

Planning Statement

Demolition of stables and new build in lieu at : -

**Ferns Farm,
Turton Rd.,
Tottington,
BL8 3QH.**

Applicant : -

**Ms. H. Sheppard & Mr. R. Fantauzzo,
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Turton Rd.,
Tottington,
BL8 3QH.**

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PROPOSED NORTH ELEVATION

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1. Introduction

- 1.1** This Design and Access Statement has been prepared to accompany a planning application for a detached 4 bedroomed house with associated hard landscaping.
- 1.2** This Statement should be read in conjunction with the accompanying scheme's planning application drawings, Location and Block Plans, Preliminary Risk Assessment and Preliminary Ecological Appraisal.

2. The Application Site and Surrounding Area

- 2.1** The site is located within the boundaries of Tottington and is approximately 0.5 mile to the North - West of Tottington village centre.
- 2.2** The overall application site is clearly defined, edged in red, on the accompanying Official Copy (Title Plan), with the scheme site on the accompanying Location and Block Plans.
- 2.3** The site is bounded by the site's driveways and rear yard to the West.
- 2.4** The site is encircled with predominantly tarmaced drives, stone steps and rubble stone walls with steel gates.
- 2.5** The existing structure (stables) rests on a sloping site which predominantly slopes from the North to the South.
- 2.6** The total site area is approx. 158 sq.m. encompassing both the stables and rear yard and is Freehold. The whole estate, as owned by the family, is clearly defined on the accompanying Official Copy (Title Plan).
- 2.7** The site is accessible from the South - East elevation, via Turton Road, via a purpose laid ramped kerb and tarmaced drive.
- 2.8** The vicinity is predominately a mixture of fenced / stonewalled fields, detached and semidetached bungalow and house with gardens.
- 2.9** The location of the site affords easy access to the motorway network as well as the local public transportation and tram network. There are ample shops and leisure facilities with the vicinity.

3. Site History – Consultation

- 3.1** A search of Bury Council's planning application search engine has concluded that there have been no recent planning applications in relation to the application site or surrounding area that would detrimentally affect this scheme.
- 3.2** The application site is fully owned by the applicant's family.
- 3.3** The boundaries are defined and clear by the respective land owners. Although there are dilapidated and/or unkept fencing the boundary lines are clear.
- 3.4** It's acknowledged that the site offers scope for development, albeit on a small scale.

4. The Proposed Scheme

4.1 The proposed scheme is for the construction of a 4 bedroomed detached house. The ground level is predominantly the sleeping area as the applicant wishes to take advantage of the panoramic views afforded from the 1st. floor living area due the site being on a sloped site. The building will be constructed with the external skin cladded with specified stonework, rendering and timber cladding and with SIPs construction on the inner skin and internally. It's proposed that the roof will be clad with Cedral 'Rivendale' Blue – Black roof tiles and the perimeter eaves will be constructed out of maintenance free u.P.V.C.

4.2 The proposed method and construction technique is very effective, popular and widely adopted in this country and has been proved to be so. It also affords very low 'U' values.

4.3 The building will also be constructed with the following green technologies: -

Double glazed (A Rated) windows

Double glazed (A Rated) doorsets

Low energy lighting

Sunamp electric water heater

Solar P.V. panels array

The feasibility of installing a grey water system including surface water harvesting has been explored and will be included (if technically feasible). A water treatment unit will be included within the rear yard, with the treated surplus water discharged to the nearby septic tank.

It's to be noted that there is no gas supply to the site, hence, the reason to be all electric. Potable water is provided on site via a local well, however, the applicant is considering laying a direct water mains feed to the site.

4.4 The layout of the proposed detached house and its juxtaposition is such that it will not impact on the adjacent family members and neighbour to the East of the site.

4.5 There is a Portacabin adjacent to the site and this will be removed once this application has been approved. There are ample parking and turning spaces for cars on the existing hardstandings, to the North and South elevations, which are already tarmaced. The entrance to this site will be the existing driveway from Turton Road.

- 4.6** There will be an enclosed and level yard area to the rear (West elevation) with pea shingles, or similar, thus allowing water percolation. This yard area will have the water treatment unit and, if technically feasible, a water harvesting unit buried within the area.
- 4.7** The design of the proposed detached house, in terms of aesthetics, is also a key part of the scheme. The design is unique and sympathetic to the site and has been evolved in context with the application site and surroundings.
- 4.8** Recycling bins and water butts will be stored within the proposed locations as shown on the plans.
- 4.9** The total volume of the existing stables is 157.85 m cubed and the proposed scheme is 597.85 m cubed and falls under Paragraph 149G of the NPPF.

5.0 Conclusion

- 5.1** The proposal seeks to introduce a spacious family home in a highly sustainable location within an agriculture area within Tottington without impacting on any of the adjacent family members or neighbour.