

Design and Access statement

Ref 1365

Land adjacent to Kingston Close
Elton, Bury, BL8 2EJ

26-05-23

PROPOSAL

PROPOSED ERECTION OF FOUR DWELLINGS AND COMMUNITY FACILITIES WITH ASSOCIATED PARKING AND LANDSCAPING

The site area is 1573 Sq/m.

DESIGN

The styling would be to match the traditional characteristics associated with the surrounding area that it lies within.

The massing is such that is in keeping with many of the houses around it.

Particular consideration has been given to the perceived mass, and the proposal is set with floor levels such that the proposal does not interfere with any existing adjacent residential property.

The existing fence and hedge to be retained to the north east boundary

This will lead to no detrimental effect on the surrounding area.

The proposal is situated to achieve all the recommended offsets from other dwellings, in accordance with the local authority's housing policy to prevent overlooking onto neighbouring living areas.

Refuse bins etc are to be located within the grounds.

ACCESS

New doors etc will be Part M compliant.

TREES

Existing trees both on and adjacent to the site are unaffected. The proposal is such that it is far beyond the existing canopies and likely tree root zones.

DRAINAGE

Foul drains to connect to the mains sewer subject to agreement, Surface water to be via soakaways.

CRIME PREVENTION STRATEGY

All ground level doors will have toughened glass and reinforced frames. They will be secured by an integral multi point lock system by Yale or similar approved manufacturer.

All doors and windows will be fitted with doubled glazing as a minimum.

The structures will be fitted with a motion detector alarm system. Motion detectors will be fitted downstairs and upstairs.

LED type dusk till dawn lighting will be utilised where suitable.

SUSTAINABILITY

The proposal will look to use sustainable design and construction methods.

The building fabric will be designed and built using sustainable principles.

Materials that are long lasting, zero maintenance and make minimal use of fresh natural resources.

Glazing will be designed and manufactured to a high specification to ensure that heat gains exceed heat loss throughout the course of the year.