



431 Holcombe Road

Design & Access Statement

August, 2022
Rev P01



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1.0 Introduction

1.1 Executive Summary

1.1.1 Location

This Design & Access Statement accompanies an application for planning submission for a single storey side extension and first floor dormer extensions to a detached property in Greenmount, Bury - 431 Holcombe Road, BL8 4HB. It is primarily a residential area, though a short walk away from local shops, bus routes and the Bury tram-link to Manchester's City Centre, Trafford Centre & Media City.

1.1.2 Client

The client is an owner occupier with grandchildren anticipated - who see the potential of this existing detached property - transforming into a long term family home. A larger kitchen and larger living area is required.

Therefore, the purpose of this planning application is to future proof the home & provide additional space to support a growing family.

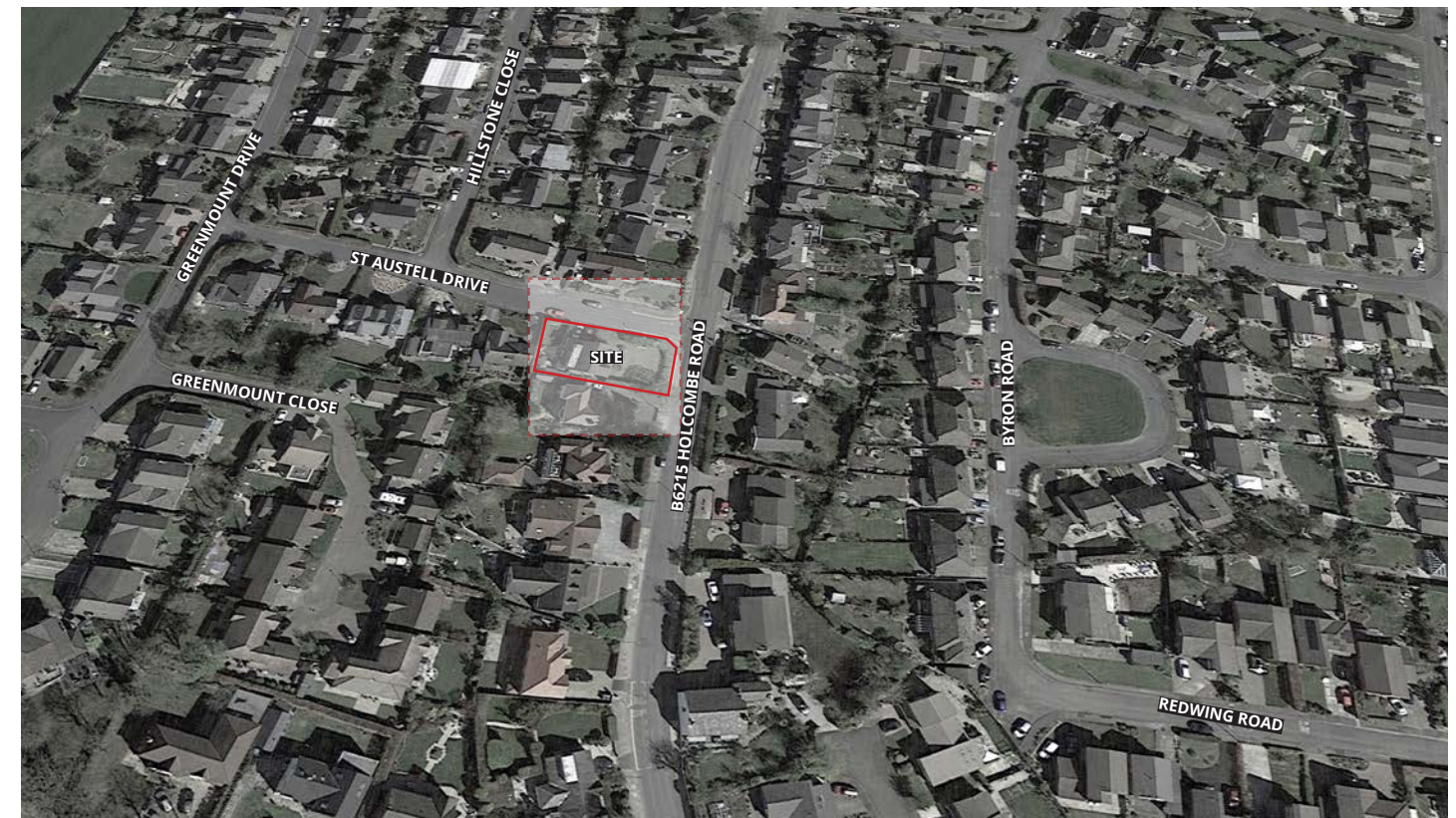
1.2 Design Brief

The client has the following aspirations for this project:

- To extend the house to meet their young family's growing needs, and improve day to day life with enlarged living arrangement
- To make subtle enlargements at first floor to provide en-suite accommodation
- To enhance natural daylighting to all areas by improving the window proportions and reduce its carbon footprint



Above: Existing House on St Austell Drive



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Holcombe Road (B6215) is from Bolton Road West (A676) north of the site and from Chapel St to the south.

There are neighbouring properties on St Austell Drive:

- 1 Austell Drive
- 429 Holcombe Road

The front of the property faces:

- 433 Holcombe Road

The side of the property faces:

- 494 Holcombe Road
- 494a Holcombe Road

— Red line indicates site boundary

■ Red fill indicates proposed extension



Site Location Plan

2.2 Site Photographs



2.3 Site Context

2.1.1 Site Context

The site is located in a suburban area of Bury, Greater Manchester. The surrounding streets are dominated by a mix of 2 storey detached and semi-detached house-types thought to have been built around the 1930's on a standard suburban layout.

The original designs for these houses were predominantly finished in red brick and there is evidence that properties have been over-clad in stone to respond to the local materials, and render to modernise the properties.

The occasional house is built in local stone with pre-cast reveals to respond to the older buildings within the area. Windows are typically PVC and roofing materials are either clay or concrete tiles. More recent developments have introduced larger areas of light render, a mix of timber & composite panelling to bay windows. Enhancements have also been made using anthracite grey aluminium windows and roof tiles (Refer to 3.1).

The majority of homes in the area have undergone alteration and adaptation over the last 30 years, with the addition of a variety of different porches, extensions and garages. There is little uniformity in how these have been approached, and how they have been attached to the original house. Some have flat roofs, others have hipped roofs, and others still have pitched and gabled roofs.

Despite the array of developments within the neighbourhood the principal elevation of the original property remains largely in tact, with the scale and proportions of the extensions within keeping of the local character.



Above: Existing House - Front



Above: Existing Garden - Side

2.1.2 Physical Context

The site sits on a residential road connected off of the main road - Holcombe road (B6215) connecting Ramsbottom to Tottington with residential properties on either side. The front entrance is accessed from St Austell Drive. The east side garden is well screened with laurel hedging from the road and constrained by a gradual slope towards the pavement. The west garden is in closer proximity to neighbouring buildings.

The surrounding boundary treatments are:

- a c. 250mm low stone wall in front of laurel hedging c. 1.8m high
- 1.8m high fences to rear
- 2m high stone walling to front west with the top 0.5m in-filled metal railings.

The side towards No.429 faces a largely solid elevation with small obscure glazed windows. There is a side garden to the east and the west. The side towards No. 1 faces a largely solid elevation with a single window at level 01 - refer to section 3.3.

The front driveway is relatively level with a slight slope towards the road.

The spaces within the house itself at ground floor are not well connected to the kitchen for the way the family want to live, with the existing kitchen area relatively small. There are 3 bedrooms which are somewhat restricted due to the current dormer formation. More space is required with the desire for an en-suite in each room.

It is preferred not to extend beyond the west elevation to no. 1 in order to maximise the west facing aspect of the garden which provides natural daylighting to existing rooms & the existing snug area.

The existing driveway is somewhat restricted in length, which could benefit from increasing in width to improve accessibility. It would be beneficial to increase the driveway width to the left to provide space for 1 no. additional parking space.



Above: View from site towards Austell Drive



Above: View from site towards Holcombe Road

2.4 Planning Policy & Regeneration

2.4.1 The National Planning Policy Framework

National planning policy and guidance is provided by the National Planning Policy Framework and the National Planning Practice Guidance, which are important material considerations in the determination of the planning application.

The Framework identifies three dimensions to sustainable development:

- economic
- social
- environmental

The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The Framework establishes a presumption in favour of sustainable development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in the Framework as a whole.

A set of core planning principles underpin decision making. Those most relevant to this development include:

- Achieving sustainable development (Chapter 2)
- Delivering a sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Making effective use of land (Chapter 11)
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment (Chapter 15)

The Practice guidance is considered alongside the Framework including:

- When is permission required?
- Before submitting an application
- Making an application
- Consultation and pre-decision matters
- Determining a planning application
- Use of Planning Conditions
- Planning obligations

2.4.2 Statutory Development Plan

The relevant current Development plan comprises:

- Bury Unitary Development Plan 1997
- Supplementary Planning Documents

2.4.3 Bury Unitary Development Plan

The Bury Unitary Development Plan 1997 is the current adopted plan & contains a number of objectives relating to design & the environment which are considered to be relevant to the proposals set out in this application:

- H2/3 Extensions & Alterations
- H5 Housing Improvement
- EN1/1 Visual Amenity

2.4.4 Supplementary Planning Documents

SPD6 – A Guide for Designing House Extensions & Alterations

SPD 11 – Alterations & Extensions to Residential properties

How the design responds to the above planning policies will be addressed in the next chapter.

2.5 Planning History

2.5.1 Previous Planning Applications

89/22871 - Dormer extension – Approved 1989

91/26003 - Erection of garden wall – Approved 1991

01/37923 - Dormer extension to Holcombe Road Elevation – Approved 2001

02/39661 - Extension to rear dormer – Approved 2002

65773 - Two storey extension at front/side, pitched roof to existing rear dormer and alterations to existing elevations - withdrawn by applicant

2.5.2 Pre-Application Advice

Pre planning advice has been sought for this development ref - PP-08924285.

A summary of the comments are below:

- First floor elements front and rear are OK - pitch of the roof needs to match the existing pitch (reflected in updated sketch - right)
- 4.5m projection is the maximum likely acceptable - this needs to be justified in any application/design statement
- Streetscape section required

These comments have been addressed:

- Roof pitch follows existing angle
- Maximum 4.5m projection from existing facade
- Sections and further imagery to support the application have been added in Chapter 4
- Hedging is proposed against the roadside to enhance privacy



3.0 Context Appraisal

3.1 Local Area Character Study

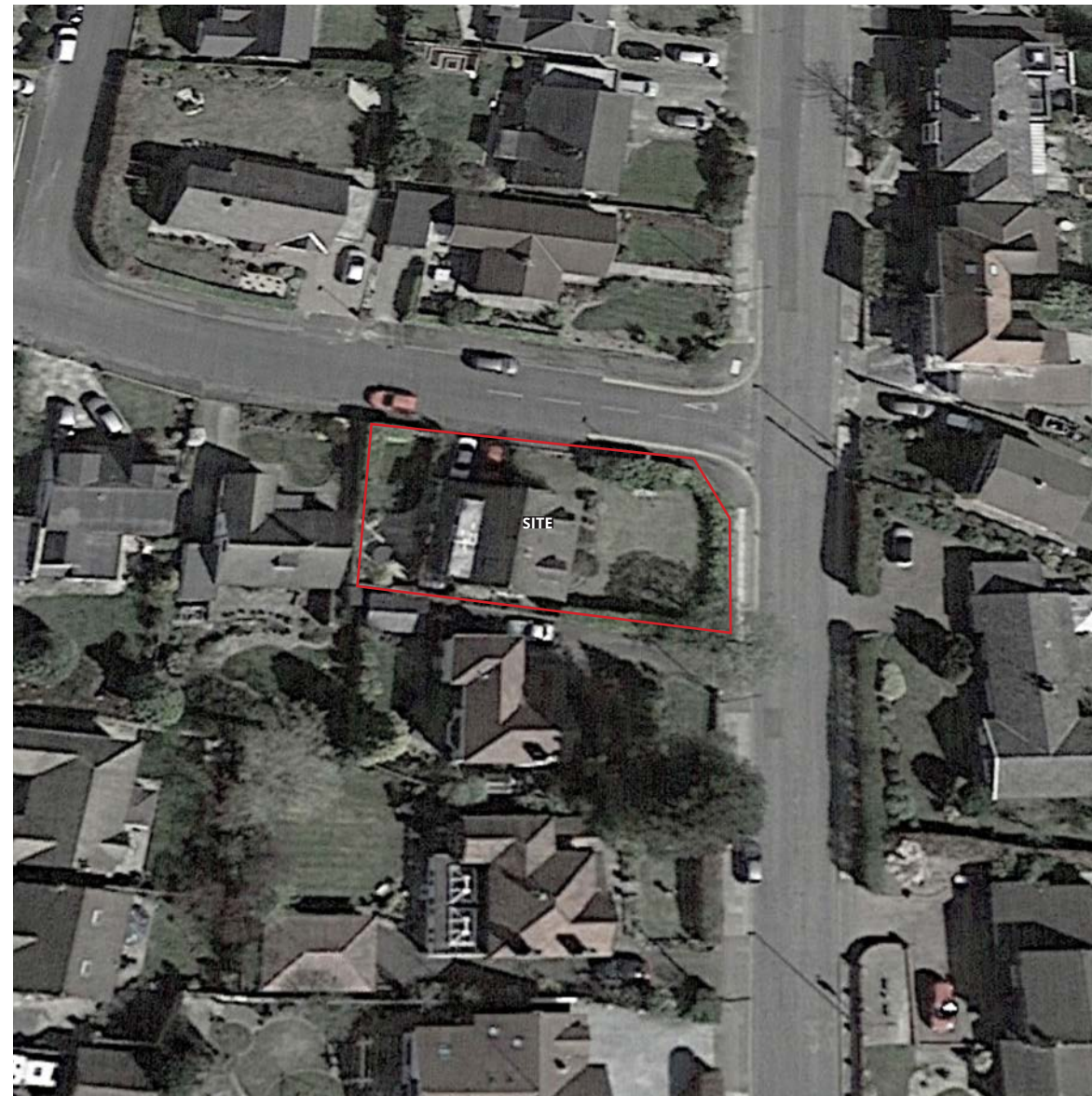
Within the immediate area the houses appear to have the following characteristics:

- Simple palette of materials & detailing
- Red brick with red brick/ pre-cast detailing
- Terracotta/ Timber / PVC cladding to bay window
- White PVC window frames
- Some light render
- Clay/ concrete roof tiles

The site faces onto a 2 storey property to the rear - 429 Holcombe Road (closest to boundary) and a 1.5 storey property to the west side - 1 Austell Drive.

Opposite the road the properties have a large roof with the eaves above first floor level with dormers used to create habitable rooms within the roof void.

The properties in the immediate context maintain a traditional look.



3.2 Character Study - Recent Developments

The more recent modern developments within the immediate area make use of increased glazing to living areas at ground floor level using dark grey aluminium bi-fold doors or french doors with a mix of red brick/ rendered facades.

The surrounding properties are typically 2 storey's with those 1.5 storey properties undergoing major development over the last few years - bring their scale up to match the surrounding 2 storey properties.

All properties appear to comply with the following principles:

- Maintain a maximum height below the existing ridge height of neighbouring properties
- Maintain accessible distance from the site boundary
- Compliment existing material palette
- Maintain residential scale & form



3.3 Site Sections - Right to Light

3.3.1 Relationship to Surrounding Buildings

It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated in the adjacent site sections at the following properties:

- St Austell Drive
 - No. 1
- and
- Holcombe Road
 - No. 429

The 25 degree test is shown & the proposed development remains well below this, meaning the proposed development will also receive adequate natural daylight.



SECTION 1 - Section through 429 Holcombe Road



SECTION 2 - Section through 1 St Austell Drive

4.0 Design Proposal

4.1 Scale & Massing

4.1.1 Massing

The massing of the scheme was developed in response to observed characteristics of the surrounding neighbourhood. The proposal extends c. 4.5m to the side and c. 1.2m at first floor level to bring the property up to scale with the surrounding 2 storey properties. The proposed dormer mass to Holcombe Road side is mirrored to the Austell Road Side. A New pitched roof is formed above the main entrance forming a balanced approach with a projected entrance.

The front boundary wall maintains the c. 300mm height and widening the vehicle entrance by c. 1m to improve access & parking on the driveway for up to 2 vehicles (Refer to 5.1).

4.1.2 Height

The roof follows a traditional format in keeping with the existing roof form, maintaining uniform gaps within the street scene. The proposed dormer roof ridge is set to centre of the large pitch from the side elevations to provide better use of space internally as well as remain in keeping with the existing character of the building.

The roof to the single storey side extension will match the dormer pitched roofs to create a more domesticated feel. The apex to the front is set at the same eaves level, preserving the traditional character of the neighbourhood.



4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension is flush with the projected entrance on the principal elevation on St Austell Drive in order to enhance the entrance.

The design of the facade was driven by a desire to remain in keeping with the character of the immediate context and of the neighbourhood as a whole from the principal elevation.

- The main elevational treatment is
- off white render - similar to existing
 - grey clay crafted roof tiles to enhance cottage appearance - including replacing existing roof tiles
 - Painswick uPVC french style windows to front & side - including replacement existing windows
 - Painswick uPVC french doors in style to match windows

The ordering of window openings and door openings are aligned to suit the internal geometries. New windows to front & sides will be painswick uPVC - french style to complement the traditional cottage feel to the property.

New windows to the rear will be timber to match existing.

The projected porch will be retained and extended c 0.5m and faced with new render with new double doors in Painswick - creating a new apex entrance.

The driveway will be extended in order to provide space for 2 vehicles. Soft hedging will be provided to enhance privacy & maintain the green appearance of the front garden.

The single storey side extension creates a landscaped terrace area for the family to enjoy.



- 1 Light render in champagne - K Rend or equivalent
- 2 Single cambered grey clay roof tiles
- 3 Painswick uPVC timber effect windows - clear glazing
- 4 Painswick uPVC timber effect windows - obscure glazing
- 5 Painswick uPVC timber effect french doors - clear glazing
- 6 New composite front door in Painswick (RAL 7038)
- 7 New composite swing opening garage doors in Painswick (RAL 7038)
- 8 Black rainwater goods & white fascias
- 9 Clear glazed roof-light in anthracite grey
- 10 Timber window to match existing - obscure glazing

The existing timber windows and brickwork will be retained to the rear with a c. 300mm render return at either end continuing through from the extended part of the house, maintaining the existing character of the building.

To the west elevation a new glazed door opening is proposed within the existing window opening to the utility room in order to allow natural daylight and ventilation for everyday laundry.



- ① Light render in champagne - K Rend or equivalent
- ② Single cambered grey clay roof tiles
- ③ Painswick uPVC timber effect windows - clear glazing
- ④ Painswick uPVC timber effect windows - obscure glazing
- ⑤ Painswick uPVC timber effect french doors - clear glazing
- ⑥ New composite front door in Painswick (RAL 7038)
- ⑦ New composite swing opening garage doors in Painswick (RAL 7038)
- ⑧ Black rainwater goods & white fascias
- ⑨ Clear glazed roof-light in anthracite grey
- ⑩ Timber window to match existing - obscure glazing

4.3 Illustrative Views

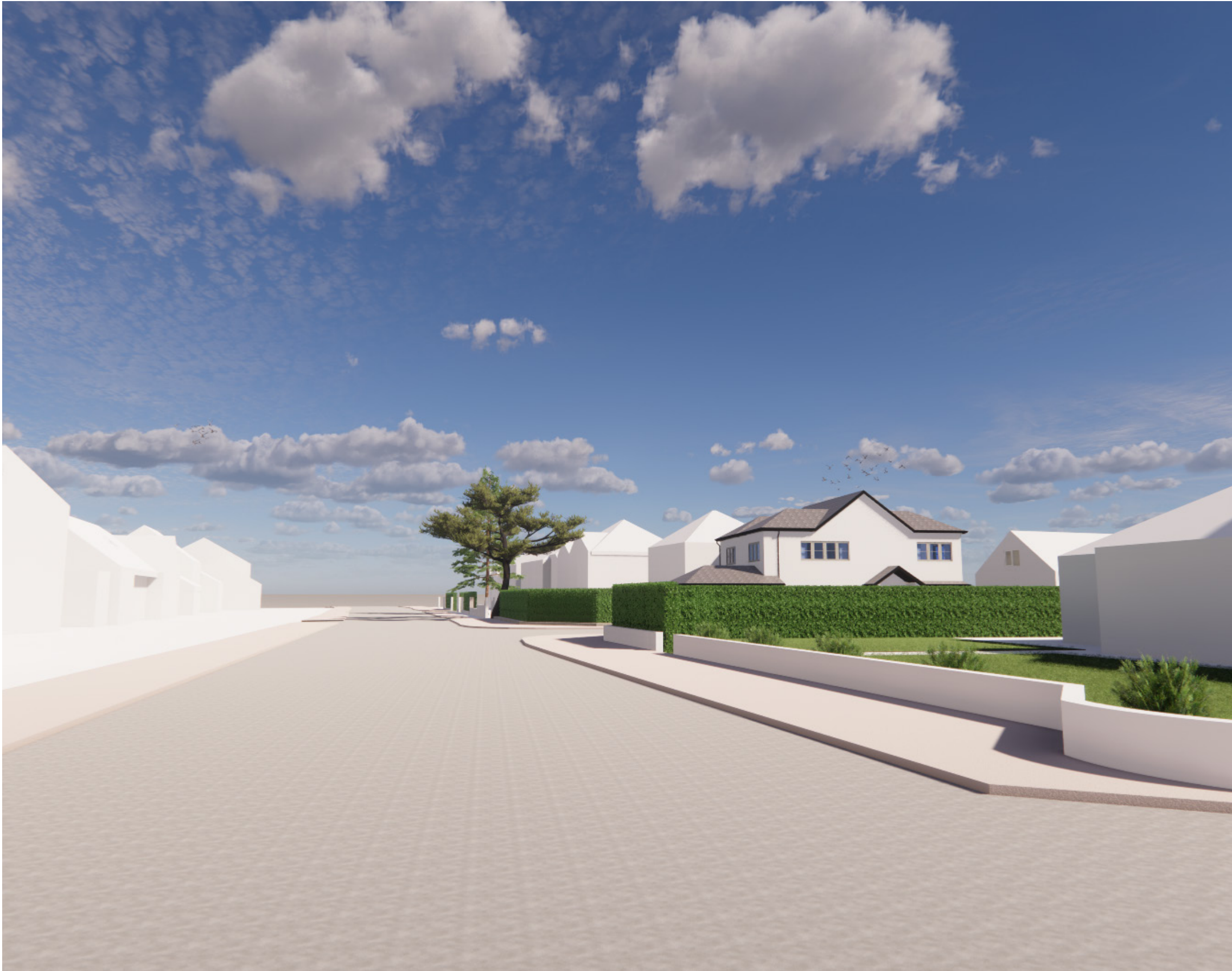
4.3.1 View from Holcombe Road
(South)

“Blending into existing street scene”



4.3.2 View from Holcombe Road
(North)

“Blending into existing street scene”



4.3 Illustrative Views

4.3.1 View from St Austell Drive (West)

“Blending into existing street scene”



4.3.3 View from St Austell Drive
Entrance



4.3.4 View from East - Side Garden



4.3.2 Front East Garden View (Above)

Rear West Garden View (Below)



5.0 Access Strategy

5.1 Transport

The proposed development does not in any way alter the existing motorised transport access arrangements to the site. The front driveway is retained & access enlarged. There are no parking restrictions on both sides of St Austell Drive.

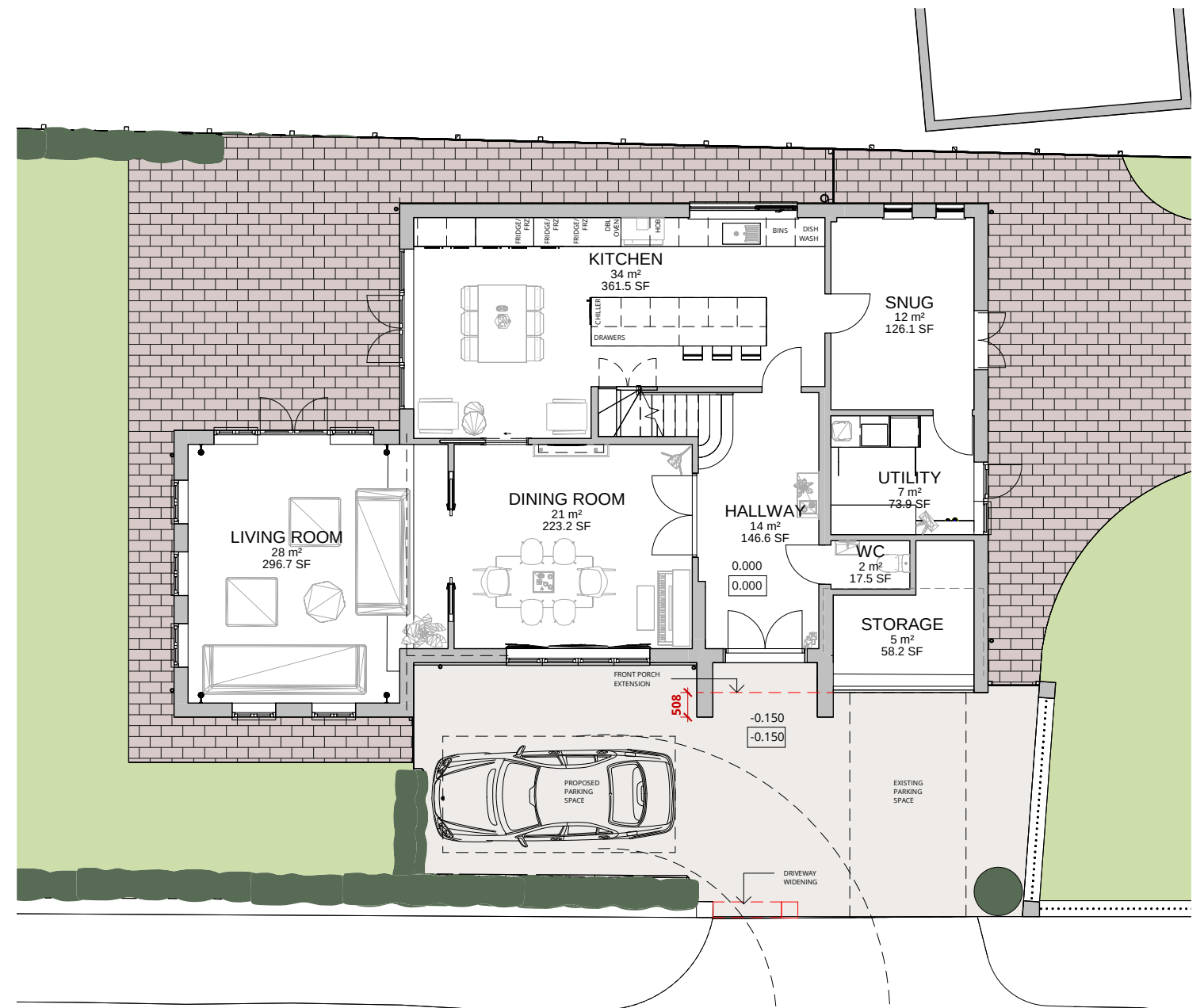
The proposed development will introduce no extra bedrooms and is a 3 bedroom property. The proposed drive at the front can fit up to 2 vehicles. Furthermore the street will provide additional parking on both sides of the road exceeding the recommended requirements.

Access to both side gardens is via the front side gates.

The site is within walking distance to local bus stops and a 10 minute drive away from Bury metrolink.

5.2 Inclusive Design

It is important to provide long term flexible accommodation for potential future use by elderly extended family members. The building is adaptable to these changing needs with space for ramp installation to the front and rear in the future if needed.



6.0 Application Drawing Package



1

Existing Site Location Plan

1 : 1250



2

Block Plan

1 : 1250

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0m 12.5m 25m 37.5m 50m 62.5m
SCALE 1:1250

3

Proposed Site Plan

1 : 500



0m 5m 10m 15m 20m 25m
SCALE 1:500

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NOTES

P00 Planning Issue RB RB 13/08/22

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PROJECT TITLE
431 Holcombe Road

RDP JOB NUMBER
P0023

ISO 27001 CLASSIFICATION
Planning

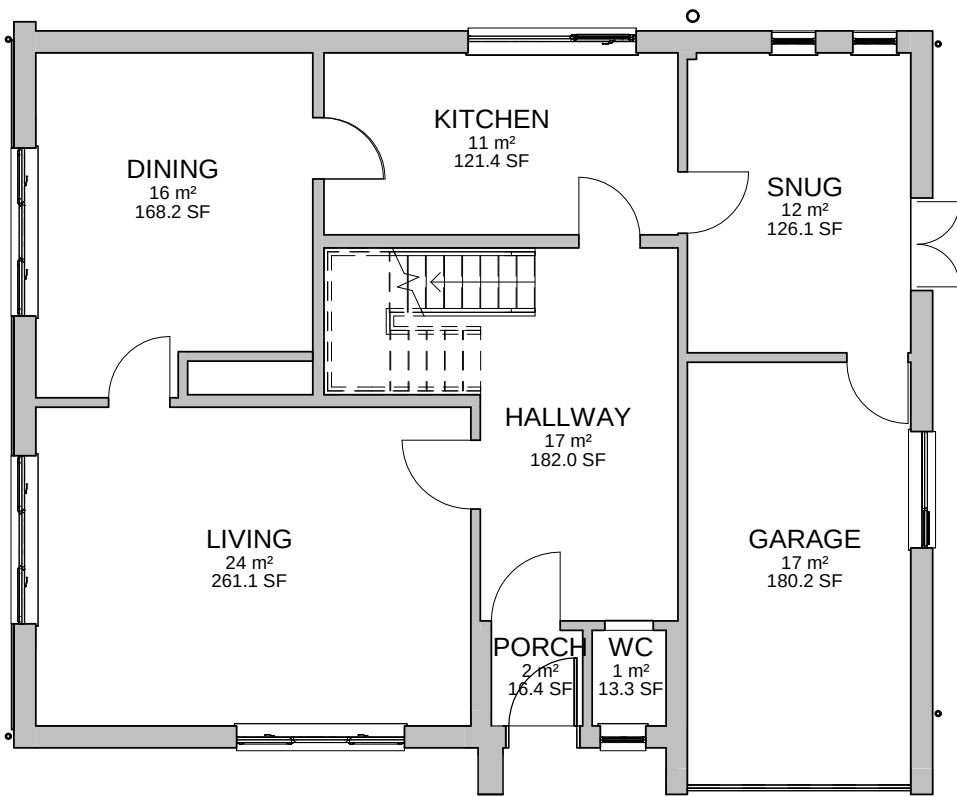
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Site Location Plan & Block Plan

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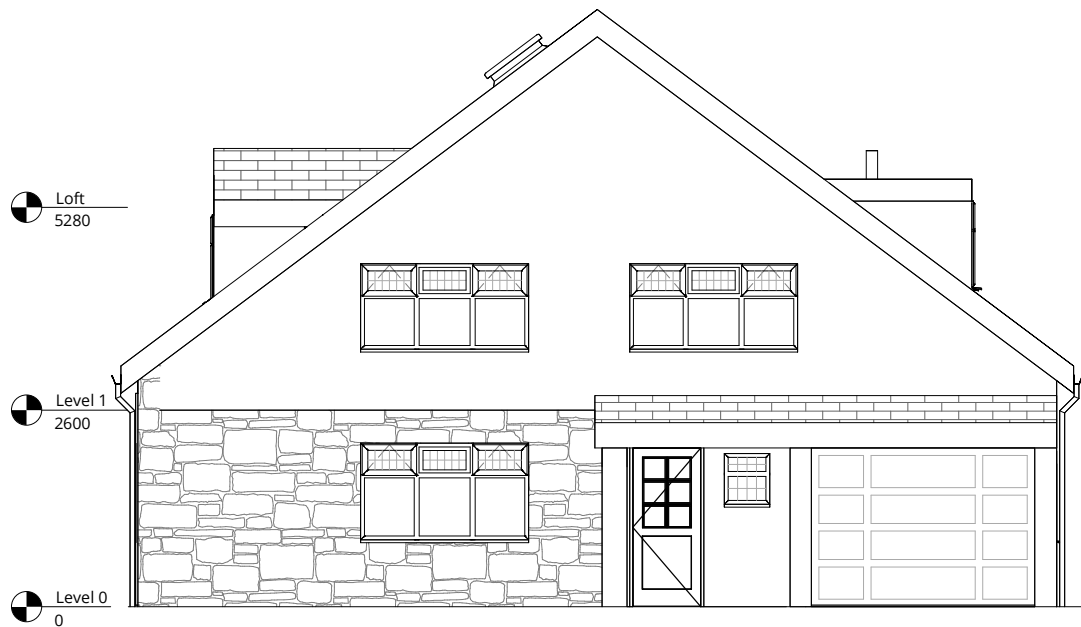
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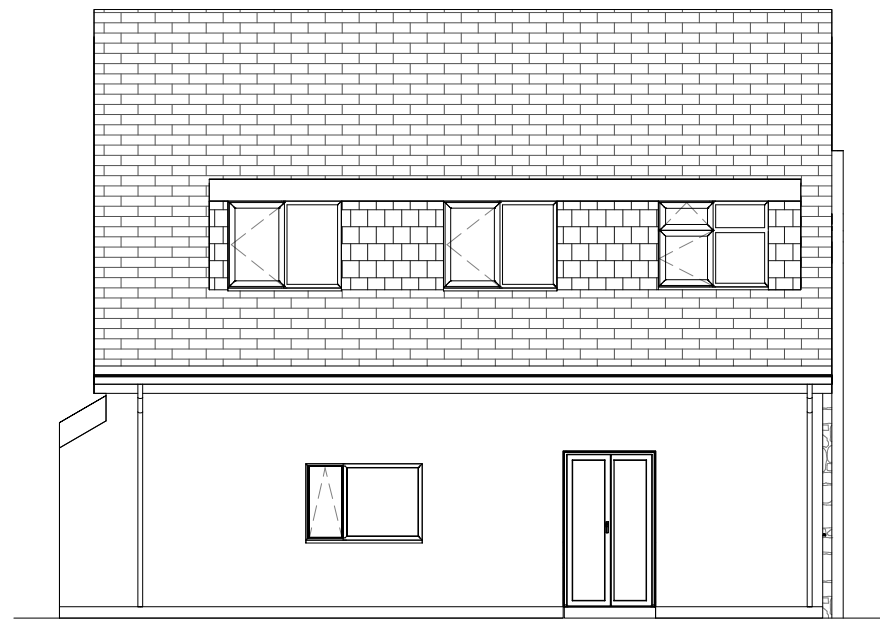
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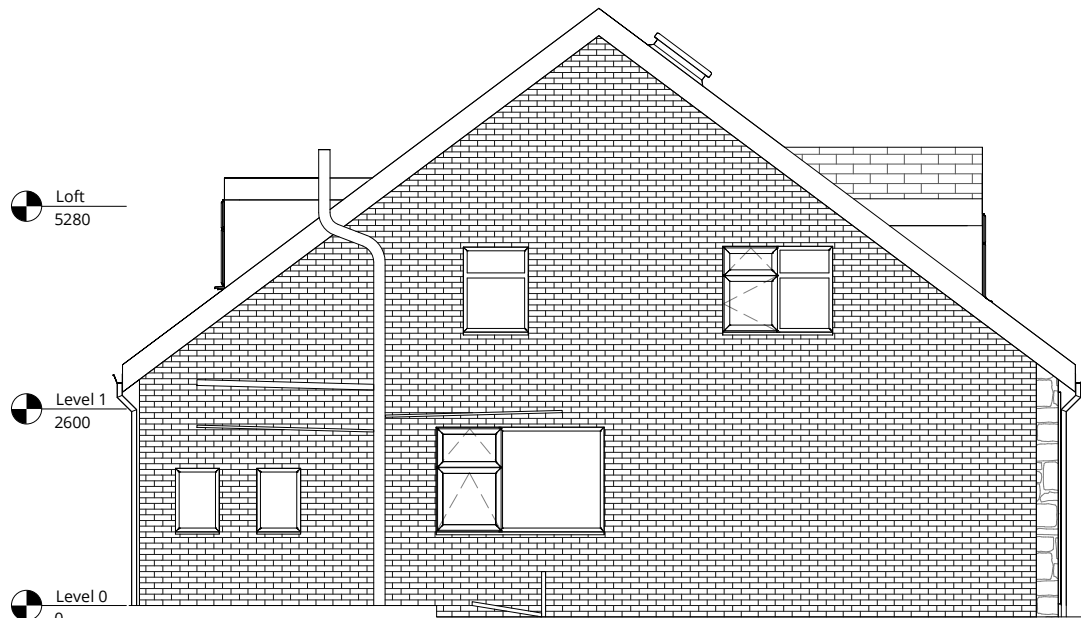
1 Existing Ground Floor
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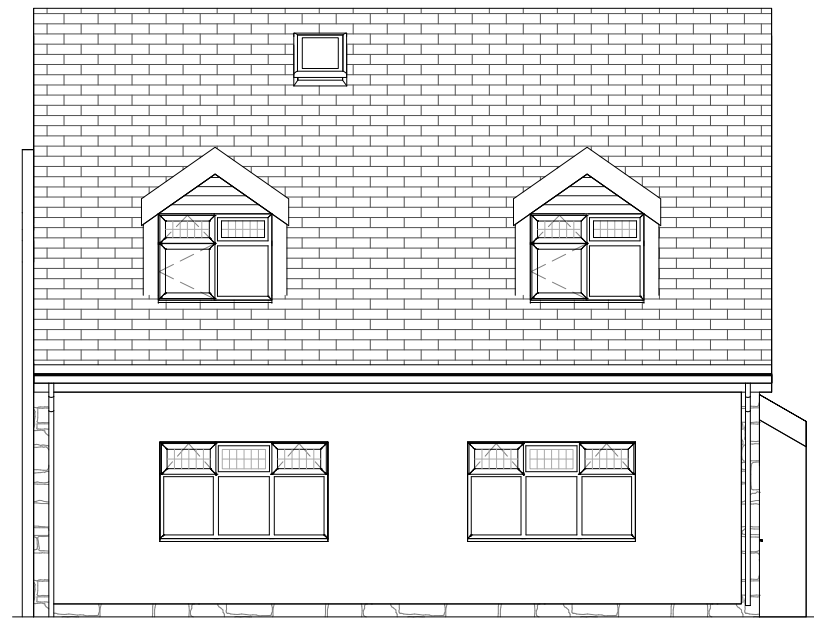
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1 : 100



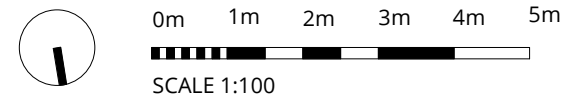
4 Rear Side Elevation
1 : 100



5 Rear Elevation
1 : 100



6 Front Side Elevation (Holcombe Road)
1 : 100



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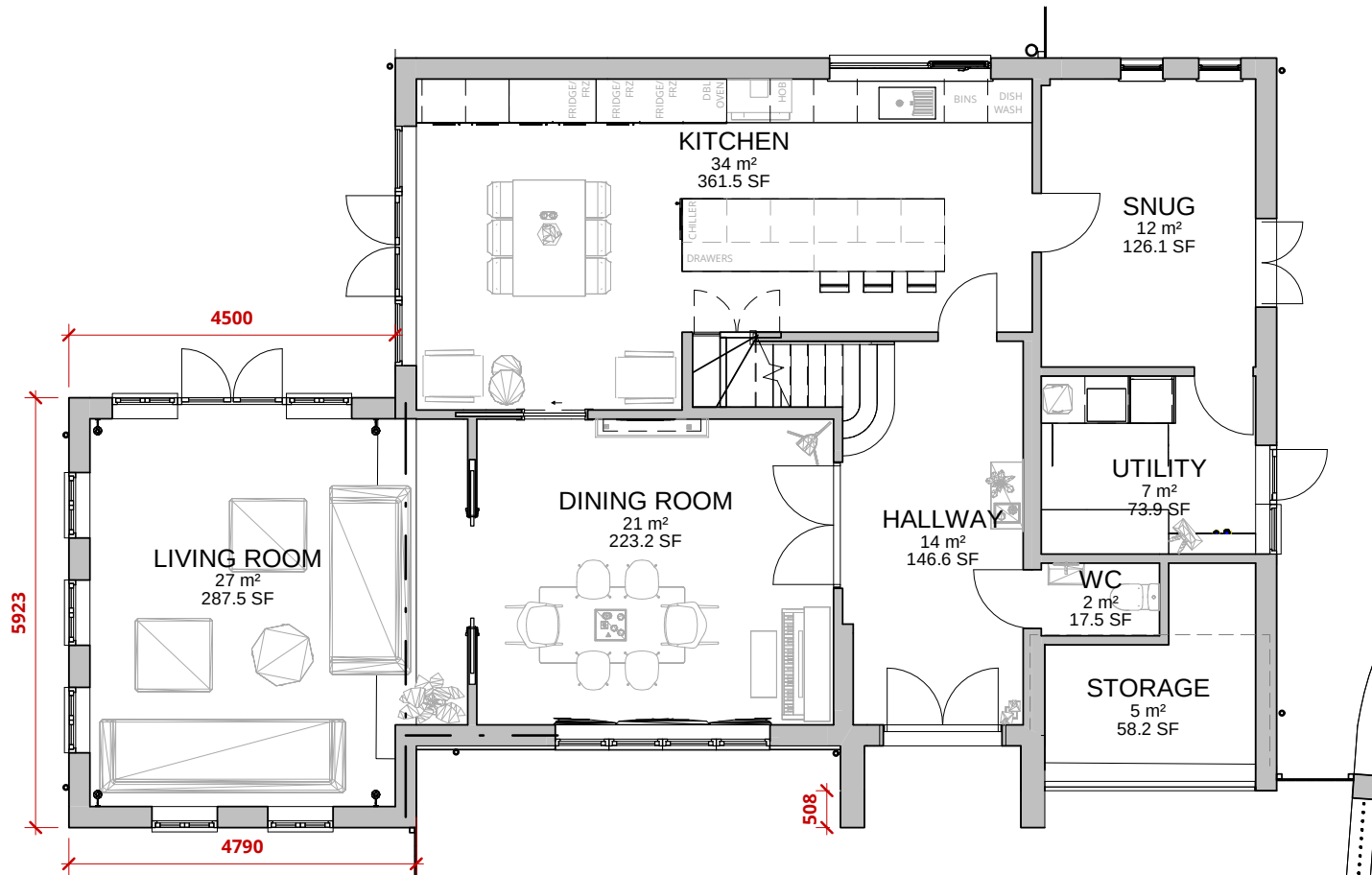
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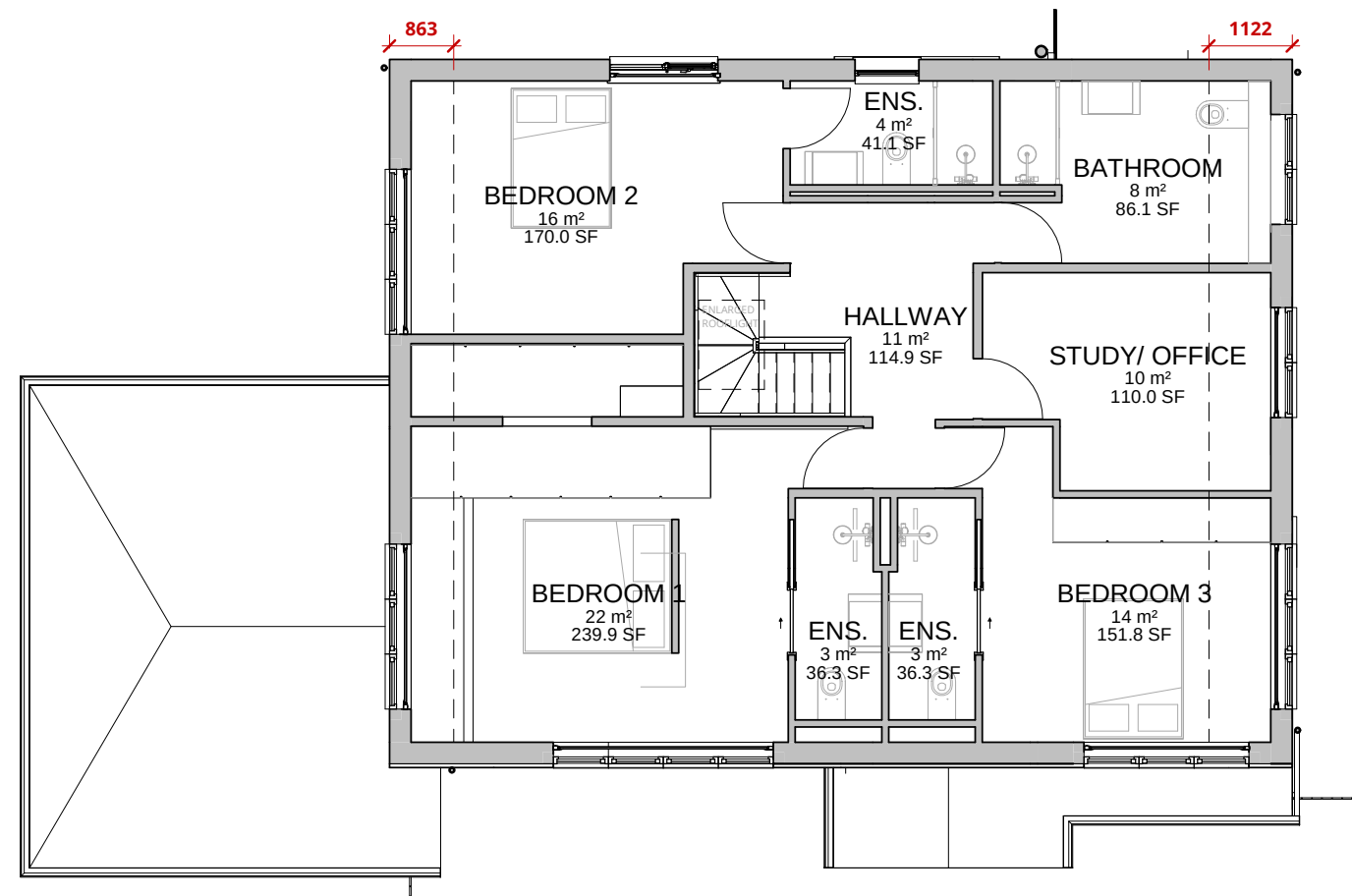
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1 Proposed Ground Floor
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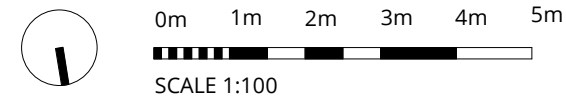
2 Proposed First Floor
1 : 100



3 Proposed Front Elevation (St Austell Drive)
1 : 100



4 Proposed Side Elevation (Holcombe Road)
1 : 100



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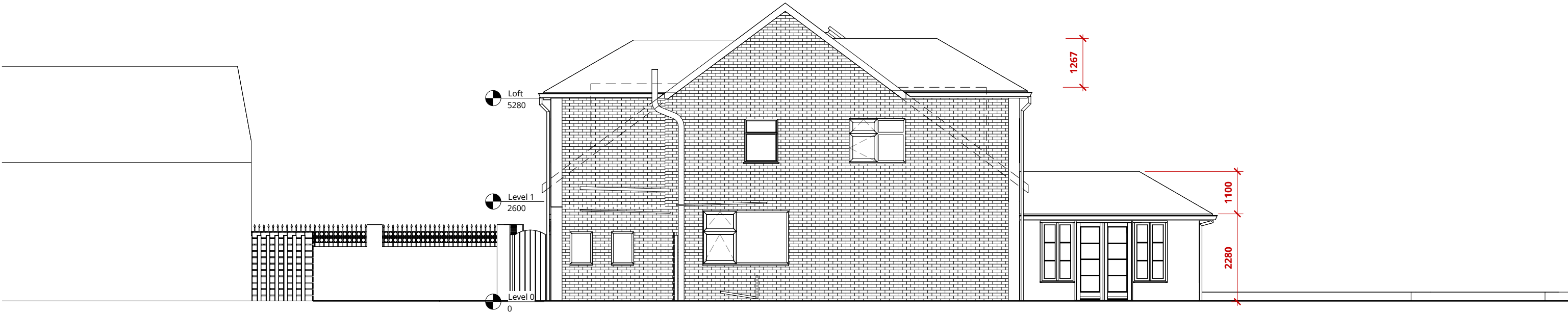
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1

Proposed Rear Elevation (Facing 429 Holcombe Road)

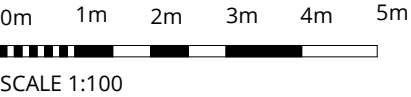
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2

Proposed Rear Side Elevation (Facing 1 Austell Drive)

1 : 100



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