

DESIGN & ACCESS STATEMENT

Residential Development

Former Wheatfields Day Care Centre

Victoria Avenue, Whitefield, M45 6DP



PADDOCK
JOHNSON

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1.1 Executive Summary

This Design and Access Statement has been produced on behalf of Onward Homes to support the full planning application for proposals to redevelop the former Wheatfields Day Care Centre, off Victoria Avenue, Whitefield

This document is to be read in conjunction with drawings prepared by Paddock Johnson, along with other reports which accompany this application submitted to Bury Council.

This statement has been prepared in accordance with the requirements set out in Planning Practice Guidance Paragraph: 031 (Reference ID: 14-031- 20140306) and paragraph 16 of the National Design Guide (NDG), Planning practice guidance for beautiful, enduring, and successful places.

This document details the choices made during the design process that have contributed towards achieving the ten characteristics set out in the NDG and explains how the proposed development is a suitable response to the site and its setting.



Introduction Cont.

1.2 Description of Proposals

The application seeks approval for the creation of 30 new affordable homes, comprising 18no. 3 bedroom family houses together with 6no. maisonettes, and 6 bungalows. The scheme includes associated hard and soft landscaping.

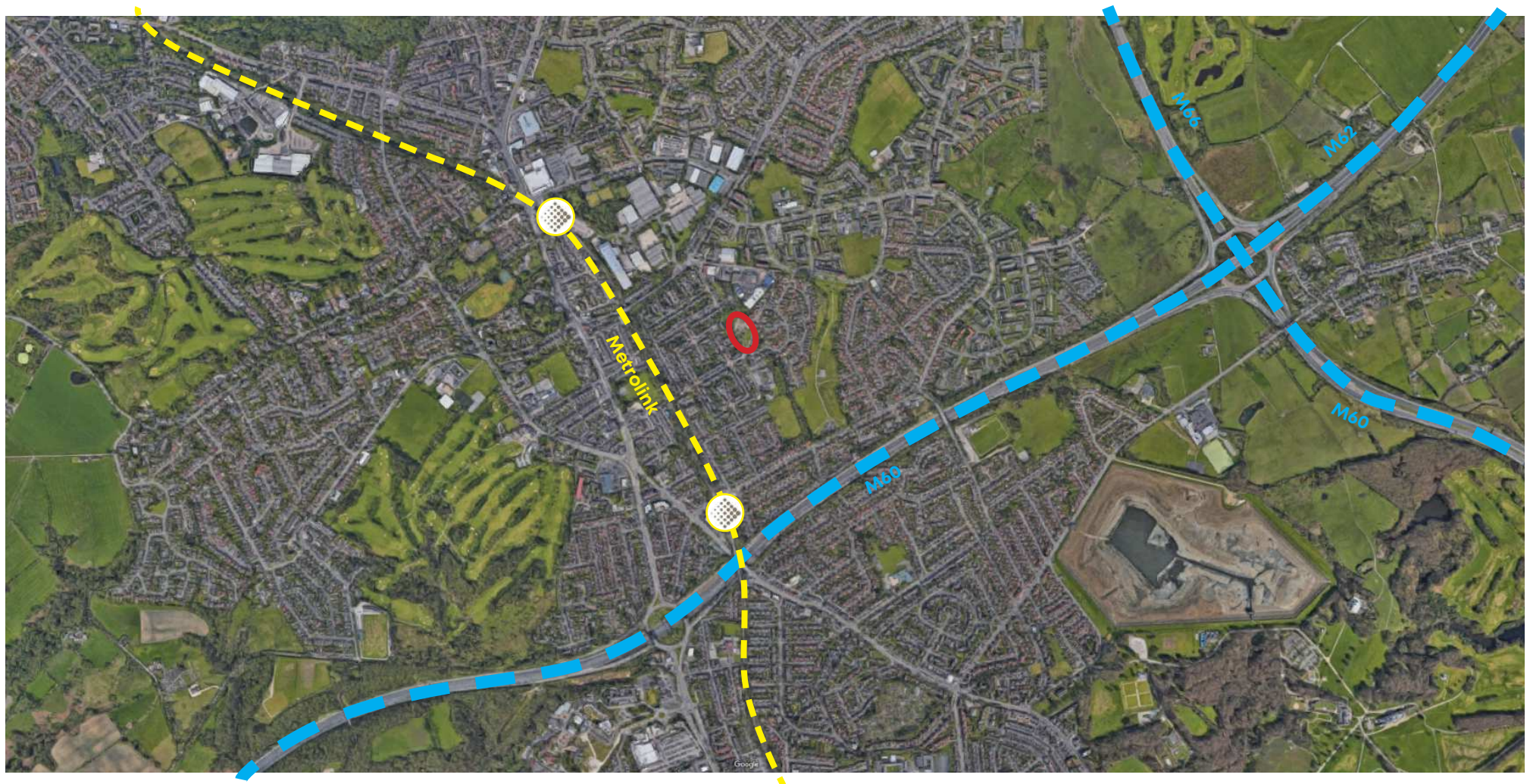


2.1 Wider Context

The site is in Whitefield which is ideally located centrally between Bolton, Bury, Oldham and Manchester. Access to the motorway network is via the nearby M60 Outer Ring Road.

The location is highly accessible being within walking distance of two Metrolink

stations - Besses o'th' Barn and Whitefield providing links to Bury, Piccadilly and Altrincham. Bury New Road provides access to the bus network with routes into Bury and Piccadilly where a full range of amenities can be found. Locally there are a number of schools, supermarkets and medical centres.



Context Cont.

2.2 Local Context

The site is located in predominatly residential area. Much of the area to the East has relatively new build semi detached housing, with the area to the West having older terrace type housing stock and this site sitting inbetween. To the North are a number of industrial and retail units providing local employment. The site itself currently provides access to two bungalows, the the Day Centre having been demolished in the past.



Context Cont.

2.3 Context Images

The images below and opposite show the mix of old and new housing stock in the area and also how the site looks now.



Context Cont.

2.4 Recent History

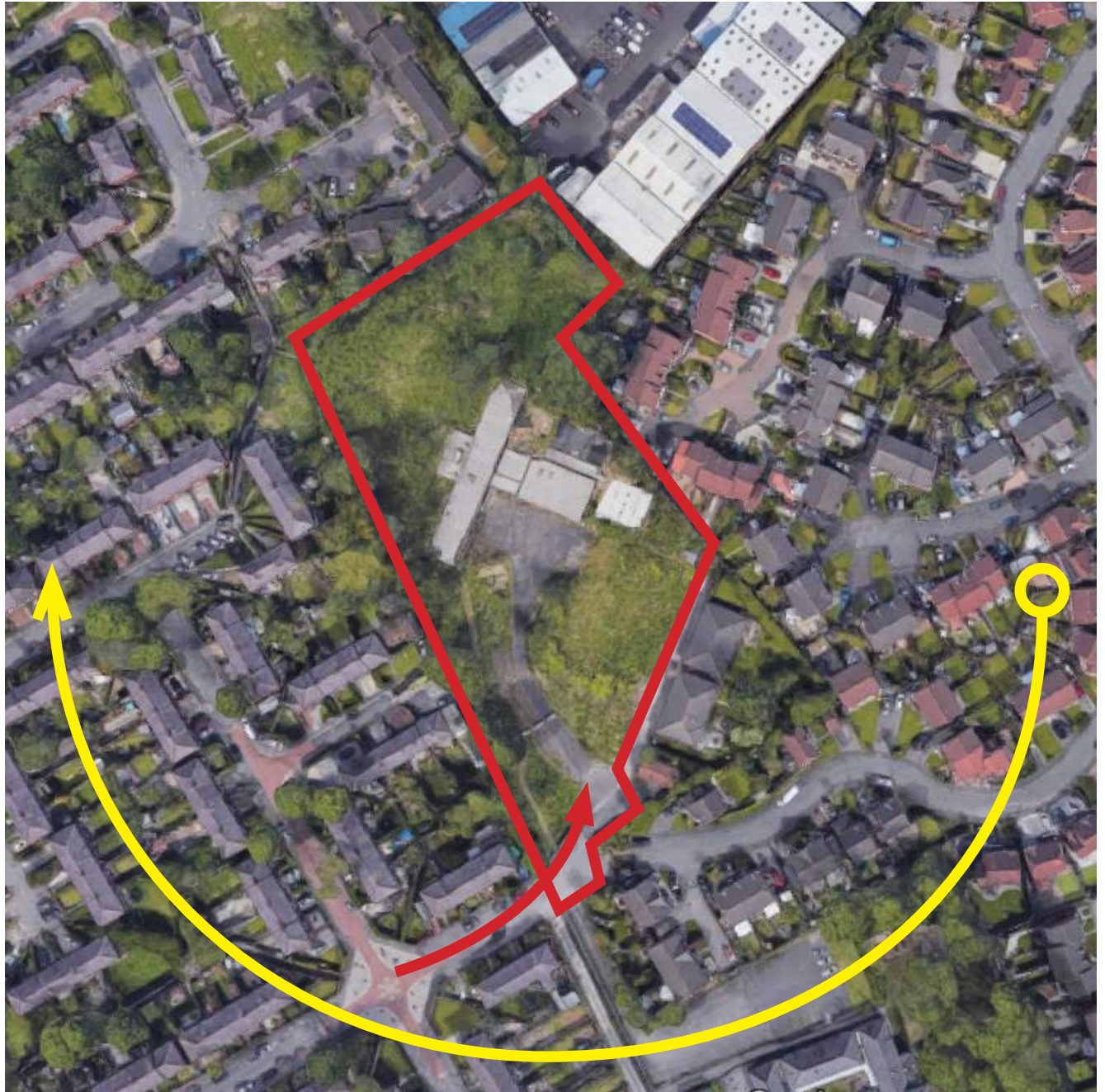
The site has been vacant since the Day Care Centre was demolished in 2018. Development at the site has been held back due to viability issues around market values, site conditions and construction costs. The site is now overgrown and in need of a new lease of life in order to stop it becoming a hub for anti social behaviour. The below image shows the site prior to demolition.



2.5 Site Analysis

The site drops approx 4m from West to East with steep banking in places left over from the demolition process.

The site currently provides access to two bungalows. Most of the site is overgrown with a mixture of plant species.



3.1 Site Layout

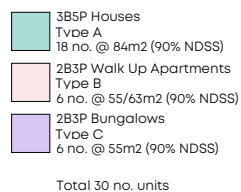
The layout of the site has evolved taking into consideration the various site constraints and opportunities and following pre-application discussions with Bury Council and other Stakeholders.

The movement of vehicles through the site is restricted by the single access/egress point and speed limited by the dead end conditions at the ends of the primary road through the development. The block structure of the housing is designed to provide maximum legibility and surveillance to create a secure neighbourhood.

The road pattern is simple and legible with continuous building lines to assist orientation.

The surrounding properties all back onto the site removing the possibility of introducing pedestrian permeability into the site. This does help with security as it will stop non residents passing through the development.

The layout creates a clear distinction between public fronts and private rears, with all houses orientated with principle entrances creating active frontage and providing natural security through surveillance.



Built Form Cont.

3.2 Scale & Massing

The scale and mass of buildings in the area is generally domestic at 2 storeys, with a small number of 4 storey apartment buildings on key junctions. The application proposals follow this pattern with the houses and maisonettes being two storey and the bungalows at 1 storey.

Particular consideration has been given to the roof profiles of the different blocks to create interest and rhythm within a generally consistent building height.

Houses are arranged as semi detached and The maisonettes a short row of terraces providing variety and interest within the street scene and following the urban grain of recent residential developments in the vicinity as can be seen in the below street scene.



4.1 Site Access

Access to the site is from Victoria Avenue. The housing utilises the position of historic vehicular accesses, amended to suit the new proposals. Limiting accesses to a single point controls vehicle movement and speed through the development.

The site also needs to provide access to the existing bungalows - 34 and 36 Victoria Avenue.

Full details of the highway works can be found in the Transport Consultants package of documents.

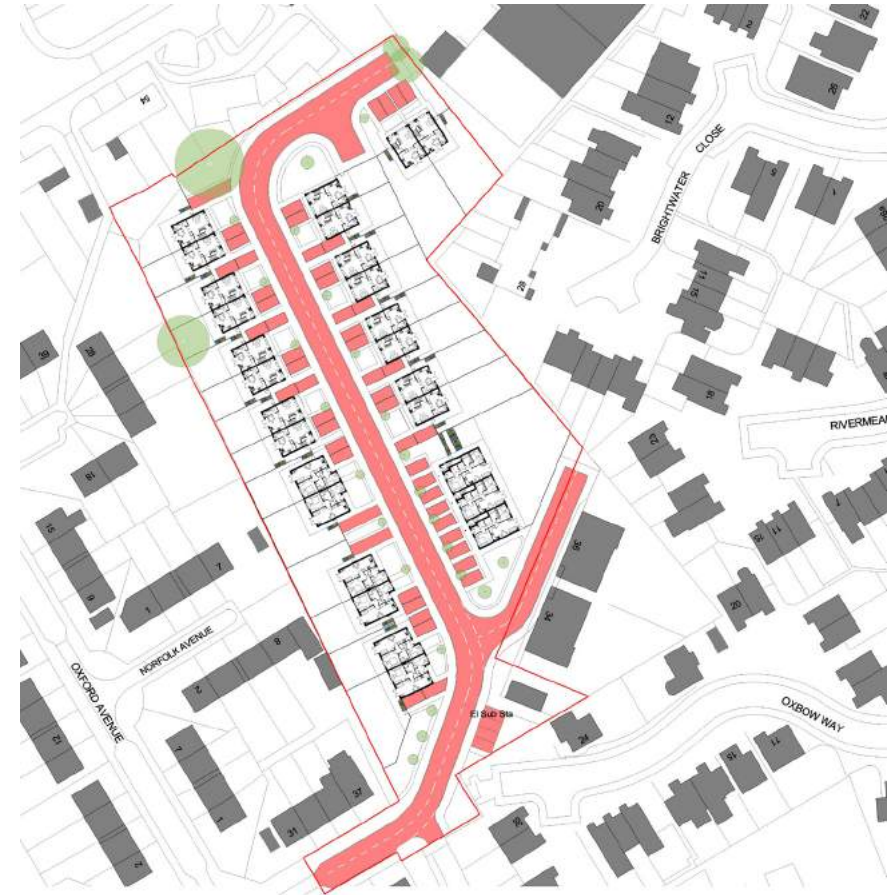
4.2 Movement within the site

All roads and pavements within the housing element of the scheme have been designed to adoptable standards with the exception of a small section of private drive used to access 34 and 36 Victoria Avenue.

4.3 Parking

Car parking is 200% for the houses and bungalows. Parking for the Maisonettes is 150% - one space per unit and one visitor space per two units.

Parking is also provided at the front of the site for 31-37 Victoria Avenue to use due to a reduction in on street parking as a result of the works.



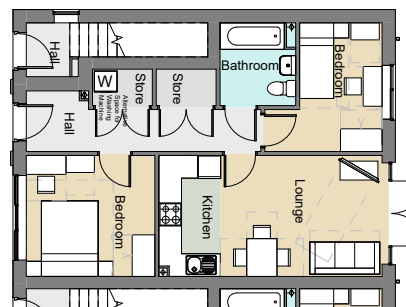
5.1 Mix of uses, tenures, types and sizes

The mix of accommodation proposed is as follows;

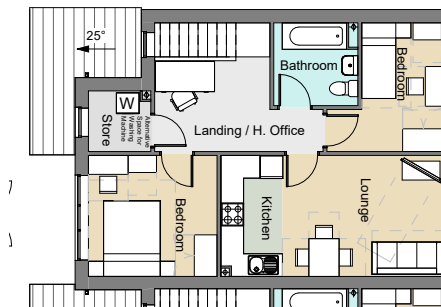
Housing (100% affordable rent)		
2 bed 3 person maisonette	55/63m ²	6no.
3 bed 5 person house	84m ²	4no.
2 bed 3 person bungalow	55m ²	6no.
	Total	16no.
Housing (Shared Ownership)		
3 bed 5 person house	84m ²	14no.
	Total	14no.

The mix of tenure, housing types and sizes has been developed in dialogue with both end users, Onward Homes and also discussions with Bury Councils Housing Strategy team.

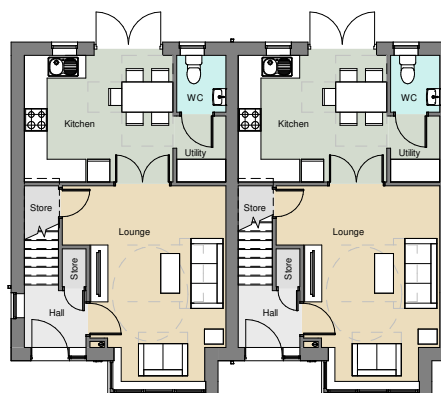
Across the site a range of housing types are provided from 2 bedroom Maisonettes each with their own front entrance door, to larger starter and family homes. The bungalows meets the needs of older people or those with mobility issues looking to down size or benefit from Category M(4)2 Designed layouts.



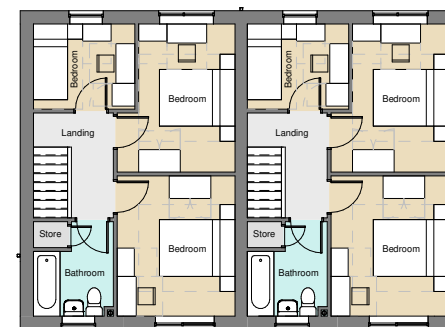
Maisonettes Ground Floor



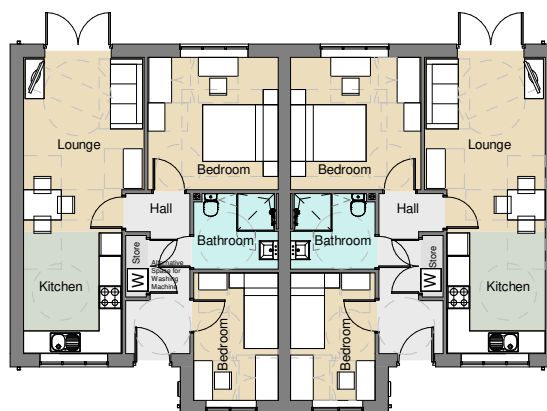
Maisonettes First Floor



Houses Ground Floor



Houses First Floor



Bungalows

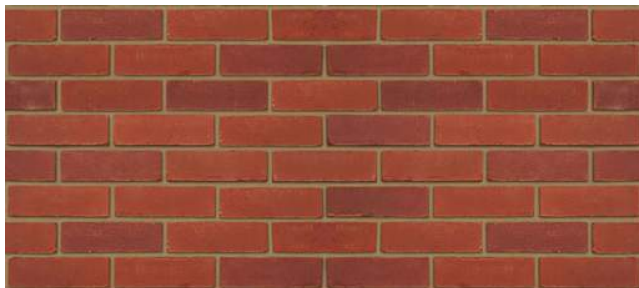
6.1 Response to local character

The character of the local area has evolved over the last two decades as new housing developments have been built, which now sit alongside older housing stock. This site sits where the two styles come together.

6.2 Design Concept

Rather than replicate the new developments adjacent or the older houses along Victoria Avenue the intention from the outset was to provide a new neighbourhood which would have its own distinctive character whilst sitting comfortably in its surroundings. It was also important that the architectural style of the houses, maisonettes and bungalows would read as part of the same development whilst being different in scale and form.

Whilst replicating the common features of the area in terms of pitched roofs, bay windows and red brick, a contemporary approach has been taken to detailing such as window proportions, entrance doors and canopy features.



Ibstock Heritage Red Blend



Maisonettes Front Elevation



Typical House Front Elevation



Bungalows Front Elevation

7.1 Overview

Onward was established in 2018 and brought together several housing associations including Liverpool Housing Trust, Hyndburn Homes, Peak Valley Housing Association and Ribble Valley Homes. Onward are a leading provider of quality, affordable homes for rent and sale across the North West owning and managing 35,000 homes.

Onward offer help and support to vulnerable people facing a range of challenges, and create strong and vibrant communities that their customers can be proud to be a part of and key to this is design quality. Onward develop a range of different house types and tenures and have developed a set of design standards based on feedback from customers and maintenance and management staff.

The houses in Wheatfield have been designed to have an anticipated lifespan of **60 years** for the main structural components, and minimal maintenance requirements.

7.2 Internal Environment

As described earlier a range of unit types are provided within the development from 2 bedroom Maisonettes to 3 bedroom family homes. The 6no bungalows have been designed to Part M4(2) standards making them more easily accessible and adaptable should the need arise in the future.

The units are designed to 90% 85% of the areas set

out in the Nationally Described Space Standards (NDSS) exceeding the threshold for Homes England grant funding, whilst allowing more new homes to be provided.

The plans opposite show the layout of a typical 3 bedroom house. All houses are provided with ground floor wc's, storage and kitchens sized to provide generous cubic capacity.

7.3 External Environment

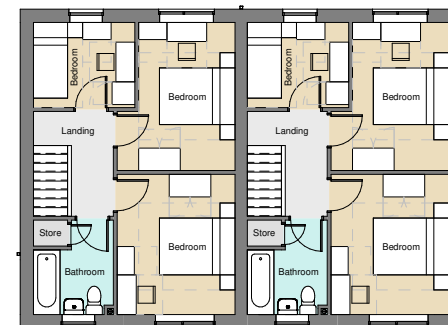
Externally all houses are provided with their own private amenity space at the rear of the property accessed from the kitchen/dining space.

To the fronts of properties off road parking is provided together with open landscaped areas which provides a buffer between public and private space.

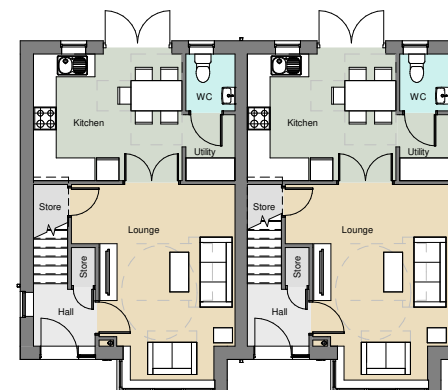
7.4 Storage, waste, servicing and utilities

All properties are provided with space for the segregation of general and recyclable waste within either the rear gardens or for the flats dedicated bin stores close to parking and entrance areas.

Every house is provided with electric vehicle charging points in line with policy requirements.



Houses First Floor



Houses Ground Floor

8.1 Overview

There are a number of public parks in the vicinity of the site including Fusiliers Meadow nearby to the East of the site and Heaton Park slightly further South East.

Within the housing section of the site opportunities for further public open space have been limited by the need to achieve the required density.

New lawn, tree and hedge planting along the street will make a positive contribution to the street scene whilst also further enhancing biodiversity.





9.0 Sustainability

In terms of the built development itself and its approach to sustainability, the strategy is to create, low carbon, low resource demand, sustainable development through design approaches that:

- a) Have low energy demands
- b) Use low carbon technologies in construction and operation
- c) Incorporate use of renewable technologies

The strategy for reducing carbon dioxide (CO₂) emissions and energy consumption within the new buildings will be to focused on the following

- Reduce need for energy consumption by using passive construction techniques and taking a fabric first approach
- Use energy as efficiently as possible through incorporation of high-efficiency systems and effective controls – further reduces demand and subsequent emissions.
- Supply energy from low or zero-carbon technologies to help realise emission targets – contribution to remaining demand with low carbon solutions.

The proposals will consider the use of a wide range of current low energy and renewable technologies including.

- Specifications of materials, thermal properties and shading
- Whole house ventilation and Heat recovery
- High levels of insulation
- Water flow restrictors
- Low energy lighting installation utilising LED lamp sources.
- Automatic external lighting controls with occupancy and daylight sensing.
- Automatic intelligent controls

- Metering
- Improved building sealing to improve air leakage rate, insulation levels and glazing
- Renewables Options