

Design and Access Statement

Project: Householder Application

Location: 84 Holcombe Road, Greenmount, Bury, BL8 4AY

Prepared by: Cadence Architecture

Date: 16.07.25

1. Introduction

This statement has been prepared in support of a new householder planning application at 84 Holcombe Road, Tottington. The proposals relate to minor external and internal alterations to a previously extended residential property. The design has evolved from prior planning approvals (Ref: 58552 and subsequent NMA) and responds to the functional needs of a growing family, aiming to improve both internal layout and external appearance using high-quality, contemporary materials.

2. Description of Proposals

The proposed development includes:

- A redesigned and extended **front entrance canopy** to create a more substantial and practical covered entrance, while reducing the visual impact on the existing eyebrow window above. We have also added a ramp for family member wheelchair access.
- Installation of a new **pivot-style front door**, improving both function and appearance.
- Introduction of **zinc cladding** to the front and rear elevations, replacing existing render adding another complimentary material to create interest.
- A **first-floor rear extension** building up the existing rear elevation, finished in zinc cladding, providing an additional bedroom to meet the family's growing needs.

3. Design Justification

The design seeks to:

- Maintain and **enhance the architectural quality** of the existing property.
- Ensure all changes are **visually subordinate** to the main building, particularly the front elevation which retains its distinctive eyebrow window feature.
- Improve **material specification** through the use of premium zinc cladding that adds definition, longevity, and visual interest.
- Provide a **practical layout improvement**, enabling each child to have their own bedroom.

The proposed rear extension results in a modest increase in volume of **approximately 42 cubic meters**, located to the rear of the property and with no impact on the public realm.

4. Access

There are **no changes** to pedestrian or vehicular access. Existing parking arrangements remain unaffected.

5. Landscaping and Trees

There is **no removal or impact on any existing trees or planting**. No new hard or soft landscaping is proposed as part of this application.

6. Neighbor Impact

The proposed works are located primarily to the rear and are set well within the site boundary. The design ensures **no loss of privacy, daylight, or amenity** to neighbouring properties, with no side-facing windows or overbearing bulk introduced.

7. Planning Policy Compliance

The proposals have been developed with reference to the relevant policies of the **Bury Unitary Development Plan**, including:

- **H2/3 – Extensions and Alterations**
- **EN1/2 – Townscape and Built Design**
- **SPD6 – Alterations and Extensions to Residential Properties**

The new application builds upon the previously approved scheme (Ref: 58552) and respects the scale, massing, and character of the area.

8. Conclusion

This modest and well-considered proposal addresses a clear family need while enhancing the appearance of the property using high-quality materials and refined detailing. It does so without compromising the integrity of the original building or affecting neighboring amenity.

We trust that the local authority will support this carefully designed, policy-compliant proposal.

Let me know if you'd like this converted into a branded Word or PDF format for submission—or if you'd like to add architectural drawings, photos, or anything else.