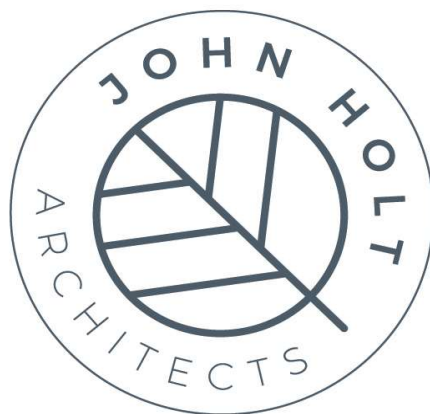


Design and Access Statement

Proposal for the construction of new dwelling at:

Land adjacent Ivy Cottage, Walmersley Old Road. Baldingstone



Introduction:

We are seeking planning approval for a single detached dwelling on land situated between Walmersley Old Road and to the rear of Ivy Bank, Baldingstone.

The site has an approval for a single detached dwelling under application reference: 65532, dated 5th August 2020. A subsequent application, application ref: 69095, for a larger property was withdrawn.

The proposed dwelling will sit to the back from the south facing, steeply sloped embankment located at the rear of Ivy Cottage, Baldingstone. The site is also located within relatively close proximity of Baldingstone House, a Grade 2 listed property. We are advised that Ivy Cottage is itself included on the draft non-designated heritage asset list.

As a result our approach needed to be sensitive to the historical context, balanced with the needs of the client for a family home.

Existing Site:



View of site looking north.

The overall site area is substantial but includes areas within the greenbelt and in combination with the site topography the area available for development is limited to a small level area to the back of the south facing embankment, to the rear of Ivy Cottage. One area has been previously used as the kitchen garden for Baldingstone House and will continue to provide amenity space for this proposal.

The adjoining property, Ivy Cottage, has been built into the south facing embankment resulting in a minimal number of openings to the rear of the property. The main habitable room window openings are to the front elevation, overlooking Baldingstone.

Although the site is relatively awkward, the position however grants extensive views across Bury and out towards Manchester.

This embankment features a number of stone-built retaining walls to the rear of Ivy Cottage. These appear to be historic but were in fact built only a number of years ago by the previous owner of Ivy Bank to stabilise the embankment and to reduce the ingress of water into the house.

The site above the embankment, to the north east, is narrow but relatively level, bounded by Walmersley Old Road, a relatively lightly-trafficked cobbled road. This road would provide vehicular access to the site through an existing gated access.

A stone built garage currently stands on the site and this will be demolished to provide access to the site.

The site is mixture of gravel and stone outcrops which provides areas of small shrubs and grasses, with a number of more substantial trees to the boundary of the site. These trees will be retained to provide both physical screening, ground stability and environmental benefits.



View of site looking south towards 5 Bank Top

The site is bounded to the east by 5 Bank Top, the end of a row of large terrace cottages, however due to a dense hedgerow of evergreen bushes and a 2.0m high boundary wall, there is very little overlooking between the proposed and existing properties.

The clients ownership extends to the north-west with land situated within the greenbelt.

Pre-Application Process:

Planning approval was recently granted for a detached two storey property in August 2020. The site was subsequently sold prior to the commencement of the works.

We are aware of both the advantages and limitations of the site having submitted a number of proposals for previous pre-application consultations and two full formal planning applications.

Many options and alternatives have been tested through the use of physical and 3-D modelling to develop a design which we believe compliments its historic and picturesque setting.

The client had requested an increase in the accommodation from the approved scheme and in consultation

with the Planning Department and a planning application was submitted. However it was suggested that the proposal would have an over-bearing presence in particular respect to Ivy Cottage.

The current scheme now closely resembles the original approved scheme whilst being sited significantly to the north east, away from the top of the embankment, reducing any potential overlooking of Ivy Cottage.

In addition a boundary fence has been installed between mitigating any potential for overlooking into the rear yard area of Ivy Cottage.

We believe we have ensured the proposal is responsive to the sensitive historical context of the surrounding area which will have little impact on Ivy Cottage or any adjacent properties.

Scale of Development:

The proposal seeks to create a 3 bedroomed family scaled home which is proportionate to the site whilst leaving ample space for the associated amenity space and an off-street parking area.

This will be partly single storey with a two-storey element to the south eastern end of the site. The two storey element will be a lower ground floor constructed into the embankment, reducing the perceived scale significantly.

Due to its off-street position and it's setting in mature trees, the property will be quiet and private. We have demonstrated with the previous application that the proposal will not be visible from Walmersley Old Road, north or south from the site, from Baldingstone House or from any other public locations.

Being conscious of the possibility of creating an over-bearing presence on any nearby properties the proposal will be in keeping with the massing of the surrounding buildings and will be modest in scale.

In addition, we would suggest the proposed is limited infill within a well-established residential area and does not seek to over-develop the site. It provides ample space for vehicular access, on-site vehicular manoeuvring and for amenity space to the rear.

As noted previously the window openings to the rear of Ivy Cottage are quite limited serving non-habitable rooms. We have been able to work with these to create a relatively open south facade with considered and specific openings to provide light and views, whilst reducing the potential for overlooking into neighbouring private spaces.

Overall, the scale and massing of the building was informed by and is sensitive to the surrounding properties of Ivy Cottage and No.5 Bank Top.

Access:

The existing gated vehicular access points into the site from Walmersley Old Road will be retained for use by the proposed development. This provides adequate visibility splays onto Walmersley Old Road without requiring any alterations to the adjacent dry-stone walls or any street furniture.

This entrance point will also provide pedestrian access combined with ample room for 4no. standard domestic bins.

Currently, there is a dedicated car park for in the region of four cars to the front and use of Ivy Cottage and these will be retained for their sole use.

A major element of the brief is to provide easily accessible living accommodation. The ground floor layout provides a covered, level access entry with an open-plan arrangement through the living accommodation. Both the internal corridor widths and the proposed staircases will be suitable for ambulant disabled persons.

Appearance:

We would suggest that there is no predominant architectural style to the immediate area of the site, which includes a mixture of dwelling types with both large detached and terrace properties, both historic and some more contemporary. These however are predominately constructed in stone, some render, with blue slate roof finishes.

Without any particular significant precedents, we have opted for an architecturally neutral approach, a simple pitched roof over stone constructed elevations with punched window openings. Only the window fenestration hints at the contemporary nature of the house. These will be low-maintenance powder coated aluminium frames.

These materials will settle the building into its context, giving the building a natural feel with a pallet of materials which conform and complement the natural surroundings of the site.

The scale of the window openings to the main elevations varies dependant on the use of the area served and the relationship to Ivy Cottage however we have tried to consider the proximity to the existing residences at Ivy Cottage and 5 Bank Top,

Landscaping:

The site, being a steep embankment, with little to no soil cover, has little planting other than occasional shrubs and bushes. There are however a number of substantial mature trees to the areas immediately surrounding the site. The scheme seeks to retain the trees, which will provide a stunning back-drop for the property as well as being excellent habitats for local wildlife.

We are proposing to introduce some terracing to the main slope, formed with stone filled gabions. This will stabilise the embankment and provide the opportunity for domestic scale planting.

The remaining landscaping will be on a domestic scale with the planting of further shrubs to assist in stabilising the embankment.

There will be areas of hard landscaping at both pedestrian and vehicular and these will be formed in either natural reclaimed yorkstone flags and cobbles.

Conclusion:

The proposals have been developed and refined over a significant period of time, with a number of alternatives having been considered. This process has resulted in a scheme which both respects and enhances the immediate surroundings whilst achieving the client's spatial requirements. In addition, they also respect and compliment the historic value of the existing property and the surrounding landscape.

Overall, we believe this development will have a positive impact on the immediate currently vacant and underutilised site without having any detrimental impact on the neighbouring properties.