

Design and Access Statement

Full Planning Application

***The erection of 2 no. detached dwelling houses with
loft accommodation and single-storey garages
following demolition of the existing garage and
outbuildings.***

Lake Hill, Walshaw Road BL8 1PT

June 2021

1.1 Introduction

1.2 Purpose of the Report

This report has been prepared by Tang & Associates Ltd on behalf of our client in support a Full Planning Application for a residential development at Lake Hill, Walshaw Road, Bury BL8 1PT hereafter referred to as “the site”.

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the planning application.

2.0 Context

2.1 Site Context

The site is located to the north of Bury town centre and off Walshaw Road. It neighbours The Stables Country club, Walshaw Brook and the Bolholt Country Park Hotel. The site is surrounded by open land and reservoirs and is not visible from the main road. In the wider context, there are nearby schools, supermarkets, and retail shops. Currently the site is accommodating a 2-storey dwelling house with a basement, garage and outbuildings. The existing building is of facing brick with white painted sash style windows.

The previous planning application 65963 was approved in January 2021 for the conversion of existing dwelling and associated garages/outbuildings to 6 no. apartments, 2 no. semi-detached houses and 1 no. bungalow.

3.0 The Proposal

3.1 The Scheme Design

The proposal is for the erection of 2 no. detached dwelling houses with loft accommodation and single-storey garages following demolition of the existing garage and outbuildings.

The existing dwelling is to be converted into 6 no. apartments as the approved drawings in planning application 65963.

The submitted scheme is the result of close liaison between the design team and the client in discussions over the style, scale and massing of the proposal. Many options were explored during the design process of this application.

3.2 Scale and Massing

The scale and massing of the proposed scheme has been carefully considered and discussed to suit the site and context. The roof is a hipped roof which was influenced by the current existing building. The 2no. of dwelling houses are 2-

storey with loft accommodation. As the site is not visible from the main road, it will have little impact on neighbours and public spaces.

3.3 Materials

Quality contemporary and traditional materials will be used to create a traditionally styled building that respects the past but is also forward looking. The proposal will utilise render with decorative stonework surrounding the glazing and plinth.

3.4 Landscaping

The site provides large amounts of garden space at the rear of both dwelling houses. The proposal will develop this to consist of both hard and soft landscaping.

3.5 Access

The site is currently accessed through a private road. Access to both dwelling houses will be via this private road. The private road will be extended to House 2. The proposal will also include a detached garage to allow for 2 no. cars for each dwelling.

3.6 Sustainability

Water efficient appliances and sanitary wares are to be used in the development. The building is to be well insulated to the latest required standard to minimise energy consumption. Large windows and skylights will allow in ample daylight and maximise natural light within the spaces.

4.0 Conclusion

The design team have carefully prepared the planning application and designed the scheme for the client's individual requirements to provide 2 no. sensitive family dwellings which will satisfy all the criteria from this site. It is considered the proposed scheme will sit well within the vicinity of the site and provide effective living environments.