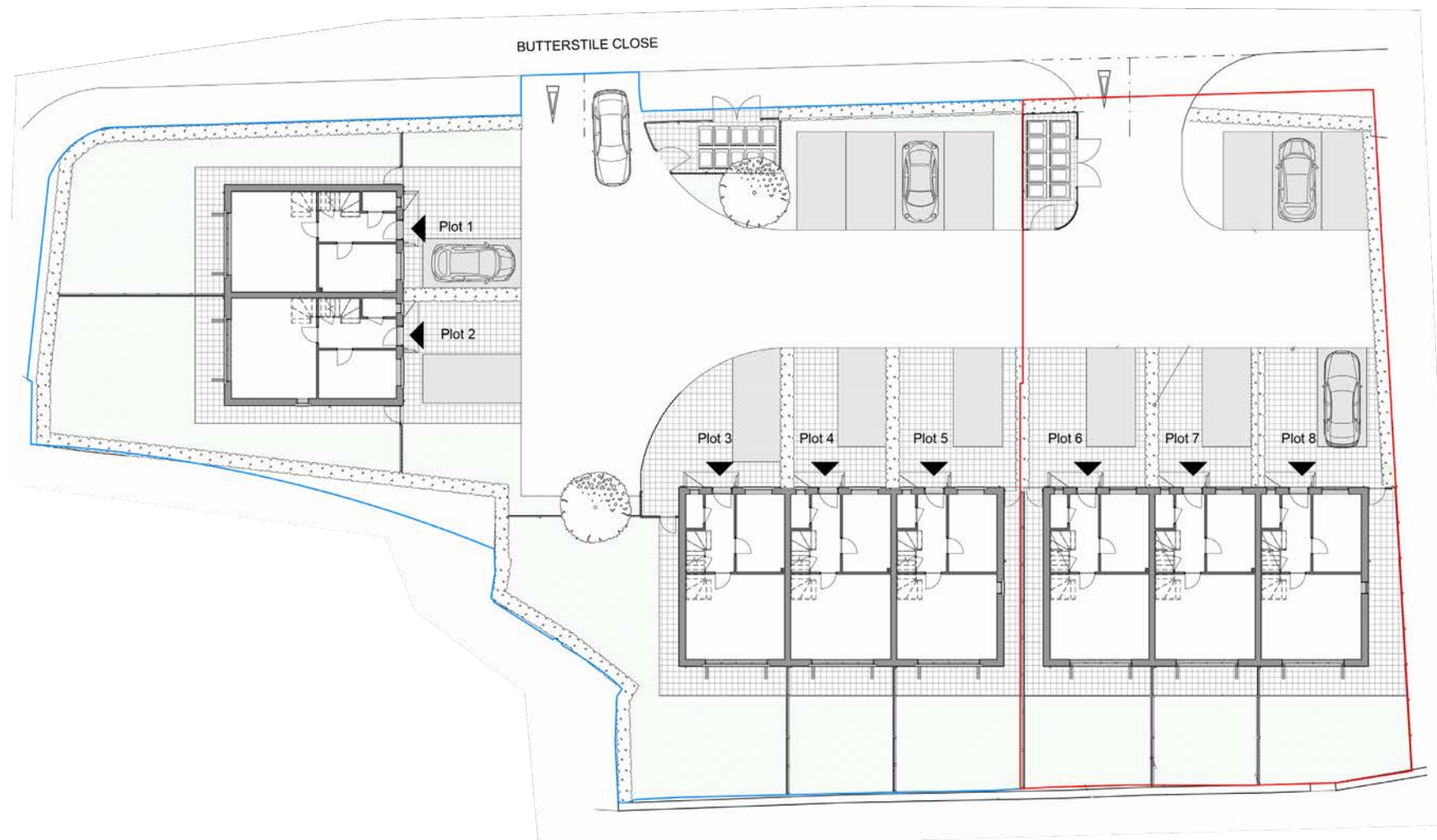


Fig 12 : Site Plan from Approved Application 61584: Proposed Site / Landscaping Plan



Amount

The proposed development consists of six terraced houses and two detached houses. Each dwelling is over three storeys and has three bedrooms, with an approximate total area 115sqm.

Please refer to the accommodation schedule (P-600) for further information.

Layout

The new site layout proposes a single site access that utilises the existing site access – the design of which is exactly as approved within one of the previous permissions (ref. 61584).

The new cul-de-sac is to be in tarmacadam or similar, with the front of each plot proposed to be permeable block paving or similar.

Typically each unit has a paved pathway to provide access and a section of paving to the rear, leading onto the lawned area.

Access

The proposal provides level access at the front of the building, in addition to two parking spaces, at least one of which is immediately adjacent to the front door.

Scale

Each dwelling has been designed so that the overall height is in keeping with the three story houses on Butterstile Close and the elevated two story houses that face Hilton Lane.

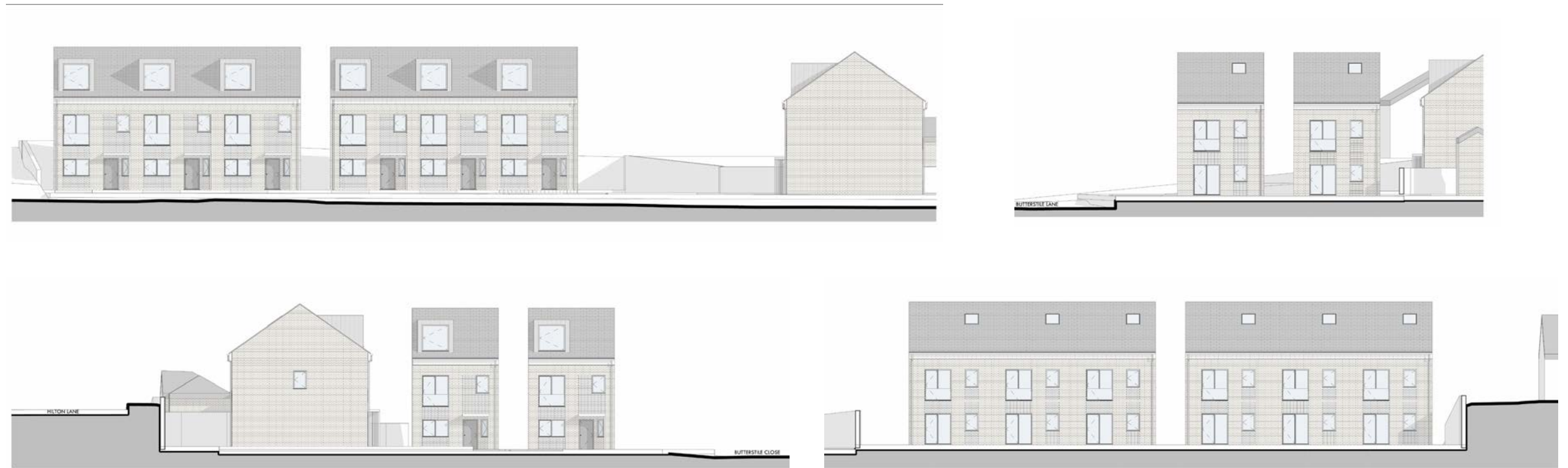


Fig 13 : Proposed Site Elevations

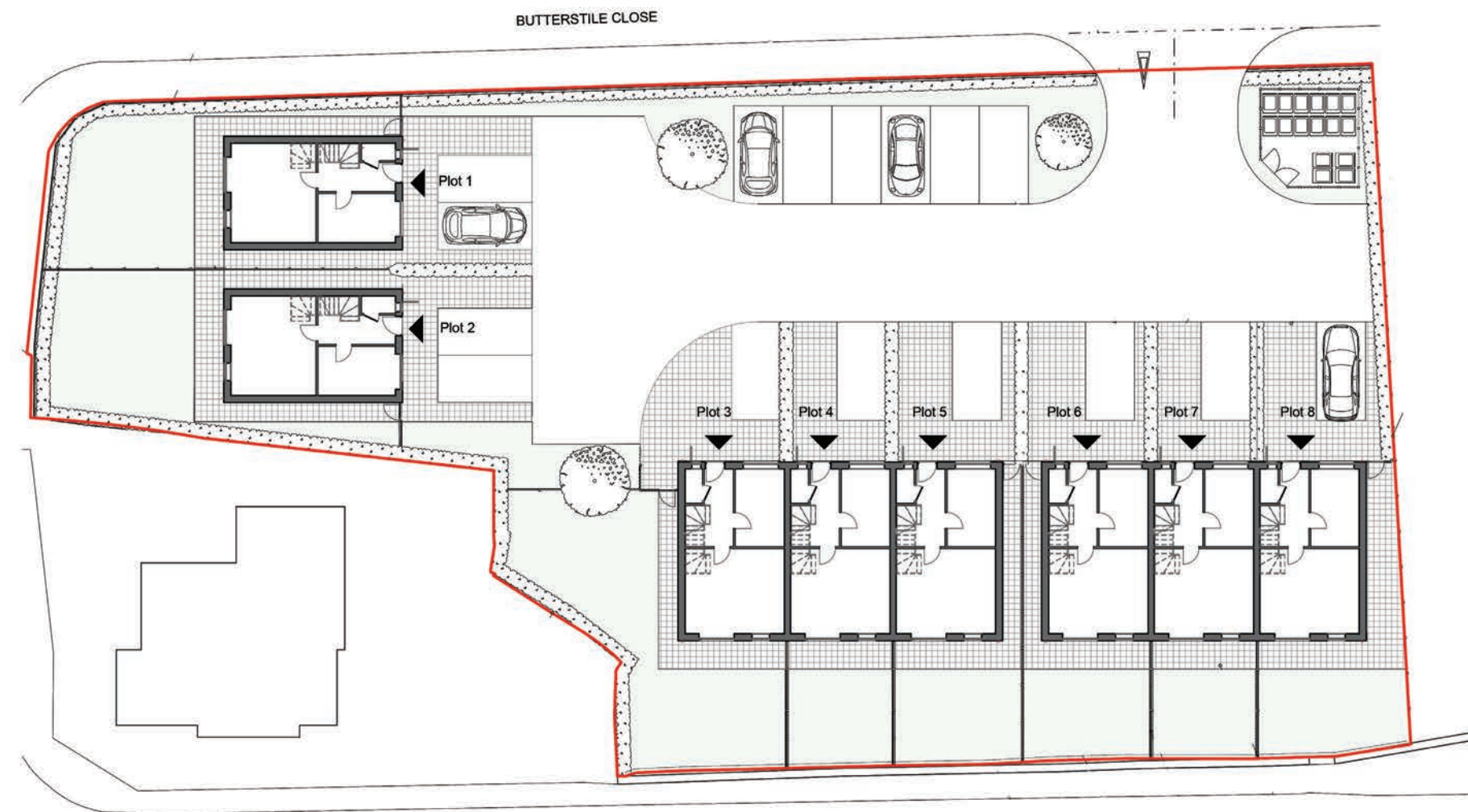


Fig 14 : Current Proposed Site Plan

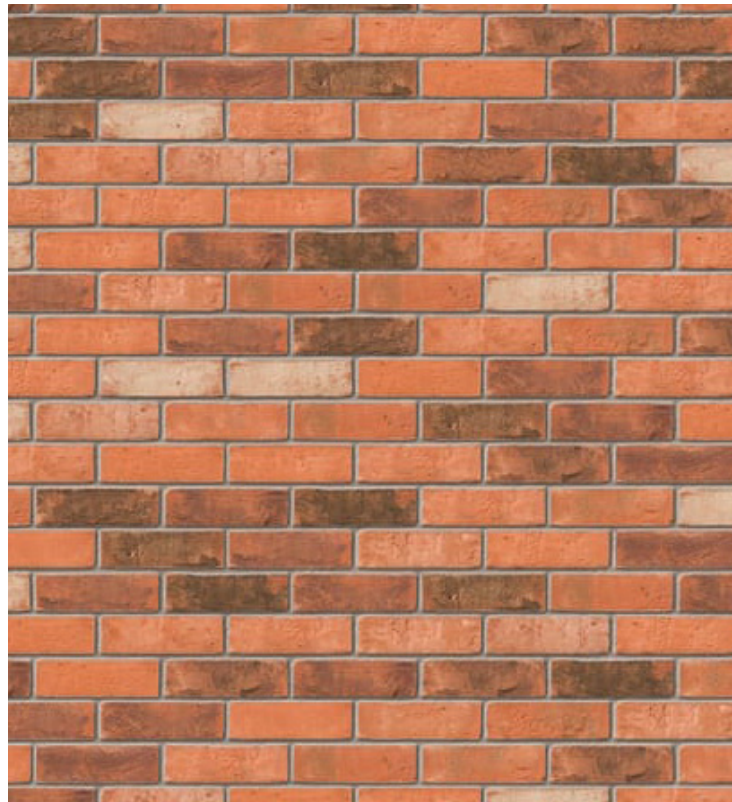


Fig 15 : Red brickwork

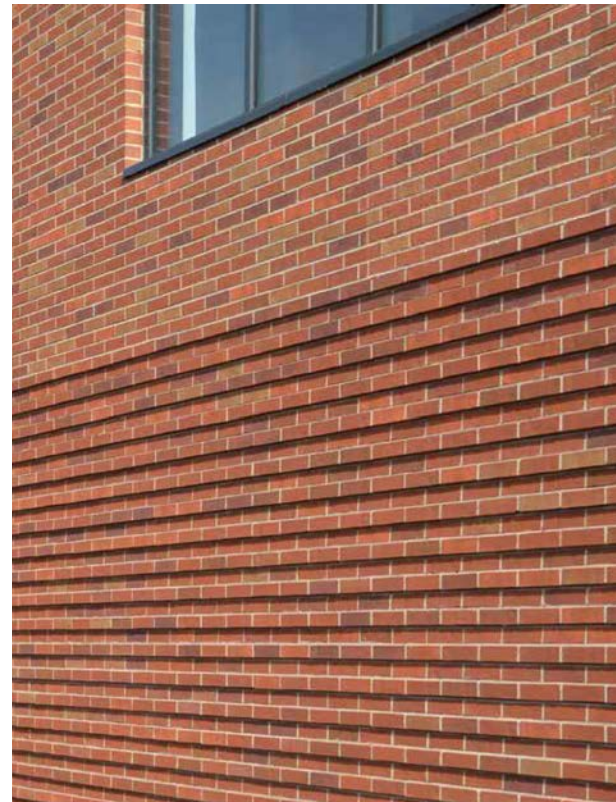


Fig 16 : Facade with stepped brickwork



Fig 17 : Slate roofing with roof window

Appearance

The external appearance of the previously approved schemes, has been re-designed to add a more contemporary feel.

Traditional canopies and dormers have been replaced with more contemporary versions, with render removed and red brick made the primary facing material.

Window opening sizes have been increased, with verticality accentuated stepped brickwork detailing, above and below.

This not only increases light levels intensely, but also seeks to provide a greater connection to the external space.



Fig 18 : Dark grey uPVC window



Fig 19 : Entrance timber dividers

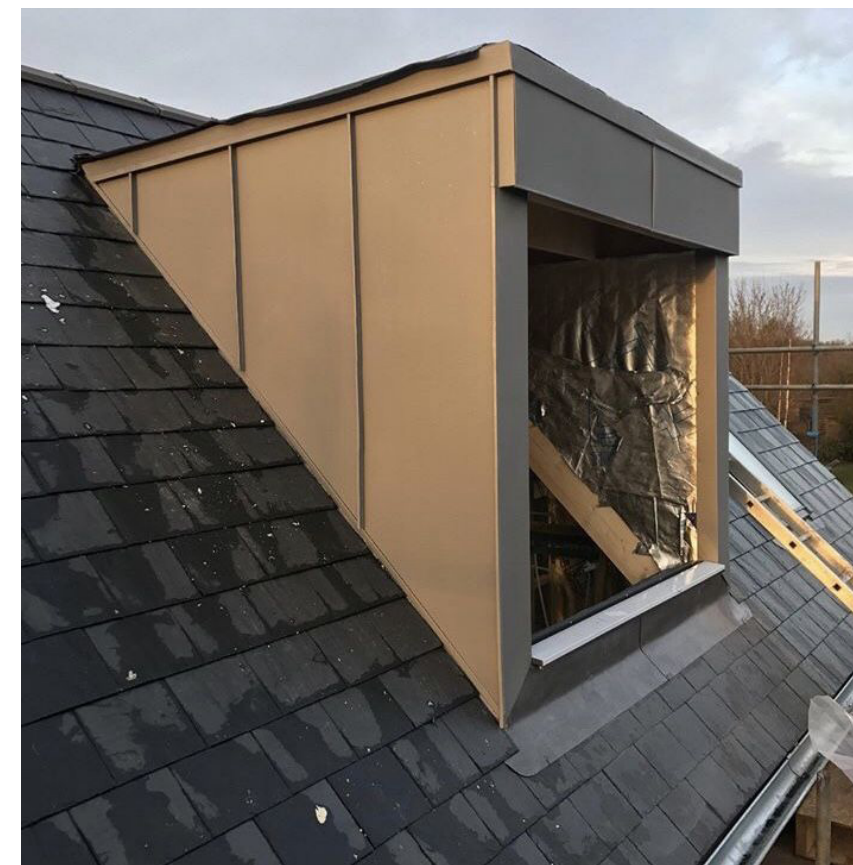


Fig 20 : Zinc dormer & Detailing



Landscaping

In accordance with secured by design standards, the perimeter of the site boundaries to adjacent properties, are to have a 1.8m high boundary.

Existing walling / fencing is to be refurbished where possible and new 1.8m high timber boarded vertical lap fencing is to be provided, where required.

Along the highway facing boundaries to Butterstile Close and Butterstile Lane, a 1m high brick boundary wall is proposed.

The plots have been designed to include natural surveillance in all directions, through provision of windows, particularly in end gables.

Due to the design of entrances, residents entering their properties will benefit from being well observed from the public domain. Gates to rear gardens are in line with the building line, to provide additional security. Light levels are increased through the provision of street luminaires.

The shared surface and parking spaces will be in permeable block paving or similar.

The paved area around the dwellings will be in permeable paving stones / blocks.

The remaining surface will be lawned garden area, designed to offer a comfortable green space at the back of the dwellings.

In addition, a system of hedges will help ensure the privacy of the entire lot and of the individual residences.



Fig 21 : Proposed Site Plan



Proposed Plans

On the ground floor of each plot, there is an entrance vestibule off which is the kitchen, WC and lounge / diner to the rear, the latter of which looks out onto the rear garden.

On the first floor are two bedrooms with a family bathroom and study.

On the top floor is a large master bedroom with an en-suite and storage.



Fig 22 : Proposed Ground Floor Plan



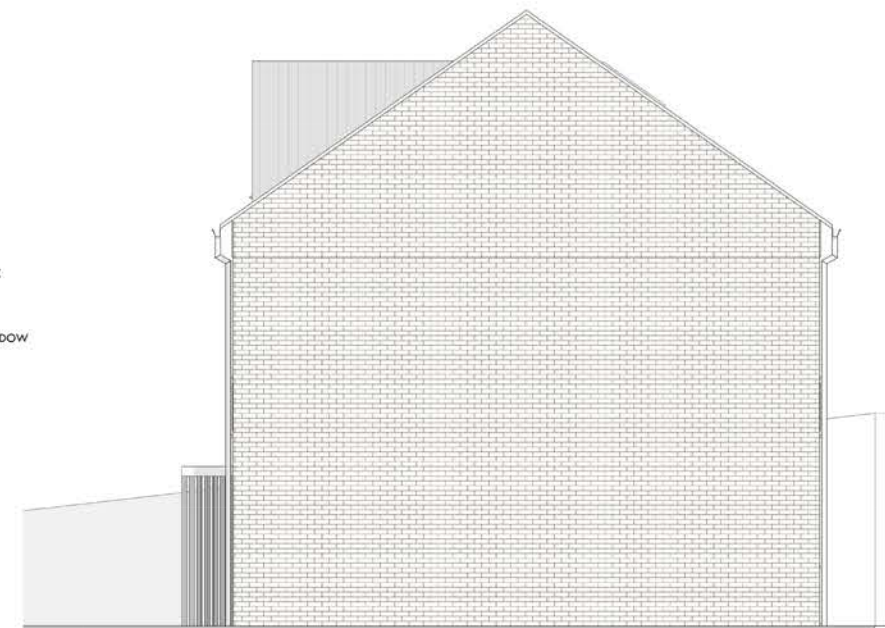
Fig 23 : Proposed First Floor Plan



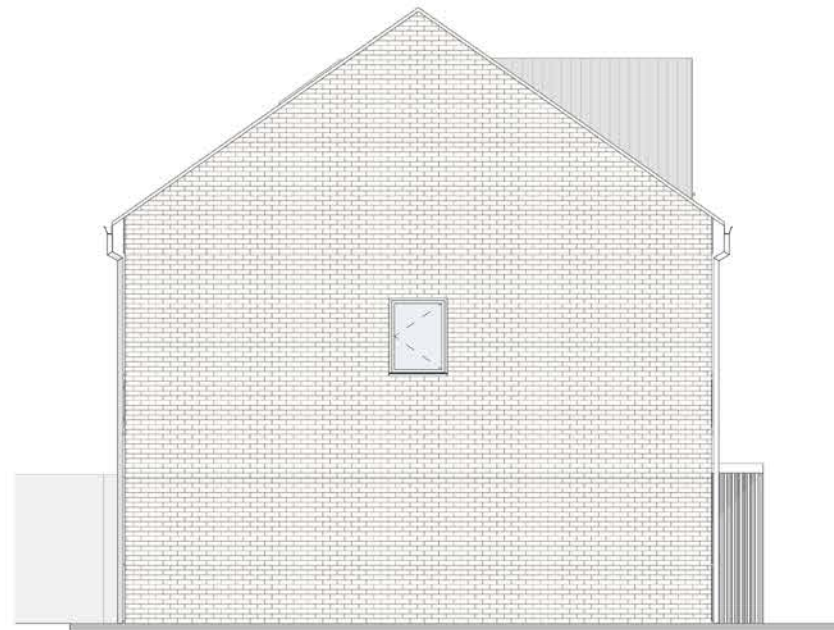
Fig 24 : Proposed Second Floor Plan



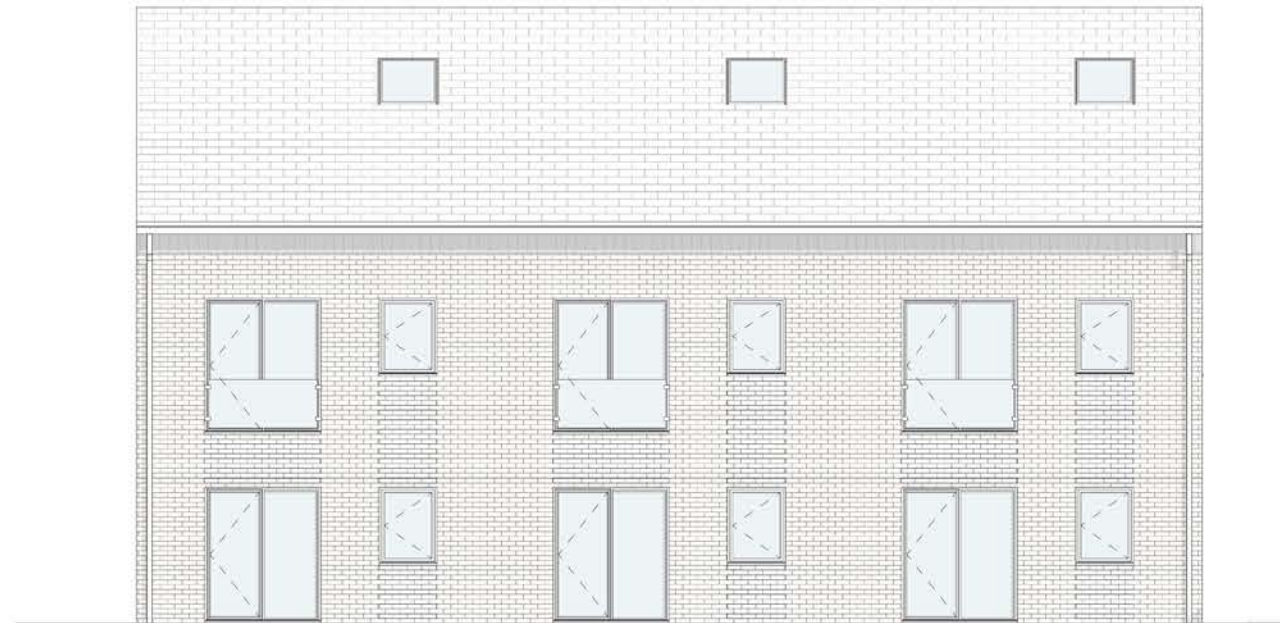
Front Elevation (North)
1 : 50



Side Elevation (West)
1 : 50



Side Elevation (East)
1 : 50



Rear Elevation (South)
1 : 50

Fig 25 : Proposed Elevations Plot 3-5 & 6-8

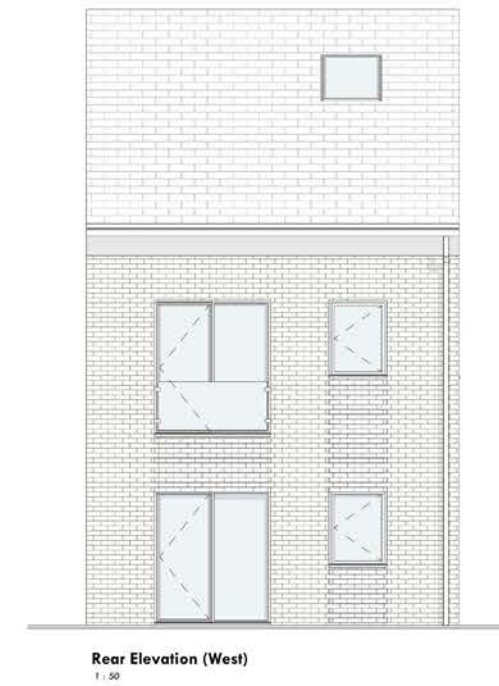
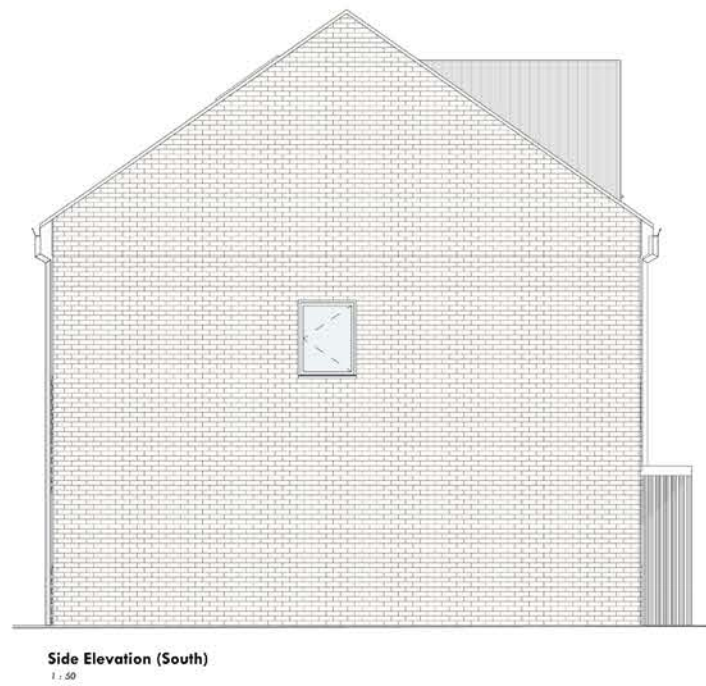
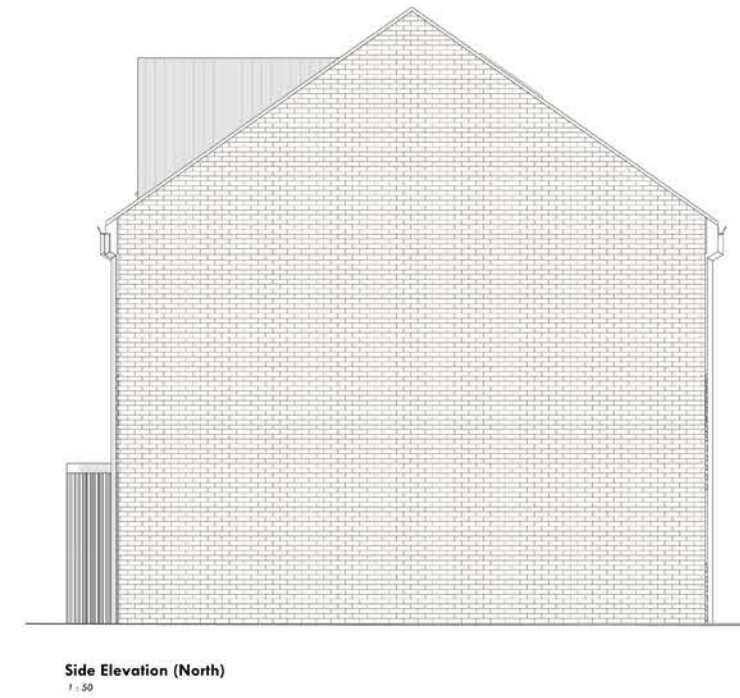


Fig 26 : Proposed Elevations Plot 1-2

Proposed 3D Visuals



Fig 27 : 3D illustrative view from Butterstile Close



Fig 28 : 3D illustrative view from Plot 1



Fig 29 : 3D illustrative view of back garden



Fig 30 : 3D illustrative view of dwellings' entrance



Ecology

Rachel Hacking Ecology Ltd., were appointed by the Applicant to carry out a Scoping Survey (including bats and nesting birds).

Please refer to ‘Protected Species Survey Report’.

Access

Vehicular access to the site is afforded from an existing access off Butterstile Close. No further vehicular access is proposed.

Pedestrian access is proposed via a footpath adjacent to the vehicular access.

Level access will be provided via the main entrance to comply with Part M of the Building Regulations. The property has been designed to exceed the requirements of Approved Document M4(1) of the Building Regulations 2010 (2016 amendments).

Each plot benefits from two dedicated car parking spaces, in accordance with Bury Council parking standards for C3 use class.

Refuse

A bin store suitable to accommodate 16 bins will be on the corner of the site close to the site vehicular entrance. It is designed to meet the general requirements:

Bins will be easily moveable from the storage area to the collection point.

The design and materials of bin storage areas are in keeping with the rest of the development.

Bins do not have to be moved through a dwelling.

There is sufficient space for the storage of bins.

The minimum requirements for a three bedroom house, will be for storage to accommodate 1 × 240 litre recycling bin and 1 × 180 litre waste bin.

There is enough circulation space for moving the bins in and out of the store.

Summary & Conclusion

The proposals submitted, are the result of a design process that has developed collaboratively with the Applicant and wider Design Team.

The scale and massing is considered to be in proportion to plot size, whilst considering its immediate context and, we feel, the scheme appearance positively contributes to improve the character of the area.

In summary, we consider that the proposal submitted represents a contextually appropriate and policy compliant scheme, which should be approved without delay.

