

Design and Access Statement



Land adjacent No.8 Haslam Brow, Bury, BL9 0TS

Full planning Application

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Introduction

This Design & Access Statement is submitted by Jenkins Design Services on behalf of the applicant to seek full planning permission for the development of one New-build dwelling on the land adjacent Number 8 Haslam Brow, Bury, BL9 0TS.

This application is submitted following pre-application advice and seeks to answer the queries generated in this assessment.

This statement is submitted in support of the application. Its aim is to set out background information in respect of the site location and description, the nature of the proposed use, and the overall scheme proposal.

This Project Overview Statement should be read in conjunction with all documents within Jenkins Design Services drawing package as numbered: -

SI-00-DR-A-1000	Site Location Plan
SI-00-DR-A-1001	Existing Topographical Survey
SI-00-DR-A-1002	Existing Site Plan
SI-00-DR-A-1003	Existing Site Layout
SI-XX-DR-A-1004	Existing Site Sections
SI-XX-DR-A-1005	Existing Haslam Brow Boundary Wall Elevation
SI-00-DR-A-1010	Proposed Site Plan 1:500
SI-00-DR-A-1011	Proposed Site Layout 1:100
SI-XX-DR-A-1012	Proposed Site Sections
SI-XX-DR-A-1013	Proposed Haslam Brow Boundary Wall Elevation
SI-00-DR-A-1020	External works extents including highways
B1-XX-DR-A-2000	Proposed Ground & First Floor Plan
B1-XX-DR-A-2100	Proposed Elevations

Scheme Outline

Planning permission is sought for the proposal of a new detached house on a site 480 m². The proposed site makes up part of a larger 934 m² site owned by the applicant with a detached property (No. 08 Haslam Brow).

It is proposed that the house be a 3-bedroom dormer bungalow. The property has a modern design sympathetic to its surroundings utilising modern building techniques. The plot will provide 2 parking spaces and a garden surrounding. The dwelling will be accessed from Haslam Brow with adequate site lines in both directions with the existing boundary wall adapted to suit.

Site Context

The site is well located in a residential area in Bury within walking / cycling distance to Bury Town Centre (0.5 miles), providing a multitude of shops and amenities. Transport links are in proximity with bus stops along Manchester Road (0.2 miles) and the Metrolink and Bus Interchange (0.4 miles). Bury CE High School is located further down Haslam brow.



Fig. 1: Site Location Plan (Not to scale)

Site

The proposed site is 480 m² and makes up the lower part of a larger 934 m² site owned by the applicant, containing a detached property (No. 08 Haslam Brow) to the north of the site.

Following a topographical survey, it is evident that the is generally uneven sloping down to the southwest of the plot providing soakaway drainage.

The boundary of the site is enclosed by an uncoursed rubble masonry wall. The wall stands taller to the east of the site where access is onto Haslam Brow with neighbouring properties opposing.

The site is well screened with dense vegetation to the perimeter. Two Tree Preservation Orders inhabit the site to the northeast. South of the site is bound by a stepped footpath separated by the boundary wall, shrubbery, and trees. To the west is a privately owned plot of land with trees and shrubbery. Further southwest is the school.

The proposal aims to utilise the sites assets of natural screening to provide privacy both to the dwelling user and the surrounding properties.

Access

Existing vehicular and pedestrian access to the site is along Haslam Brow. Haslam brow is primarily used by the neighbouring properties, and, within school times, Bury CE High School located further down the road.

Visibility out of the site does not currently fulfil the recommended requirements from highways. As part of this application, the boundary wall will be adapted to suit. The existing boundary wall will be demolished with materials retained and rebuilt at a height of 0.6m set back 2.4m from the edge of the pavement with 25m visibility splays. Widening the narrow public footpath.

Design Proposal



Fig. 2: Proposed Site Layout (Not to scale)

The property is a dormer bungalow home suitable to the area that sits into the contours of the site with a footprint of 78 m². This size of dwelling sits comfortably on the plot.

The dwelling's location within the site is considered to a suitable distance from the existing TPOs and neighbouring properties. The height of the property considers the surrounding ridge heights, designed not to impose. To achieve this, the site topography has been utilised, pushing the house into the incline to the north of the site reducing height and impact within the site context.

Further utilising the site topography, private amenities include an upper-level garden; lower-level front courtyard area; and rear back garden featuring a mixture of soft and hard landscaping. A timber double bounded fence line encloses the private garden with strategic planting to the perimeter. Existing mature planting on the site will be retained and integrated with new for natural screening.

Hardstanding to the front of the property accommodates two car parking spaces with adequate turning area allowing cars to leave the site in a forward gear.

For a suitable outdoor space, levels have been considered following a topographical survey. Due to the depth of the site slope, a retainer wall is introduced inset from the south and west perimeter.

Surface water drainage is considered with site levels guiding soakaway drainage off to southeast of the site away from Haslam Brow.

Materials include brickwork, render, interlocking concrete roof tiles, composite door, and UPVC windows. The material selection aims to be sympathetic to the neighbouring architectural style.

Secure refuse location screened from the garden and the road providing separated waste and provision for recycling.

Secure cycle storage is shown given the proximity to the Town Centre.

Pre-Application

Pre-application conducted and raised the following observations:

- Poor visibility out of the site and narrow footway used by pupils of Bury RC High School.
- Retention of TPOs on site.
- Overlooking concerns with bungalow opposite.
- Access and turning on site.
- Site drainage.
- Dwelling size proportional to site.

To address these concerns, we have responded with the following:

- Boundary wall reduced to a height of 0.6m and set back 2.4m from the edge of the pavement widening the existing footway. 2.4m x 25m visibility splays are shown on the drawing.
- TPOs marked on drawing. Site layout considered to protect roots. Tree report to follow.
- Overlooking distances noted on drawing. Evergreen vegetation to perimeter of site to provide natural screening.
- Vehicle tracking shown with suitable hardstanding.
- Levels shown on drawings, soakaway drainage taken away from Haslam brow to the west of the site.
- Dwelling footprint reduced appropriately.

Surveys & Reports

Tree report to follow.

Drainage report to follow.