

Design and Access Statement

Incorporating Transport Statement and Crime Impact Study

Proposed Residential Development

Design and Access Statement incorporating Transport Statement & Crime Impact Study



Address:
Land off Burns Avenue, Bury

Reference: 21088 DA v 1.0
28th February 2022



The Intelligent Design Centre

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1.0 Introduction

This statement is submitted by **The Intelligent Design Centre** to accompany the Planning Application for the residential development to construct a residential development with total two semi-detached residential dwellings accessed from Burns Avenue, Bury.

Site Address: Burns Avenue, Bury
(Nearest Postcode BL9 9RB)
What3Words: trader.hugs.gains
Grid Reference: Sd 80687 08954
Easting(x) 380687 Northing(y) 408954

Applicant: Mr G Mahmood

The proposal is to seek planning approval for a residential development, including the creation of appropriate private off road parking and garden spaces incorporating recycle waste bin areas.

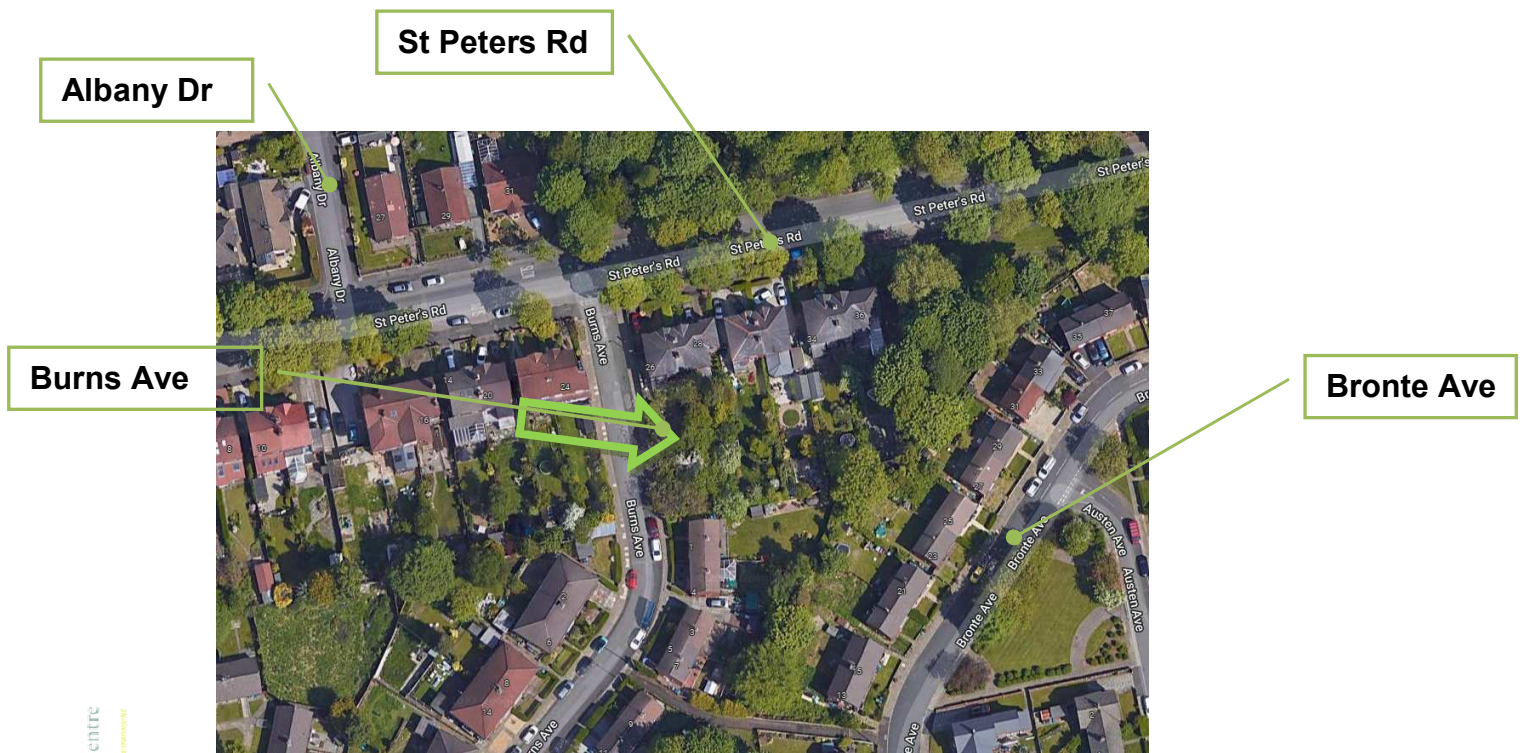


Fig 1.0 Photo credits: Google earth

1.1 Design and Access Statement

This Design and Access Statement will set out the rationale behind the proposed development and its context within the surrounding existing built form, illustrating how the new proposed development conforms to all required site constraints and is configured to form a modern aesthetically pleasing new development offering new houses to a currently unused area.

This design and access statement has been prepared with reference to 'CABE Guidance 'Design and Access Statements – How to Read, Write and Use Them'', describing the amount, layout, massing, access and scale and outlines its significance in the surrounding area.

1.2 Background

The site is situated on land at Burns Avenue, Bury.

We believe the new proposals satisfy the constraints of the site, provides the much sought after quality family homes in the area.

1.3 Site History

The site has been unused for a period of time.



Fig 1.2 Historic photograph of the Existing Site

2.0 The Existing Site

The surrounding area is predominantly residential with a mixture of semi-detached and terraced housing and newer semi-detached dwellings.

North - To the north of the site are the semi detached properties of St Peters St.

East - To the east of the site are rear garden areas

South - To the south of the site are the hopuses of Burns Avenue

West - To the west of the site is the site access off Burns Avenue



Fig 1.3 Historic photograph of the Existing Site



Fig 2.0 –Photographs of the Existing Site

The site is very much enclosed and defined and would benefit the area should it be developed for residential uses.



Fig 2.1 – Existing Site Plan

The site is square in nature and approx 16m x 15m. It is accessed directly off Burns Avenue



Fig 2.2 Photographs of the site Entrance off Burns Ave

3.0 Design proposals

3.1 Objectives

The proposal aims to utilise an unkempt piece of land and create a development of 2 family houses consisting of a 3-bedroom 2.5 storey semi-detached block.

Each of the homes has 2no car parking spaces and front and rear gardens including space for bin storage. The homes are aimed at growing families that currently live in the area and need more space. The houses will be built to modern environmental standards and so provide economic living in low maintenance built form.

Separation distances are maintained at minimum levels to preserve the privacy of existing adjacent properties.

A residential development is seen as the most suitable, given the mainly residential nature of the surrounding properties, and the need for growing families to stay in the area for ease of family, social and work connections.

Social cohesion and local prosperity improvements are targeted by the creation of the development.

3.2 Design and Layout

This proposed site plan includes the formation of a new vehicular access off Burns Avenue for each dwelling.

The 2no dwellings are arranged facing the road and each house has a driveway to the front to accommodate 2no cars.



Fig 3.22 - Proposed Site Plan

The proposed houses will be approx 110sqm (1175sqft) with attractive modern proportions and spacious rooms.

The proposed homes are indicated as have floor areas as follows:

Ground floor area – 40m²

First Floor area – 40m²

Second Floor area – 30m²

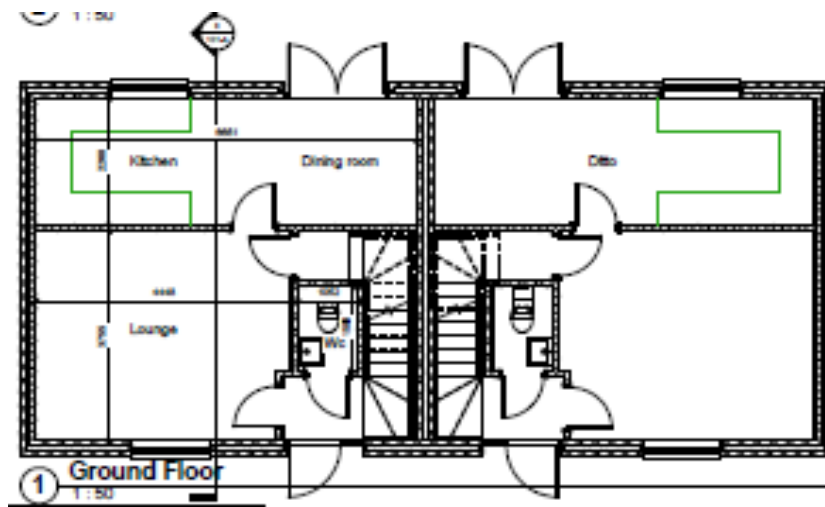


Fig 3.23 -Proposed Ground Floor Plan

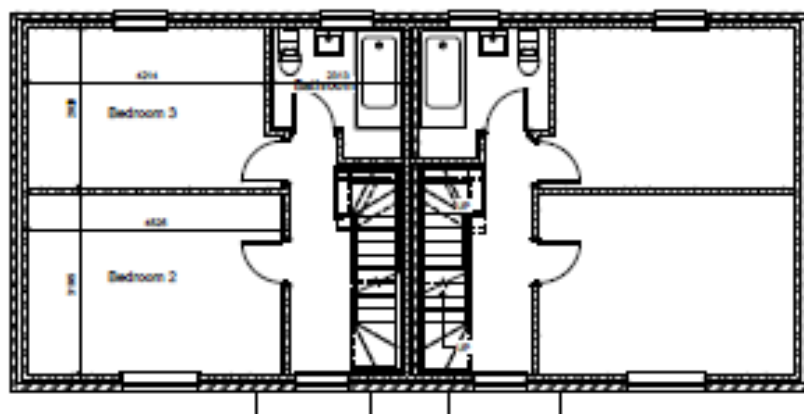


Fig 3.24-Proposed First Floor Plan

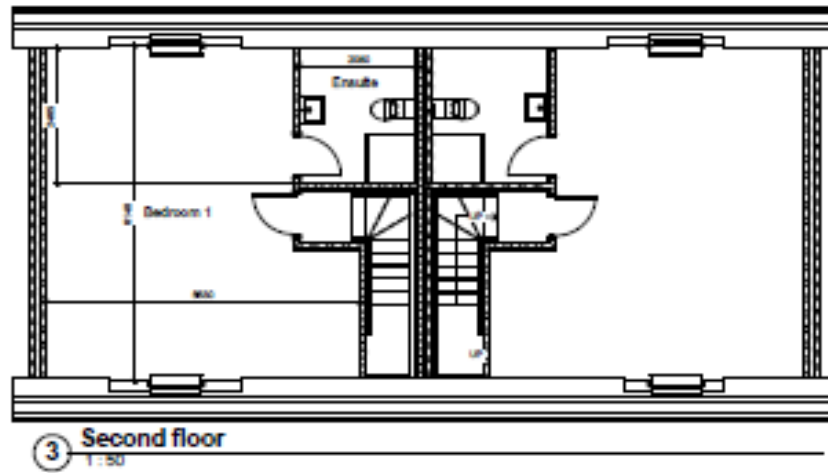


Fig 3.25-Proposed Second Floor Plan

3.3 Scale, Massing and material

The proposed dwellings will be 2.5 storeys high of approx 1175sqft. The uppermost storey is created in the roof space with subtle dormer windows. This is keeping with the area. Several properties that surround the site, show evidence of loft converted spaces featuring dormer windows and roof lights. The proposed houses offer to replicate these features and bring the currently unsightly vacant land into a quality amiable use – quality homes for families to live in.

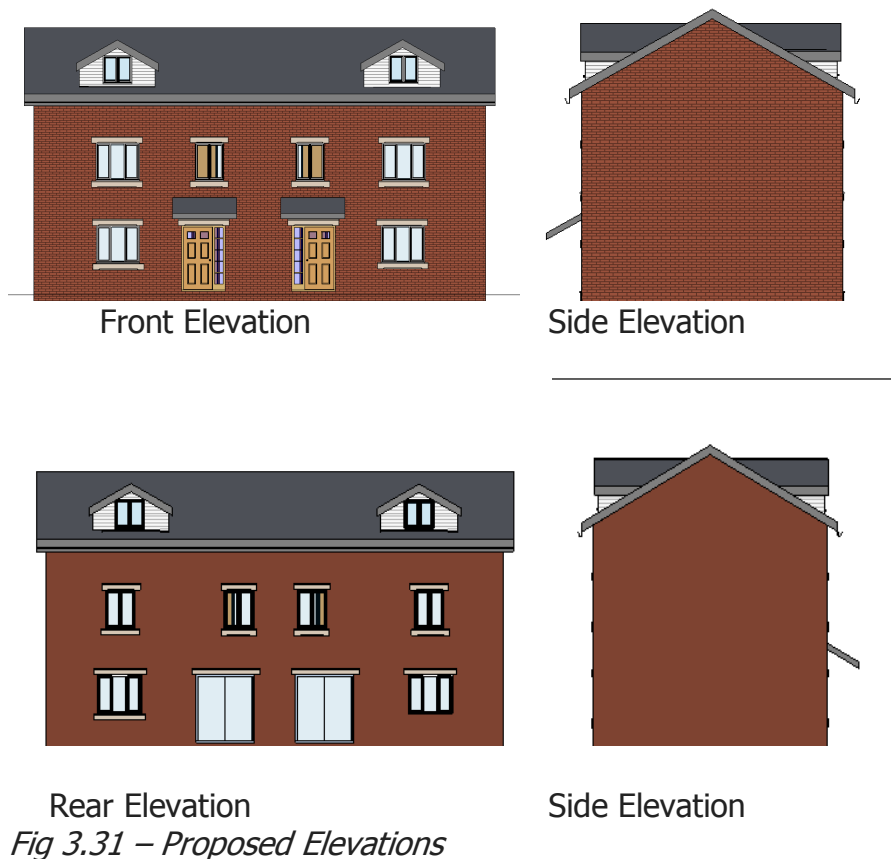


Fig 3.31 – Proposed Elevations

3.4 Transport, Access and Parking

The new development has access from Burns Avenue. Within the site reasonably level gradients are possible and level access to the front entrance of each house easily achieved. The site is accessible via all personal forms of transport. Cycling and pedestrians are easily accommodated and the site is near the local bus routes which run along Manchester Road.

3.5 Services and Schools

The site is in a particularly sustainable location. The location is served by many schools, surgeries, churches and mosques, shops and transport links

3.6 Waste Management Plan

The proposals for each house space will be provided for the following:

- 240ltr Refuse Bin
- 240ltr Cans/Plastic and Glass
- 240ltr Cardboard/Paper
- 240ltr Garden Waste (Subject to requirement)

The site faces Burns Avenue which is a route for waste collection vehicles.

3.7 Crime Impact Study

We have reviewed the proposals in line with the Secured By Design standards and have noted the key points below:-

- No concealed spaces have been created, they have been removed. All of the lockable dwelling doors will comply with PAS24 requirements.
- Secure letter boxes will be provided to the main entrance doors of the properties.
- Current street Lighting is suitable.
- Security alarms will be provided on an individual basis as required.

4.0 Conclusion

It is envisaged that the proposed development will result in the delivery of a high quality and attractive place for families to live and enjoy. The enhancements to the area by the creation of the development are substantial and the proposed development provides the local need for three bedroom homes.

The proposed layout has been designed with great care to ensure fully functional family home with great flexibility for evolving over time are produced , maintaining the minimum separation distances from adjacent properties.

We believe the proposed development will positively impact both the surroundings and the local community while developing a site which is presently a eyesore.