

Planning & Design and Access Statement

Proposed construction of 3 detached dwellings to land at: Redisher Finishing Techniques Ltd, Holcombe Brook, Ramsbottom, Bury, BL0 9SA.

This statement has been produced to accompany a planning application for the proposed construction of 3 detached dwellings. (Residential use)

Section 1a- Existing Use

The existing site extents are approximately 320m² / 0.03 hectares. There is an industrial building to its rear (west) with an office building attached to its side (north). There is an open concrete surfaced courtyard in front of the buildings that is used for parking and access. At the side (north) there is an access yard where access to the rear of the buildings can be gained and where bins are stored. The site is currently occupied by Redisher Finishing Techniques Ltd who manufacture specialist metal components.

The site is bounded by the main access road to the east, No. 7 Holcombe Brook to the south, and access to a small residential development to the north (Redisher Croft) and wooded land to the west. The site has a general level topography.

Access to the site, No 7-9 Holcombe Brook and the Redisher Croft development is via an un-adopted road off Bolton Road West. A land registry SIM search has been undertaken to establish an ownership for the land edged red on the location plan submitted with this application. The only registered titles included within the edged application site were the applicants (GM339198) and the title of 402a & 402b Bolton Road West (GM833619). The later title is partially within the red edge next to the access to Bolton Road west at the top of the un-adopted road as indicated on appendix 4. A copy of the SIM search map is provided in the appendix to this statement.

Section 1b- Proposed Use

The proposal is to demolish the existing buildings and construct three detached dwellings. The existing access road off Bolton Road West would continue to be utilised to provide vehicle and pedestrian access to the development site.

Section 2 – Amount of development

The proposed dwellings would each have an external footprint of 70.8m². The development site area is approximately 320m².

The proposed internal floor areas would be:

- Ground Floor = 58.9 m².
- First Floor = 54.8 m².
- Second Floor = 54.8 m².

- **Total** = **168.5 m²**

Section 3 – Layout

The plots have been designed to allow for 2 car driveways to front each dwelling providing direct access off the road. There would be additional space at the southern frontage of the site for use by any visiting parties. Access into each property would be made via a front entrance door off the driveway. Each property would incorporate a side path giving access to rear gardens incorporating patios and lawns. The driveway and side paths will be finished in permeable resin bound finish which is SUDS (Sustainable Urban Drainage System) compliant

Internal Accommodation:

Ground Floor:

- Entrance Hall
- W.C.
- Kitchen & Dining
- Living Room First Floor:
- Master Bedroom with En-suite and balcony
- Bedroom 2 with En-suite
- Laundry Cupboard

Attic Floor:

- Bedroom 3 with En-suite
- Bedroom 4 with En-suite

The incorporation of a balcony to the master bedroom at the rear of the properties is so that the residents are able to sit out and take advantage of the views out on the woodland area to the rear of the site and the peaceful nature of the setting of the site with it being set back from Bolton Road West. The rear of the properties is not overlooked by any neighbouring properties and the design of the raised stone side walls to the balconies ensure that the neighbour's either side of each property are unable to see onto the balcony area.

In addition to the balcony on the first floor the gabled roof design and window on the rear of the property ensure that bedroom 3 also is able to take advantage of the views on the woodland area to the rear of the site.

With the site being set back from the main road, not being overlooked at the rear and having woodland views to the rear the layout and design of the properties will ensure that the residents are able to take full advantage of the peaceful nature of the sites setting whilst ensuring that the street scene to the front of the properties is maintained in line with No 7-9 Holcombe Brook.

Relationship with adjacent dwellings: Please refer to Drawing Ref Site Plan (Appendix 5). The proposed dwellings have been sited so that they are sympathetic to their neighbouring properties. The separation distance from plot 1's side (S) gable to No.7-9 Holcombe Brook is approx 6.7m (side gable to side gable). The separation distance from plot 3's side (N) gable to No.2 Redisher Croft is approx 16.7m (Side gable to front gable). The side gable of plot 3 is also sited so that it does not directly face the front gable of No 2 Redisher Court. The dwellings have been designed so that their ridges are at a lower level to No. 7-9 Holcombe Brook to ensure that the change in ground levels is reflected, this provision ensures there is no detrimental impact on the street scene in terms of massing. Please refer to Appendix 6.

Section 4 – Scale

The existing site incorporates adequate area to allow the proposed dwellings to be sited, achieving adequate amenity areas and good site access. The proposed dwellings in terms of their size₂ and

massing integrate well within the site and its surroundings. As illustrated by appendices 1 & 2 the developed footprint of the site (urban grain) is reduced within the proposal which provides a more open development site.

Section 5 – Landscaping

The reduced footprint of development will ensure the lawned gardens and landscaping provide a better habitat for ecology compared to the current

development. Please refer to the proposed site plan (Appendix 5), for site layout & landscaping details.

The existing retaining walls at the side boundaries would be retained or improved where necessary. Driveways incorporating adequate parking provision for two vehicles are provided fronting each dwelling. Level access to the entrance will be provided via the driveway. All hard standings to the front and side pathways would be surfaced with permeable materials to ensure compliance with SUDS. To the frontage 1.1m high stone walling would be placed at the boundary lines between each plot.

The rear gardens for each dwelling would incorporate patio areas using paving materials and lawns as indicated on the proposed site plan. At the rear 2m High close boarded timber fences would be erected to create the rear boundaries between each plot.

Section 6 – Appearance & Integration within the Holcombe Brook Conservation Area.

The proposed dwellings have been designed to integrate within the site and its surroundings and to be sympathetic with the character of the adjacent property and street scene.

The properties within the immediate surrounding area are of mixed design, including a traditional natural stone weavers' cottage (No.7-9 Holcombe Brook) and the modern recently built brick faced detached dwellings of Redisher Brook. The proposed dwellings have been designed to integrate with No7-9 Holcombe Brook as they would be within the same street scene as this property. The properties of Redisher Brook are of stark contrast to the design and facing materials of No 7-9 Holcombe Brook. They are also not primarily within the same street scene as the proposed development.

Therefore, the proposed dwellings have been designed to be sympathetic to the design and scale of No 7- 9 Holcombe Brook and other properties within the conservation area using stone materials to match that of No 7–9 Holcombe Brook and slate material on the roofs.

In addition, following consultation with the planning and conservation officer's, the downstairs WC window on the previous application has been removed and all the windows have been reduced in width by 250mm and increased in height by 200mm. The window material has also been changed to wooden cottage style casement windows to ensure that the size, look and window material is in keeping with the other properties within the conservation area.

In addition, the proposed dwellings incorporate features like those of the terraced properties on nearby Park Road, Bolton Road West and Redisher Croft, incorporating three storeys and with a gable to the rear roof elevation. The master bedroom on the first-floor benefits from a small balcony accessed via French doors from the bedroom. The balcony is in keeping with properties the immediate vicinity as referenced by the rear balcony incorporated in 402E Bolton Road West and the balconies on 2 Redisher Croft (planning ref: 55518). These design provisions ensure the proposed properties integrate well within the immediate street scene and wider conservation area.

Ramsbottom has a large proportion of stone-built properties incorporating stone heads, sills & mullions, these have been reflected in the proposed design which responds to the areas character. Symmetrically aligned features and balanced fenestration patterns result in an aesthetically pleasing design.

Section 7 – Access

Currently Vehicle / Pedestrian access to the site is via the un-adopted road off Bolton Road West. The proposal does not change this access provision. Due to the commercial enterprise currently operating from the site, commercial vehicles are required to pick up and drop off deliveries. This intensifies the use of the access road, and the proposed development would reduce the effect of this.

If the proposed development was approved the un-adopted road would solely serve residential properties. As defined within: Category 5.4-The Layouts of Roads in Residential Areas (Greater Manchester County Council) the road would fall within the category of an "Access Way" . The document describes an access way such as this as; *"A small informal cul-de-sac intended for joint use by pedestrians and vehicles."*

The joint carriageway/walking area is described as the shared surface and shall be of variable width. An access way may serve up to a maximum of 25 cars", as stated within the above document.

If the owner/occupiers of the existing and proposed dwellings owned two cars per household the access road would serve approximately 16 vehicles. This is below the maximum capacity of 25 cars an access way such as this is capable of serving.

Vehicles would enter the driveways via a drop-down kerb entrance off the front access road via Bolton Road West. The driveways measure 6.5m long by 7.1m wide currently the standard UK parking size measurement is 2.4m wide by 4.8m long per vehicle therefore each driveway has adequate space for two vehicles.

Level access to each dwelling would be via the drive. Access to the rear of the property would be provided by level paths surrounding the properties.

The proposed dwellings would incorporate main entrances on the front elevation with level thresholds. Upon entering each property, a ground floor hall provides access to the ground floor accommodation and wc, with stair access to the 1st & 2nd floors. Access to the rear gardens would be provided from within the properties via the kitchen/diner.

Section 8 – Trees

The application site does not contain any trees, however there is a chestnut tree on neighbouring land within close proximity to the site boundary between the applicant's site and No. 7-9 Holcombe Brook. This tree is indicated on Drawing No's. 1411/102 & 1411/103.

The applicant has consulted with the owner of No. 7-9 Holcombe Brook where the tree is situated and has their consent to remove the tree based on gaining planning approval (Appendix 3). Redisher woods are in close proximity to the site. The proposed development would not have any impact on the protected trees within Redisher woods.

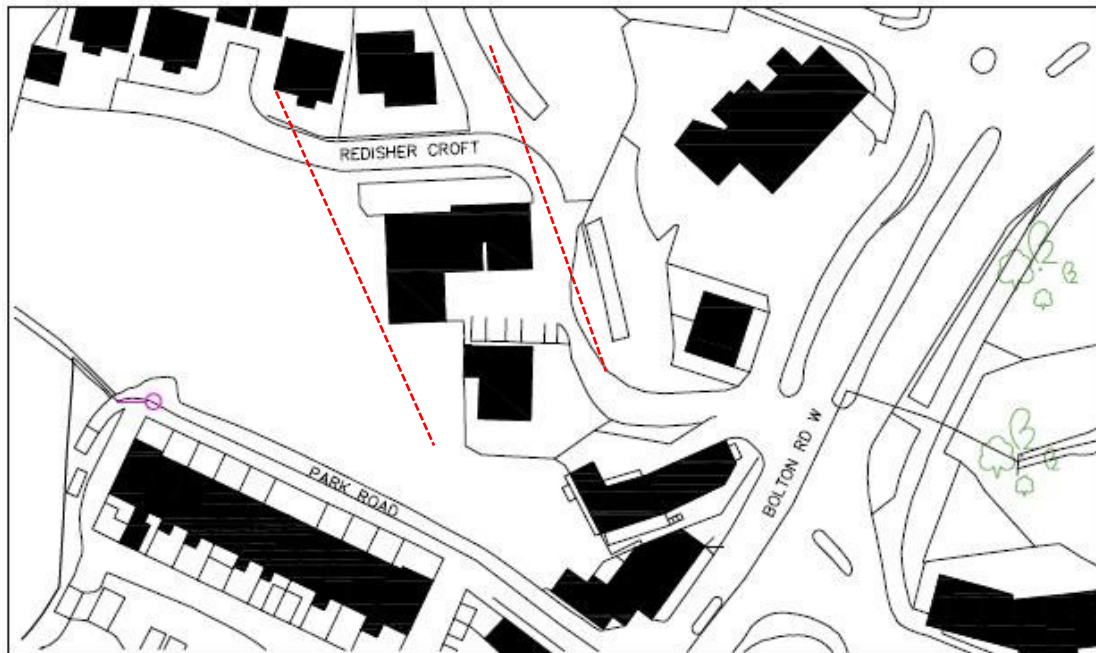
Section 9 – Summary

Overall, the scheme put forward is a robust development proposal. The proposed residential units are sited within an adequately sized plot in a suburban residential area.

The proposed three storey dwellings have been sited in a sympathetic position that contributes to the urban grain of the surrounding area. The urban grain is improved by the layout of the proposed site, being more transparent and also being ordered and aligned between No. 7-9 Holcombe Brook and No.2 Redisher Croft opposed to its existing built form which covers the majority of the site area. The site is much more appropriate to residential development opposed to commercial which would vastly improve the conservation area and ecology of the site.

This statement is supported by the Heritage statement dated October 2025 prepared by Stephen Haigh (see attached)

Appendices:



Appendix 1. Urban Grain As Existing



Appendix 2. Urban Grain As Proposed

To Jonathan Dean,
Finishing Techniques Ltd

7 Holcombe Brook,
Ramsbottom,
Bury. BL0 9SA
2/11/11

Dear Jonathan,

Following our conversation this morning, David and I give our permission for the removal of the chestnut tree in question which is situated on our property on the condition that the following stipulations are met in full prior to work commencing

- 1) Written permission from Bury Council in relation to the tree preservation order that it be placed upon it.
- 2) Written details from an appropriate body to any possible environmental impact to our land and property - i.e. increased ~~water~~ levels of surface water that may arise from removal of the tree or any other work that you are proposing
- 3) That no expense for the aforementioned to be met by us, and that any ~~extra~~ remedial work required to preserve the integrity of our property and land be done by you.

Kind Regards

 JANE MACKENZIE

 JANE MACKENZIE

Agreed by

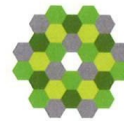


JONATHAN DEAN

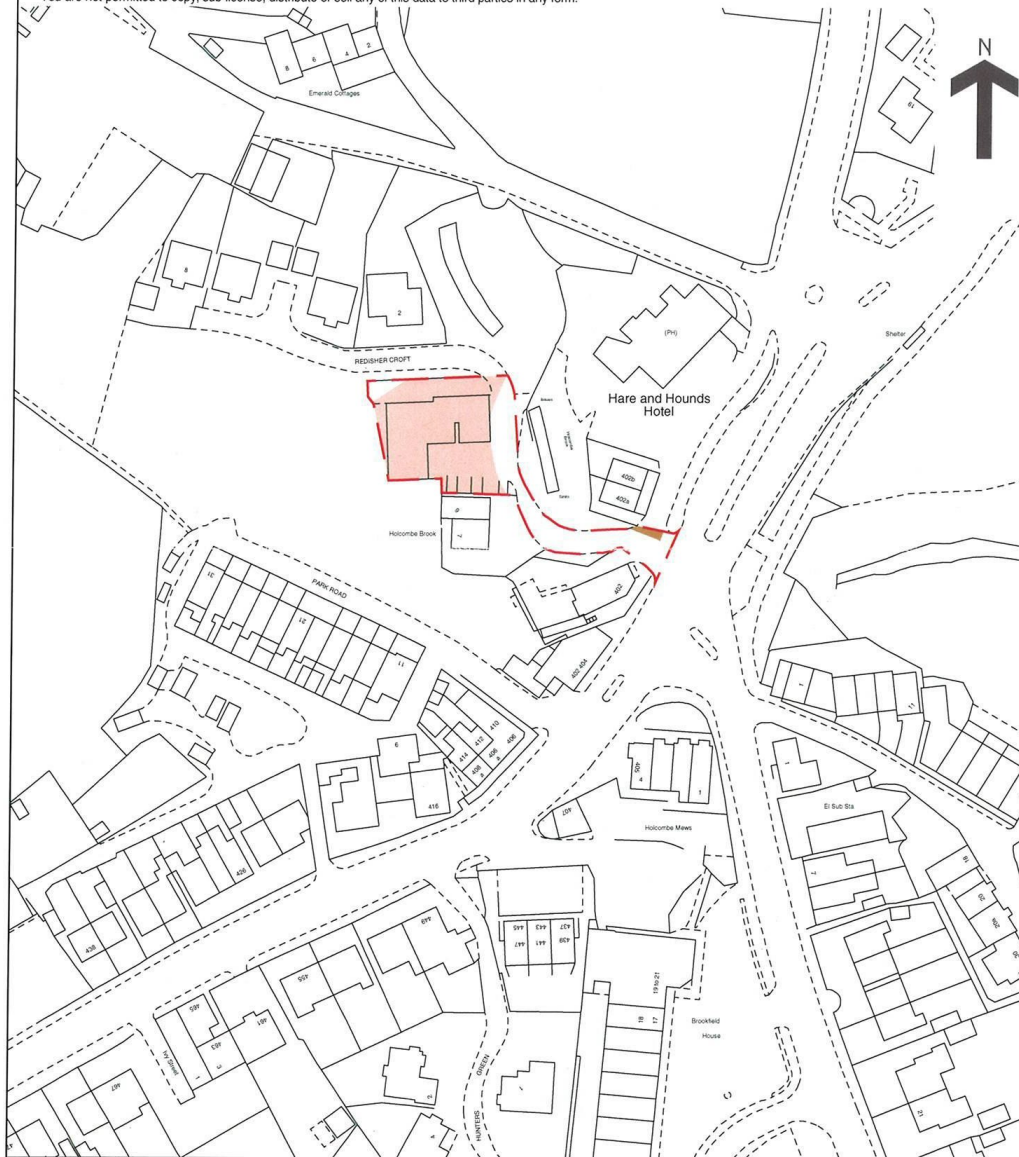
2/11/11

Land Registry Index map plan

Ordnance Survey map reference **SD7715SE**
Scale **1:1250**
Plan prepared on **05/03/2012** at **00:00:01**



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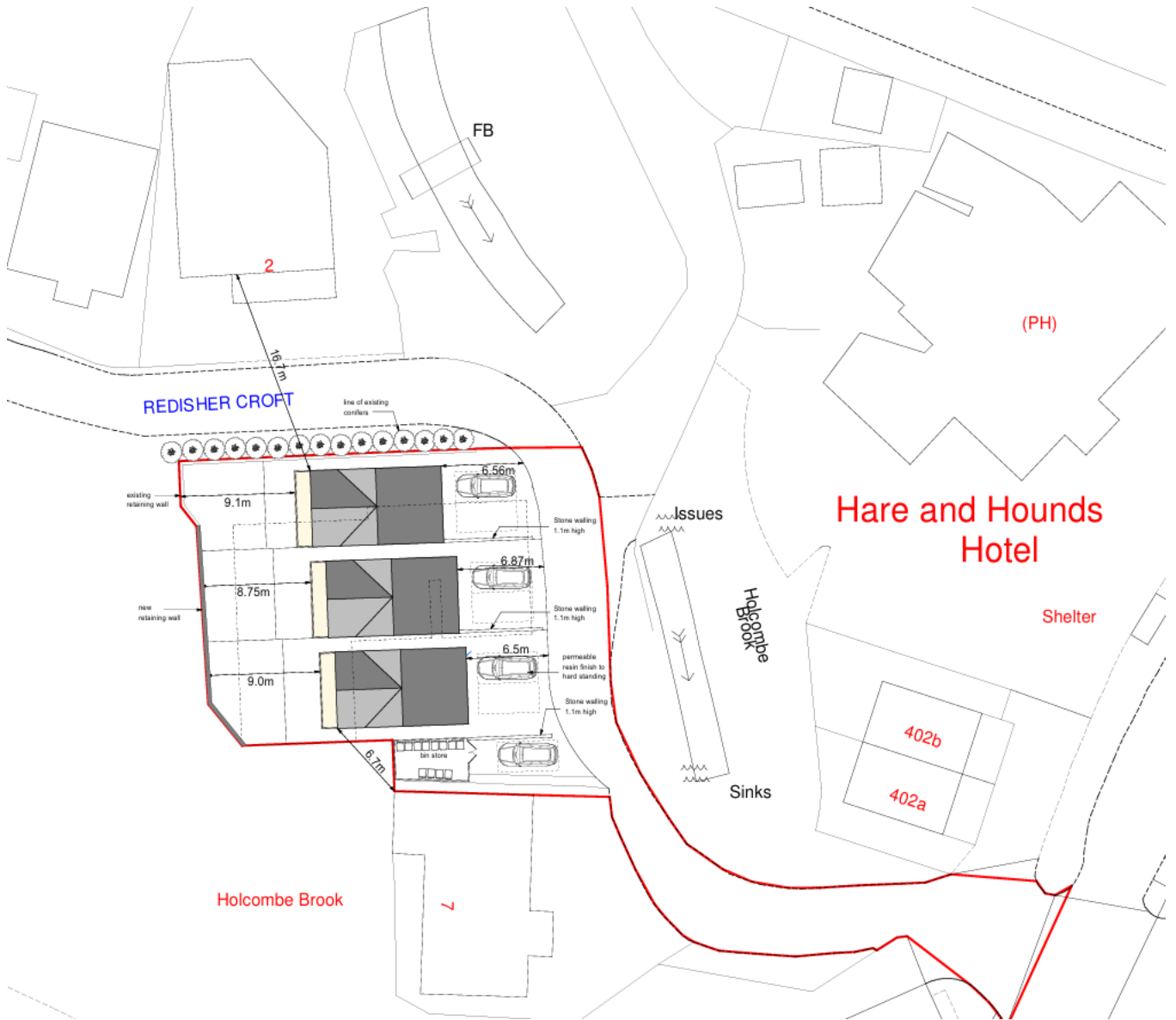
This plan should be read in conjunction with result T46XHKB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

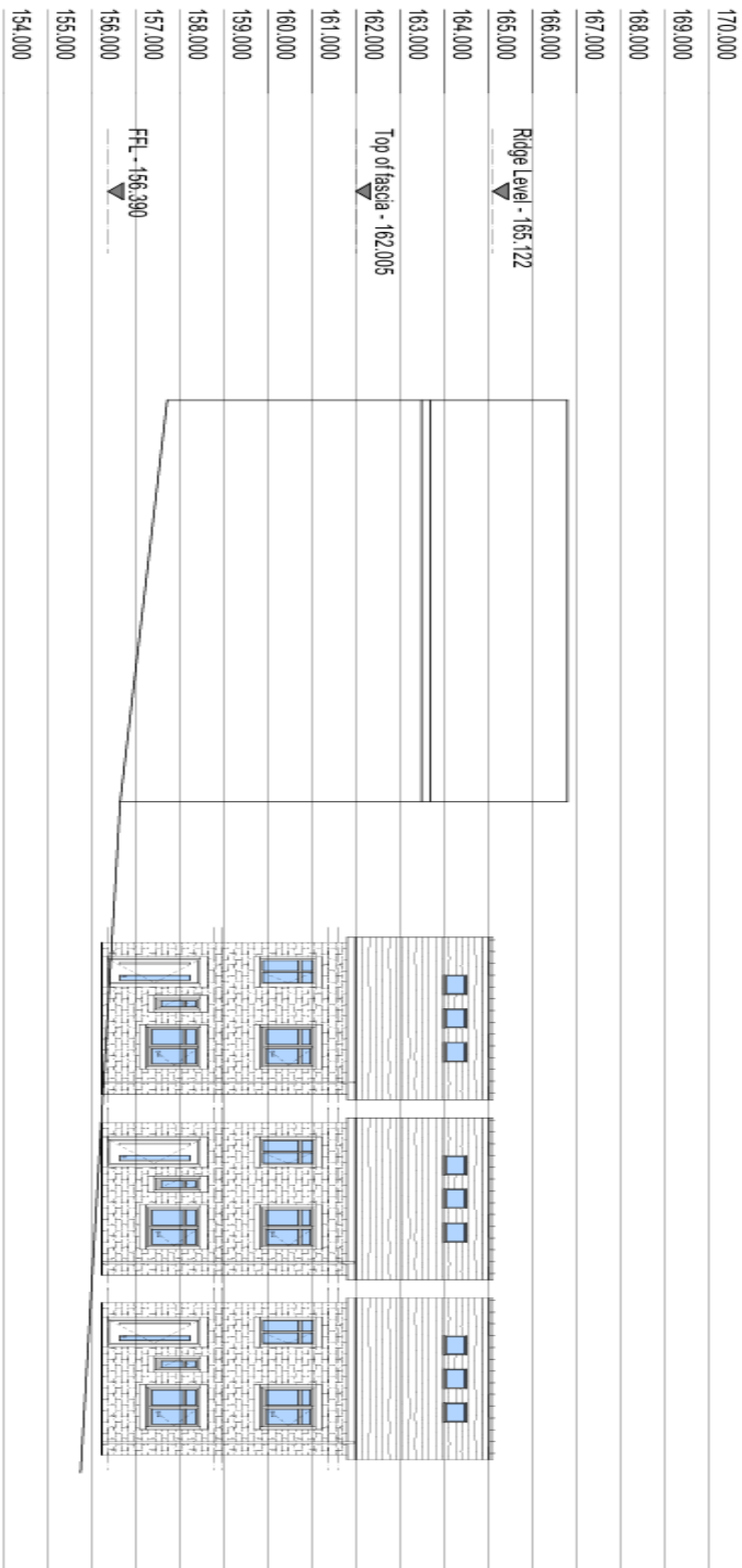


Appendix 4: SIM Search:

Land shaded pink: Applicants ownership (GM339198) Land shaded
brown: Bracken House Properties (GM833619)



Appendix 5: Site Plan



Appendix 6: Street Scene and ground level in relation to No 7-9
Holcombe Brook