



The Intelligent Design Centre

Creative thinking in architecture, engineering and the built environment

Planning Statement

Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA
Proposed separation into 4 individual dwellings.

Background

Our Clients purchased this large dwelling in 2019 collectively as a family with the intention of dividing the building up into 'wings' for each of the 4 family members to live in.

The property is owned by Sophie Mitchell, Megan Mitchell, Jake Mitchell and Georgia Mitchell. The family do currently live in the house, but there are parts of it that need to be refurbished and other parts that need remodelling to suit modern living standards.

It has become apparent that certain parts of the building require much more work than other parts and also there are varying aspirations between the different family members on quality of finish, all of which means the cost of works differs enormously for each 'wing'.

Some of the family members need to raise finance secured against the property, but not all of the family members want to be burdened with the others debts, so the only way to resolve this is to legally split the dwelling into 4 separate dwellings. This will enable each of them to borrow as much or as little as they desire for their own part of the house.

Parking

The site is very large and can easily accommodate 9 cars. Whilst this proposal would create 3 additional dwellings, all the people who will inhabit those dwellings currently live in this single large house, therefore, there will not be any difference to the number of vehicles that currently park there.

Notwithstanding this, we have noted individual driveway / parking positions for each of the dwellings on the Site Plan, and have calculated the required number of parking spaces based on the area of each dwelling from the Bury parking standards.

None of the roads within the site are public highways, although there is a right of way along the driveway to the West side of the site for the neighbouring house at the South of the site known as West Bank.

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Trees & Hedges

There are existing trees and hedges on the site, but as the only building work proposed is the formation of new doors and windows, there will be no impact on these.

Flood Risk

The site is located in Flood Zone 3 and the boundary of the site is the bank of the river Irwell. However, the main part of the house is located a full storey height above the river, and even the basement rooms are located approximately 1m above the bank of the river and approx 1.5m above the average water level.



East side of building showing garden falling to the river bank on the right hand side.

As there are no new buildings to be erected as part of this application and the only accommodation at basement level is ancillary to the dwellings use (games room, craft room, storage space) we do not believe that flood issues should be a consideration for this application.

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