

LAND OFF BROWNHILLS CLOSE, TOTTINGTON

RESIDENTIAL DEVELOPMENT

DESIGN & ACCESS STATEMENT

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REV (-) FIRST ISSUE - FOR PRE-APP

Squareyard

Spaces for now, then, and everyone

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1.0 INTRODUCTION

1.1 Requirement and Purpose of Document

This is a design and access statement for the proposed development of land off Brownhills Close, Tottington, Bury.

The statement accompanies an outline planning application seeking consent for the following:

The application includes the following:

- 8 Number high quality detached/semi-detached residential properties of mixed tenure ranging from 3 bed to 5 bed with associated parking, garages and garden curtilage
- Proposed 2.1m wide fully accessible footpath links connecting Brownhills Close and Bury Road with the existing rail line cycle way.
- Proposed high quality natural play area and associated equipment.
- Proposed community orchard.
- Proposed community green/kick-about area.

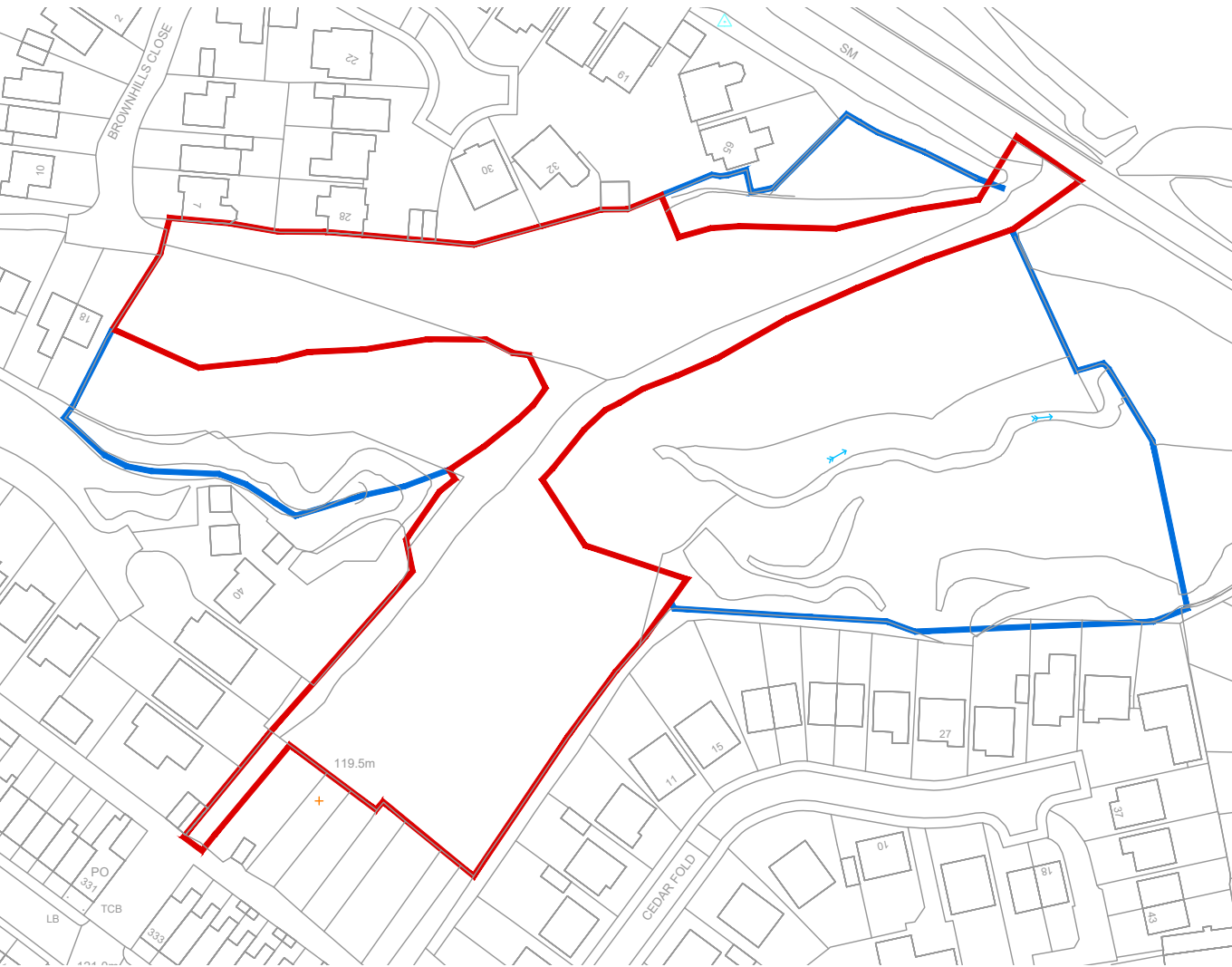
The overall vision for the site is to provide a distinctive medium density residential development, reflecting qualities and characteristics of the Kirklees valley.

The development of 8 dwellings along with associated public open space provides a choice of housing to meet the needs of the area whilst enhancing the site. It will also promote the use of sustainable transport and connect into a variety of local existing public rights of way and leisure assets. Housing will be set within a robust green infrastructure, integrated within the landscape to create a distinctive sense of place.

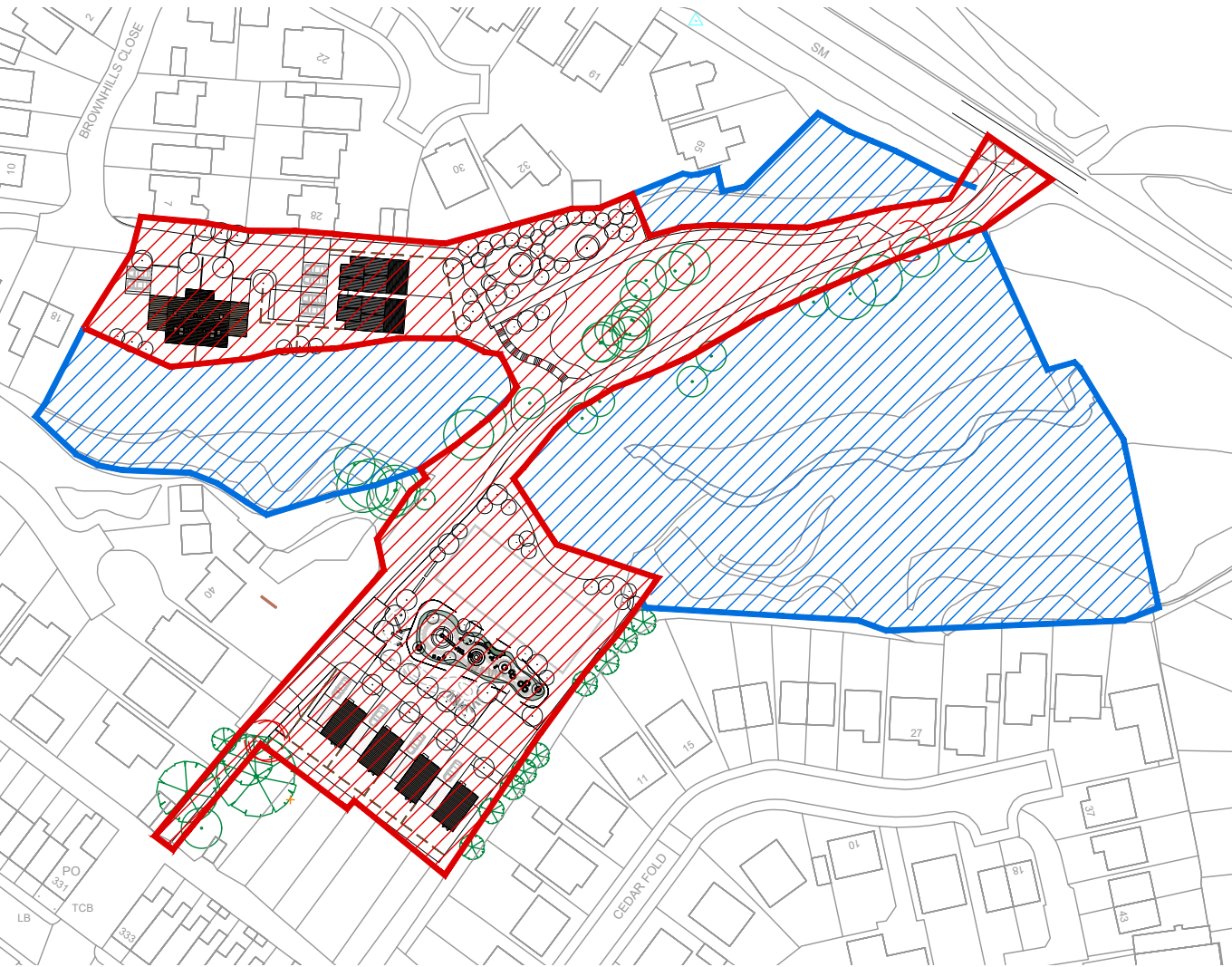


1.0 INTRODUCTION

SITE LOCATION PLAN



DEVELOPMENT BOUNDARY PLAN



-  SITE EDGED RED
7512M2 (0.75 HA)
-  SITE EDGED BLUE
9673M2 (0.97HA)

2.0 SITE CONTEXT

2.1 Site Location and Surrounding Area

The site extends to 1.68 hectare and is located on land north of Bury Road, Tottington. The site nestles between historic brick and stone terraces and two more recent housing developments. The northern most boundary lies adjacent to Kirklees local nature reserve. The site borders Green Belt to the north and is surrounded by existing dwellings to all other boundaries.

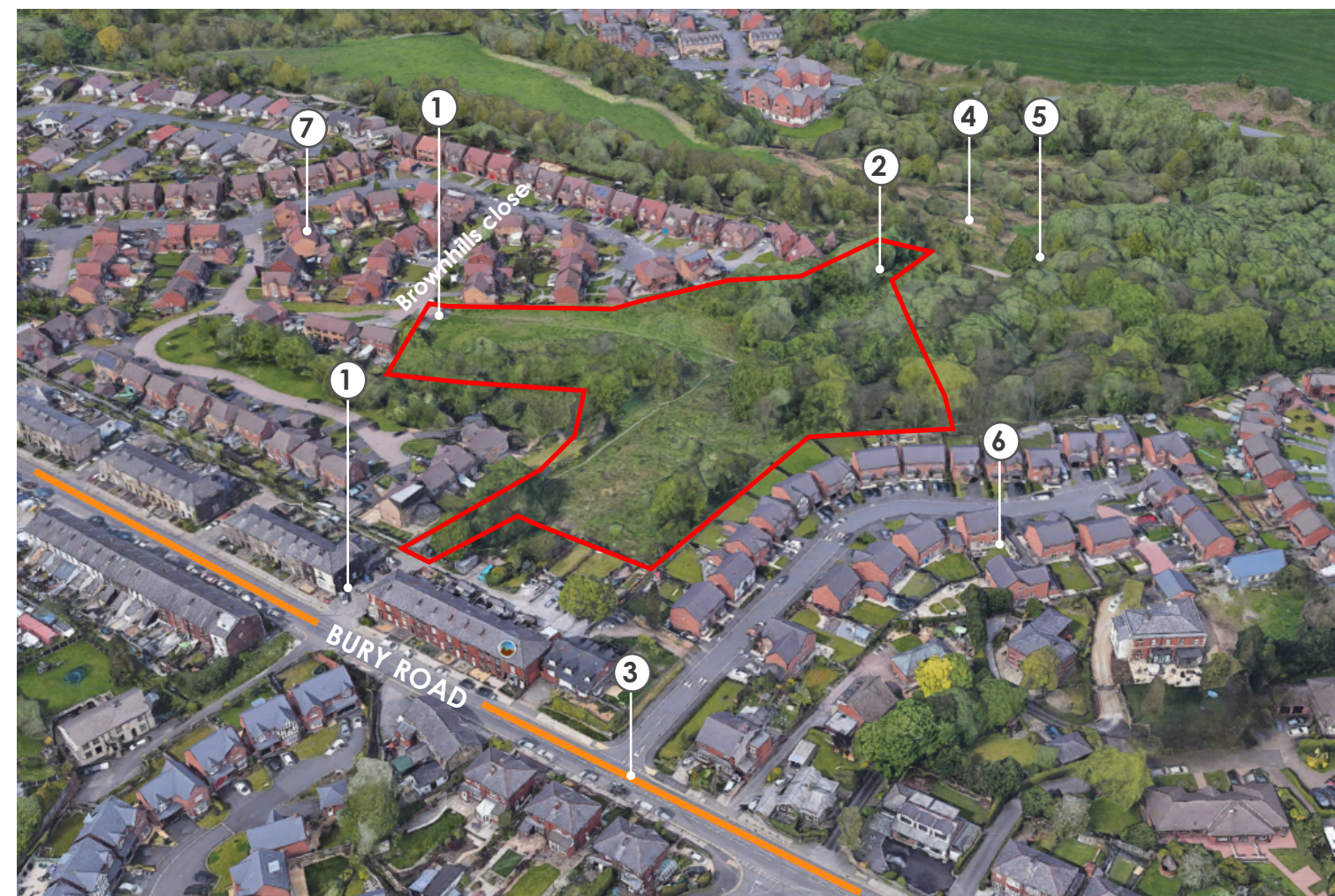
The site lies close to Bury Road, a main vehicular route running north west from Bury town center. The site forms part of the David Mclean housing open space provision. It has been recognised that the current open space provision is underused and poorly maintained. The benefits to the community are currently minimal.

2.2 Site Character and Context

The site can be accessed off Bury Road via a break in the traditional terraced stone cottages and also off Brownhills Close, currently a cul de sac within a residential development. There is a footpath that runs through the site and links to the Kirklees Brooke and Kirklees local nature reserve. The sites boundaries are formed from a variety of timber fence styles to the rear of existing properties. It is currently overgrown land comprising of self seeded scrub with a dense and impenetrable understory. Some larger trees exist on the site though these are mainly located on the steep sided slopes adjacent to the brook in the bottom of the valley.

Neighboring dwellings consist of family 3/4 bedroom 2 story detached properties of varying architectural style. The houses all have enclosed front and rear gardens with private driveways.

The client approached Bury Council to share a new vision for the proposed site. Since then there has been a dialogue/collaboration to create the most appropriate design solution for the site.



- 1 VEHICULAR ACCESS
- 2 PEDESTRIAN ACCESS/ LINKS
- 3 MAIN VEHICULAR/ BUS ROUTE
- 4 KIRKLEES LOCAL NATURE RESERVE
- 5 GREENBELT
- 6 RECENT HOUSING DEVELOPMENT
- 7 DAVID McLEAN HOUSING DEVELOPMENT

2.0 SITE CONTEXT

2.3 Planning Policy Context

The proposed scheme has been designed in accordance with both local and national planning policy in order to provide a high quality, policy compliant residential development, appropriate to its setting. Policies that have been referred to include (but not limited to)

- Policy GM-H-3
- Bury Local Plan
- Supplementary Planning Document 1. Open Space, Sport and Recreation Provision in New Housing Development (Adopted June 2015)

Due to the sites proximity to existing green belt the following UDP Policies have also been used to inform the schemes design development

EN6/4 - Wildlife Links and Corridors

The Council will seek to consolidate and , where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of the development proposals and mitigation, where appropriate

RT3/2/4 - Kirklees Valley, Tottington (76.90ha.)

Much of the industry which used to occupy this valley has now moved out, leaving large amounts of derelict land. The main features of the valley are the network of watercourses and lodges, and the disused Holcombe Brook railway line. Along with some of the adjoining farmland, these features provide an area with considerable potential for informal recreation. The disused railway line in particular, could provide a valuable link to the Irwell Valley. Much of this area provides important habitats for wildlife and is designates as a SBI.

OL5/2 - Development in River Valleys

Within the River Valleys, new buildings or the change of use of existing buildings or the change of use of land will not be permitted. The only exceptions considered accept-

able will be those where the development would not lead to the division of the open parts of the valleys into sections and it falls within the terms below:

- a) where the area is designated as Green Belt the established green Belt policies will apply;
- or
- b) where the area does not form part of the Green Belt at least one of the following circumstances is met:
 - i) that the development represents limited infilling to an established valley settlement or industrial area;
 - ii) that it is an extension to , or renewal of an existing industry, where the economic and employment factors are of overriding importance;
 - iii) that the development is required in association with an outdoor recreation or appropriate tourist facility;
 - iv) that the development is limited and will form part of, and be essential to, the maintenance of the provision and improvement of public services and utilities;
 - v) any other development that would be appropriate in a Green Belt.

3.0 DESIGN EVOLUTION

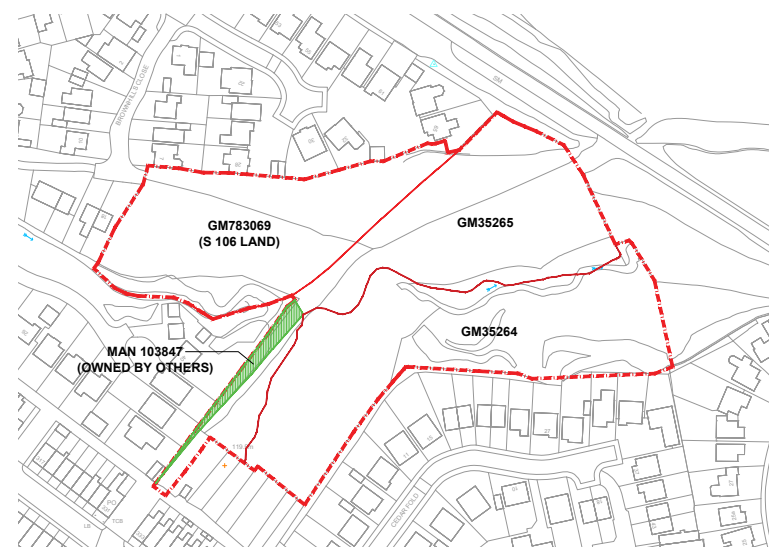
3.1 Constraints & Opportunities

The adjacent image illustrates our initial constraints and opportunities together with the first sketch layout which formed the basis of the scheme presented within this application. As part of the initial evaluation a number of key constraints were identified

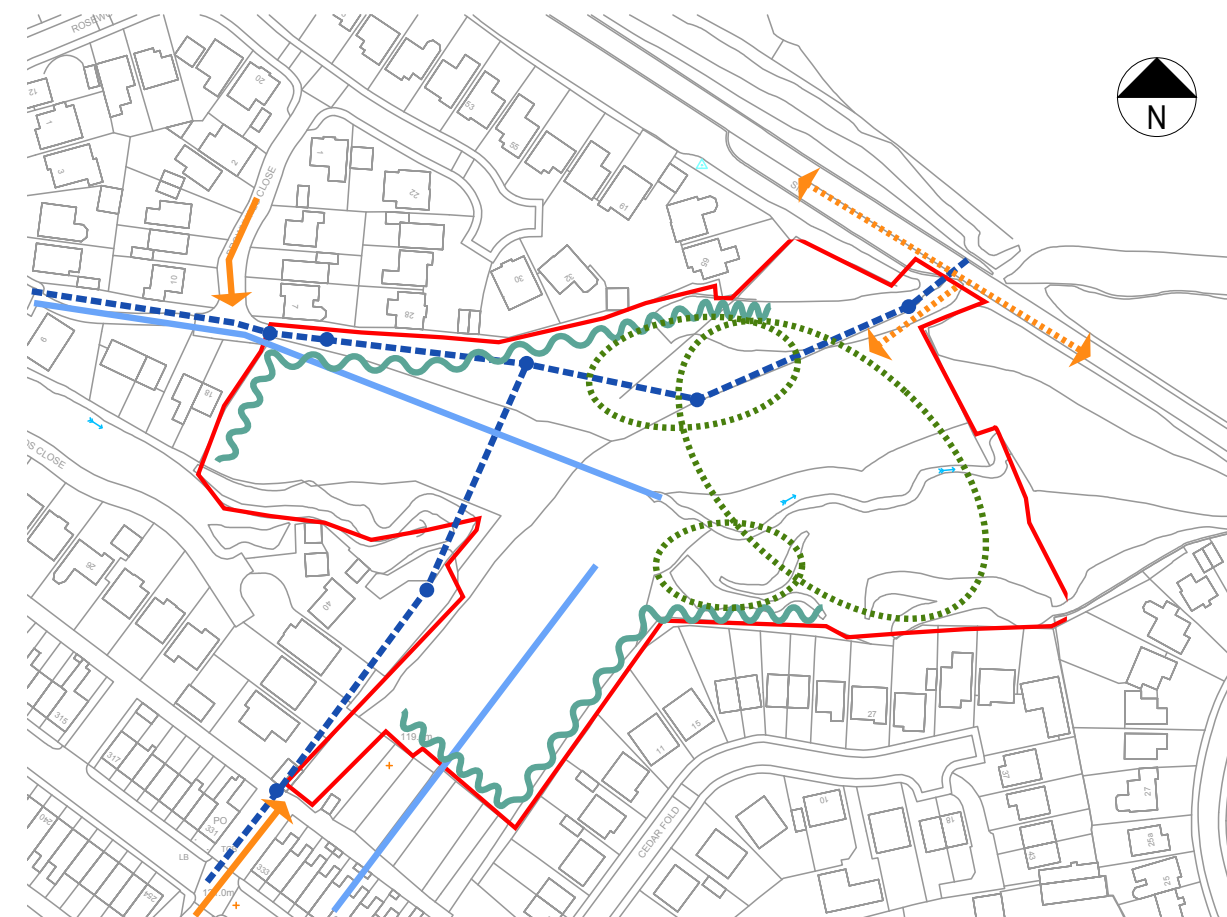
The site holds many opportunities due to its key location to access local amenities and the wider green landscape connections

The constraints of the site have informed the development of the site. These constraints include:

- Current access from Bury Road
- Current access from Brownhills Close
- Developable land (topography)
- Existing trees / Landscape features
- Land designated as open space
- Proximity to green belt
- Existing Pedestrian footpaths
- Relationship to existing residential properties - min distances from existing properties/ windows etc
- Existing sewers/ underground services
- Vehicular access
- Access and maneuvering of emergency/ service / delivery vehicles



- LAND OWNERSHIP PLAN
- LAND UNDER CLIENT OWNERSHIP
- S106 LAND
- LAND OWNED BY OTHERS



- KEY
- SITE BOUNDARY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS
 - EXISTING SEWERS/ SERVICES
 - EXISTING SERVICES
 - EXISTING PROPERTIES BOUNDARIES
 - STEEP TOPOGRAPHY

3.0 DESIGN EVOLUTION

3.2 Early Design Development



4.0 DESIGN STATEMENT

4.1 Proposed Scheme - Sitewide Plan



EXISTING SITE:

- EXISTING TREE RETAINED
- EXISTING TREE REMOVED

HARD LANDSCAPE:

- PROPOSED CONCRETE BLOCK PAVING TO SHARED SPACE MARSHALLS TEGULA OR SIMILAR APPROVED COLOUR PENNANT GREY
- PROPOSED CONCRETE BLOCK PAVING TO DRIVES MARSHALLS TEGULA OR SIMILAR APPROVED COLOUR HARVEST
- PROPOSED ASPHALT FOOTPATH 2.1M WIDE LEVELS TO ALLOW FULL WHEELCHAIR ACCESS

SOFT LANDSCAPE:

- PROPOSED SPECIMEN TREES - TOTAL 85 NUMBER PLANTED AS A MIX OF 12-14CM GIRTH AND 14-16CM GIRTH ALL TREES TO BE DOUBLE STAKED AND TIED
- PROPOSED MIXED NATIVE HEDGEROW TOTAL 145 LIN M - MADE UP OF 1+2 TRANSPLANTED WHIPS PLANTED AT 5/LIN M IN A DOUBLE STAGGERED ROW
- LAWN AREA (TO BE SEEDDED OR TURFED) TURF TO BE LAID ON MIN 150MM DEPTH OF TOPSOIL LIGHTLY COMPACTED AND RAKED TO A FINE SURFACE TILTH
- PROPOSED ORNAMENTAL STRUCTURE PLANTING TO PLOT FRONTAGES - TO BE PLANTED AS 2L POTTED STOCK AT DENSITY OF 3-5 PLANTS/M²
- PROPOSED AMENITY GRASS TO PUBLIC OPEN SPACE AREAS TO BE SEEDDED WITH PERENNIAL RYEGRASS
- PROPOSED LANDFORM FEATURES WITHIN RAIN GARDEN - AREA TO BE PLANTED WITH NATIVE GRASSES AND PERENNIALS
- PROPOSED NATURAL PLAY (LOGS)

BOUNDARY TREATMENTS:

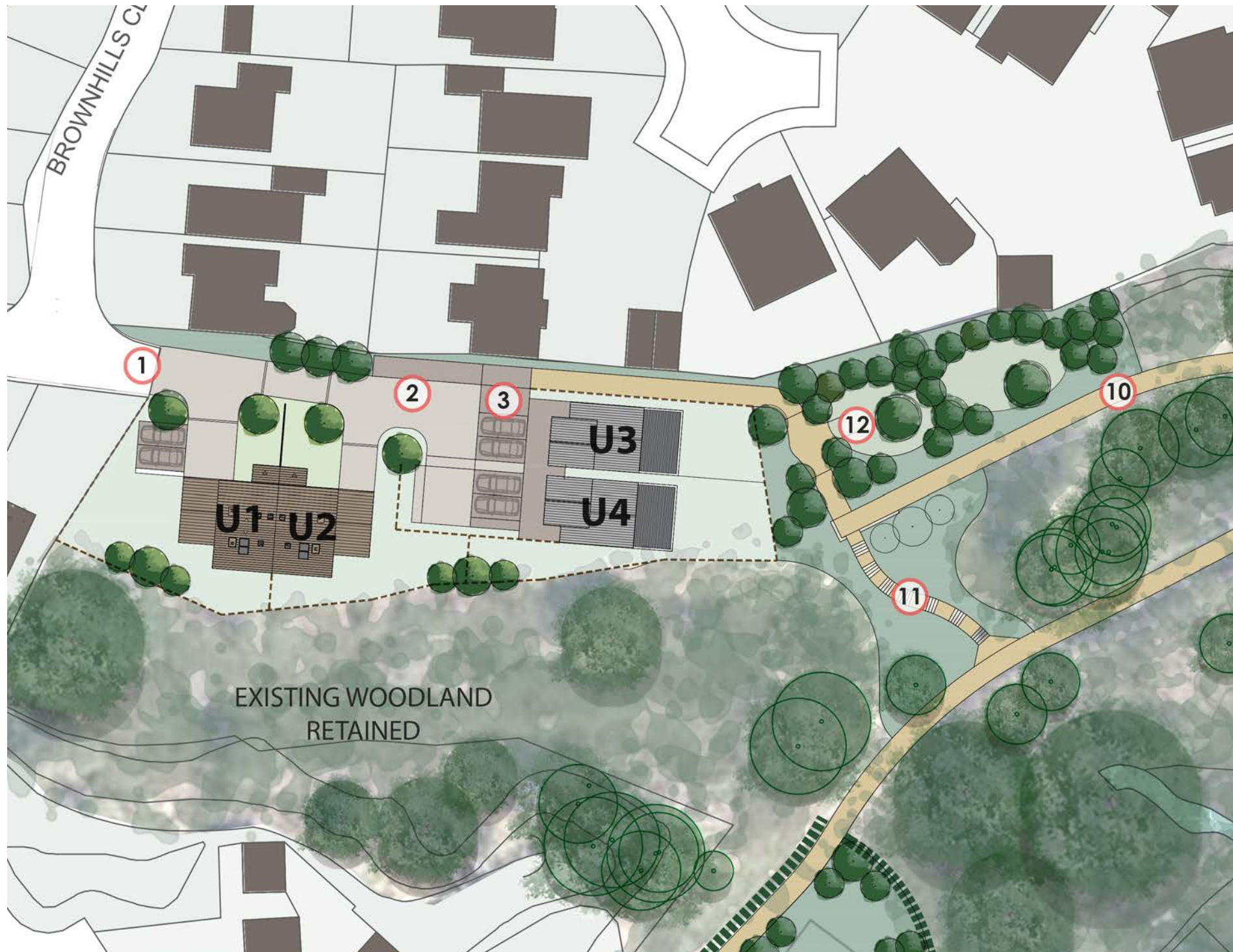
- PROPOSED BOUNDARY FENCE 1.8M HIGH VERTICAL CLOSE BOARDED TIMBER FENCE OR SIMILAR APPROVED

LEGEND:

- 1 - NEW SITE ACCESS POINTS
- 2 - SHARED SPACE TURNING HEADS
- 3 - REFUSE COLLECTION ZONES
- 4 - PROPOSED PLAY AREA - 80 SQ. M
- 5 - RAIN GARDEN AND NATURAL PLAY
- 6 - PROPOSED SEATING AREA
- 7 - PROPOSED KICK ABOUT AREA
- 8 - 2.1M WIDE ACCESSIBLE PATH LINK
- 9 - LINK TO EXISTING CYCLE WAY
- 10 - ACCESSIBLE FOOTPATH LINK
- 11 - STEPPED FOOTPATH LINK
- 12 - PROPOSED COMMUNITY ORCHARD

DESIGN STATEMENT

4.1 Proposed Scheme - North Development Site



LEGEND:

- 1 - NEW SITE ACCESS POINTS
- 2 - SHARED SPACE TURNING HEADS
- 3 - REFUSE COLLECTION ZONES
- 4 - PROPOSED PLAY AREA - 80 SQ. M
- 5 - RAIN GARDEN AND NATURAL PLAY
- 6 - PROPOSED SEATING AREA
- 7 - PROPOSED KICK ABOUT AREA
- 8 - 2.1M WIDE ACCESSIBLE PATH LINK
- 9 - LINK TO EXISITNG CYCLE WAY
- 10 - ACCESSIBLE FOOTPATH LINK
- 11 - STEPPED FOOTPATH LINK
- 12 - PROPOSED COMMUNITY ORCHARD

4.0 DESIGN STATEMENT

4.1 Proposed Scheme - South Development Site



LEGEND:

- 1 - NEW SITE ACCESS POINTS
- 2 - SHARED SPACE TURNING HEADS
- 3 - REFUSE COLLECTION ZONES
- 4 - PROPOSED PLAY AREA - 80 SQ. M
- 5 - RAIN GARDEN AND NATURAL PLAY
- 6 - PROPOSED SEATING AREA
- 7 - PROPOSED KICK ABOUT AREA
- 8 - 2.1M WIDE ACCESSIBLE PATH LINK
- 9 - LINK TO EXISTING CYCLE WAY
- 10 - ACCESSIBLE FOOTPATH LINK
- 11 - STEPPED FOOTPATH LINK
- 12 - PROPOSED COMMUNITY ORCHARD

4.0 DESIGN STATEMENT

4.2 Indicative style and appearance

The proposed dwellings will reflect the rural nature of the site, respecting neighboring landscape and the scale of adjacent properties. Materials will be selected to fit with adjacent urban fabric and to be recessive within the landscape and views.

The proposed site layout has been landscape led, aiming to create a high quality environment which incorporates high quality amenity space, landscape features, habitat enhancement, opportunities for community involvement and high quality play space.

The layout design of the 8 houses has been delivered to create 2 cul-de-sac developments.

The first respecting the existing layout of existing properties along Brownhills Close whilst the second benefits from overlooking high quality open space and play area.

The 8 residential dwellings have been illustrated as an indicative mix of 2 no. Detached 5 bedroom, 2 no. Semi detached 4/5 bedroom and 4 no. 3/4 bed town house properties.



ARTISTS IMPRESSION ILLUSTRATING POTENTIAL HOUSE TYPE A/B

4.0 DESIGN STATEMENT

4.5 Style & Appearance - Illustrative Materials Proposals



- 1/2 MASONRY
- 3 DOORS/ WINDOWS
- 4 RENDER
- 5 ANTHRACITE GREY
- 6 ROOF SLATES
- 7 FOOTPATHS/ DRIVEWAYS

4.0 DESIGN STATEMENT

4.3 Building Amount

The illustrative scheme suggests family dwellings of the following sizes could be achieved:

House Type A:	120 sqm (1292 sqft)
House Type B:	170 sqm (1830 sqft)
House Type C:	148 sqm (1593 sqft)

House types A & B are indicated with 2 parking spaces, with the addition of integrated garages. House type C is indicated as having an integrated garage along with a single car park space. Each dwelling has a private family garden, with access to the rear, and are set back from the internal road allowing for soft landscape to the fronts of properties. Each dwelling has a private bin store to allow refuse to be concealed from street views. Each cul de sac then has its own refuse collection point where bins can be taken out for pick up by the refuse vehicle adjacent to the turning heads.

The site has been broken up into the following areas

SITE AREA	16,800 sqm (1.68 HECTARES)
INDICATIVE BUILDING FOOTPRINT	1000 sqm
CURTILAGE/PRIVATE GARDENS	1934 sqm
ACCESS	611 sqm
LANDSCAPED/ PLAY AREAS	1644 sqm

There is a recognized need for quality family homes in the Bury area. This site presents an excellent opportunity to help meet these requirements while also providing an uplift in the quality of the existing public open space and improving connectivity with adjacent recreational routes.

4.4 Size & Scale

The proposed scheme will provide a mixed type of family dwellings. The nature of the small development of the site allows for a more individual designed house. The location of house type C will see a smaller footprint style respecting the existing terraced properties along Bury Road.

The impact of the proposed scheme will be minimised due to the cul de sac positions and developing to the rear of existing properties.

The design intent for the style of houses is to improve whilst respecting surrounding features. The proposals seek to use high quality materials to create modern unique family homes. Windows and doors would be of modern simple design. Elevations would use a combination of buff brick and render, with dark grey slate alternative roof.

4.6 Access Statement

The site benefits from being within close proximity to major bus routes connecting to Bury, Manchester and beyond. The metro at Bury town center has connections to Manchester Airport, South Manchester areas, Trafford Park.

Vehicular access to the development will be from Brownhills Close to house types A & B, with access for House Type C from Bury Road. All houses will be designed with flush access and ground floor wc.

The hard and soft landscaping of the proposal will respond to the existing character of the surrounding area and ecological features of the site. The site features some existing mature trees which will be left undisturbed. The trees provide a natural buffer to the north of the site that links to Kirklees Local Nature Reserve.

Access roads to dwellings will feature double kerb widths with contrasting bands breaking up surface areas. Footpaths will be high quality reconstituted stone paving slabs or setts.

The scheme will benefit from a high quality public realm environment. The design solution features new quality public open space which includes planting areas, community orchard and two new play areas with a large open grassed kick about space.

4.0 DESIGN STATEMENT

4.7 Landscape & External Works Strategy

The proposed scheme includes provision of:

- New kick about area/playing field with wildflower meadow and native hedgerow to the boundary.
- New natural play area with perimeter fence and various elements of play equipment
- New seating area to allow people to relax while watching the children play
- New sustainable urban drainage garden with informal play features to deal with surface water run off and provide biodiversity enhancements
- Extensive native tree planting to provide structure, amenity and foraging opportunities for wildlife
- New 2.1m wide fully accessible footpath link connecting Bury Road with the Kirklees Valley and rail line bike track



4.0 DESIGN STATEMENT

4.7 Landscape & External Works Strategy

A natural play area is proposed on the main piece of public open space. This will be designed to cater for a variety of ages and could include some of the following features:

- Low fence to perimeter of play area
- Gated entrance / exit
- Continuous track/ route
- Slides on mounds
- Balancing blocks
- See saw
- Hanging/ monkey bars
- Stepping stones
- Roundabout/ spinning
- Hop Scotch
- Ropes
- Springies
- Seating areas
- Planted areas



Artists Impression of the Proposed Play Space

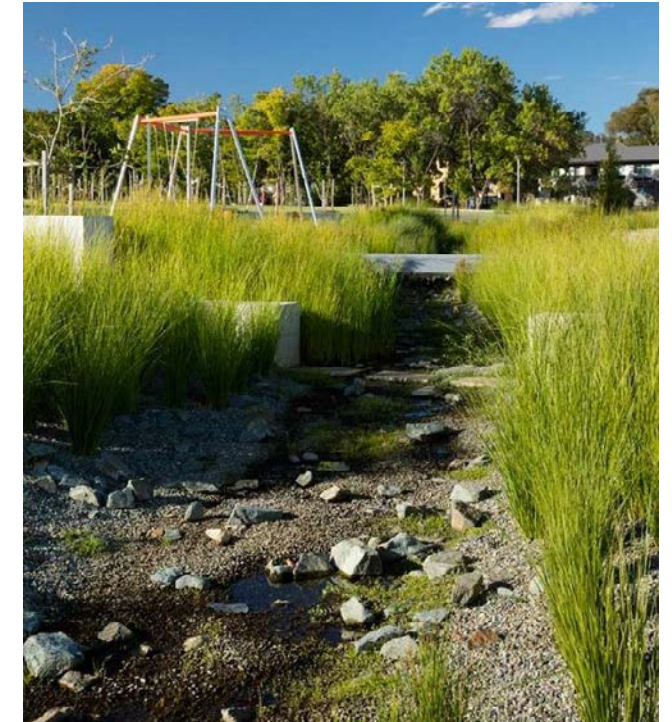
5.0 PRECEDENTS

5.2 Landscape/ Open/ Play Spaces



5.0 PRECEDENTS

5.2 Landscape Sustainable Urban Drainage & Paving



6.0 CONCLUSION

6.0 Conclusion

This scheme proposes landscape led residential development consisting of a total of 8 dwellings. Although the mix of units and house styles are shown only indicatively for the outline application this report demonstrates that the proposed scheme can be achieved on the site. This document aims to support the proposed development by demonstrating that the loss of the existing public open space (POS) has been sufficiently offset by the enhancement offered by the proposed play area and open space proposed as part of this development. The POS proposed as part of the scheme provides significant betterment over the existing baseline and provides a mechanism for its upkeep and enhancement ongoing. Through the introduction of additional dwellings to the space the scheme provides better surveillance of the POS areas making the area more safe for use. This coupled with the enhancement to the footpath links between Bury Road/ Browhills Close and the existing rail line route presents a considerable enhancement to connectivity and accessibility between these areas. It is hoped that this connectivity will make the new play area a key stopping point for people using the rail line route and create a vibrant play space for the wider area.

