

BURY OLD ROAD. DESIGN AND ACCESS STATEMENT.



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Land adjacent to 41 Bury Old Road
Ainsworth
Bolton
BL2 5PF

Date Prepared:

July 2024

Applicant:

Alex Warren
C/O Agent

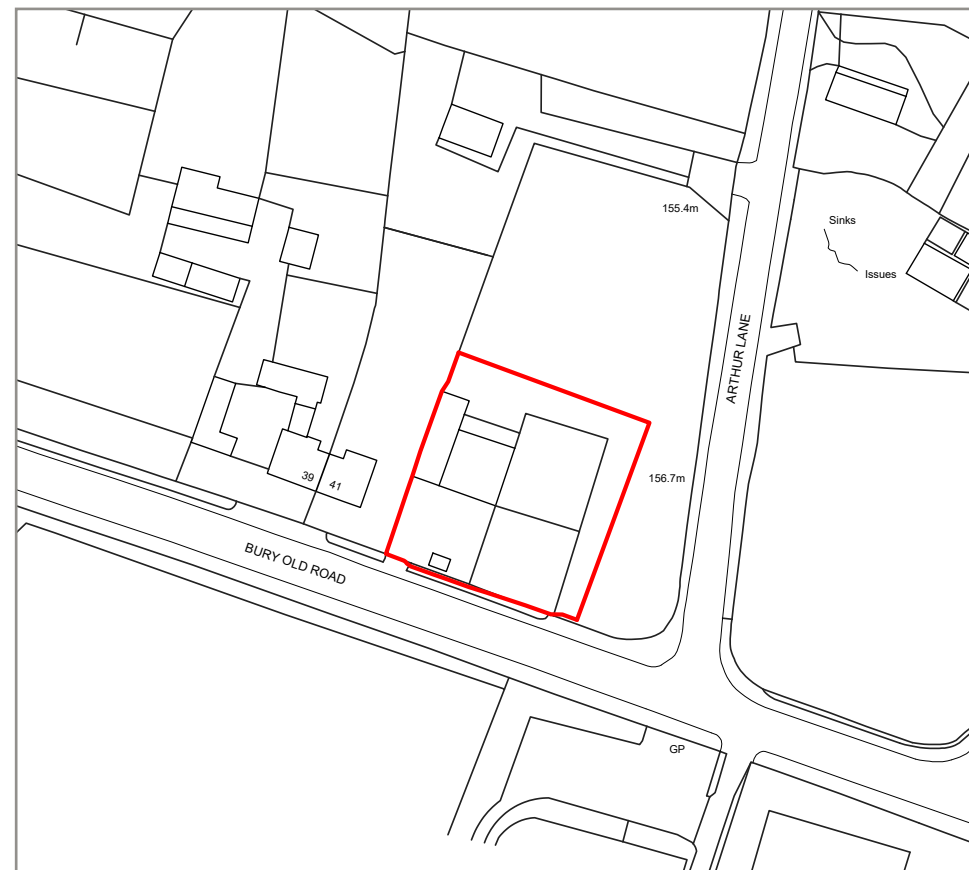
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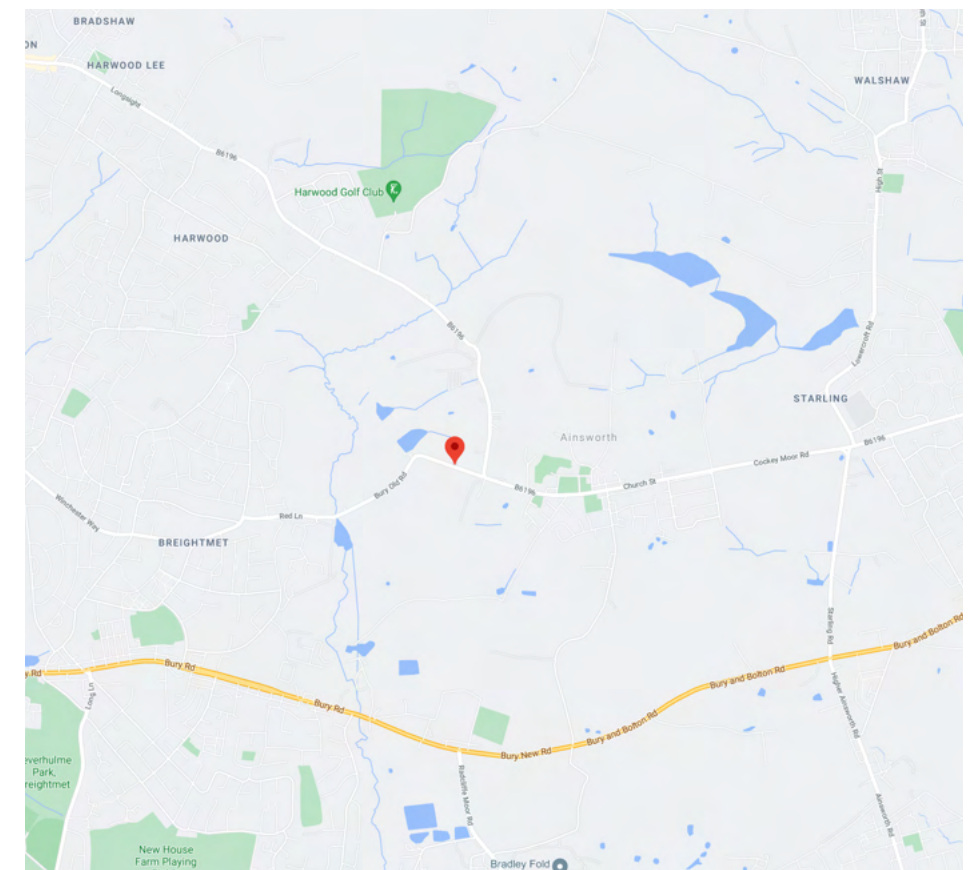
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Development:

The proposal is the demolition of an existing garage/store and the construction of 1 No. self-build, eco home with attached garage on land adjacent to 41 Bury Old Road. This is a resubmission of application 67459.



Site ownership.



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of the applicant Alex Warren to construct 1 self-build, eco-home.

This application is a resubmission of extant application 67459. The previous applicant and landowner chose to sell the land to Alex Warren who will be proceeding with the build to live with his family.

This application involves minor revisions to accommodate the applicant's specific requirements for his forever home. The previously approved scheme 67459 (Demolition of existing garage/store to be replaced with 1 no. dwelling with attached garage) was approved on 14.12.2021.

The existing building is currently used as a garage/store in association with the adjacent dwelling, 41 Bury Old Road. The eastern side of the building was previously used as stables with an adjoining riding menage on the land to the East.

We have worked closely with the applicants to design a scheme which satisfies their specific accommodation requirements for their individual 'forever home'; creating a bespoke, individual property which reflects the rural context; whilst minimising the impact on the openness, and character on the greenbelt.

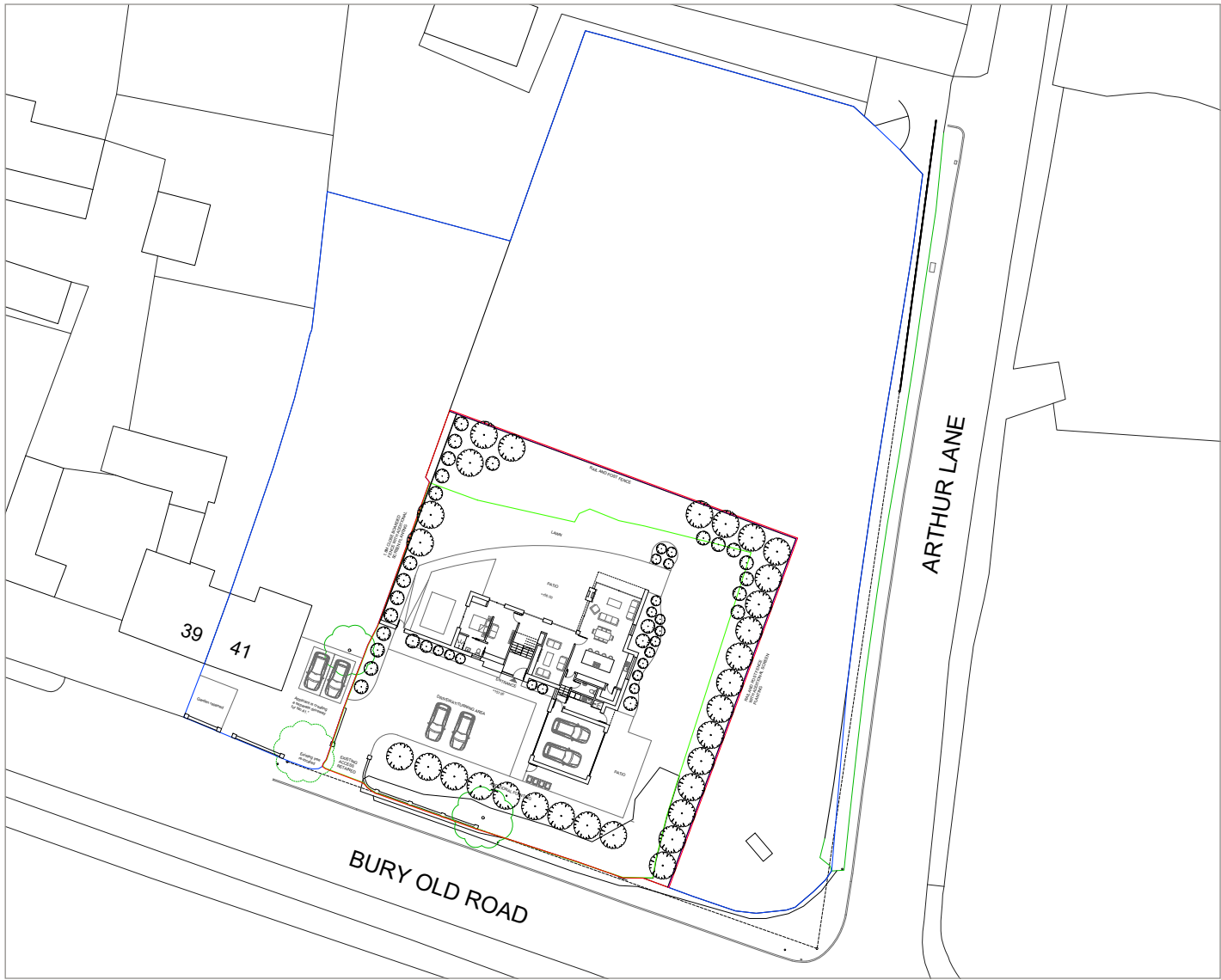
One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

1.3 REVISED SCHEME

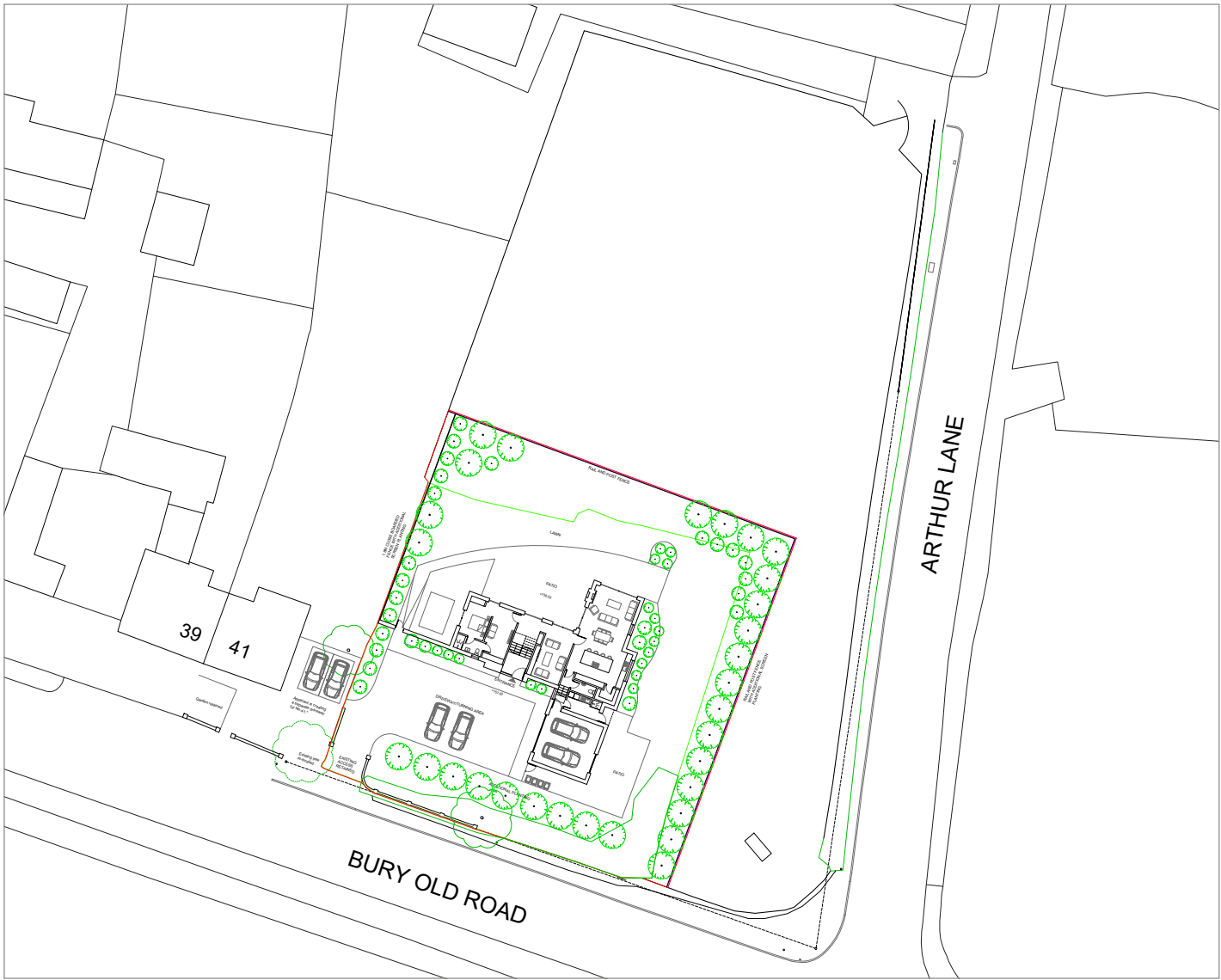
The following changes have been made to the scheme to meet the applicant's specific requirements:

- Omission of covered external balconies.
- Omission of corner window to open plan space.
- Reduction of garage door to East Elevation.
- Reduction of window sizes throughout.
- Minor internal layout changes.

1.4 REVISED SCHEME



Proposed site plan of the approved scheme (67459).



Proposed site plan of the revised scheme.

2.0 PREVIOUS APPROVALS

2.1 67459

The extant approval 67459 is a 4-bedroom, two-storey property in an L-shape formation.

- The approved ground floor footprint of 220m²
- The approved volume of 820m³
- The maximum height of 5.6m



Proposed site plan of the approved scheme (67459).

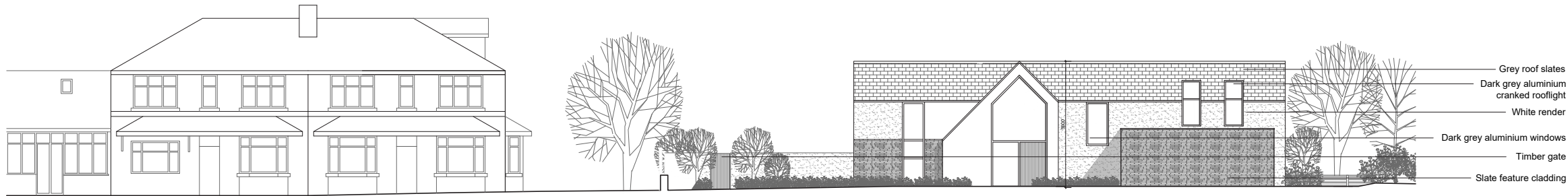


East Elevation
Scale 1:100

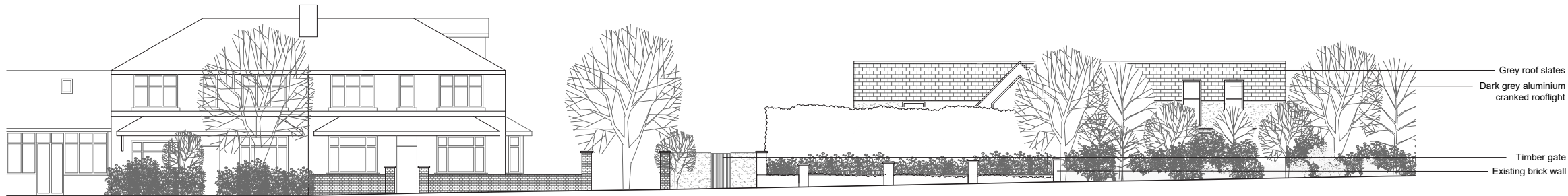
West Elevation
Scale 1:100



North Elevation
Scale 1:100



South Elevation
Scale 1:100



Proposed South Elevation (Bury Old Road)
Scale 1:100

Approved drawings for application (67459)

2.2 63246

The previously approved scheme is a 4-bedroom, single storey property in an L-shape formation. The siting of the property is in a similar position to the existing garage but with a projection to the front elevation.

The property includes 4 bedrooms, 2 of which include ensembles, a family bathroom, an open plan kitchen dining living space and a separate living room.

The design was an L-shaped layout with a pitched roof design, raising to its highest point at 5.6m above the ground level.

The property had a ground floor footprint of 230m² and a volume of 1100m³.

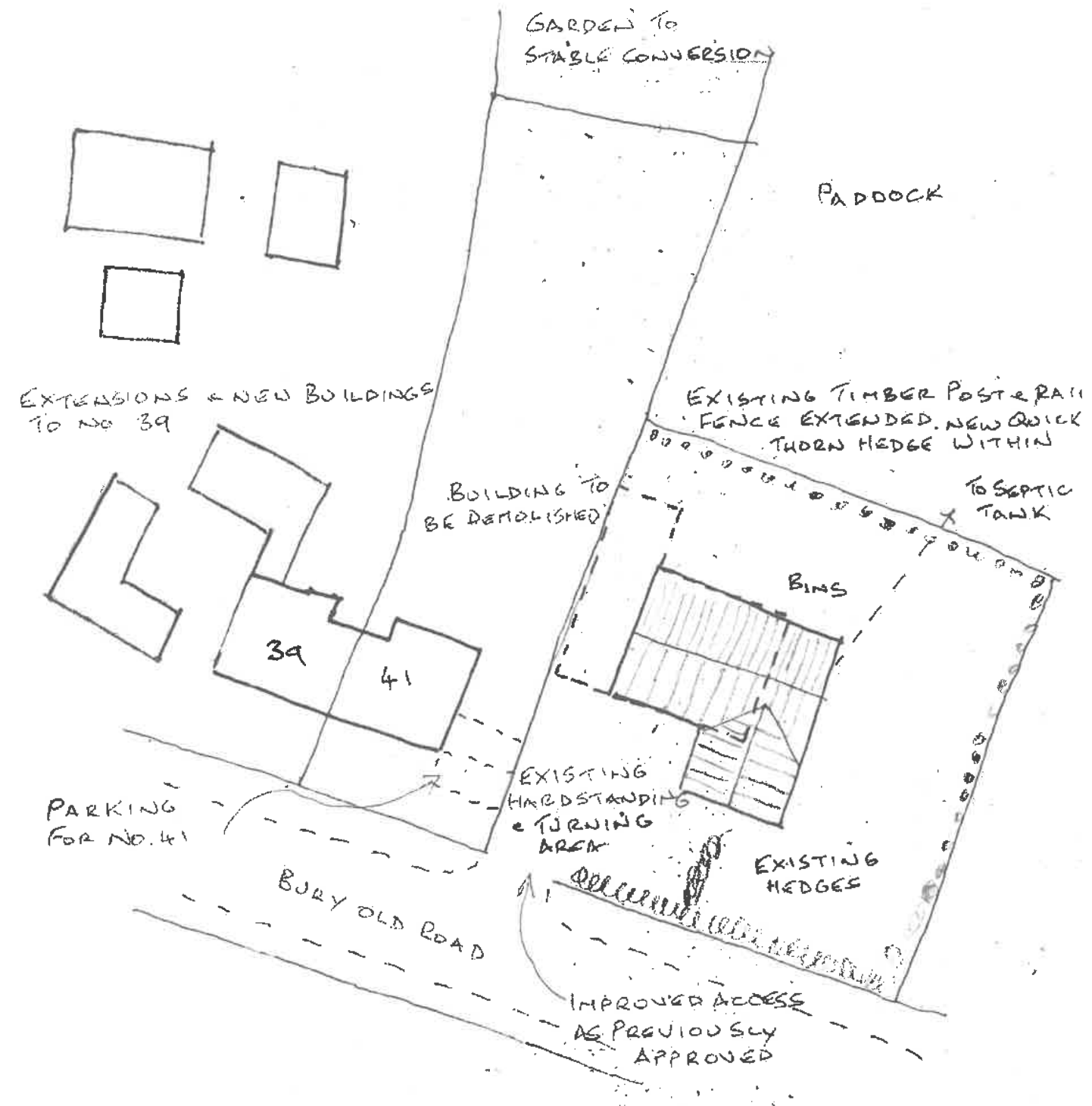
The approved ground floor footprint was increased by 5%, and the approved volume was increased by 37.5%

The proposed materiality included rendered blockwork, red brick corner detailing and a slate roof.

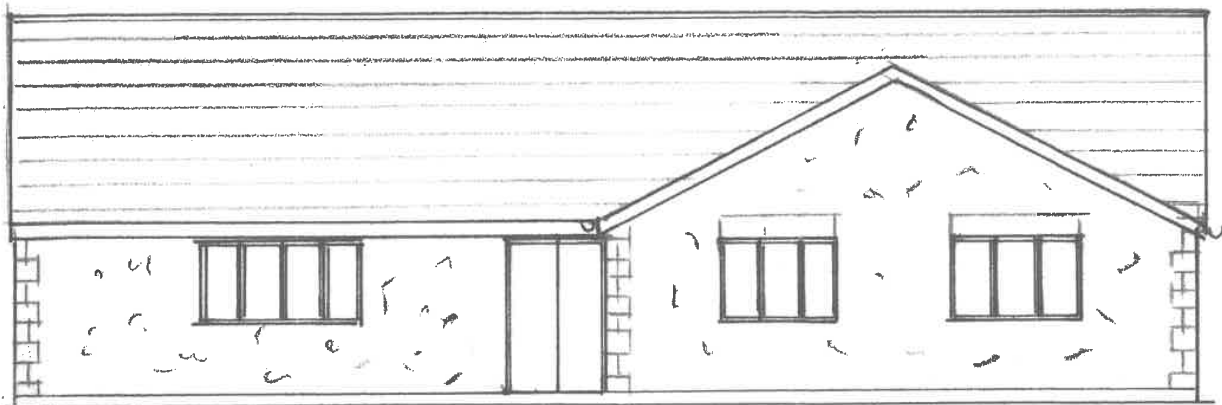
A review of the planning officer's report and approval drawings was undertaken to ensure the new design would be designed within the acceptable limits of the previous approval which were as follows:

- The approved volume of 1100m³
- The maximum height of 5.6m
- The extent of the approved domestic curtilage

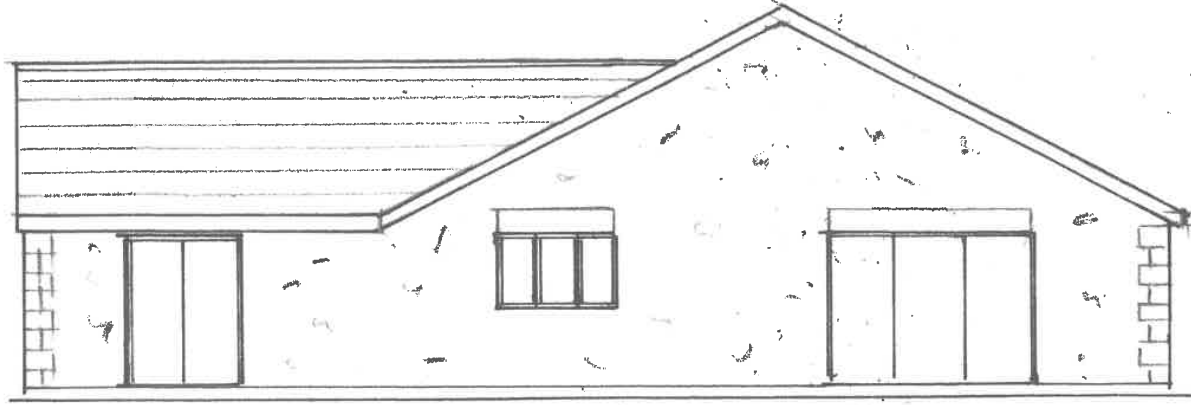
The above constraints formed our initial starting point to commence the design phase.



Proposed siting of approved property application (63246)

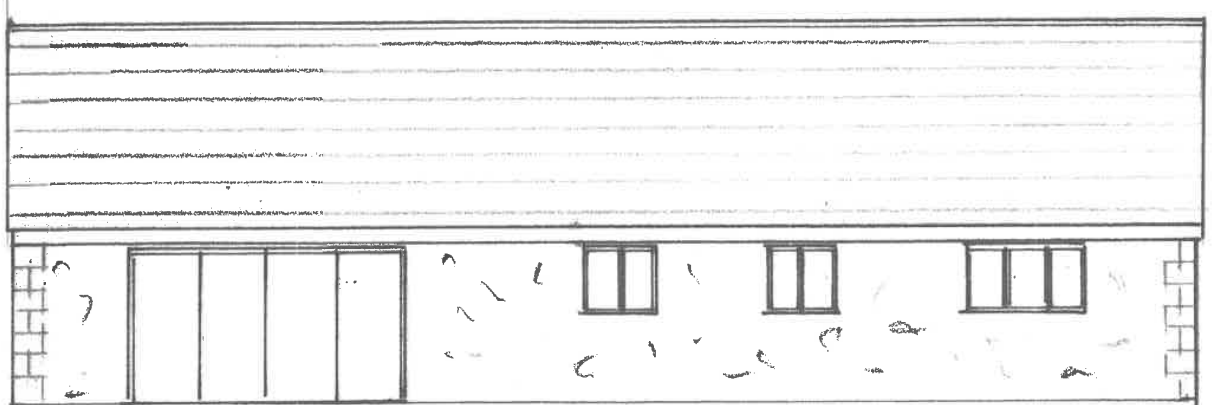


FRONT ELEVATION



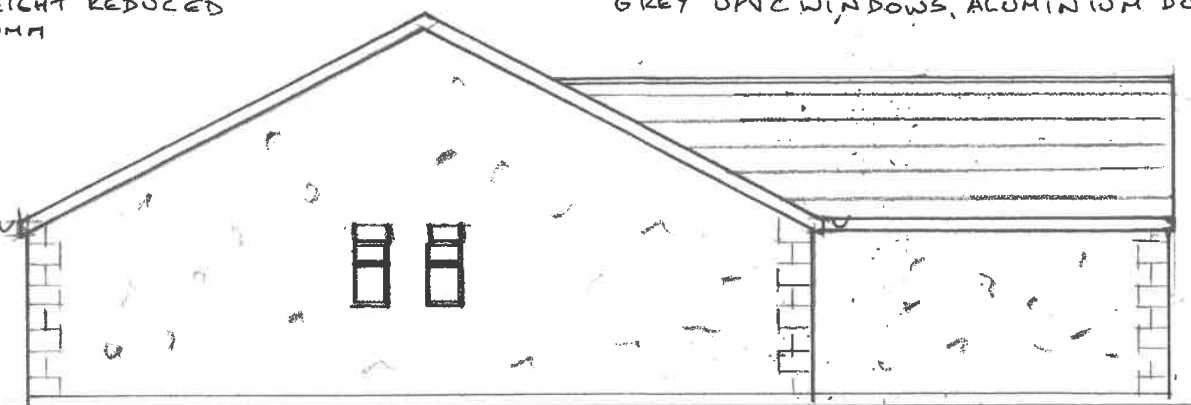
SIDE ELEVATION

SLATE ROOFS @ 27.5° PITCH
WHITE OR CREAM K-BEND
RED BRICK DETAILING
GREY UPVC WINDOWS, ALUMINIUM DOORS

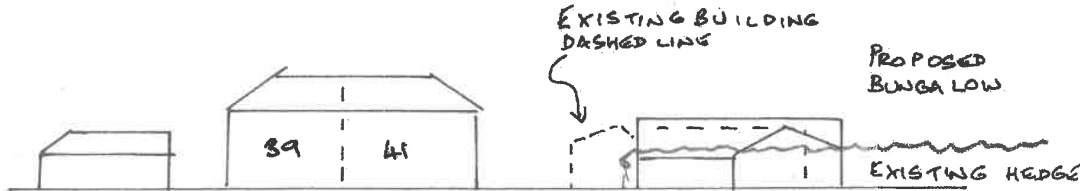


REAR ELEVATION

RIDGE HEIGHT REDUCED
BY 300MM



SIDE ELEVATION (TO NO. 41)



STREET SCENE

3.0 SITE CONTEXT AND ANALYSIS

3.1 EXISTING SITE ANALYSIS

The application site is located to the West of Ainsworth Village on a corner plot at the junction of Bury Old Road and Arthur Lane.

The site is bounded by the domestic curtilage of 41 Bury Old Road to the West, an agricultural field owned by the applicant to the North, Arthur Lane to the East and Bury Old Road to the South.

The site is visually obscured from Bury Old Road due to an existing high dense evergreen hedge and partially from Arthur Lane by high vegetation and trees.

There is a gradual fall across the site: from the South to the North.

The existing garage building is a 1.5 storey structure consisting of two adjoined pitched-roof elements. The building is rendered beige with brown uPVC windows and doors, with a metal profile roof and large rooflights. The building has the appearance of a domestic out-building with domestic-style and proportioned openings.



3.2 EXISTING PHOTOGRAPHS



No.41 Bury Old Road and site entrance with existing building



View looking East on Bury Old Road



Site entrance



Front elevation of existing building



North elevation of existing building



Existing planting provides screening

3.2 EXISTING PHOTOGRAPHS



Existing building is partly screened by high level hedgerow



Site is heavily screened from Arthur Lane with view of No.41 behind



Junction off Bury Old Road leading to Arthur Lane looking East



Large hard-standing parking and turning area



East elevation of existing building



North elevation of existing building adjacent to No.41 Bury Old Road

3.3 EXISTING SITE CONSTRAINTS AND OPPORTUNITIES

As the site is designated as Greenbelt, the proposed scheme must not affect the openness. The scale of the property is limited to the volume of the previously approved scheme.

The extent of the build and garden areas will be restricted to the area of the previously approved domestic curtilage, and not extending further than the previous scheme.

The existing change in level across the site provides an opportunity to build into the land to create a split-level property minimising the visible volume.

There is an opportunity to create a property with architectural and sustainable attributes, which compliments the immediate context, and is a positive addition to the local area.

There is an opportunity to reduce the appearance of mass from the previous scheme.

An enhanced landscape proposal will provide additional screening between the adjacent property, Bury Old Road and Arthur Lane within the domestic curtilage.



3.4 CONTEXT

The surrounding areas of Ainsworth and Brightmet consist of urban domestic properties predominantly red-brick, render and stonework. A number of larger properties within larger plots are located along Arthur Lane along with rural clusters of properties and buildings of varying scales and materials including stabling and farms.

The housing typologies include a mix of detached, semi-detached, terraces, 2-storey dwellings, and bungalows along with farmhouses, cottages and more contemporary developments.



4.0 SITE STRATEGY

4.1 PROPOSED SITE STRATEGY

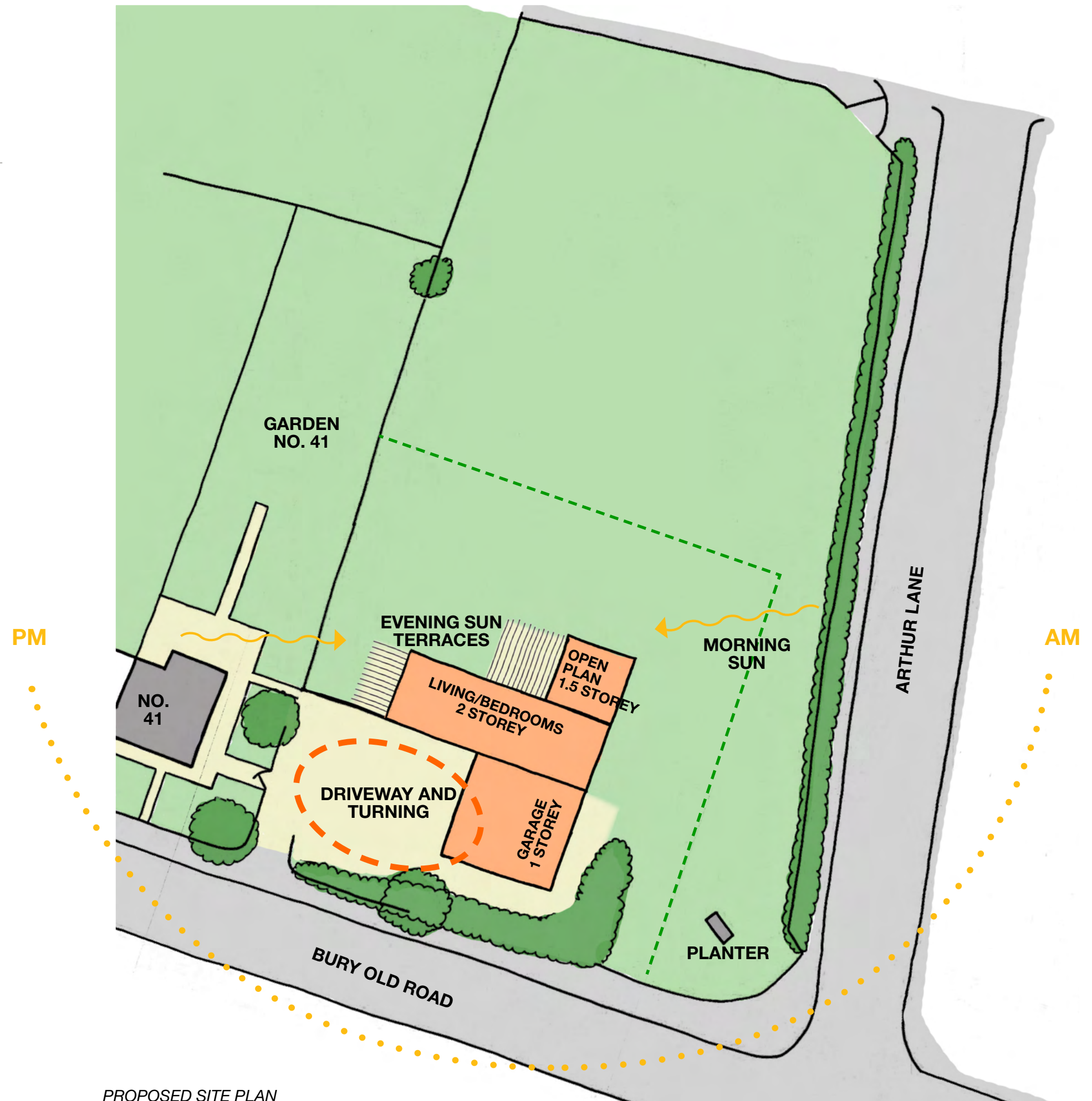
The existing access to the site will be retained and unaffected.

The existing planting buffer between the site, adjacent roads, and the adjacent property will be retained in its entirety and enhanced with additional planting.

The rear garden zone has been positioned to maintain privacy, maximise the views, and create an outdoor living space which is North facing but benefits from evening light from the West. This area of the site is hidden from Bury Old Road and Arthur Lane.

The front garden zone is a parking courtyard with a turning area to allow vehicles to exit the site in forward gear. The driveway is located in the same position as existing with access to an attached garage at the front of the site.

The existing slope of the site will be utilised by lowering the existing ground floor level to ensure the maximum height of the previous scheme is not exceeded whilst creating a dwelling with 2 floors of accommodation.



PROPOSED SITE PLAN

4.2 PROPOSED SITE PLAN

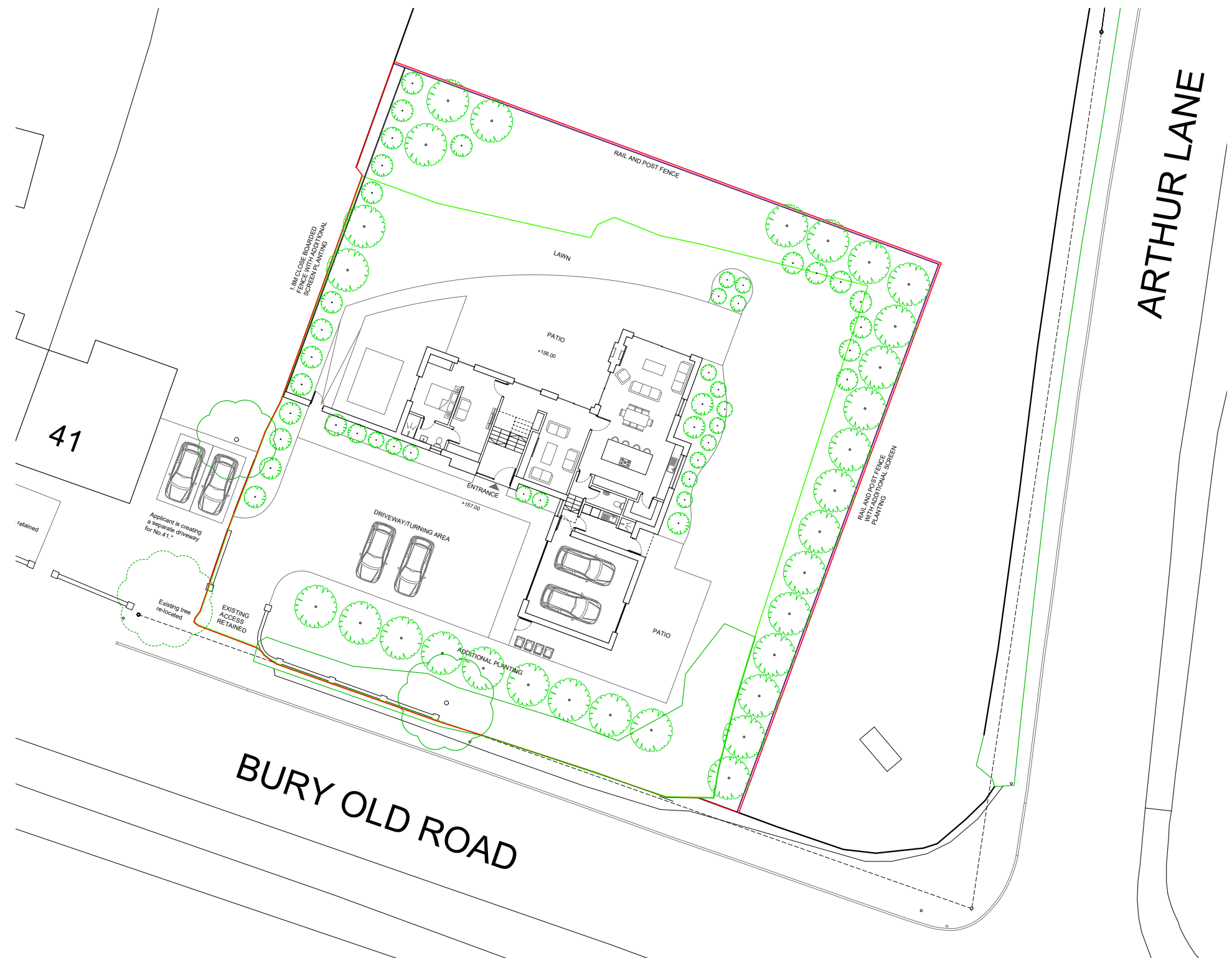
The proposed layout has been arranged to allow all of the living spaces and bedrooms to have a view of the garden, with no principle windows to the South elevation.

To achieve this, the property layout has been re-designed as a T-shape which creates a private courtyard rear garden to the North which is hidden from neighbouring roads and viewpoints, and a parking courtyard to the front.

The property includes an attached annexe for a dependent family member which includes a kitchenette, sofa area, and ensuite bedroom. The annexe is located on the West of the property benefiting from an external patio and an element of privacy from the main house.

The attached garage is located to the front of the property, and the living spaces are arranged to the rear of the property with direct access onto the rear garden.

The front elevation which faces Bury Old Road has limited windows to only circulation or secondary spaces. This is to prevent the appearance of over-looking, or an overly urban aesthetic. Therefore, the property is predominantly single aspect towards the garden which is hidden from all views.



4.3 MASSING & VOLUME

Ground floor footprint of existing building = **220m²**
Ground floor footprint of the proposed building = **220m²**
Ground floor footprint of the extant approval = **220m²**

The proposed ground floor footprint **is equal to** the existing building and the extant approval.

Volume of existing building = **800m³**
Volume of proposed building = **820m³**
Volume of the extant approval = **820m³**

The proposed volume is equal to the extant approval which was approved with a 2% increase.

Maximum height of existing building = **4.2m**
Maximum height of proposed building = **5.6m**
Maximum height of extant approval = **5.6m**

4.4 ACCESS

The existing vehicle access point from Bury Old Road will be retained, improved and utilised.

4.5 PARKING & REFUSE

The front garden / driveway area has ample parking and turning area to allow vehicles to exit the site in forward gear. 2 parking spaces have been shown on the driveway, and 2 additional parking spaces have been shown within the garage.

Bin storage has been shown behind the wall between the rear and side gardens.

2 covered cycle stores along with an electric vehicle charging point will be located within the attached garage.

5.0 DESIGN

5.1 PROPOSED LAYOUT

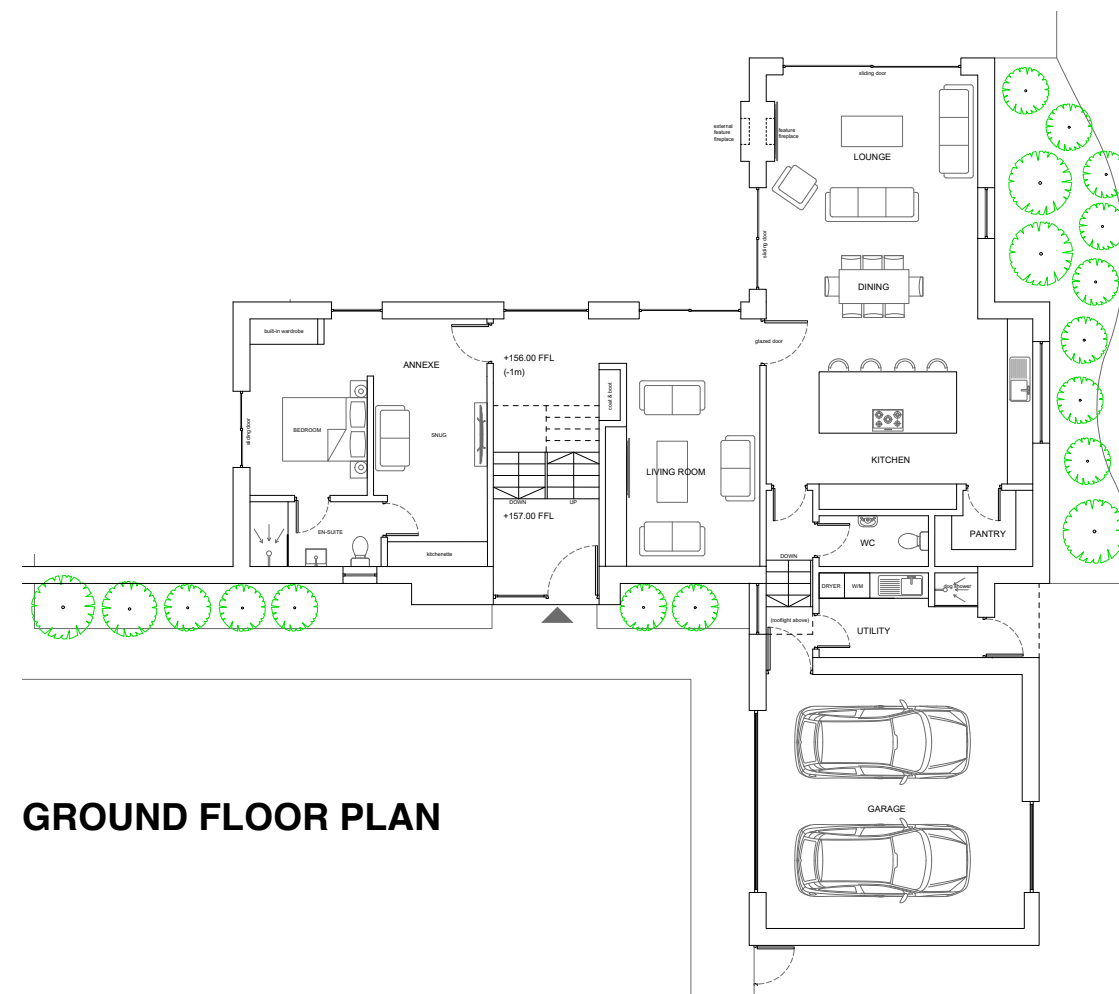
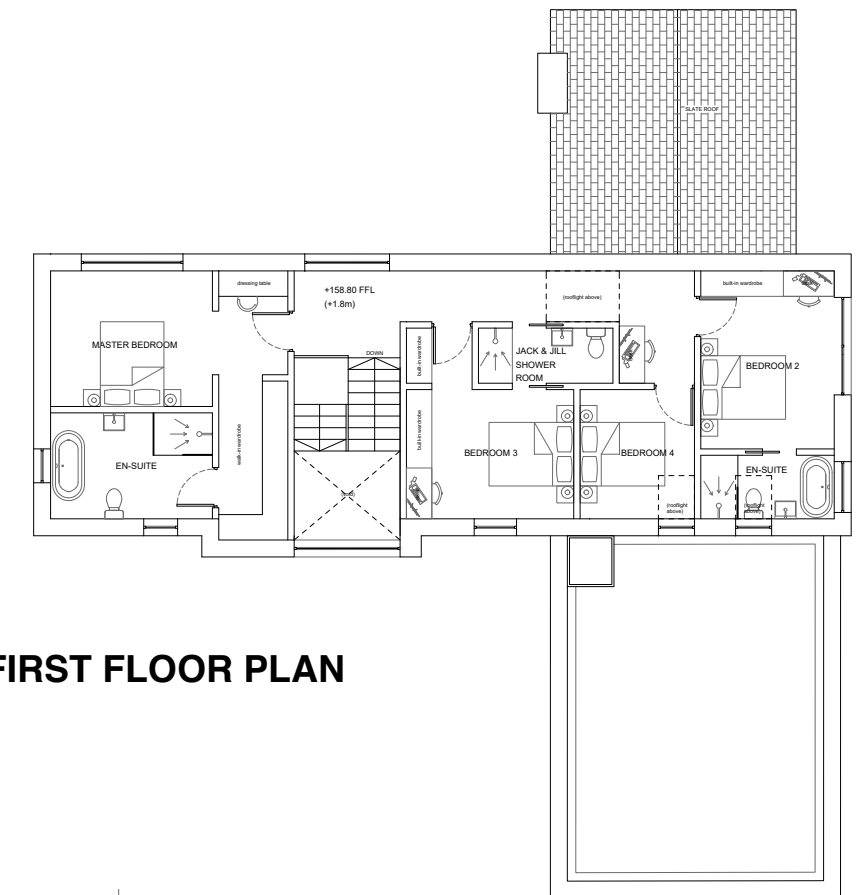
The proposed dwelling includes 3 zones arranged within a T-shape formation:

- The main house element which includes two floors of accommodation but minimises the overall height by creating accommodation within the pitched roof void;
- The open plan living space is a single storey pitched roof projecting element to the rear;
- The garage is a single storey projecting element to the front of the property with a flat roof.

The entrance and service spaces are located between the L-shape and the attached garage allowing access between the rear garden, entrance hallway, utility and garage. A centralised stairwell provides access to all levels including the split-level ground floor.

The ground floor incorporates a split-level design to minimise the overall height of the property whilst creating 2 floors of accommodation. The entrance level includes an entrance hall, utility and garage. The entrance level then steps down to the open plan kitchen, dining, living space with pantry behind the kitchen; a separate living room, WC, and the annexe for a dependent family member.

The first floor level includes a master bedroom with ensuite and walk-in-wardrobe; 1 bedroom with an ensuite; 2 bedrooms which share the family bathroom; and an office on the landing.



5.2 SUSTAINABILITY

The property has been designed to minimise energy usage with a reduced carbon footprint. The dwelling will require minimal energy for heating, cooling and lighting.

We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating and ventilation systems), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of air-tightness).

5.3 BIODIVERSITY

Proposed planting has been included throughout the site (please refer to the proposed site plan drawings).

A natural wildflower meadow will be planted to the North of the site within the land owned by the applicants to encourage natural wildlife.

5.4 VISIBILITY

The site is screened from all aspects by either existing mature trees and hedgerows, a new planting scheme, and the proposed siting and design.

There would be no change to visibility, or impact on the openness of the greenbelt compared to the extant approval.

6.0 CONCLUSION

6.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of the applicant Alex Warren to construct 1 self-build, eco-home.

This application is a resubmission of extant application 67459. The previous applicant and landowner chose to sell the land to Alex Warren who will be proceeding with the build to live with his family.

As the proposed dwelling is to be the new family home of the applicant, they have appointed ZMA to re-design the property to meet their specific accommodation requirements, and create a sustainable solution which blends with the greenbelt setting.

This application involves minor revisions to the previously approved scheme 67459 (Demolition of existing garage/store to be replaced with 1 no. dwelling with attached garage) approved on 14.12.2021.

The following changes have been made to the scheme to meet the applicant's specific requirements:

- Omission of covered external balconies.
- Omission of corner window to open plan space.
- Reduction of garage door to East Elevation.
- Reduction of window sizes throughout.
- Minor internal layout changes.

The proposed property represents a high-quality architectural proposal which enhances the existing site by creating a sensitively designed response in terms of siting, sustainability, materiality and visibility. The final

proposal has no impact on the openness of the greenbelt than the previous approvals and the buildings which currently occupy the site.

We welcome your comments and input on the scheme, please contact the agent to arrange a meeting on-site and discuss the proposal in further detail.



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