



Design and Access Statement

Land Off Dumers Lane, Radcliffe

Client: Westchurch Homes Ltd



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Document Issue Sheet

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1

Introduction



1. Introduction

- 1.1 This report has been prepared by Enabl on behalf of the applicant, Westchurch Homes Ltd. The statement accompanies a planning application for proposed residential development on land off Dumers Lane, Radcliffe.
- 1.2 This Design and Access Statement has been prepared as required under the Town and Country Planning (Development Management Procedure) Order 2015 in support of Westchurch Homes' planning application to develop residential units on land off Dumers Lane, Radcliffe.
- 1.3 The structure and content of the statement follows guidance provided by the Bury Council Planning Validation Checklist for Full Planning Applications. The content page lists the main headings that have been considered in this document.
- 1.4 This statement should be read in conjunction with the architectural plans prepared by MCK Associates.
- 1.5 The Design and Access Statement is supporting the submitted planning application seeking planning consent for:

Demolition of buildings and erection of 87no. affordable dwellings and associated access off Dumers Lane, landscaping and parking.



2

Location and Site Context

2. Location and Site Context

Site

- 2.1 The site is located off Dumers Lane, approximately 1km north-east of Radcliffe, Bury, with an area measuring 1.93ha.
- 2.2 The site's present state comprises a mix of hardstanding yards for bus and vehicle storage, industrial buildings, a car wash with an accompanying forecourt, and a patchwork of unmanaged neutral grassland, Bramble scrub, Willow scrub and scattered self-seeded trees.
- 2.3 Vehicular and pedestrian access is currently off Dumers Lane, via Wild Street as seen in the site location aerial view below, denoted by the arrow: 



Figure 1: Site Location

Surroundings

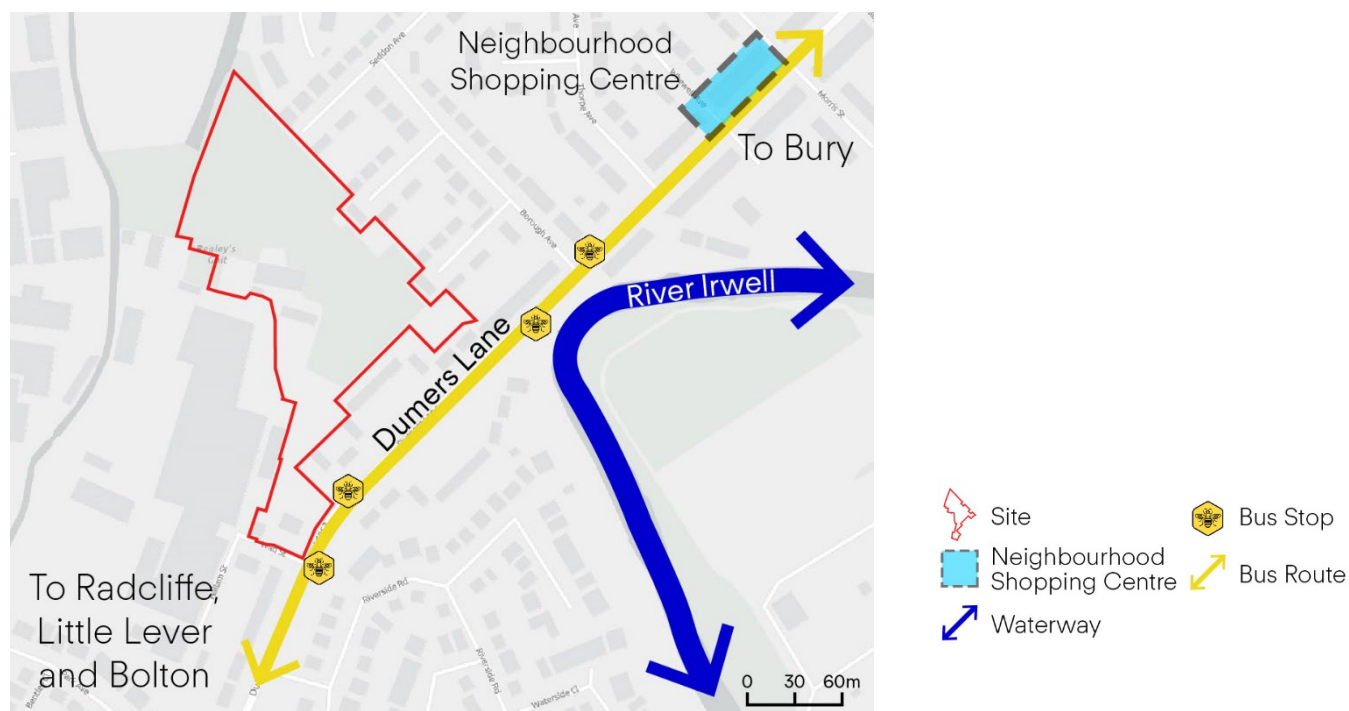


Figure 2: Site Surroundings

- 2.4 The surrounding land use is characterised by a combination of residential and industrial/employment:

To the north-east and south-east are residential areas following a suburban, cul-de-sac-based street organisation. The north-east residential area primarily consists of two-storey semi-detached and terraced family homes, while the residential character of the south-east features a mixture of two-storey detached and semi-detached dwellings. Exceptional to this composition are a few semi-detached and terraced bungalows immediately adjacent to the site's north-west and south-east boundary. A number of two-storey houses and bungalows can also be found directly to the south of the site, along Dumers Lane.
- 2.5 Immediately adjacent to, and south-west of the site is the Bealey Industrial Estate, beyond which is the Eton Hill Industrial Estate to the west, currently separated by the Hutchinson's Goit runs. An array of mixed-typology residential development is located further to the south.
- 2.6 The River Irwell separates the residential areas from a wastewater treatment works located on the river valley to the east-south-east.
- 2.7 To the north-west is undeveloped grassland and the Swan Lodge Site of Biological Importance (SBI).

Use

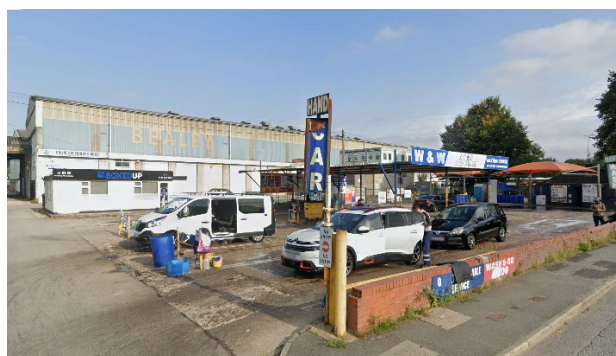
- 2.8 The current use of the site is composed of hardstanding yards used to store buses and other vehicles, industrial buildings, a car wash with an accompanying forecourt, and a mosaic of unmanaged neutral grassland, Bramble scrub, Willow scrub and scattered self-seeded trees. The site is also adjacent to residential areas along its south-eastern frontage on and across from Dumers Lane.



1. View looking south-east onto site front on Dumers Lane



2. View looking south-west onto Dumers Lane approach



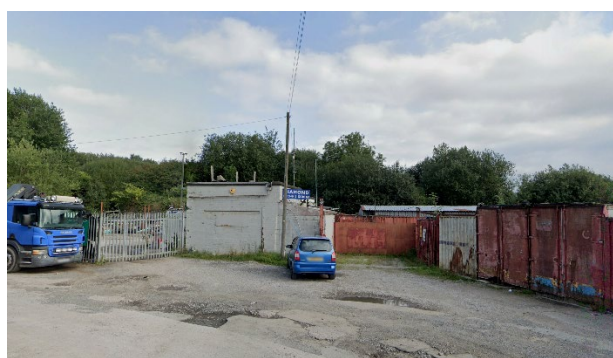
3. View looking south-east on Dumers Lane



4. View looking south-west on Wild Street



5. View looking south-west from within the site



6. View looking north-west from within site

Figure 3: Site Images (Google Street Views)



3

Amount



3. Amount

3.1 The submitted planning applications seeks full planning permission for the following development:

Demolition of buildings and erection of 87no. affordable dwellings and associated access off Dumers Lane, landscaping and parking.

3.2 The site measures 1.93 hectares and the gross density of the proposed residential development is 45 dwellings per hectare delivered as a combination of flats, terrace, detached and semi-detached housing typologies. This will be put forward according to the following organisation:

- 18no. 1 bedroom 2-person flats;
- 14no. 2 bedroom 3-person houses;
- 20no. 3 bedroom 4-person houses;
- 14no. 3 bedroom 5-person houses;
- 7no. 4 bedroom 5-person houses; and
- 14no. 4 bedroom 6-person houses.

An abstract graphic design featuring several overlapping, angular, teal-colored shapes that resemble stylized pages or documents. To the right of these shapes is a large, light teal number '4'.

4

Layout and Design

House Types

4.6 The proposed development 87no. affordable dwellings features the delivery of diverse housing types including a combination of flats, terraces, detached and semi-detached units. The plan and elevation drawing extracts below, prepared by MCK Associates, demonstrate examples of the varying design typologies of the different housing units.

- **Burghley:** 2-storey, 1 bedroom flat (terraced and semi-detached):



- Knaresborough: 2-storey, 2-bedroom house (terraced and semi-detached):



- Alnwick: 2-storey, 3-bedroom house (semi-detached):



- Ripley: 2-storey, 4-bedroom house (terraced and semi-detached):



- Alnwick+: 3-storey, 4-bedroom house (terraced and semi-detached):





Scale

5. Scale

- 5.1 The proposed new dwellings respond directly to the local scale and form, comprising a good range of house types to cater to varying needs. The buildings range from 2- to 2.5-storeys of domestic scale and proportions. The overall design aspirations have sought to provide high-quality living accommodation across the site.
- 5.2 There is a suitable distance allowance of 1-1.5 times the building height between units to avoid overshadowing, subsequently minimising overlooking between front and rear building facades.

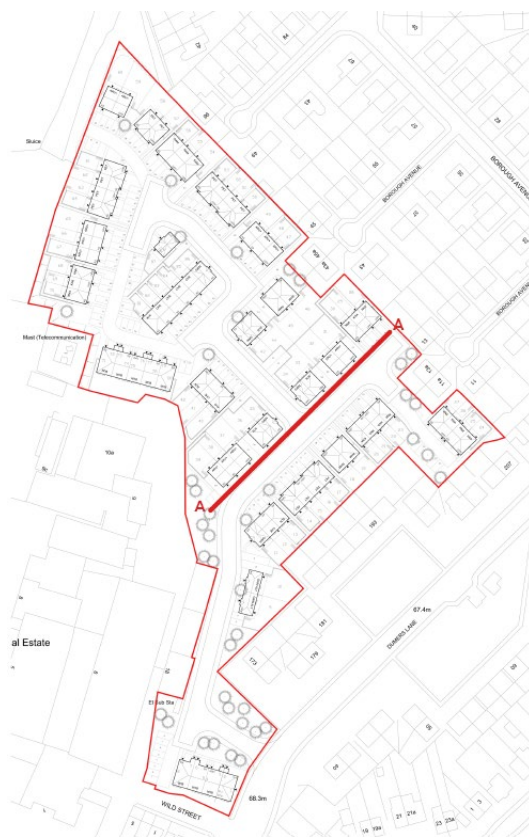
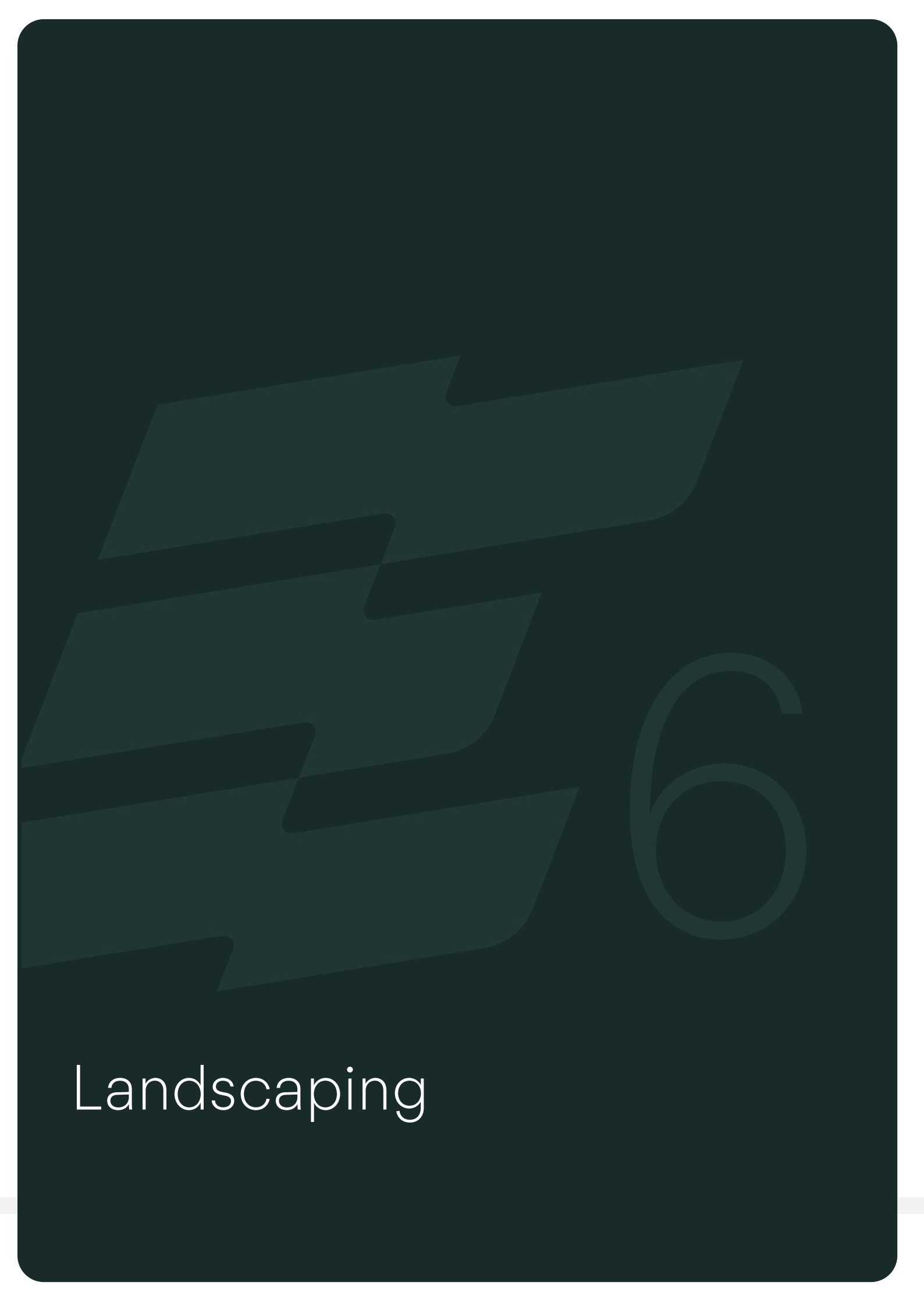


Figure 5: Indicative Street Scenes, demonstrating a variety of materials and house types (Westchurch Homes)

The image features a dark teal background with several overlapping, angular shapes in a slightly lighter shade of teal. These shapes are positioned on the left side of the frame. On the right side, a large, thin, light teal number '6' is displayed. The overall aesthetic is modern and minimalist.

6

Landscaping

6. Landscaping

- 6.1 The site's current landscape consists mainly of a patchwork of unmanaged neutral grassland, Bramble scrub, Willow scrub and scattered self-seeded trees, alongside the hardstanding areas used for vehicular storage and a car wash. The proposed landscaping strategy is detailed below and in plan:
- 6.2 Hard landscaping in the form of pavements and internal roads providing easy manoeuvrability for both private and servicing vehicles, shared surfaces, paths and drives for pedestrians and vehicles, footpaths (including private paths), and parking.
- 6.3 Soft landscaping, in addition to existing trees and hedge-grows, will feature proposed trees and shrubs to the garden and street trees to the public realm, native hedges to offer boundaries and form green corridors across the site, formal hedges to property frontages and boundaries, and low maintenance ground cover, wildflower and lawns.



Figure 6: Proposed Landscaping Masterplan (Enzygo)

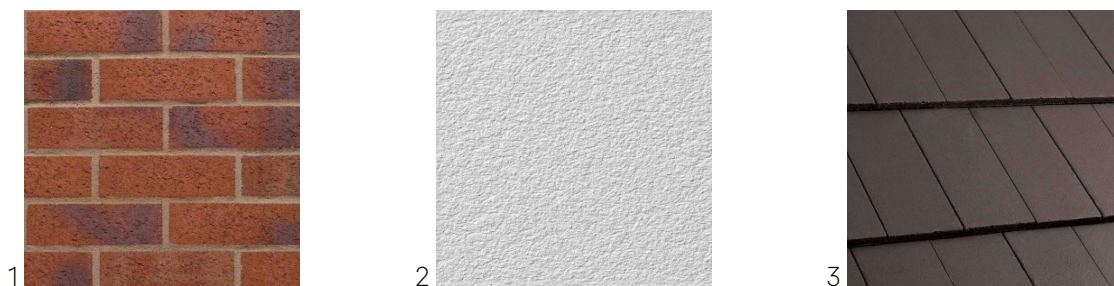




Appearance

7. Appearance

- 7.1 The appearance of the proposal is sympathetic to the character of the local surroundings. The traditional form, building proportions, design and detailing of the proposal emulate the residential surroundings. The houses and flats will be of red brick with some dwellings having 'chalk' white rendered elevations, therefore not imposing on or dominating the street scene. This design approach ensures that the scheme is well integrated within and appropriate for its location to enrich the development with a strong sense of place.
- 7.2 As noted previously, the height and massing of the dwellings is considerate of the existing character of 2- and 2.5-storey houses of domestic scale.
- 7.3 The proposal features a range of dwelling types including flats, terrace, detached and semi-detached houses with options of 1-, 2-, 3- or 4-bedroom arrangements, all contributing to the local area.
- 7.4 The units will contain a mixture of full render and red brick only façades. Dark grey slate-like interlocking roof tiles will be used to complement the facing materials.
- 7.5 Figure 8 below shows examples of the suggested architectural materials palette which has been chosen with consideration for durability and aesthetic appeal. The suggested materials, based on a contextual understanding of the site, will employ colour, texture and detailing with high-quality construction to give the elevations a lively and tactile finish that contributes positively to the street scene whilst creating a welcoming, high-quality living area.



- 1. **Red Brick:** Wienerberger Woodland Mixture Facing Brick
- 2. **Render:** Weber.Pral M Throughcolour 'Chalk' White
- 3. **Roof Tile:** Sandtoft Danum TLE in Dark Grey

Figure 8: Materials Palette



Access



8. Access

- 8.1 The development will be designed in accordance with the Building Regulations providing level access into the properties. The roads and access ways will be designed so that dropped kerbs are provided at suitable crossing points.
- 8.2 The internal arrangements of the properties will be constructed in accordance with the Building Regulations in all respects including Part M.
- 8.3 The site will be accessed from its southern aspect directly off Dumers Lane. This will be designed to allow refuse and service vehicles to enter and exit the site safely. The designs of the access point and the internal road will be to adoptable standards, ensuring safe and easy manoeuvrability into, out of, and within the site.
- 8.4 Pedestrian access to the site will follow the internal road layout through the provision of pavements. Designated footpaths have also been proposed to improve pedestrian safety and movement within the site.

An abstract graphic design featuring several overlapping, dark teal, angular shapes that resemble stylized leaves or feathers. These shapes are layered on a dark teal background. To the right of these shapes is a large, thin, dark teal number '9'.

9

Conclusion



9. Conclusion

- 9.1 This Design and Access Statement has set out how the scheme responds to the local context and justification for the development.
- 9.2 The proposed scheme will be developed to provide a welcoming and well-designed neighbourhood for residents. The scope and nature of the suggestions made in this document will ensure the scheme will benefit and improve the neighbourhood and surroundings, through an enhancement of the site whose present use is as a vehicle storage.
- 9.3 The development is well situated within its local context through careful consideration of structure, scale and massing, streetscape, landscaping, and befitting materials, resulting in an appealing, responsive, and aspirational plan.