

10877/5.01/RSL

A FULL PLANNING APPLICATION FOR A SINGLE DWELLING ON LAND ADJACENT TO TANNERS STREET,
RAMSBOTTOM.

DESIGN AND ACCESS STATEMENT

Applicant: Blakeman Design and Build

Architect: The Ratcliffe Groves Partnership



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CONSULTANT TEAM

ARCHITECT/DESIGNER

REID LEWIS AND WAN HANAFI
RATCLIFFE GROVES PARTNERSHIP



PLANNING CONSULTANT

RICHARD GEE
ROMMAN SUMMERS



LANDSCAPE DESIGN

ADAM VICKER
YD2 SQUAREYARD



ECOLOGY

DR RACHEL HACKING
RACHEL HACKING ECOLOGY



TREE CONSULTANT

PHILL HARRIS
BOWLAND TREE CONSULTANCY



HERITAGE CONSULTANT

GRAEME IVES
GRAEME IVES HERITAGE PLANNING

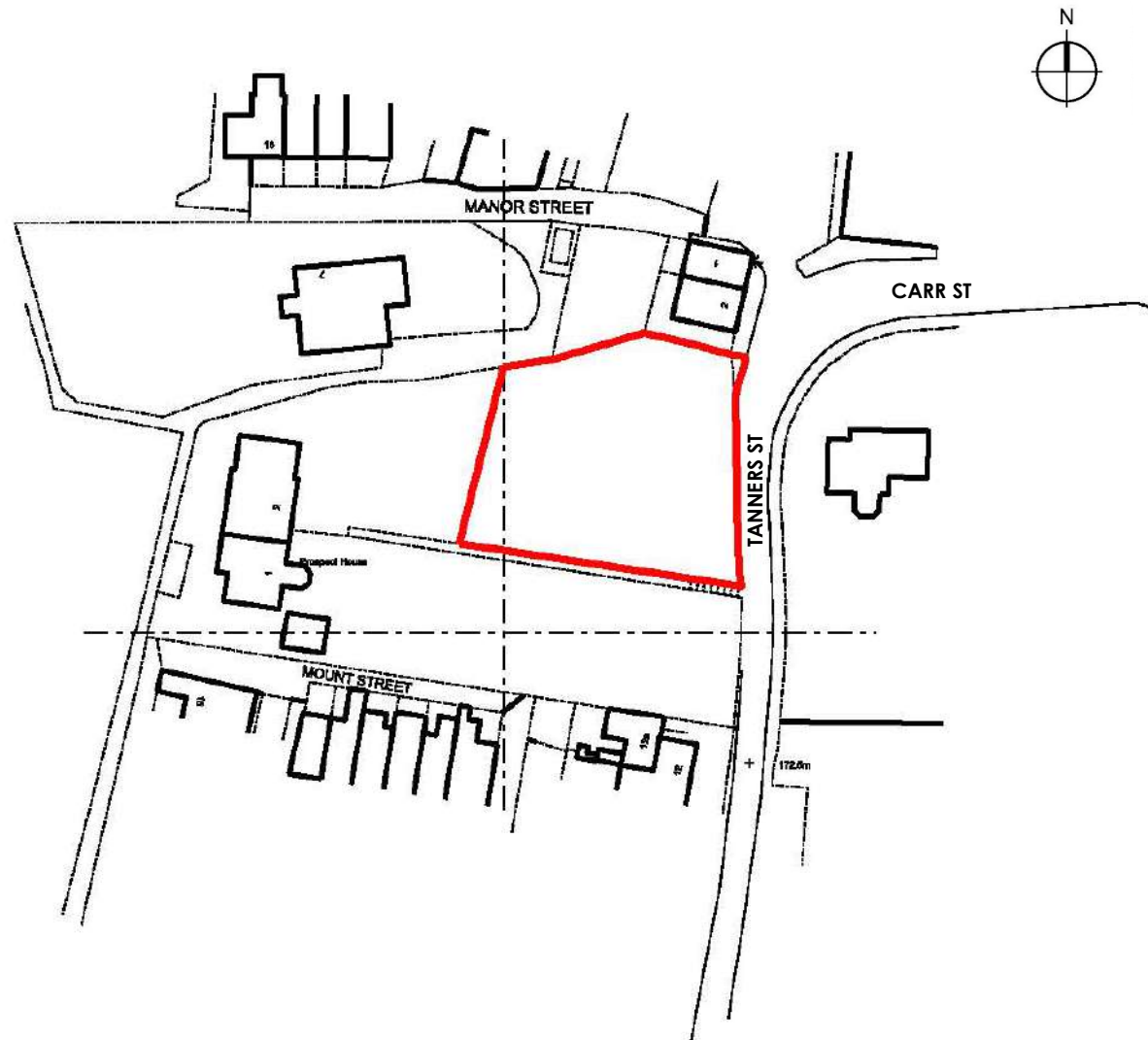


01. INTRODUCTION



1.01 RGP Architects have been instructed by Blakeman Design and Build to prepare details for a full planning application, for the erection of a single dwelling on land adjacent to Tanners Street, Ramsbottom.

02. LOCATION



2.01 The site is located to the West of the of Ramsbottom Town centre.

2.02 The site is 1211sq.m and falls from West to East.

2.03 The site is bordered by Tanners Street to the East which will provide the principle access point.



July 2019-View of gate (to south of site) looking West



July 2019-View of Tanners lane St looking South
Site heavily screened by vegetation



July 2019-View of Tanners St, looking north- site heavily
screened by vegetation



July 2019-View looking east from site across Ramsbottom-
Views North, South and West heavily screened by
vegetation from inside site

2.04 SITE ANALYSIS

- Early impressions and key points identified.
- Steep site.
- raised site levels from Tanners St.
- Visibility on highway.
- Footpath to South side only.
- Mature trees.
- Historic gateway.
- Amazing views from top of site east across Ramsbottom.
- Conservation area.
- Buildings adjacent site overlooking amenity.

PHOTOGRAPHIC ANALYSIS OF SITE

A photographic survey was carried out to identify important views into and out of site in summer and winter.

WINTER 2019



November 2019-View of Tanners St looking South West Site partially screened by evergreen vegetation



November 2019- view looking North West of Tanners St and site street- site partially screened by existing evergreen vegetation

PHOTOGRAPHIC ANALYSIS OF SITE

Identifying important views into and out of site without foliage on winter time.



November 2019- view of tanners St looking South West towards 12 & 12a and pedestrian access steps



360 degree panoramic from centre of site



Location 1-Dwelling no2 Carr street



Location 2-Dwellings on Carr street



Location 3-Dwellings 12 & 12a on Tanners street



Location 4-Dwellings on Mount Street



Location 5- Prospect house on Mount street

2.05 BUILDINGS IDENTIFIED AROUND SITE

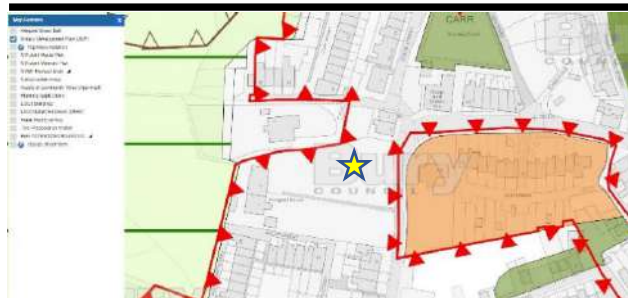
-Location 1: Dwelling No.2 Carr street on North side of site – 6m from site boundary – at lower level and partially concealed by evergreen vegetation.

-Location 2: Dwellings on Carr street on East side of site – 12.9m from site boundary – all at lower level.

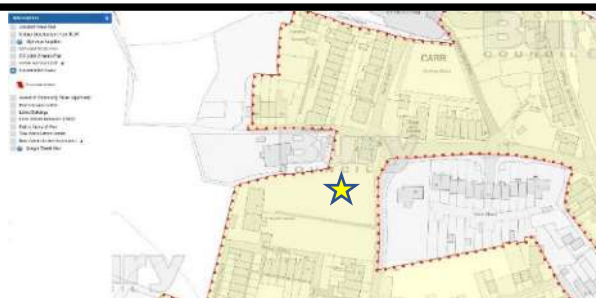
-Location 3: Dwellings 12 & 12a on Tanners street – on South side of site – 21.1m from the boundary.

-Location 4: Dwellings on mount street – on South side of site – 25.6 from site boundary.

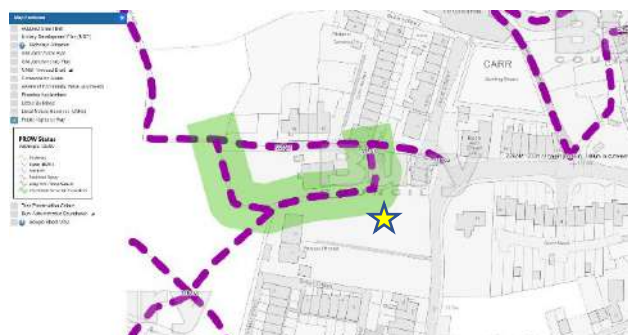
-Location 5: Prospect house on Mount street and No.7 Manor street on West side of site - 25.5m & 20.7m from site boundary respectively – concealed by evergreen vegetation.



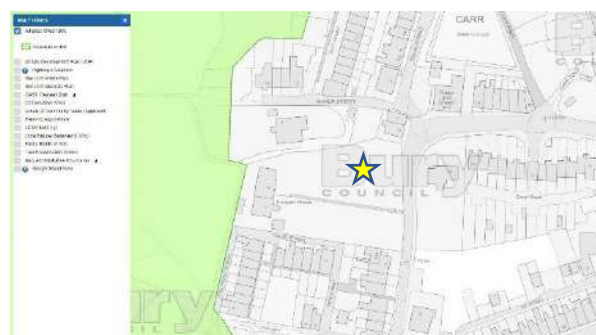
Site located in urban boundary



Site within conservation area



Site adjacent footpath 56ram



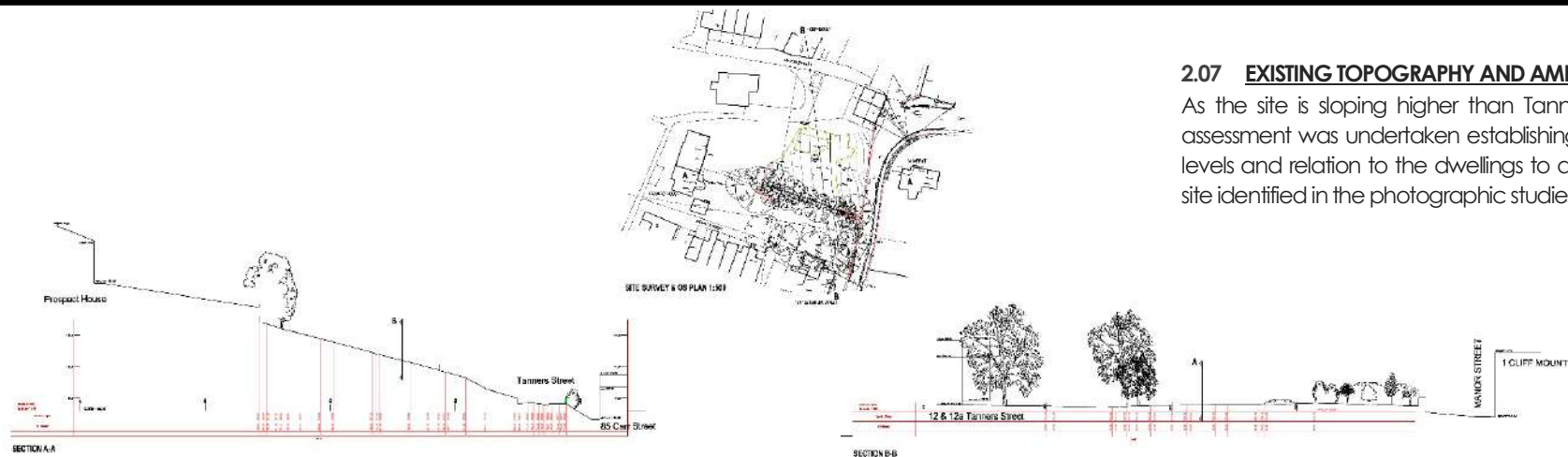
Site not in green belt



Site contains trees with preservation orders on southern boundary

2.06 PLANNING POLICY DESIGNATION

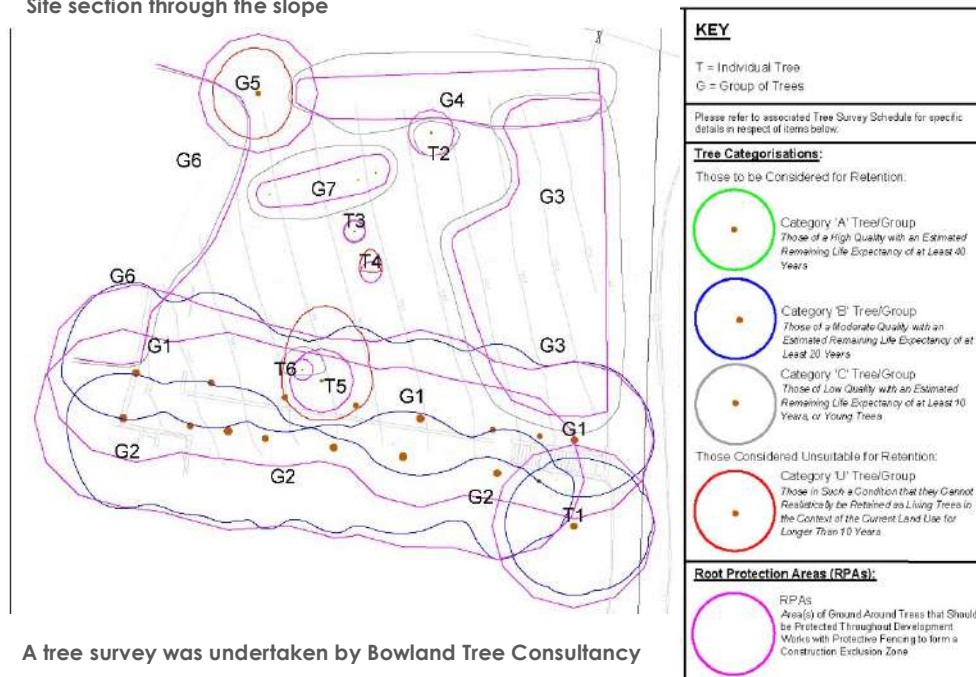
Following the site visit an assessment of the Bury local plan was undertaken.



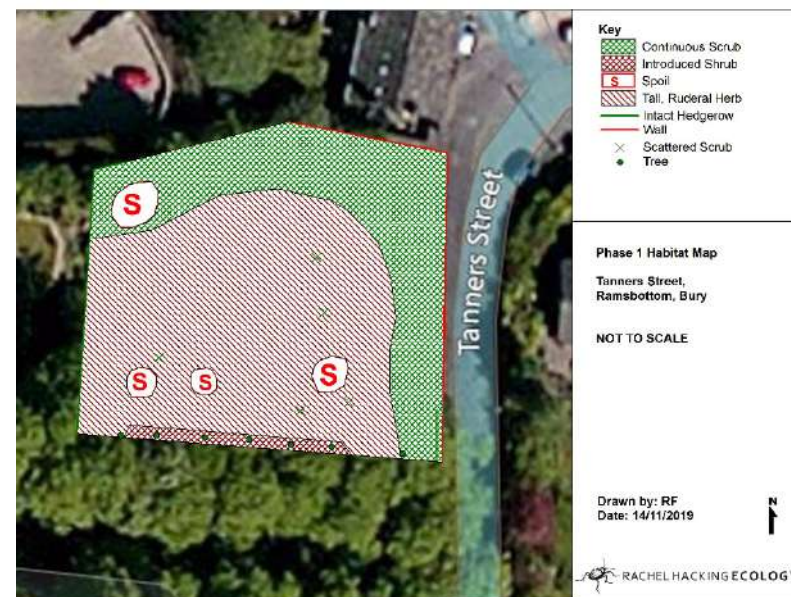
2.07 EXISTING TOPOGRAPHY AND AMENITY IMPACT

As the site is sloping higher than Tanners street an assessment was undertaken establishing the relative levels and relation to the dwellings to all sides of the site identified in the photographic studies (para.2.05).

Site section through the slope



A tree survey was undertaken by Bowland Tree Consultancy



An ecology survey was undertaken by Rachel Hacking Ecology



2.08 RESTRICTIONS AND OPPORTUNITIES

As the site is sloping and higher than Tanners street an assessment was undertaken establishing the relative levels and relation to the dwellings to all sides of the site identified in the photographic studies.

Restrictions

- Conservation area status
- Dwellings surrounding the site with existing amenity zones
- TPO trees to south
- Sloping site
- Raised site levels related to road
- Pavement to one side of Tanners street
- Stone wall to road in poor state
- Prow to north

Opportunities-

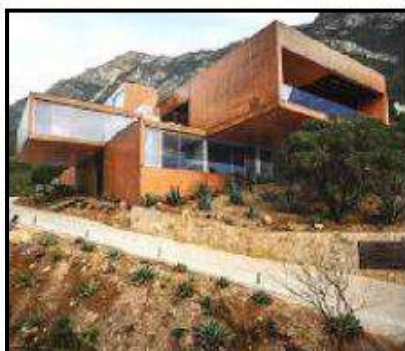
- Excellent views to east across Ramsbottom
- Mature evergreen vegetation surrounding site
- Site concealed from prow
- Within urban boundary
- Not in greenbelt
- Low ecological value of site
- Existing pedestrian access to the top of site from stone steps to south

03. DESIGN EVOLUTION

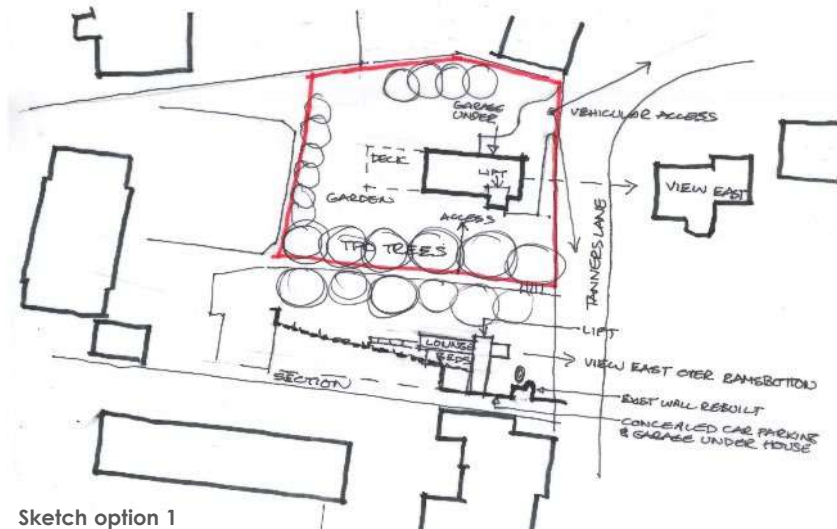


3.01 RESTRICTIONS AND OPPORTUNITIES

Concept ideas boards were prepared to allow early discussions between the team and planning officers, of other developments built in over and into the hillside.







3.02 Sketch option 1 identified the key views across Ramsbottom to the east from higher in the site and the need for concealed car parking in a secure area within the site.

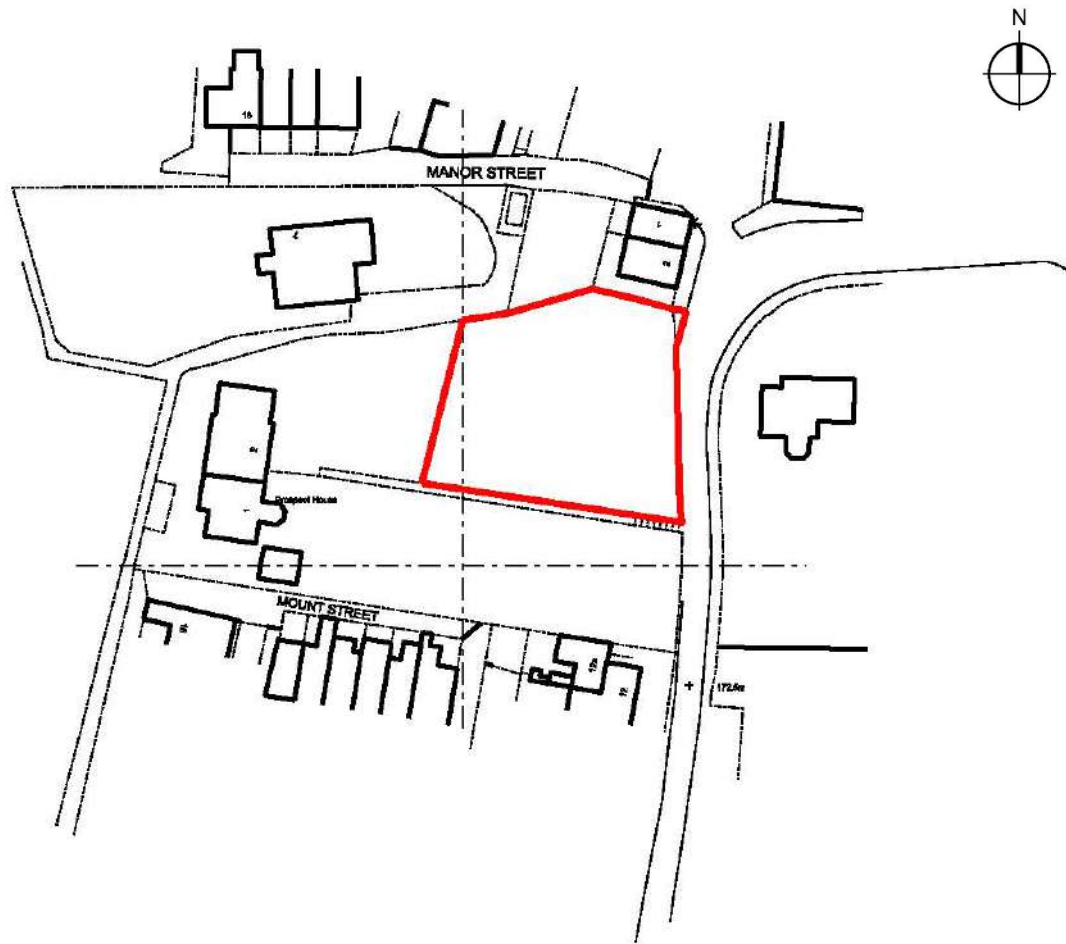
3.03 Sketch option 2 explored the stepping back into the site to gain the best views to the north east and how the transition from the concealed underground parking allows the residents to access the upper floor living areas.

3.04 Sketch option 3 explored the detailed relationship of the individual habitable rooms in relation to the site constraints and surroundings and the need for vehicular visibility displays.

The dwelling was conceived as a series of single storey platforms following the sloping profile of the land.



04. USE



Site location plan

4.01 The site is located on the Ramsbottom urban boundary, surrounded by residential properties on all sides and the principle of residential use has been established through the previous planning approval.



Site aerial view

05. LAYOUT



Ground and mezzanine floor plans – option 1

5.01 Following highways dept comments various options were considered to maximise the vehicular visibility splays and providing a vehicular turning area within the site.

5.02 OPTION 1

Highways feedback asked for increased visibility splays and vehicle tracking plots at ground floor level. At first floor a concealed / underground spare bedroom or office was incorporated in the area between the garage and second floor bedrooms. Section through dwelling stepping up and into the site following the slope of the topography and creating a concealed garage and vehicle turning area.



Section B-B through dwelling



Ground and mezzanine floor plans - option 2

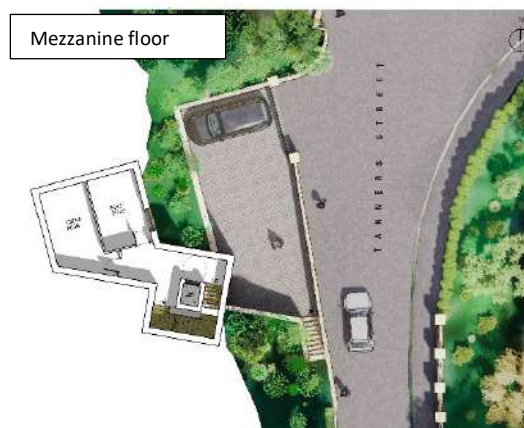
5.03 OPTION 2

On option 2 increases the visibility splay to the maximum to the south without affecting the TPO root protection zone, but the turning area is not considered satisfactory.

At first floor a cinema room was created behind the bedroom / office completely concealed underground.



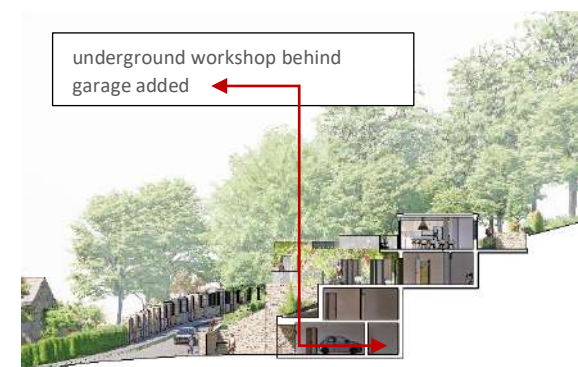
Section B-B through dwelling



Ground and mezzanine floor plans - option 3

5.04 OPTION 3

In option 3 increases the internal vehicle turning area whilst maintaining the visibility splays to the south and minimise the impact on no 2 Carr street whilst increasing the ground floor area behind the garage which is totally underground.



Section B-B through dwelling



Option 1



Option 2



Option 3

5.05 OVERLOOKING & RESIDENTIAL AMENITY

Option 1

Early site plan layouts explored the proximity of the dwelling to the neighbouring.

Option 2

Increased the amenity distances to the proposed dwelling from the surrounding dwellings windows and blank gables.

Option 3

Refined the vehicle turning areas with the site whilst maintaining the amenity entrances from neighbouring dwellings.

06. SCALE & AMOUNT



1st floor plan



South looking elevation



2nd floor plan



North looking elevation

6.01 The application is for a single bespoke dwelling.

6.02 Each consecutive floor level steps back up and into the site, appearing as a single storey structure on each level, when viewed from the surrounding properties.

This reflects the local urban characteristics of climbing and stepped development in Ramsbottom, identified in the Heritage statement and Conservation Area Appraisal.

This layered effect is a key design response to emulate the local townscape character.

6.03 The main living accommodation is at third and fourth floor levels, consequentially disabled platform lifts have been provided for the residents.

Bedrooms 1,2 & 3 windows are screened from no 2 Carr street by a 2m high bank patio wall also creating a concealed enclosure.

The patio enclosure is the roof level of the bedroom and cinema room below.



The west elevation appears as a flat roof contemporary bungalow.

6.04 The main living accommodation is at the top of the dwelling with views looking east across Ramsbottom. Small windows and doors are to the west to access the upper patio level.

6.05 Proposed contextual sections through the site. East and west section A-A and north and south section B-B, illustrating the very low-key nature of the proposal respecting the TPO root protection area, to the South, conservation area status and existing residential amenity areas



Proposed site section



Proposed site plan

07. APPEARANCE



Option 1 - Front elevation

7.01 Elevational the proposals have evolved with the assistance of the conservation consultant and planning officers

7.02 There is a mixture of styles and materials locally, mainly consisting of stone and rendered walls with grey slate and tile roofs.

7.03 In accordance with good conservation principles and the international ICOMOS guidelines it is not considered appropriate to slavishly copy the traditional architectural style given the constraints and amenity requirements identified earlier. A unique contemporary approach is applauded by both the conservation consultant and planning officers alike.

7.04 The unique nature of the site allows an unconventional approach to the design responding to the sloping topography and highway restrictions creating an unique solution of a series of stepped platforms with the 2 lower floor plans finished in natural stone and the upper floor levels in blue engineering brick and grey render finish combined with a green wall and extensive landscaping.

OPTION 1:

Elevations were well received by officer, and the contemporary feel applauded, as the design responds well to the topography and respects the existing residential amenity distances



Option 2-Front elevation



Option 3-Front elevation

7.05 OPTION 2:

The ground floor parking area is extended to the North to create a larger vehicle turning area in response to highways comments

7.06 OPTION 3

The ground floor parking area and garage is further extended to the North to create a larger vehicle turning area in response to highways comments and the glazing and render colours have been muted to reduce the visual impact.

08. LANDSCAPING



8.01 The existing topography, landscape and TPO trees have heavily influenced the design layout and elevations appearance.

8.02 The TPO trees have restricted the vehicular visibility splays requiring the entrance to be located on the Northeast corner of the site

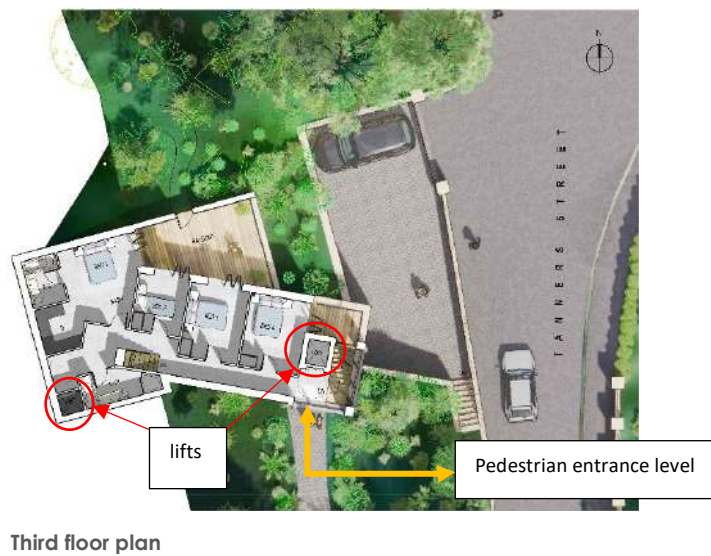
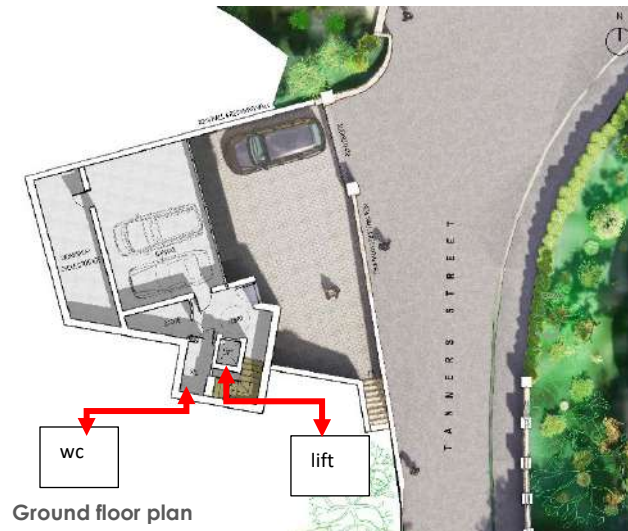
8.03 The mature evergreen shrub landscaping around the perimeter of the site is to be retained and maintained to reduce the visual impact of the dwelling

8.04 A new landscaping design is proposed incorporating green walls in its concept prepared by Square Yard Landscape Architects. The resulting concept blends the proposals into the surrounding site and local townscape



Proposed building blends into the surroundings

09. ACCESS



9.01 An accessible wc will be provided on the ground floor entrance level and third floor pedestrian entrance level, as noted in AD Pt. M

9.02 Disabled platform lifts are to be provided lining ground first and second floors and a second lift linking the third and fourth floors

9.03 All entrance points will be level with a 15mm threshold

9.04 All switches and sockets will be located between 450mm and 1200mm from finished floor levels as noted in AD Pt. M