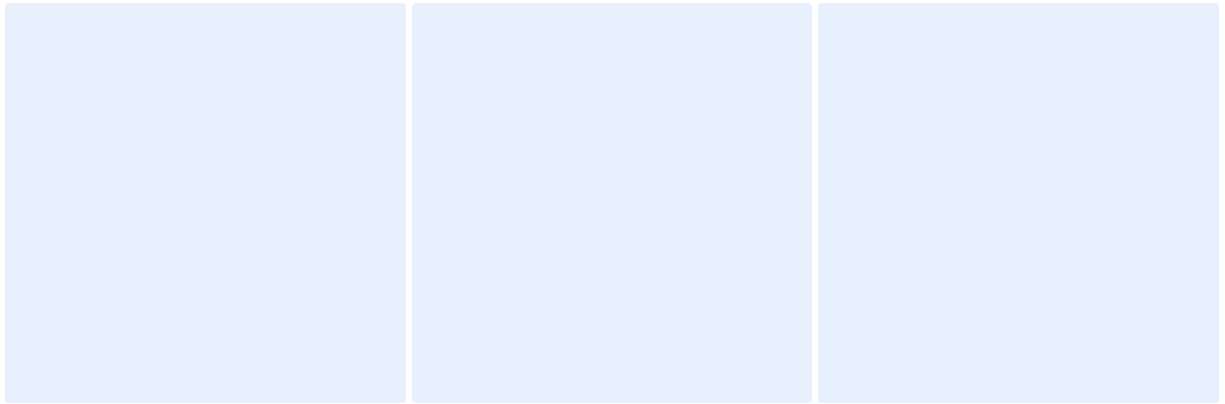




Design & Access Statement

Proposed New Property at 8 Kings Street
Radcliffe
Bury
Lancashire

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Revision - /

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INTRODUCTION

This Design and Access statement has been prepared to accompany a planning application for a new private property at the land on 8 King Street.

Incorporated into this document is explanatory text and imagery of the site and the surrounding area, urban design objectives and principles as well as design development and Design solutions, all in accordance with CABE guidance for Design Statements and the Department for communities and Local Government Circular. This Design statement should be read in conjunction with the application drawings:

ZT23-196-00 Location Plan

ZT23-196-01 Existing Site Plan

ZT23-196-02 Existing Site measurements and Proposed Plan

ZT23-196-03 Proposed Site Plan

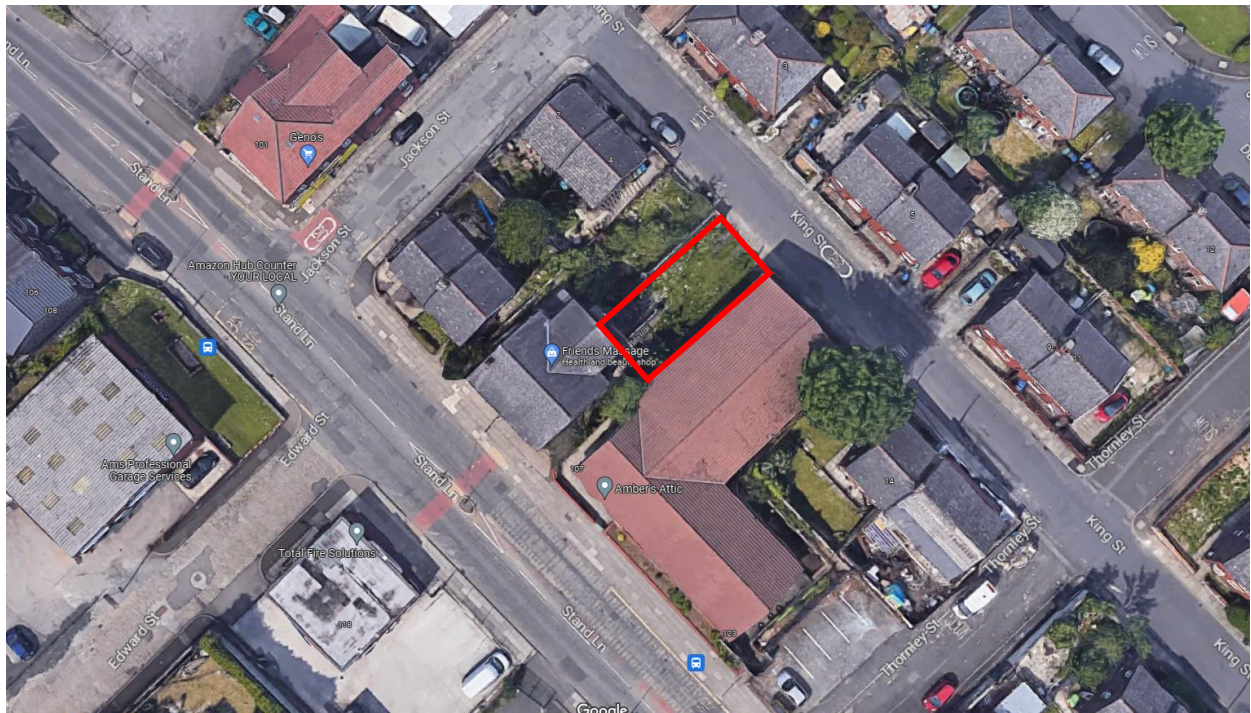
ZT23-196-04 Proposed Elevations

SITE AND SURROUNDINGS

Radcliffe is a town in the ward of Metropolitan Borough of Bury, in Greater Manchester, England. It is situated south west of Bury, east of Edgeworth, east of Bolton.

Much of the area is made up of suburban developments which are both council and privately owned, with some attractive older period properties on New Road on the junction with Stand Lane. In recent years the area has seen new construction work existing properties.

The development site is located near the center of Radcliffe. The site is located on King Street less than 1 mile from the town Centre.



A view looking north along King Street.



The view looking South along King Street.



There have been previous records of buildings or structures on the site, the site has been overgrown with invasive species like buddleia for some years. The current owner has stripped these out and flattened the site. The south and west of the site is bordered by a commercial unit. The plot next door has planning permission for a property, but no work has started to date.

The site is serviced by King Street which is accessed from Stand Lane.

The proposals will show a proposed property using materials which are common on the street scene. The proposals also show a design to take inconsideration the parking needed for the property.

PLANNING POLICIES

Sustainable Development

Proposals for the new development, redevelopment and change of use should:

- Refurbish and reuse existing premises rather than redevelopment.
- Design and refurbish buildings so that they use energy more efficiently.

Bury Council's current development plan is the Unitary Development Plan (UDP) which was officially adopted in 1997. The UDP is to be replaced by a new plan called the Local Plan which will consist of several documents, also known as Development Plan Documents (DPDs).

The current intention is to produce the following DPDs which will come together to form a new Local Plan:

- Core strategy
- Site allocations
- Site allocations for gypsies, travelers and travelling show people
- Adopted policies map

At present this is on course to be adopted in April 2014. Meanwhile the UDP and associated Supplementary Planning Documents (SPDs) are the policies that will be used to determine the planning application against.

Unitary Development Plan (UDP)

In the UDP Section 5 looks at Housing in detail. The UDP housing policies have three important aims. Firstly, they must ensure that sufficient land is available to accommodate housing needs and demands in the Borough in the period up to 2001. Secondly, they must establish policies to protect and enhance residential amenity, especially through encouraging high standards of design for all new housing developments. Thirdly, the policies of the UDP need to establish a framework for the improvement of the housing stock and the wider housing environment.

The main policy that we will focus on is Policy H2 which includes Policy H2/1 and H2/2. The main policy is to look at wherever residential development takes place, be it new development, conversions, or alterations to existing properties, it is appropriate to the character and amenity of the surrounding area. It is especially important for new housing developments to be well integrated with the surrounding land uses and well related in their scale and location.

The two sub sections of the Policy H2 go into detail of how the application will be re-viewed upon during its submission.

H2/1 - The Form of New Residential Development

All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- the height and roof type of adjacent buildings;
- the impact of developments on residential amenity;
- the density and character of the surrounding area;
- the position and proximity of neighbouring properties;
- the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development

New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- car parking provision;
- access for both vehicles and pedestrians, and provision for public transport;
- the possible need for traffic calming measures;
- density;
- space about and between dwellings;
- landscaping and screening;
- protection/provision of trees and hedgerows;
- design for safety and security;
- the existence of any public rights of way.

H2/6 - Garden and Backland Development

The Council will not permit proposals which will result in the loss of private gardens and backland for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area. When assessing proposals, special regard will be given to:

- the concentration of such development in the surrounding area;*
- the relative density of the proposal to that of the surrounding area;*
- the impact on neighbouring properties and the local environment;*
- access arrangements.*

Justification

Concentrating development within the urban area will create increased development pressures. This is already in evidence within the southern areas of the Borough which now provide relatively few easily developable housing sites. Such pressures can be expressed through the increased development of areas of land such as large gardens and grounds, and landlocked backland sites which are often the subject of infill development or redevelopment. This may lead to unacceptably high densities which over time may significantly alter the character of an area and damage the amenity enjoyed by its residents. The Council will, therefore, ensure that any proposals for infill development on backland and/or gardens are carefully assessed against the above criteria.

With reference to the policy above we feel that the development site is large enough to comfortably accommodate a 4 bedroom detached dwelling, with ample garden space and easy access via an existing street. The current residential area is not highly concentrated and has sufficient local amenities to support additional development.

Impact on neighbouring properties has been considered and provisions have been made to ensure overlooking and access issues have been addressed and designed out to avoid any infringements. The new dwelling will be accessed via an existing shared entrance on Ivy Street, and will not require any new infrastructure.

PREMISES USE

The premises is currently a vacant brown field site. The applicant wants to create a new property on the land.

Our client prefers a traditional design which uses materials sourced locally to be in keeping with the surrounding properties.

Whilst developing the design of the new dwelling, we wanted to make sure that it would enhance and preserve the local area, so it is important that the new building does not overly dominate the surrounding properties.

WASTE STORAGE

There will be new waste storage included within the property design to the rear of the house. The passage between the plot and the commercial property is shared and this will be used to transport the bins to the front of the house once a week for bin collection.

ACCESS

There will be a provision for parking within the site (garage).

Vehicular and Transport Links:

- **Road Network**

The main vehicular access to the site is from the road network. There is carparking on the property as stated above (See ZT23-196-02 Existing Site Measurements and Proposed Plans).

- **Bus Network**

There are bus stops along the road – the local bus network provides frequent services to the surrounding areas. The nearest bus stop is 1-minute walk away.



- **Railway network (Metrolink)**

The nearest station is a 5-minute drive just outside Radcliffe town Centre or in Whitefield.

APPEARANCE

The new dwelling walls are to be constructed with locally sourced brick. The window frames to be used will be Grey UPVC and will be sized to let in as much light as possible while being in keeping with the traditional style of the area.

The pitched roof has a gable on both sides which is a typical design type on King Street.

The height and scale of the building is reflective of the footprint to create a reasonable family dwelling on a restricted site. Whilst minimizing its impact upon the neighboring dwellings.



PHILOSOPHY AND APPROACH

8 Kings Street are committed to a policy of equality, inclusion and accessibility in the delivery of services to members of the public, and in the employment opportunities afforded to existing and future employees. With this proposal **They** fully recognises the diversity of cultural, religious and individual abilities of staff/construction workers, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings its uses and in the management practices and procedures it adopts.

CONCLUSION

In conclusion we believe that the proposed development on the land of King Street is compatible with the local area. The domestic scale of the development of the correct proportions for the area.

The appearance of the property is suitable in its surroundings and locally sourced materials are to be used within its construction.