



DESIGN AND ACCESS STATEMENT

Our Ref RWA26-067

LPA Ref: TBC

Demolition of existing dwelling down to floor slab and new build replacement dwelling to match that approved under application 73046.

At

6 Wentworth Avenue, Whitefield, M457GQ

Randle White Architects
11 Bradshaw Lane
Grappenhall
Cheshire
WA4 2NJ
Tel: 01925 601670
www.randlewhite.co.uk

1 INTRODUCTION

1.1 This statement has been prepared on behalf of our client in support of an application for planning permission as described on the front cover of this document. The application is submitted in FULL and is supported by the following drawings.

1.2 Existing (EXT)

(EXT)10	Existing Ground Floor Plan
(EXT)11	Existing Roof Plan
(EXT)21	Existing Elevations
(EXT)44	Existing Site Plan
(EXT)49	Site Location Plan

1.3 Full scheme design (FSD)

(FSD)10	Proposed Ground Floor Plan
(FSD)11	Proposed First Floor Plan
(FSD)12	Proposed Roof Plan
(FSD)20	Proposed Elevations
(FSD)21	Proposed Elevations
(FSD)22	Proposed Comparison Elevations
(FSD)31	Proposed Section
(FSD)44	Proposed Site Plan

1.4 The purpose of this statement is to provide a brief description of the site within its context and introduce the principles of the design. The statement is also to display full recognition of designing for disabled access and the requirement to satisfy relevant mandatory legislation and guidelines.

1.5 This application is for a replacement dwelling but follows a recent planning approval for an extensive makeover and extension project that was approved under application 73046. The approved proposals were for the removal of existing roof and replace roof with increased ridge height; Front/rear/side extensions to create ground floor layout and rooms in roof accommodation; increased driveway space. This application has commenced on site and following discussions with the builder on the condition of the retained structure the conclusion has been made it would be better to undertake a new rebuild scheme.

1.6 The proposals of this application look to replicate the approved application 73046 on a 'like for like' basis with the rest of the above ground structure to be reduced to floor slab level and rebuilt as per the approved application 73046 to current building regulation standards for a new build house.

1.7 Application 73046 was dealt at Bury planning department by Charlotte Orrell and pre-application discussions in relation to this application were undertaken and have been included with the application forms.

2 SURROUNDING AREA

- 2.1 The site is located at 6 Wentworth Avenue, Whitefield, M457GQ and current occupied by a partly demolished bungalow under approved application 73046. 6 Wentworth Ave is located on the Northeast side for avenue sandwiched between two storey dwellings. Wentworth Avenue is made up of various residential building types from bungalows and two storey detached dwellings set back from the pavement.
- 2.2 In terms of material pallet, the properties in Wentworth Ave are constructed in various facing bricks and render. A number have undergone extensive make over projects in recent years. One of the more recent projects is the the new modern contemporary rendered bungalow at No.3a Wentworth Ave approved under application 61056.
- 2.3 The immediate area is predominantly urban in nature as shown on the Google Earth photo, see figure 1 and consists mostly of bungalows, dormer bungalow's and detached two storey dwellings-built post war.
- 2.4 A photo montage taken of some existing buildings that lie within immediate area to give the reader an understanding of the context of the surrounding area.

2.5 GOOGLE EARTH



Figure 1: Google earth image

3 SITE CHARACTERISTICS

- 3.1 The site is of a regular shape and extends to an area of approximately 583msq. The site currently consists of a detached partly demolished bungalow.
- 3.2 The existing bungalow is built post war and have little architectural merit. There are no trees within the application site worth maintaining. And the boundaries are a mixture of close boarded timber fences and hedges.
- 3.3 The existing driveway slopes up to property and attached garage and provides 2no. off street spaces.
- 3.4 The image below are drone photos (Figure 2) of the existing dwelling prior to demolition works.



Figure 2: Drone photo taken 12 March 2026



Figure 3: Google street scene prior to demolition



Figure 4: Partially demolished dwelling photograph



Figure 5: Partially demolished dwelling photograph

4 THE DESIGN PROPOSALS

4.1 Use & Amount

- 4.2 The use is existing and already well established. The amount is the demolition of the existing dwelling and the erection of a single detached dwelling house.

4.3 Layout

- 4.4 The new dwelling has been positioned using the existing footprint of the existing dwelling making use of the existing below ground brick and floor slab along with the extensions as approved under application 73046.
- 4.5 The new dwelling is identical to approved application 73046 in terms of layout.

4.6 Scale

- 4.7 The proposed dwelling which has been assessed and approved under application 73046 is identical in terms of scale.

4.8 Landscaping

- 4.9 The proposed landscaping will be similar to that of the existing and mirror that of approved application 73046. The extended driveway will be formed in a permeable finish.

4.10 Appearance

- 4.11 The proposed dwelling will be identical to the approved under application 73046.
- 4.12 The proposed dwelling will have an artificial slate roof with a rendered elevations and recessed sections of walls around window openings. A glazed gable will be positioned centrally above a new flat roof portico which weather protects the new double entrance doors.
- 4.13 The hipped roof will have a secret flat roof to provide space for roof space accommodation.
- 4.14 The rear gable will provide full height glazing to the new master bedroom suite in the roof.
- 4.15 A stepped render plinth will run around the house with low boxed hedges to soften up the front elevation to delineate between driveway/paths and the dwelling.
- 4.16 Whilst the proposed windows will be modern aluminium the actual proportions of the window openings echo a more traditional classic appearance of a sash window across the front elevation.
- 4.17 The exception to the appearance over the approved application 73046 will be the introduction of inline Solar PV panels have been incorporated into hipped pitched roof to increase the energy efficiency of the proposed dwelling by way of significantly reducing energy bills.
- 4.18 A feature composite double entrance door area, with a high level of detail, will be covered and

help to provide visitors shelter from the rain whilst waiting to be greeted by the occupiers.

- 4.19 In addition to the Solar PV the new dwelling will be fitted with an Air Source Heat pump, mechanical vent heat recovery system (MVHR), EV charger for cars amongst other energy efficient improvement measures.

4.20 Access

- 4.21 One of the benefits to the replacement dwelling scheme over and above the approved extension application is that the new dwelling will need to comply with Building Regulations M4(2) – Accessible and Adaptable Dwellings Statement. This will result in slight modification to the access to the dwelling over approved application 73046.

- 4.22 The proposed dwelling has been designed to comply with Building Regulations Approved Document M, Volume 1 – Requirement M4(2): Accessible and Adaptable Dwellings.

- 4.23 The design incorporates the following key principles to ensure the dwelling is accessible and capable of adaptation to meet the changing needs of occupants over time:

- A step-free approach to the principal entrance where site constraints reasonably allow, with level thresholds provided in accordance with Approved Document M.
- The principal entrance door provides the minimum clear opening width required under M4(2), with suitable approach zones internally and externally.
- A circulation route at entrance level allowing convenient movement within the dwelling, including compliant corridor widths and door openings.
- A ground-floor WC provided in accordance with M4(2) requirements, designed to allow future adaptation to a shower room if required.
- Living, dining, and kitchen areas arranged to allow sufficient manoeuvring space for occupants with reduced mobility.
- Staircase design suitable for the future installation of a stairlift, if required.
- Sanitary facilities and service runs designed to allow for future adaptation without major structural alterations.
- Switches, sockets, and controls positioned at accessible heights in accordance with Approved Document M guidance.
- At least one bedroom capable of accommodating a double bed and associated circulation space in line with M4(2) standards.

- 4.24 The dwelling is therefore considered to meet the requirements of M4(2) Accessible and Adaptable Dwellings, subject to detailed compliance confirmation at Building Control stage.

5 CONCLUSION

- 5.1 The application seeks full planning approval for the continued demolition down to floor slab of the existing dwelling which has commenced under application 73046 and the proposed erection of a new detached dwelling. We believe the submitted plans demonstrate it is possible to create a high-quality unique development with considerable architectural merit, which is both well considered and viable. In addition, we believe the proposed development can make a positive contribution to the area without adversely affecting the amenity of any neighbouring properties.
- 5.2 The proposed development has been designed sustainably to be a development that meets the needs of the present without compromising the ability of existing communities and future generations to meet their own needs. Sustainability is central to the economic, environmental and social success of the local area and is the core principle underpinning planning.

RANDLE WHITE LTD