

**Proposed Care Facility
Land off Orkney Close
Radcliffe
Manchester
M26 2WR**

**Design & Access Statement
(Including Flood Risk Assessment & Drainage Strategy)**

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Swinton
Manchester
M27 5AJ**

Ref: 3443: 15.10.20

1. Introduction

This statement is written to support a Planning Application for a new care facility adjacent to an existing care facility, 77 Bury Road, Radcliffe.

It is written in accordance with the publication published by the Commission for Architecture & The Built Environment (CABE), titled 'Design & Access Statements – How to Write, Read and Use Them.'

2. Site

The site lies adjacent to Orkney Close, Radcliffe, around 2 miles to the south of the centre of the town of Bury, and 0.4 miles from the local centre of Radcliffe, which lies to the south west.

It currently forms part of the site occupied by 77 Bury Road, which is a care facility. This building was built between 1851 and 1895 and comprises a four storey Victorian style dwelling, probably part of the old Withins Lane Colliery. 77 Bury Road lies to the south of the site.

To the north of the site lies the 'Metrolink' light railway line, and to the north east are a terrace of five relatively new two storey town houses whose gardens back onto the site.

Orkney Close runs along the south eastern boundary of the site, beyond which are a series of semi detached dwellings. The gable of one faces the site.

There is some vegetation on the site, including Japanese knotweed. There are no trees within the site apart from a row of 'leylandii' which sit on the north eastern boundary. Trees within the 'Metrolink' land abut the common boundary.

There is a mine shaft in the eastern corner of the site, which has been capped by the Coal Authority.

Site area is 1128 sq.m.

3. Use

The scheme will be used for people leaving hospital, and on their way back into society. They will be provided with supported care, as required, until it is deemed appropriate for them to move into their own accommodation.

Support will be provided as is deemed necessary to allow them to live in an appropriate fashion. Whilst the majority of these people are able bodied, provision has been made for residents with physical disabilities.

4. Amount

The scheme provides some 23 bedrooms and ancillary accommodation within a site of 0.12 hectares. Parking has been provided at a rate of 1 space for each of four bedrooms.

5. Layout

The layout of the site is influenced by the surrounding dwellings, and the mine shaft.

The proposal is three storey with windows to habitable rooms facing towards Orkney Close and to the north east, towards the rear of the dwellings.

The mine which sits adjacent to this boundary also influences the location, by virtue of the fact that the building should be located away from its position on site.

To accommodate parking a small access road runs from the public highway along the south eastern boundary, between the proposed care facility and the existing care home, to a car park to the rear of the building.

Separation distances between habitable room windows are typically 26 metres to the rear (two storey to three storey elevations) and 16 metres to the frontage (three storey to two storey gables).

The remainder of the site to the rear of the proposed building is set aside as a lawned open space.

6. Scale

The relatively new dwellings in the area (those on Orkney Close and Olsberg Close to the rear) are two storey with pitched roofs. These are typically 5 metres from ground level to eaves of 7 metres to ridge.

The adjacent care home is around 8 metres to eaves of the main roof and 12 metres to ridge. It has accommodation within the roof space and the lowest floor is partially below ground level.

The proposed building is similarly around 8 metres to eaves, although the pitched roof ridge is only 10.6 metres above ground level.

The proposal is considered to be of a similar scale to the surrounding buildings.

7. Landscaping

The car park to the rear will be formed from a porous surface, and the adjacent private amenity area will have appropriate shrub planting.

There is Japanese knotweed within the site which is currently being removed in accordance with the appropriate legislation.

The trees along the north eastern boundary have some influence on the site; their root protection areas fall within the site boundary.

A detailed Tree Report accompanies the Planning Application, and addresses the issues.

Landscape strips around the perimeter of the building will be planted with shrubs.

8. Appearance

Dwellings in the area are typically facing brickwork with pitched roofs.

The adjacent older property has a pitched roof with a natural slate finish.

The proposal comprises two three storey offset block with pitched roofs, with a single storey element abutting the roadway, within which the ancillary accommodation is located. The stairwell to the north end has a mono-pitched roof.

The main offset block and single storey ancillary accommodation provide scale and relief to the scheme, and reflect the form of the adjoining dwellings. Fenestration comprises tall narrow units, which provide proportions not dissimilar to those within 77 Bury Road, although limits to head and cill heights preclude taller elements.

Access

External

Access to the site is good with the local centre of Radcliffe close by, served by a bus route. There is a 'Metrolink' stop within 500 metres of the site which in turn provides access to Manchester (and beyond) and Bury.

Whilst residents are not expected to have cars, there is parking for five vehicles including a space for disabled cars, and an electric vehicle charging point will be provided.

Two cycle spaces are provided including a secure cycle locker for long stay parking.

Internal

There is provision within the facility for a disabled resident at ground floor level, and level access throughout the ground level, including doorway widths, electrical socket and switch heights, and for those with visual impairment, appropriate lighting and decoration will be provided.

Toilet accommodation, including the provisions of a dedicated 'disabled WC' will also be provided.

The scheme will comply with the requirements of Part 'M' of the Building Regulations 2010 and revisions.

Refuse Disposal

A dedicated bin storage area with fence surround is located adjacent to the southern boundary of the site. This will accommodate four Eurobins.

Flood Risk Assessment

The site falls within an area designated as Flood Zone 1, as defined on the Government's website. Flood Map for Planning Service.

The site area is less than 1 hectare and thus there is not requirement for a Flood Risk Assessment for the proposed development.

By inspection of the Government's Flood Warning Service webpage the site is at very low risk of surface water flooding, and flooding from reservoirs in the area.

Drainage

The National Planning Policy guidance outlines a hierarchy of drainage for surface water from sites.

The preferred option is to have a watercourse, however the site does not have this facility. The NPPG advises that drainage by infiltration is the next preferred option.

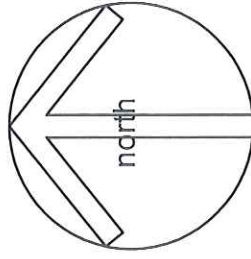
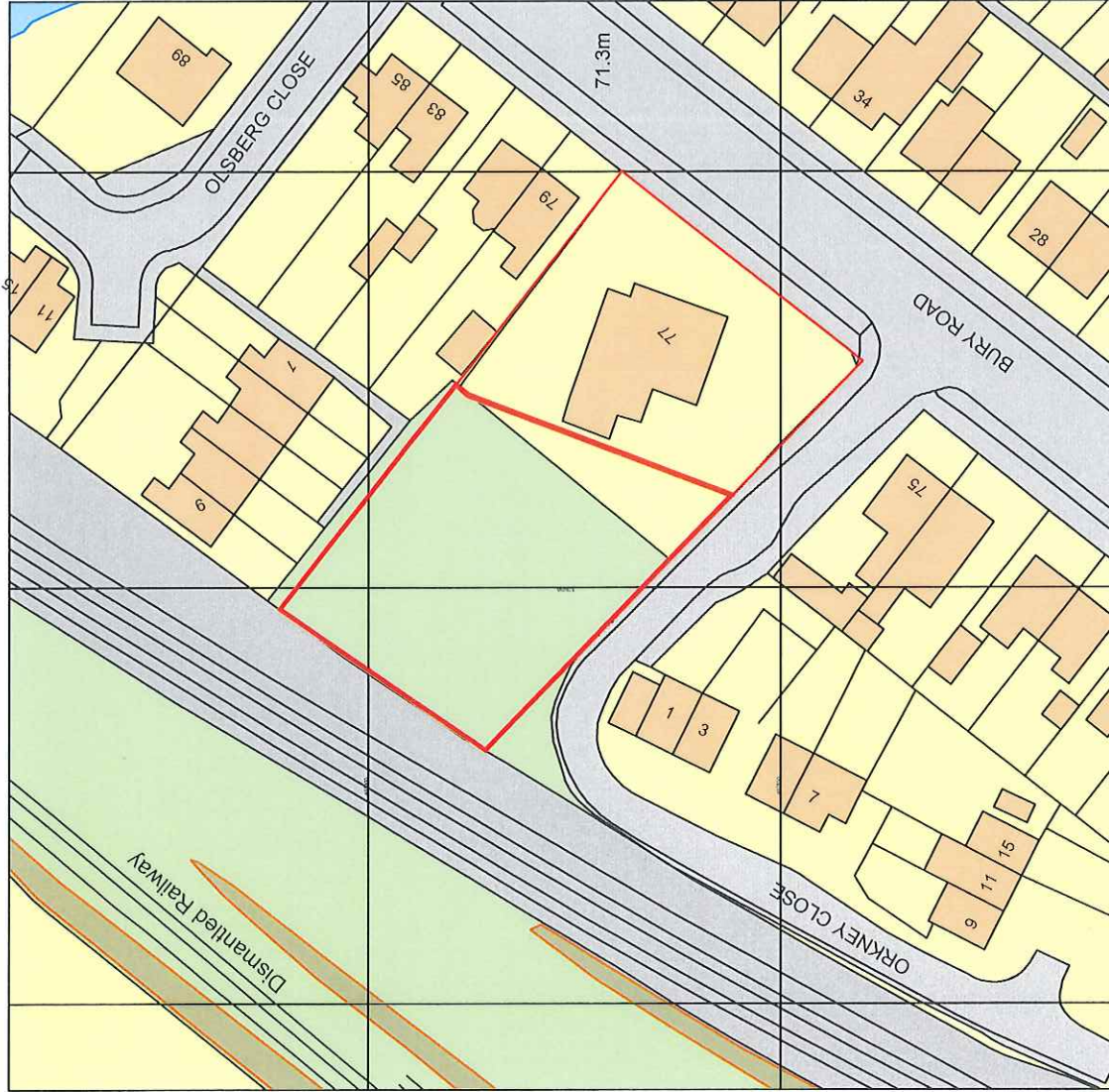
Ground conditions are likely to be sand and gravel, and are therefore probably suitable for this form of drainage. Detailed site investigation will be undertaken should planning consent be forthcoming.

Alternatively, if this form of drainage proves unviable, collection of surface water and attenuated release will be adopted. The design will include appropriate provision for climate change.

Appendices

1. Location Plan.
 2. Flood Map for Planning.
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- do not scale dimensions from this drawing
- all dimensions to be checked on-site and discrepancies
to be reported to the architects



Client

Project

Orkney Close,
Radcliffe,
Manchester M26 2WR

Title

Location Plan

Drawing number

3443:01

Revision

Scale

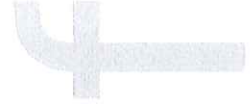
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Date

Drawn by

Status

fisk
& associates
architects



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Flood map for planning

Your reference
Orkney Close,

Location (easting/northing)
378916/407828

Created
15 Oct 2020 12:16

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Orkney Close,

Location (easting/northing)

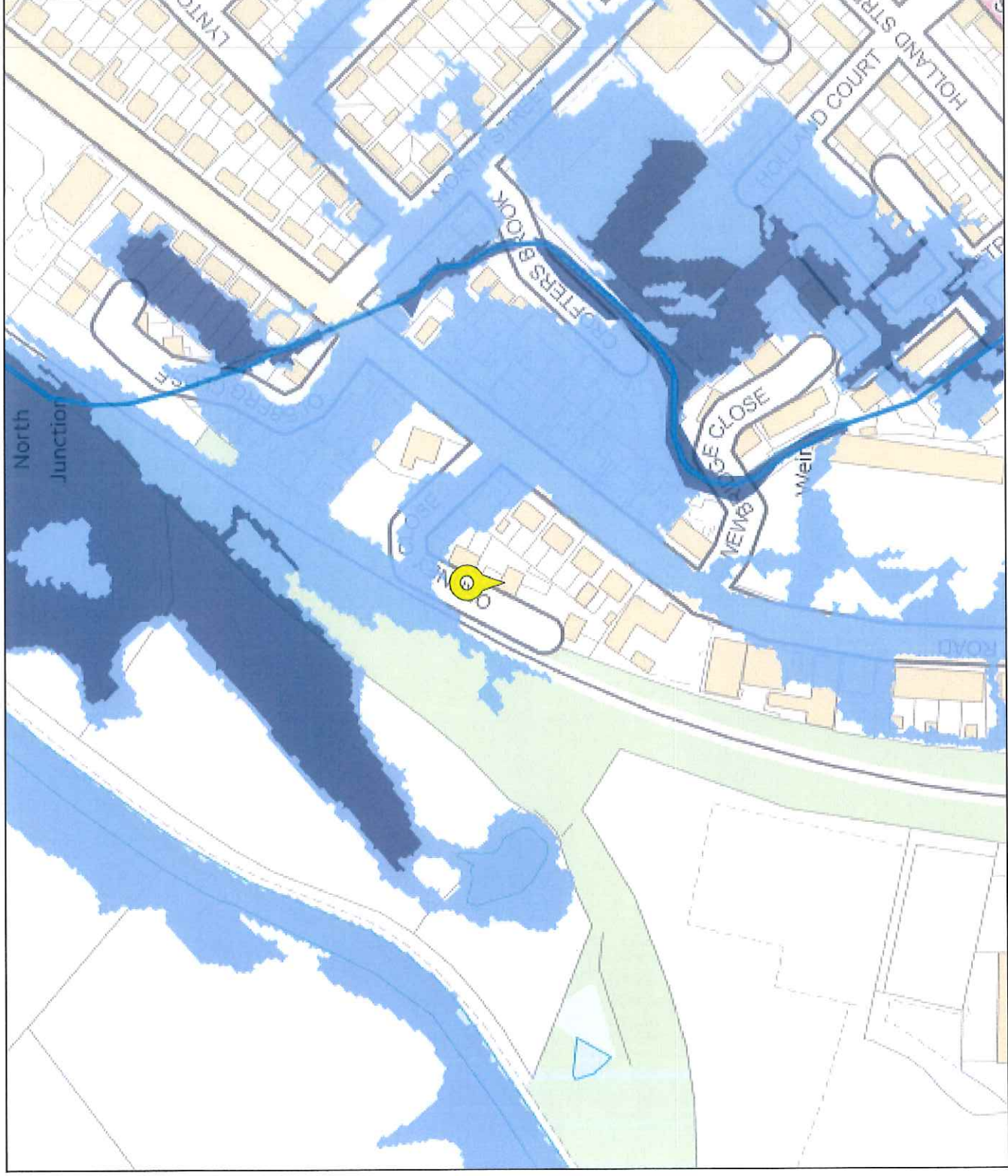
378916/407828

Scale

1:2500

Created

15 Oct 2020 12:16



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Page 2 of 2