

Design and Access Statement

On behalf of Lewis Mullins.

Proposed Extension and Alterations at 14 Freestone Close, Bury. BL8 1US

Application :- Full Householder Planning Permission.

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1 Introduction

- 1.1 This Design and Access Statement has been prepared for Mr. Lewis Mullins in support of the planning application for the purpose of increasing the Ground Floor Area and re-configuration of the main living areas at 14 Freestone Close, Bury, BL8 1US
- 1.2 The ultimate completion of works proposes to also provide Level Access to the Main Entrance and additional Off-Road Parking for which Planning Consent has already been Permitted.
- 1.3 The Statement seeks to identify the various constraints and influences that have informed the design process and resulted in the submitted design solution. The following matters are addressed in the proceeding sections:

Section 2 - Site Location and Description

Section 3 – Description of the Proposed Works

Section 4 – Design Policy and Guidance

Section 5 – Design Assessment

Section 6 – Access Assessment

Section 7 – Key Views of the Site

Section 8 – Conclusions

2 Site Location and Description

- 2.1 The application site extends to approximately 0.067ha and affronts onto Freestone Close, the property in this Application, and along the Estate Road are circa 1986. A mixture of both Semi-detached & Detached traditional built Construction.
- 2.2 The property is currently as a Family Dwelling, the garden areas have limited planting of minimal interest, and the driveway is made up of P.C.C. Pavements.
- 2.3 The main garden immediately to the rear of property is relatively flat and securely enclosed with 1.8m Concrete Post and Timber Panel Fencing in good condition. Views therefore into the site and private amenity areas are restricted creating a good level of privacy to the rear garden.
- 2.4 The Northern and Eastern Boundaries are screened with numerous trees of medium significance but are outside the periphery of the site within Public Amenity Space running along the River Irwell. None of these will be affected by the Proposals within the Application.
- 2.5 As a result of the surrounding land uses, the scale, design and appearance of the scheme will be of traditional characteristics associated with the area.

3 Description of the Proposed Development

- 3.1 The proposals will consist Single storey Rear extension, projecting less than 3 metres in length from the original main 2 storey house
- 3.2 The main vehicular and Pedestrian access will be from Freestone Close, with additional Parking/Pedestrian facilities
- 3.3 Internal Alterations with separate Utility Room and Office space for Home Working.
- 3.4 Amendments to the Main Front Entrance to enable a Level Wheelchair access in accordance with current Building Regulation A.D Part M2.

4 Design Policy and Guidance

NFFP National Guidance

4.1 Guidance on design matters is available in the form of a variety of sources. At the national policy level, Planning Policy Statement 1: Delivering Sustainable Development identifies sustainability as the core principle at the heart of planning decisions. NFFP advises that sustainability should be promoted through a high quality of good and inclusive design.

4.2 The guide covers a number of design topics including:-

- Designs on security
- Access all areas
- Eco homes
- Energy efficiency
- The use of renewable energy
- Remaining in character : Integration with landscape
- Designing the public realm
- Accessibility : The transport issue
- Sustainability drainage systems

Within the introductions to the guidance it is stated that:-

“High quality, sustainability design is not just an ideal, but an objective that can be achieved with a clear understanding of the role and function of places and by following guidelines for best practice”.

Bury Unitary Development Plan (adopted 1997)

- 4.4 Due regard has been taken to the relevant policies in the adopted UDP, most notably the H2/3 and SPD6 policies regarding Extensions & Alterations :-
- The scale, density and massing of the proposed development relate well to its locality;
 - The development includes characteristics of local distinctiveness in terms of design, and material;
 - The building lines and layout of the development relate to those of the locality;
 - External boundary and surface treatment is included as part of the development and is of a design and materials which related well to its surroundings.
 - There is no severe loss of amenity or privacy to adjacent residents;
 - Adequate arrangements are made for the storage and collection of refuse from the site;
 - Adequate arrangements are made for pedestrian access.

5 Design Assessment

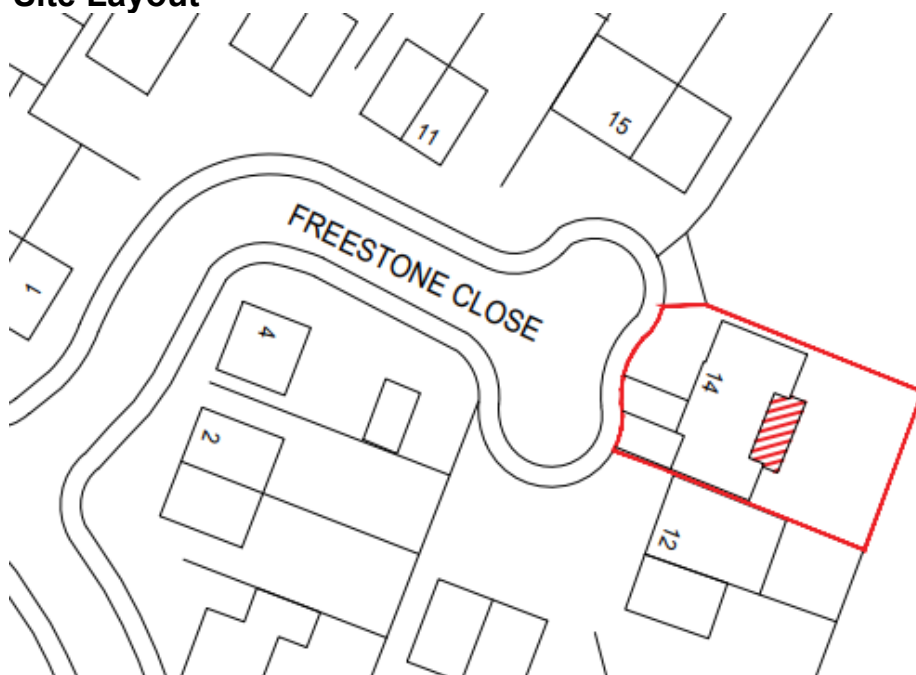
- 5.1 The design assessment has been broken down into key design elements in order to assist consideration.

Assessment

- 5.2 In order to gain a full understanding of the context of the site, the Local Authorities key objectives outlined in the SPD have been considered. The aim of the SPD is to achieve high quality design in residential developments. From this aim three key objectives have been established;
- To promote high quality inclusive design by raising awareness of good design principles and practice to help and inspire applicants to submit quality schemes;
 - To ensure efficient use of resources by encouraging developers to make the best use of land and buildings; be environmentally responsible; and use good design principles; and
 - To endorse development that makes a positive contribution to the townscape and landscape character of the local area and to provide guidance on assessing the context and balancing the various issues and requirements without detriment to local character.

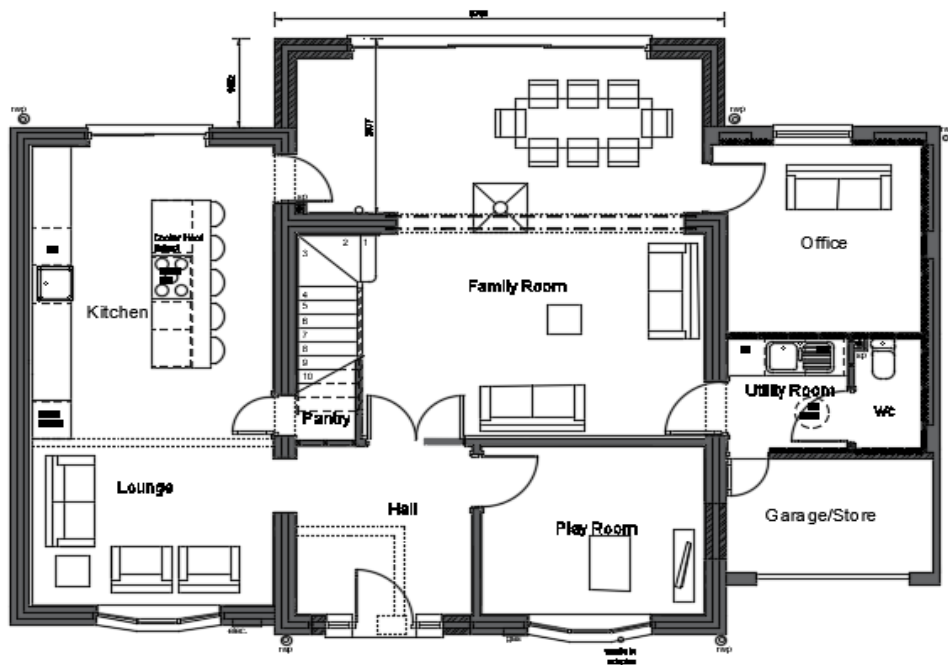
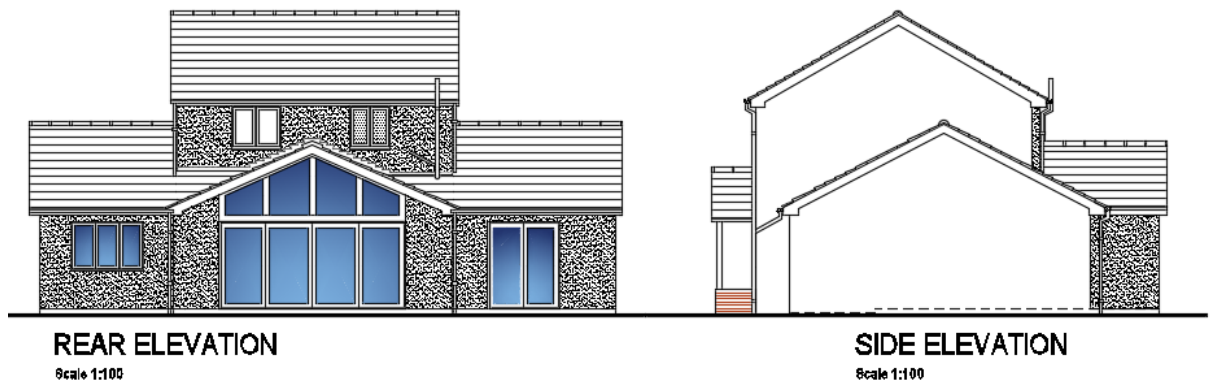
- 5.3 A site visit has been undertaken which included, a walk around the site and the surrounding areas, also around the wider context beyond. Photographs have been taken for records and the adjacent building (No.12) taken into consideration. The assessment of the context and wider area provided knowledge of architectural styles, storey heights, scale and massing.

Site Layout



- 5.4 This application seeks to secure Planning Permission to the proposed Extension and alterations.
- 5.5 The proposed Rear Extension has been designed so as to cause the minimum amount of visual impact to existing residential properties, and within the guidelines of the SPD6 Section 4.2 Appendix 1 . ie, the 45° Rule.
- 5.6 The proposed Rear Extension has no overlooking constraints and with the existing Tree cover poses little visual impact from the Public Green space from the North or Eastern boundaries.
- 5.8 The proposed Extension will increase the Ground Floor accommodation by a total of 16m² & have a ridge height Approximately 4.2m.
- 5.10 The proposals shall have level access to the main entrance to allow all potential users regardless of their disability, the ability to enter and use the facilities of the dwelling.

Building Form/Design



PROPOSED GROUND FLOOR PLAN

Security/Surveillance

- 5.11 The scheme has been designed with security and surveillance in mind. The house will maintain its surveillance over parking and landscaped areas, thereby ensuring that the whole site and surroundings benefit, and assist in creating a sense of ownership space.

Materials

- 5.12 The materials to be used in the development will reflect those already used in the property and nearby housing constructed. The new Render material will be sympathetic in nature to the existing character of the area, by restricting limited visibility from the Rear only.
- 5.13 All facing brick and Roof Tiles will be reminiscent of the existing dwelling. All materials will, of course, be agreed with the Local Planning Authority prior to the commencement of development.

Landscaping

- 5.14 The application site will not be subject to a scheme for landscaping and planting, as none will be affected by this Application.
- 5.15 The existing site has very little in the way of landscaping due to the previous 'built' nature of the site. The landscaping and tree coverage on the northeast/eastern elevations are outside the ownership of the Applicant and shall remain.

Highways & Access

- 5.17 The proposed vehicular access to the site will be directly from Freestone Close, which currently forms a Turning Head at the end of the Cul-de-sac.
- 5.18 Planning Consent has already been Granted to increase the width of the Drop Kerb to form additional Off-Road Parking.

6 Access Assessment

Constraints

- 6.1 There are no significant constraints in highways terms that would be affected by the proposed scheme.

Layout

- 6.2 The layout of the main access road remains the unaffected.

Pedestrian Links

- 6.3 The main access road incorporates pavements and walkways to allow pedestrian permeability and shall not be affected.

Security

- 6.4 As previously described in Section 5.

Materials

- 6.5 Materials to be used in the construction of access paths and additional parking areas are to be finished in standard materials that will not inhibit movement or access around the site. The footpaths shall be suitable for all users.

7 Key Views of the Site

- 7.1 For this Section, key views of the site have been identified in order to assess the positive impact the Application proposals will make. 'Reference should be made to the site layout in Appendices 1.'

View 1



View 2



View 3



8 Conclusions

- 8.1 The proposed development has emerged with close reference to design guidance. However, the physical constraints in terms of proximity to existing residential units have also played an important role in the formulation of the proposed Application hereby presented. Notwithstanding the form of the Extension and Alterations will present an attractive residential scheme sympathetically designed to enhance the character and setting of the location.
- 8.2 The proposed scheme will provide the Applicant with a residential dwelling of a high quality and design, socially inclusive to its surroundings and provide private space and easy access to surrounding conveniences and facilities.
- 8.3 The Application is an upgrade from the existing dwelling providing a well-balanced and well-designed scheme of a high quality and visually attractive character.
- 8.5 The proposals will not significantly impact on the residential or visual amenity of adjoining residences. It will represent a significant enhancement of the site and will improve the appearance, setting and character of the residential area as a whole.

Appendix 1:

Site Plan Showing Location of Key Views

