

DESIGN & ACCESS STATEMENT
for
Proposed New Replacement Dwelling
at
4 Butt Hill Road
Prestwich
M25 9NJ
for
Mr & Mrs Tony Jacobs
(amended 26th November 2024)

Planning Portal Ref : PP-13487369
Planning Ref : 71263



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SALE
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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Mr & Mrs Tony Jacobs of 4 Butt Hill Road, Prestwich in support of an application for Full Planning Permission for the demolition of the existing bungalow and erection of replacement dwelling on the same footprint site including new single garage, external works and patio areas.
- 1.2 The application is submitted as a Full Application and is supported by the following drawings and photographs :-

202313 / Es1A	Existing Survey – Floor Plans, Elevations and Sections
202313 / OS1	Site Location Plan
202313 / OS2	Block Plan
202313 / SkDW1A	Scheme Proposals - Floor Plans, Elevations and Sections
202313 / SKDW2	Street Scene Elevations
3D Visuals	View DW1 – Front Perspective
	View DW2 – Front Perspective
	View DW3 – Front Perspective
	View DW4 – Front Perspective
	View DW5 – Rear Perspective
	View DW6 – Rear Perspective
	View DW7 – Aerial Roof Perspective

- 1.3 The purpose of this statement is to provide a brief description of the site and its context and introduce the principals of the design.
- 1.4 The statement is to display full recognition of designing for disabled access and the requirements to satisfy relevant mandatory legislation and guidelines and improvement thereof:-

2.0 SITE OVERVIEW

Site Context

- 2.1 The site comprises of a detached bungalow with hipped roof and rear conservatory together with detached double garage, located in the residential area of Butt Hill Road in Prestwich. The site is not within any Conservation Area and the building is not Listed.

- 2.2 All the properties surrounding the site are completely individual, no two houses are the same design. They are both single and 2-storey houses, built in both facing brick and render with a variety of roof coverings.
- 2.3 The total site area within the boundary fence is 638m² or 0.0638 hectares.

Site Characteristics

- 2.4 The site is currently occupied by a single detached 2-bed bungalow within the residential area of Butt Hill Road surrounded by both single and 2-storey houses. The only addition to the original layout is a conservatory to the rear elevation off the lounge and dining rooms and link porch to the detached double garage.
- 2.5 The site is bounded on the north, east and south by existing 1.8m high timber fence panels with concrete posts together with established hedge planting. The front boundary to the west of the site includes a low level artificial stone wall and dense planting of bushes, shrubs and conifer trees overlooking open lawned garden and front driveway. The rear of the site to the east is the boundary to Hilton Lane.
- 2.5 There is a reasonable gradient to this part of Butt Hill Road whereby the houses are stepped from south to north meaning no constant ridge height between properties.

Planning History

- 2.6 The only addition to the original layout since the bungalow was erected is the conservatory to the rear elevation off the lounge and dining rooms and link porch to the detached double garage. No other alterations have been provided.
- 2.6 A previous application 70332 has recently been approved on the site for '*Demolition of existing conservatory and development of bungalow to provide first floor living accommodation in roof space including raising of ridge height of roof / roof extension; dormer window at side; Velux rooflights to both sides and front; single storey infill extension at front; part garage conversion; installation of solar panels and external*', which has not been implemented.

3.0 DESIGN PROPOSALS

- 3.1 The application consists of demolition of the existing bungalow, conservatory and garage complete and erection of new replacement dwelling and detached garage on the same footprint site including new external works and patio areas.
- 3.2 Since the applicant purchased the property earlier this year they have had extensive structural surveys carried out which has established that the property suffers from major cracking and possible subsidence. The costs to rectify these issues is therefore unsustainable along with the proposed alterations and extension costs from the previous planning approval. They have therefore decided to demolish the bungalow and replace with a new dwelling.
- 3.3 As already highlighted, there are no two houses of the same design on Butt Hill Road. The design that the applicant has chosen is a more contemporary style to showcase modern architecture within the street scene.
- 3.4 The footprint and layout of the new proposed replacement dwelling is slightly less than the existing bungalow as highlighted on the proposed plans. The existing bungalow is only 800mm from the northern boundary retaining wall. The new dwelling will be 1500mm from the same boundary providing more spaciousness to the property and the plot.
- 3.5 The roof design has a split ridge line running front to back on the plot. This along with the tall triangular shaped dark grey windows and combination of white render and isolated timber cladding panels creates a modern contemporary style. The only windows to the side elevations (north & south) are to bathrooms and larder which will have obscured glazing so no overlooking issues to neighbours.
- 3.6 A new single detached garage will be provided in the same style as the house. The existing block pavior driveway would be retained which comfortably accommodates 2 off street car parking spaces plus 1 space within the new garage.
- 3.7 All drainage, both foul and surface water will connect to the existing system as it would if we were to implement the previous approved scheme.
- 3.8 The new dwelling includes an EV charging point at the entrance to the garage.

- 3.9 PV solar panels will be provided on the south elevation whereby these are not visible from the front elevation. The house will be a passive house, highly insulated well over the minimum Building Regs requirements including air-source heat pump.
- 3.10 The existing property currently has fast internet / broadband connection. This will be retained and installed into the new dwelling on completion.

4.0 TREES & LANDSCAPING

- 4.1 All existing trees and landscaping around the property would be retained.
- 4.2 A new landscaped rear patio would be formed to include steps down to the rear garden due to existing site contours. The new rear patio replaces the existing conservatory.

5.0 ACCESS

- 5.1 With respect to access for disabled people, the proposed dwelling and its access has been designed to comply with the requirements of the Disability Discrimination Act 1995 and the Building Regulations Approved Document M4(2).
- 5.2 In accordance with the Building Regulations Approved Document M4(2), suitable access in the form of ramps is included in the design to enable people, including disabled people, to reach the entrance of the proposed dwelling from the point of access. The parking arrangements within the existing retained driveway have sufficient space for disabled access.
- 5.3 In accordance with the Building Regulations Approved Document M4(2), suitable access to the dwelling using the principal entrance is included in the design to enable people, including disabled people, to gain access into the ground floor of the proposed dwelling.
- 5.4 In accordance with the Building Regulations Approved Document M4(2), suitable provision has been included in the design of the dwelling for a WC at ground floor level, which will be readily accessible to all future occupants.

6.0 3D VISUALS



Front Perspective View



Rear Perspective View



Aerial / Roof Perspective View



Existing & Proposed Street Scene Views

7.0 CONCLUSION

- 7.1 In conclusion, the proposals are considered acceptable and the applicant seeks planning approval for the replacement bungalow which has already been approved to a new first floor addition application 70332. This new replacement dwelling is no higher or larger than that already approved.
- 7.2 We believe the submitted plans demonstrate it is possible to create a high quality, highly insulated and energy efficient replacement dwelling in a modern contemporary style which are both well considered and viable. In addition, we believe the proposed replacement dwelling can make a positive improvement and contribution to Butt Hill Road and surrounding area without adversely affecting the amenity of the neighbouring properties.

PHD Design
October 2024