

LAND OFF ECCLES STREET
RAMSBOTTOM
DESIGN & ACCESS STATEMENT - REVISED SCHEME

MR SIMON FROUDE
APRIL 2023
3191 / REVISION B

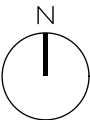
INTRODUCTION

Rural Solutions Ltd. have been commissioned by Mr Simon Froude to submit a planning application for a parcel of land off Eccles Street, Ramsbottom.

The proposal seeks the development of a contemporary, single family-dwelling with on-site parking and associated landscaping that will also see the delivery of on-site planting and species-rich meadow grassland. This will result in ecological net gain as well as enhancing the landscape setting of the site and its contribution to the area.

A previous application for nine dwellings on the site (PP-05837586) was refused in 2017, and it is considered that a single dwelling will be much less impactful.

This document describes the evolution of the design and the inspiration for its appearance.

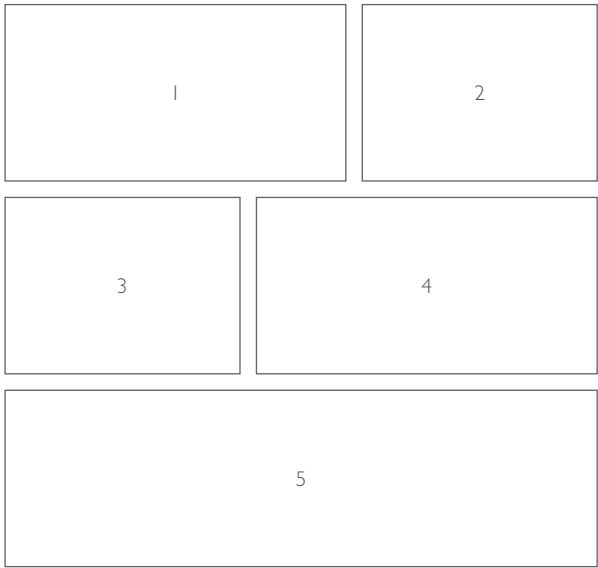


THE SITE

The site is within the Green Belt, as well as being within the Ramsbottom Conservation Area.

The site has an existing access off Eccles Street, that will be enhanced as part of the proposal, with additional communal parking provided for local residents.

Existing hedgerows and trees demarcate the site boundary along Eccles Street to the East, with the mature woodland of Grants Wood to the North and west of the site.



- 1. View of the exiting parking area used by local residents
- 2. View of the existing site access
- 3. View of the site looking North towards Grants Wood
- 4. View of the site looking East showing the existing hedgerow and trees that border the site and Fletcher Bank Quarry in the distance
- 5. View of the site looking south-east towards Grants Tower

LAND OFF ECCLES STREET

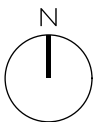
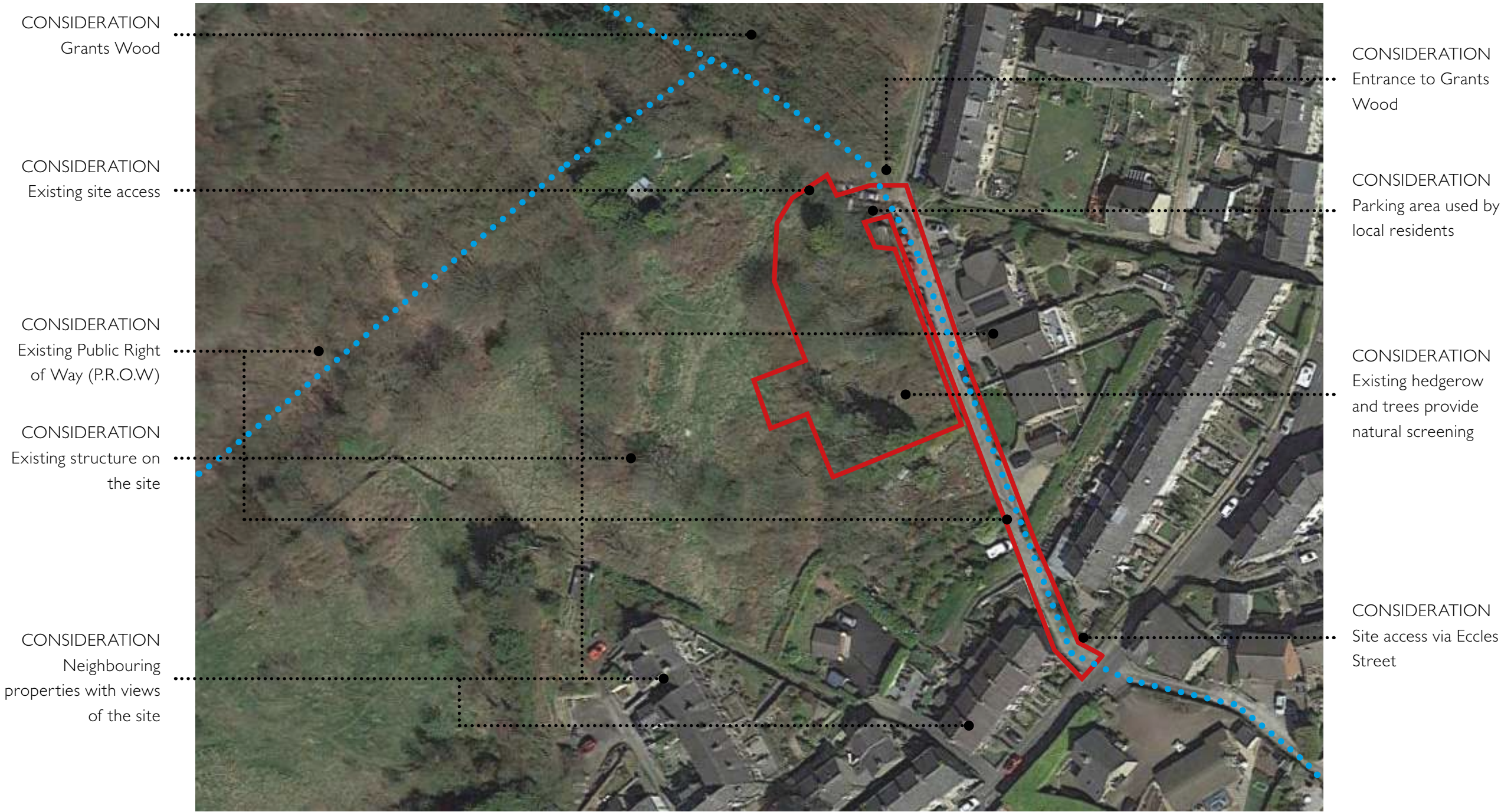
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SITE CONSIDERATIONS



WIDER CONTEXT

LAND OFF ECCLES STREET

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Helmshore Rd

East Lancashire
Railway Line

Ox Hey Wood

Harcles Hill

Harcles Hill Farm

Grants Wood

The Site

Holcombe

Holcombe Hill

Peel Tower

Nuttall Park

Top Park

Edenfield

M66

Stubbins

River Irwell

Marshalls - Fletcher
Bank Quarry

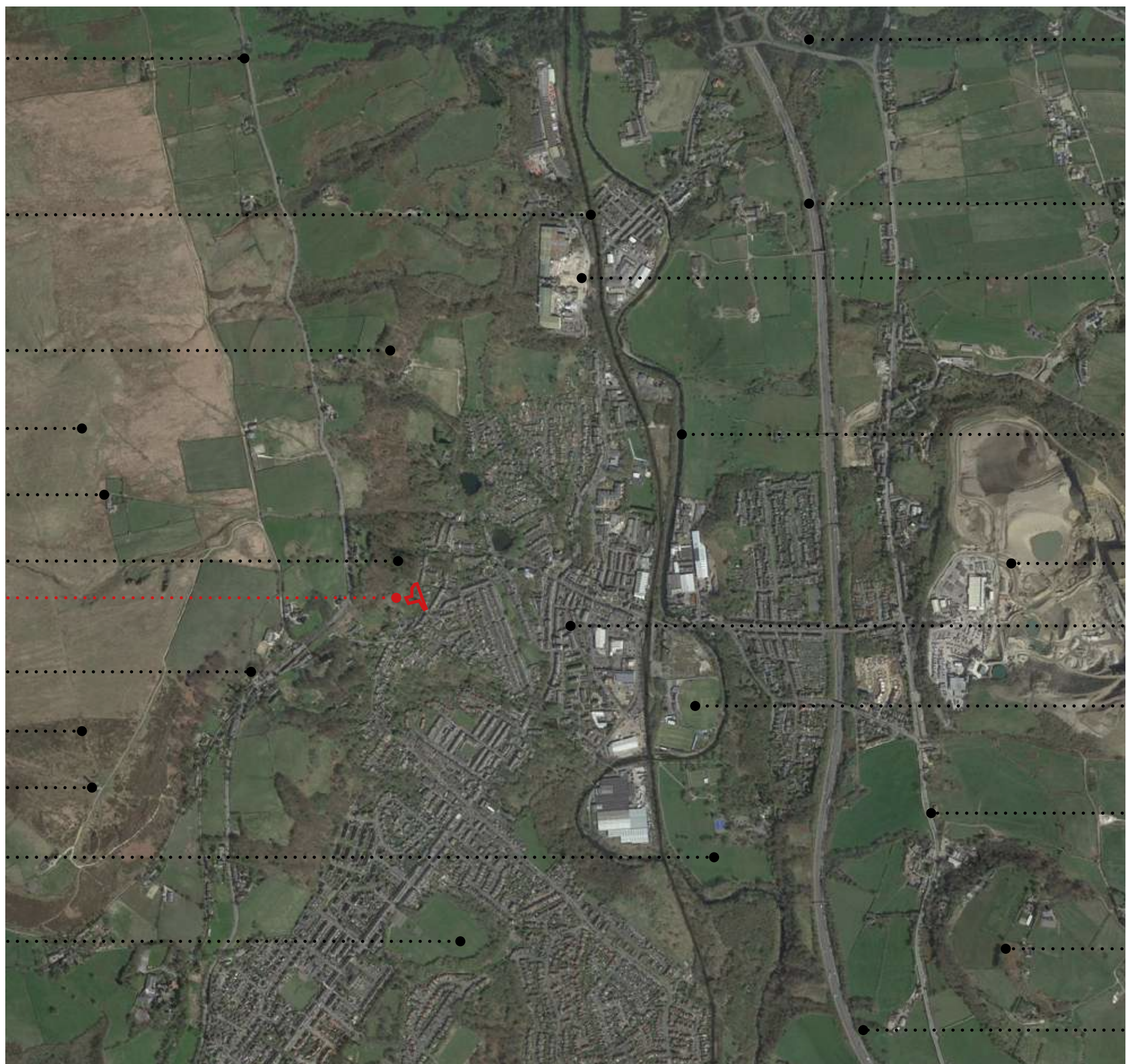
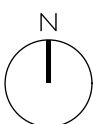
Ramsbottom

Ramsbottom Cricket
Club

Manchester Rd (A56)

Grants Tower

A6068



ARCHITECTURAL PRECEDENTS

Adjacent are images of dwellings which have helped to inform the design of the proposed dwelling. The properties are designed to respond to their individual sites through the use of materials, key design features and use of glazing to frame views and create relationships between internal and external spaces. Whilst linking to the local vernacular, the various designs exhibit contemporary elements and seek to provide light-filled, generous spaces with simple forms and minimal detailing.

These precedents exemplify the high quality design approach desired for this proposal. The dwelling has been designed so that it is bespoke to its setting, taking advantage of the site's natural features and views.

1	2
3	4
5	6

- 1. The Haffey House
- 2. Long House by Bureau de Change Architects
- 3. Mountain House by Kropka Studio
- 4. Barnsnap House by Re-Format
- 5. Cuckoo House by Arkleboyce Architects
- 6. Hillside House



MATERIAL PALETTE

The design of the proposed house has taken inspiration from its location and setting, through the incorporation of local stone and timber, leading to a design which is both contemporary in appearance, whilst being sensitive to the context.

Constructed from stone, timber and zinc, the elevations will incorporate a hierarchy of glazed openings that make the most of the views, whilst creating light-filled spaces. The secondary elements around the main body of the house are expressed using vertical timber and standing-seam metal cladding to differentiate them from the main body of the house.



- 1. Sedum green roof
- 2. Natural coursed stone
- 3. Profiled metal cladding
- 4. Larch vertical timber cladding with PPC Aluminium
- 5. Natural coursed stone with PPC Aluminium doors & windows



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PRE-APPLICATION RESPONSE

Pre-application advice was sought in relation to the construction of a single dwelling at the site, and consideration of the exceptions within para 145 (NPPF) or an argument for Very Special Circumstances (VSC) in relation to limited infilling and previously developed land. The key extracts of the pre-application response from Bury District Council are below.

145. *Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land (NPPF).*

INFILLING / PREVIOUSLY DEVELOPED LAND

"Given the open countryside to the north of the site it is also considered that the proposal would not be considered to be an infilling site. Infilling generally involves building a new property/properties within an existing built frontage and as such would not increase the harm to the Green Belt through the extension of built form. Whilst this assessment is subjective given the open nature and character of the site, any development here would require a case for Very Special Circumstances."

- The siting of the building has been carefully considered so that it does not have a detrimental impact on the character of the site and its wider setting. The scheme has evolved so that it is now less impactful on the site and will instead to work with the existing contours. The position of the building will allow it to be screened by existing and proposed planting.

ISOLATED HOME

"The NPPF makes it clear that creating high quality buildings and places is fundamental. This is further supported by the National Design Guide. The National Design Guide, published by the Ministry of Housing, Communities and Local Government in 2019 states that well designed new development is influenced by "an appreciation and understanding of vernacular.....including existing built form, landscape and local architectural precedents."

- The proposed design takes inspiration from its location and setting, through the design principles, choice of materials and landscaping strategy to produce a scheme which is both contemporary in appearance, whilst being sensitive to the context.

VERY SPECIAL CIRCUMSTANCES (VSC)

"It is considered that the proposal would need a case for Very Special Circumstances. Considerations such as creation of a passive house, or a bio-diversity net gain approach to the site landscaping, may not be sufficient by themselves to warrant VSC, but cumulatively with a case for exceptional design, may

help to provide the case for VSC however this will be a very finely balanced case and needs to be fully supported and evidenced."

- The scheme Incorporates an environmental design strategy and bio-diversity net gain approach to enhance the proposal. This includes the implementation of roof-mounted solar PV panels, air source heat pump and high levels of insulation and air tightness to enable the proposal to have low energy consumption. In addition the planting of native tress, creation of an informal orchard and planting of species-rich meadow grass will aid the drainage of the site and prevent surface run-off.

"Careful consideration should be given to the impact of the new building form several locations, in both the immediate vicinity and the wider countryside. The view of the proposal from main roads, public footpaths and settlements will be given significant weight. Large scale buildings are difficult to site unobtrusively on hill terrain and can look out of scale as such full justification will be required in relation to the siting of the proposed dwelling."

- The siting of the proposal has moved away from Eccles Street and towards the centre of the site to allow the building to work with the existing contours, making the building less visible and lowering the visual impact of the building from the surrounding area whilst still retaining the views from the dwelling. The choice of landscaping features and enchantments will also help to merge the proposal into its setting.

"In addition to the need to provide VSC the applicant should seek to reduce the driveway to the dwelling so as to limit the impact on the openness of the Green Belt. It may also be required to create a twin lane track, rather than a single hard core driveway. Residential amenity space should also be limited to prevent the intrusion of domestic paraphernalia."

- The proposal now seeks to use the existing access point in the north-east corner of the site. Although this will increase the length of the access track, it will have significantly less impact on the site than the previous proposal and will allow the track to be screened from view by proposed planting. The siting and design of the dwelling will also mean that the residential amenity space, garage, and vehicles will be visually removed from the development.

HIGHWAYS

"The proposed site plan does not currently provide sufficient detail of the junction onto Eccles Street, so the acceptability of any arrangement can not be commented on at this time. The proposed site plan should therefore be revised to provide adequate pedestrian and vehicular arrangements at this junction."

- The relocation of the site access will now provide adequate pedestrian and vehicular entry to the site with improved visibility along Eccles Street. The revised proposal will also mean that the boundary stone wall along Eccles Street will remain intact. The proposal will also seek to formalise and enhance the community parking area adjacent to the access of the site.

PRE-APPLICATION RESPONSE

HERITAGE / RESIDENTIAL AMENITY

"The proposed development and lack of details in relation to height, scale, massing and position would have a seriously detrimental impact on the character and visual amenity of the Special Landscape Area and would neither preserve or enhance the traditional character, setting and appearance of the Ramsbottom Conservation Area. An existing site section has been submitted with the application, a proposed site section should also be provided to show the impact of the proposal on the dwellings on Eccles Street. The dwellings on Eccles Street are at a lower level than the site and as such a full assessment of the proposal in relation to aspect standards is required."

- The sections provided as part of the overall submission provide details of how the dwelling will sit within the site and its relationship with the existing buildings along Eccles Street. The sections also help to demonstrate how the proposal is now less impactful on the site (than the design presented at pre-application), as well as how it will be screened to mitigate the visual impact on the wider setting.

LAYOUT AND DESIGN

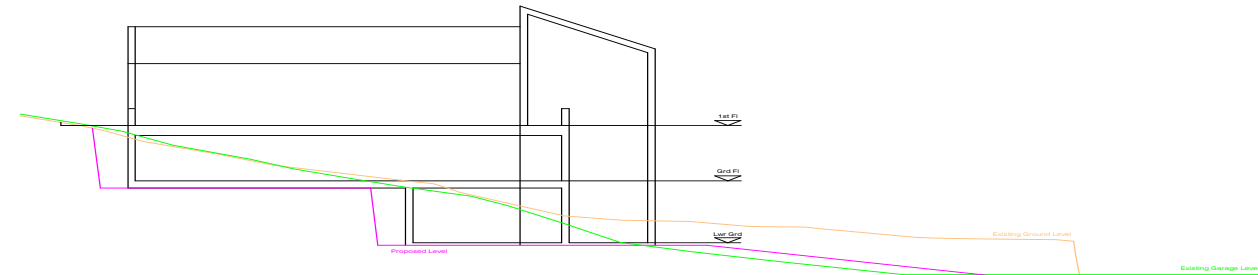
"UDP Policy H2/1- The Form of New Residential Development requires all new residential development to make a positive contribution to the form and quality of the surrounding area. Policy H2/2 - The Layout of New Residential Development seeks to ensure that new residential development will be acceptable in terms of layout in order to provide a good quality residential environment."

- The careful consideration of the external appearance of the building and the placement of openings and external spaces has created generous, light-filled rooms that make the most of the views around the site. The internal layout of the dwelling will create a modern home that can evolve with the changing needs of a growing family.

ECOLOGY

"It is unclear what the extend of the red edge is likely to be ie, whether it will be restricted to the house and a small garden or whether the entire plot will be landscaped."

- The proposal includes a landscape masterplan for the for the areas around the proposed dwelling as well as the wider site. The proposal will incorporate the planting of native trees (c. 2,140 m²), informal orchard (c. 780m²) and area of species rich meadow grass (c. 650m²). The landscaping proposal forms part of the bio-diversity net gain approach, as well as helping to settle the building into the existing landscape and reduce its visual impact.



Pre-Application Section



Initial Proposed Section BB



Initial Proposed Visualisation

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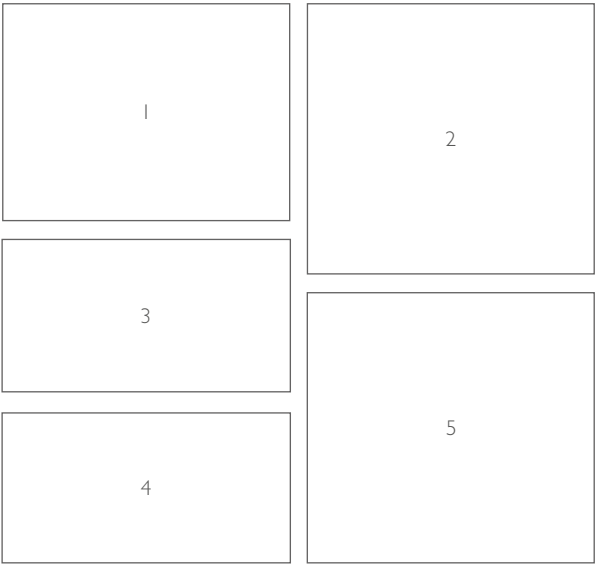
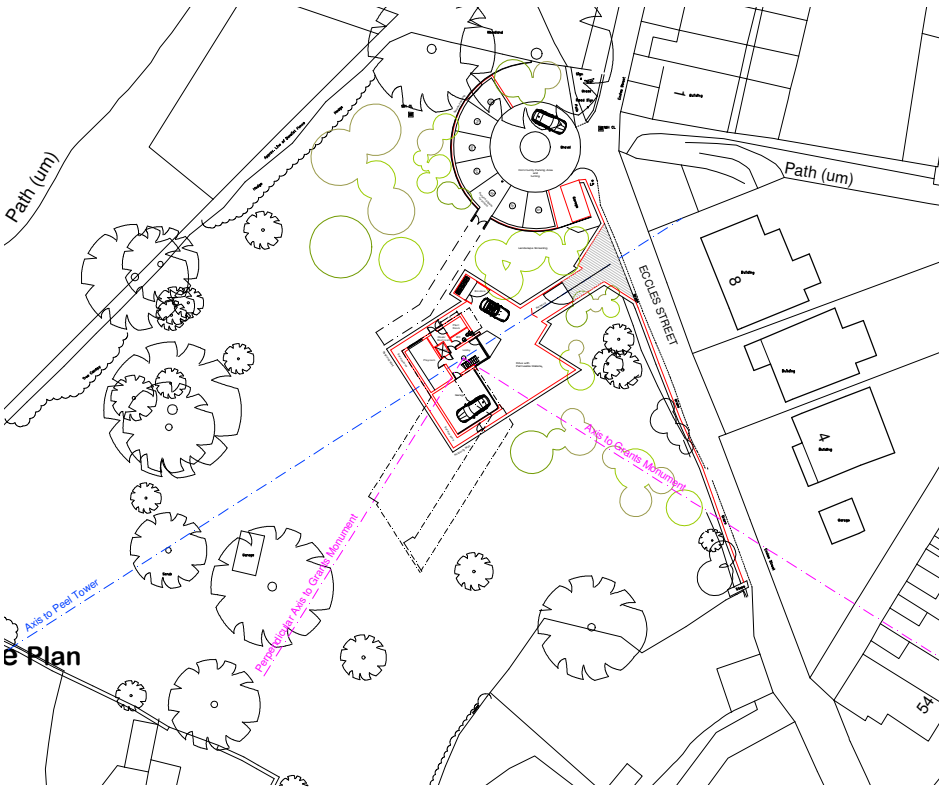
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INITIAL DESIGN DEVELOPMENT

In order to produce the final design for the site the proposals went through a series of iterative design stages. Adjacent are the key images from these stages.

The initial site layout plan submitted as part of the Pre-Application proposed a new access off Eccles Street to create a subterranean basement level with living accommodation above. Following feedback and a reassessment of the design it was decided to pursue a scheme that would be less impactful to the site, by using the existing access in the north-east corner of the site.

The design evolved after a series of client meetings and discussions to a solution which made the best use of the site and matched the client's vision whilst respecting the setting.



- 1. Initial site layout plan submitted at Pre-Application
- 2. Design development site plan of a scheme that is less intrusive to the site
- 3. Initial 3D concept development
- 4. Initial 3D concept development
- 5. Final site layout plan with hard and soft landscaping shown

REVISED SCHEME RESPONSE

Following the submission of the initial planning application the following points below were raised by Bury District Council relating to the design and its location on the site. The re-design has carefully considered the points raised and sought to find solutions through creative design and enhanced environmental features.

LAYOUT AND DESIGN

"Reduce the scale and amend design / garaging to more reflect the site and its surroundings. Consider resiting the building further down the site towards Eccles Street, and reduce the domestic curtilage."

- The revised scheme significantly reduces the scale and massing of the building whilst also reducing the domestic curtilage by re-siting the proposal closer to Eccles Street. The new proposal seeks to work with the contours of the site, with the addition of a subterranean garage giving the sense that the building is evolving out of the landscape. The material choices also seeks to emphasise this by using natural stone where the building comes out of the ground, with vertical timber and profiled metal cladding used to give the rest of the proposal a contemporary feel.

"Access track to be at Grants Wood end of the site. Look at where the bin storage will be located."

- The access track for the revised proposal will still enter the site from the Grants Wood end, but will be much shorter and have less of an impact on the site given the revised location of the building. The bin store (shown on the proposed site plan) will be located at the entrance of the site, with a timber enclosure used to lessen the visual impact. The proposed landscape enhancements will also help to screen the access track from Eccles Street.

ENVIRONMENTAL STRATEGY

"Improve the sustainability / energy efficiency of the proposed building. Consider a move towards passive house."

- The revised scheme will aim to achieve passivhaus principles, as outlined in tables to follow. Measures such as, high levels of insulation, solar controlled glazing, high levels of air tightness and minimising areas of cold bridging through construction detailing, will all be used to improve the energy efficiency / sustainability of the proposal.



Withdrawn Scheme_Proposed Section BB



Proposed Section AA



Proposed Visualisation

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REVISED SCHEME DESIGN DEVELOPMENT

In order to produce the revised design for the site the proposals went through a series of iterative design stages. Adjacent are the key images from these stages.

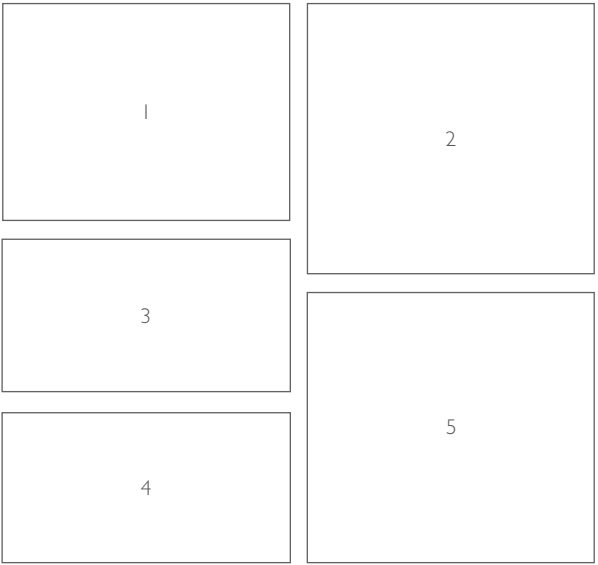
The design proposal now has a subterranean garage and arrival space, with the ground floor fronting Eccles Street and the first floor orientated South East to make the most of the views. The proposal is now considered to less impactful to the site, whilst creating a contemporary family home.

Key Numbers:

GIFA: 290m² - 28% REDUCTION
(Previously 400 m²)

Volume: 1,104 m³ - 25% REDUCTION
(Previously 1,467 m³)

Curtilage: 0.19 Ha - 74% REDUCTION
(Previously 0.72 Ha)



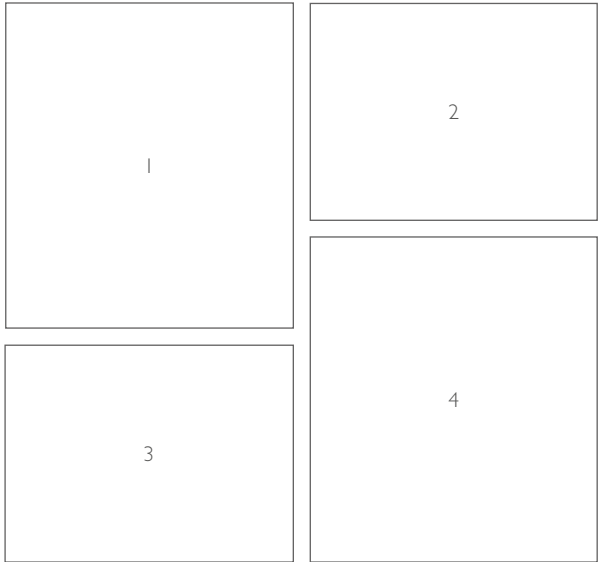
- 1. Site layout plan submitted at Pre-Application
- 2. Initial site plan showing the building in the centre of the site with a larger curtilage
- 3. Revised 3D design
- 4. Revised 3D design
- 5. Revised site plan showing the building closer to Eccles Street with a reduced curtilage



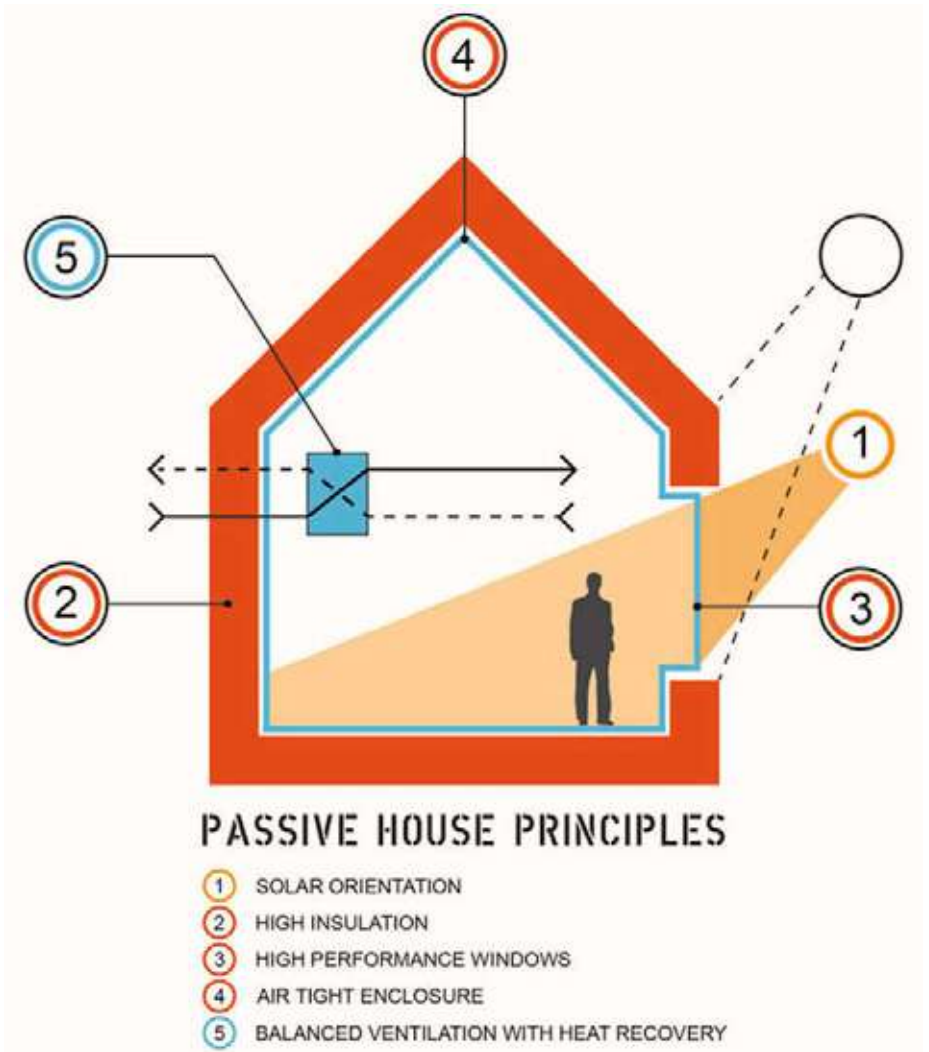
ENVIRONMENTAL DESIGN

A number of environmental features have been explored and incorporated to enhance the proposal and enable the house to have a low energy consumption. This includes the following:

- Designed to Passive House Principles
- Air source heat pump
- Mechanical Ventilation with Heat Recovery (MVHR) system
- High levels of insulation
- High levels of air tightness
- Minimise cold bridging through construction details
- High performance triple glazing
- Solar controlled glazing
- Sedum roof - aid biodiversity
- Areas of species rich meadow grass to aid with drainage
- Potential for roof mounted solar PV or remote array within landholding



1. Passive House Principles
2. Air source heat pump
3. Areas of species rich meadow grass to aid with drainage
4. Sedum roof



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PASSIVHAUS STANDARD

PASSIVHAUS

Key Passivhaus Principles	Eccles St House – how incorporated
High levels of insulation	350mm thk wood fibre insulation as part of PH15 timber frame system
Airtight enclosure	Highly airtight – <0.6 ac/hr - use of Xpanda airtight taped construction joints throughout
Balanced ventilation with heat recovery	Mechanical ventilation with heat recovery system – Zehnder certified system
High performance windows	Norrskan Triple-glazed windows (Passivhaus certified)
Solar orientation	Controlled solar gain to South, East & West facing windows

PASSIVHAUS STANDARD CERTIFICATION REQUIREMENTS:

Were the project to proceed to the full certification process, the principal energy performance targets would be as follows:

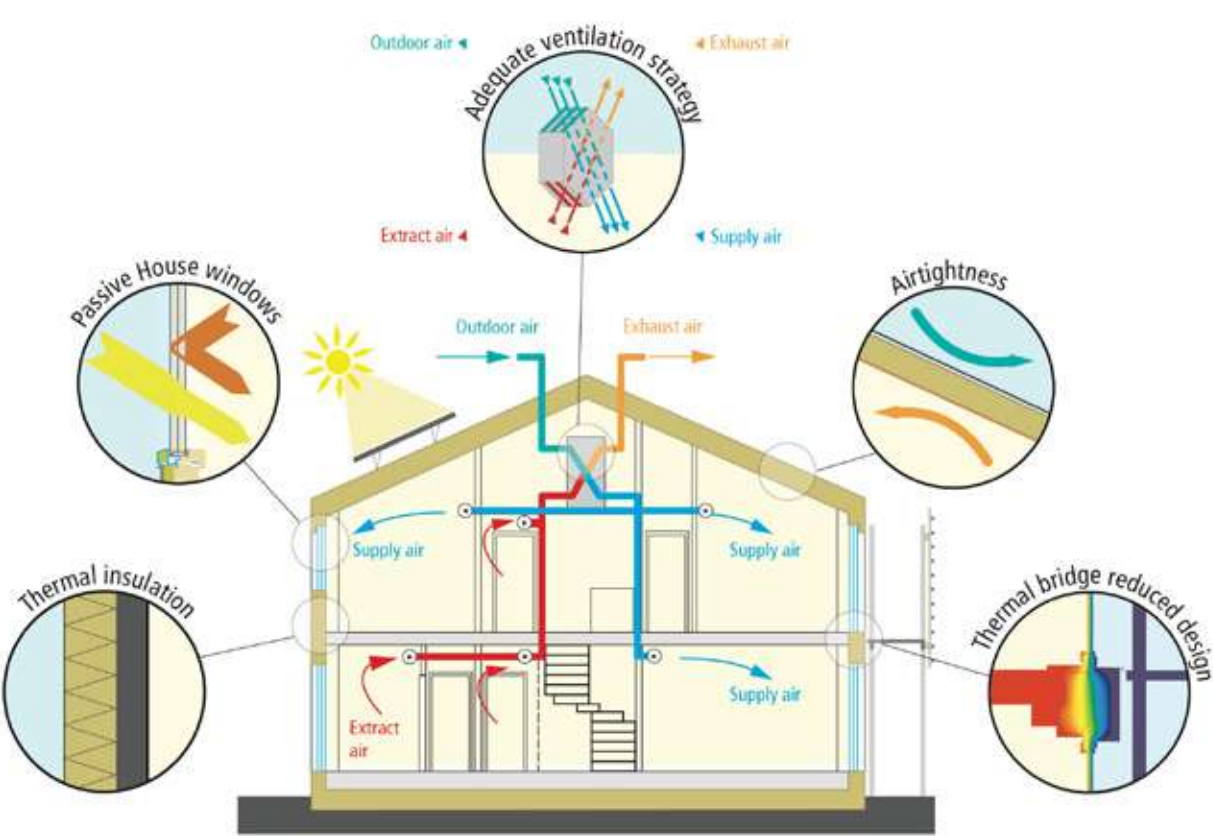
Parameter	Target	Notes
Delivered Heat and cooling	≤ 15 kWh/(m².a)	According to PHPP and Passivhaus methodology.
Peak Load	10 W/m2	This is an alternative certification option, calculated according to PHPP and Passivhaus methodology.
Primary Energy demand	135 kWh/(m².a)	As above
Air tightness (n50)	≤ 0.6 h ⁻¹	With MVHR
Thermal Bridges ³	Psi _{external} <0.01 W/m	Calculated if > 0.01 W/m
Summer overheating	<10%	<5% recommended

Characteristic U-values, thermal bridging and airtightness targets used in typical Passivhaus projects are:

Element	Typical u-value
Ground Floor	0.10 W/m²K
Walls	0.12 W/m²K
Warm Roof	0.12 W/m²K
Windows and Doors	0.9 W/m²K (mean installed),
Airtightness target (n50)	0.6 ac/h ⁻¹ @50pa
Thermal Bridging	PHPP default values generally assumed

The Eccles Street house has been designed to meet these performance targets.

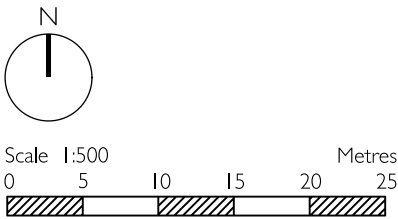
Detailed Passivhaus Planning Package (PHPP) calculations and supplementary quality assurance measures would be required to track the design intent and confirm compliance as the project proceeds.



SITE PLAN_AS PROPOSED 1:500 @ A3

Site Plan Key

- 1 Proposed access drive
- 2 Proposed house
- 3 Proposed terrace
- 4 Proposed bin store
- 5 Existing garage (In use by neighbour)
- 6 Proposed planted screening
- 7 Access to Grants Wood
- 8 Neighbouring property



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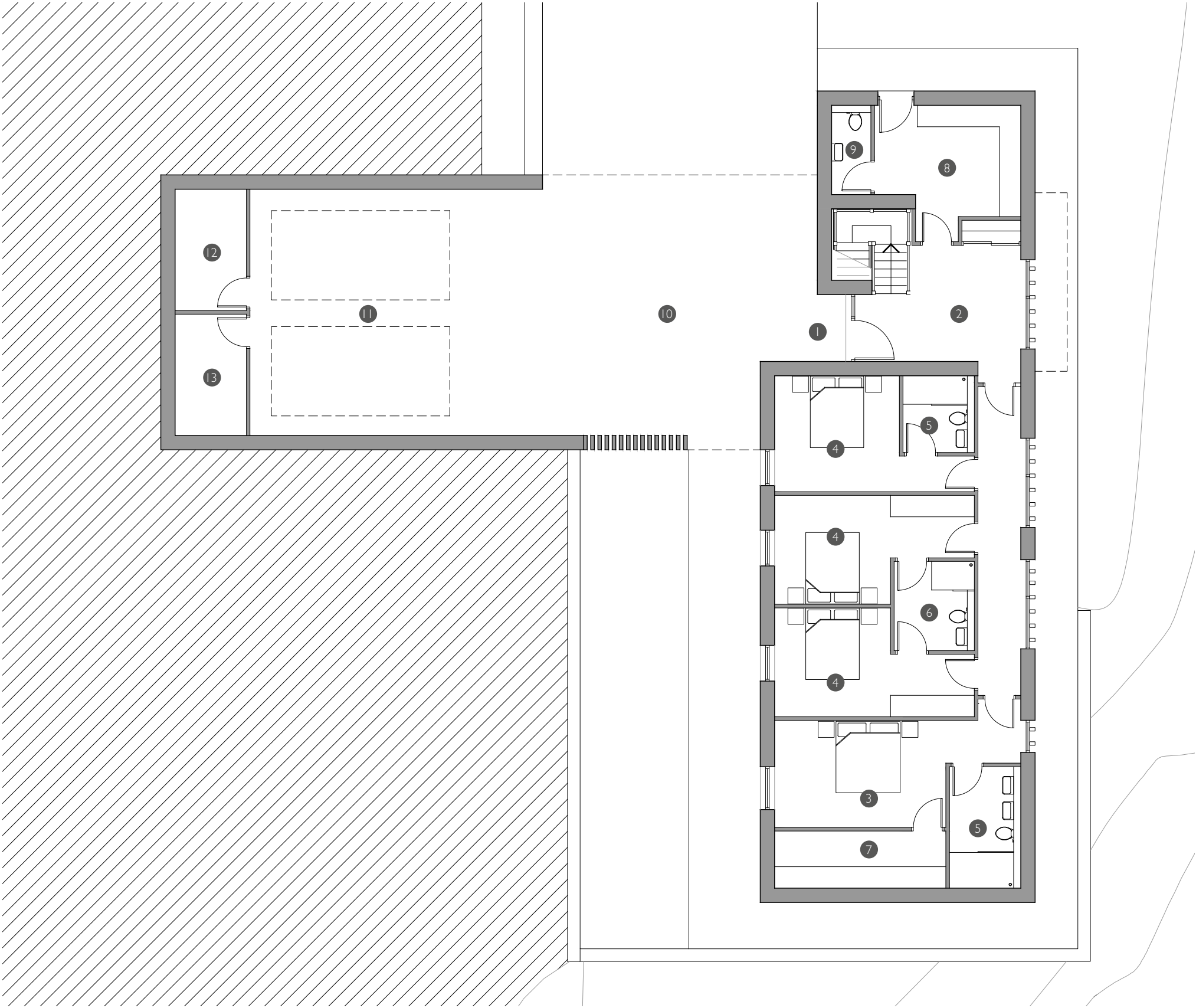
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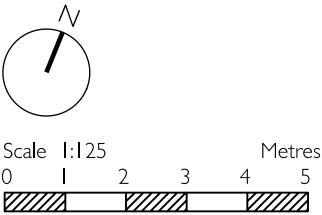
GROUND FLOOR PLAN_AS PROPOSED 1:125 @ A3

Ground Floor Key

- 1 Main Entrance
- 2 Entrance Hall
- 3 Master Bedroom
- 4 Bedroom
- 5 En-Suite
- 6 Jack & Jill Bathroom
- 7 Walk-In-Wardrobe
- 8 Bootroom / Utility
- 9 W.C
- 10 Covered Arrival Area
- 11 Garage
- 12 Plant Room
- 13 Store



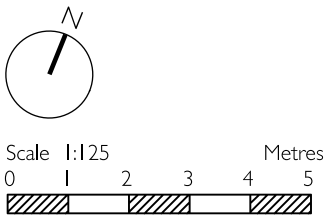
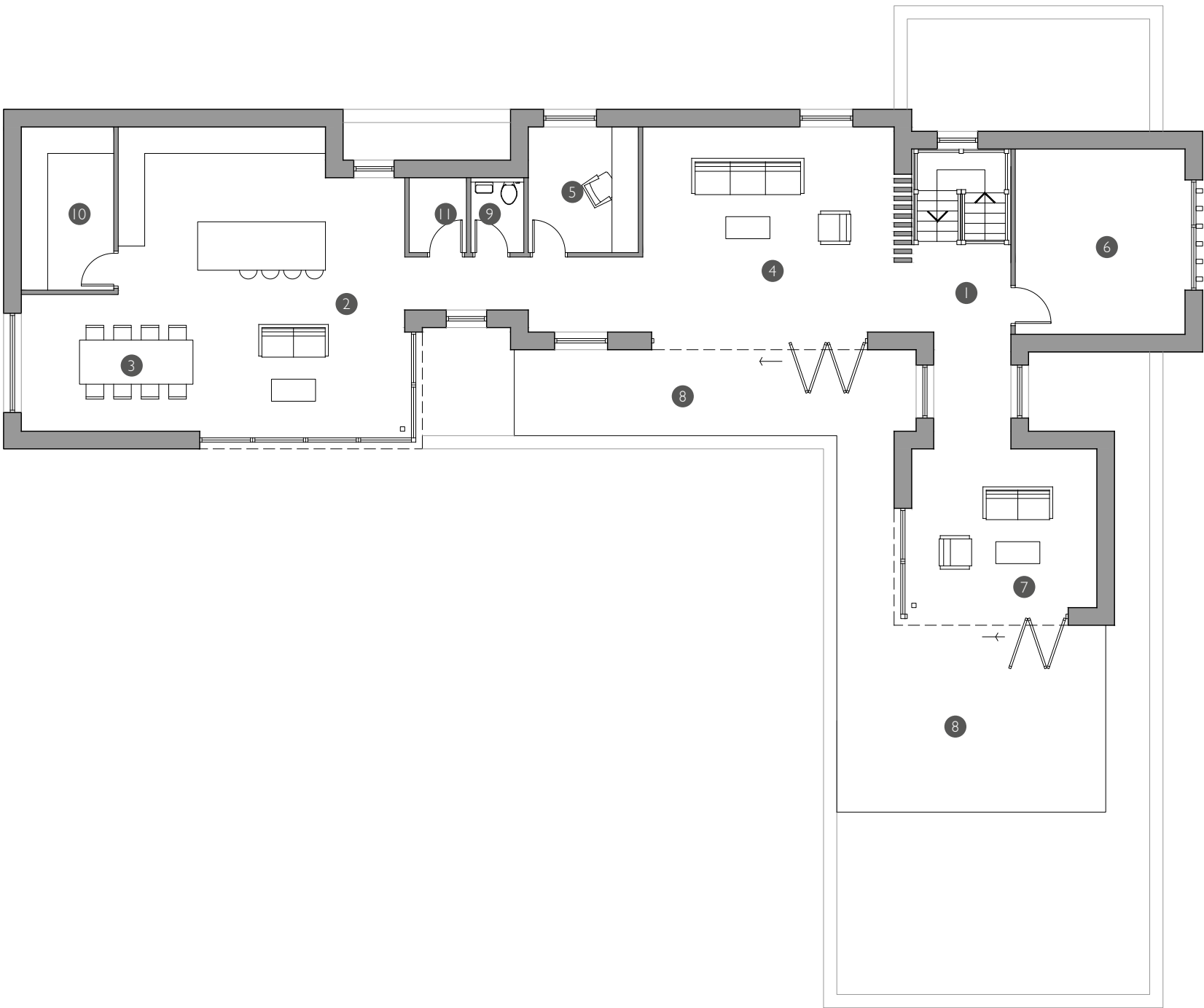
Ground Floor



FIRST FLOOR PLAN_AS PROPOSED 1:125 @ A3

First Floor Key

- 1 Landing
- 2 Kitchen / Living
- 3 Dining
- 4 Living Room
- 5 Office
- 6 Playroom
- 7 Garden Room
- 8 Terrace
- 9 W.C
- 10 Pantry
- 11 Store



First Floor

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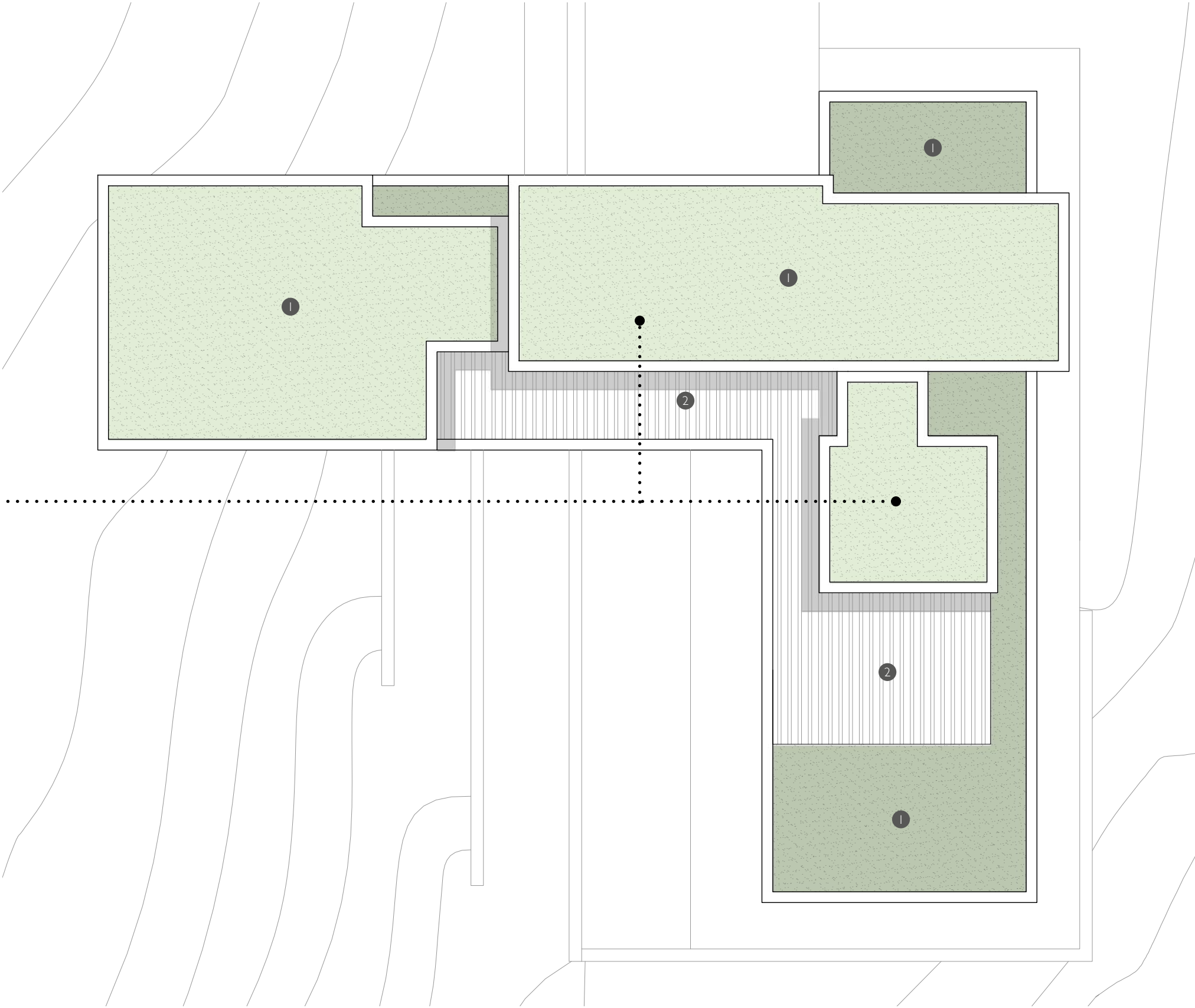
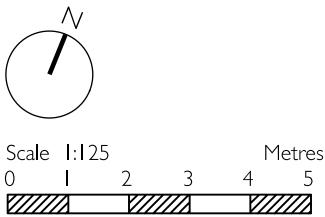
ROOF PLAN_AS PROPOSED 1:100 @ A3

Roof Plan Key

- 1 Sedum green roof
- 2 Terrace



Sedum green roof



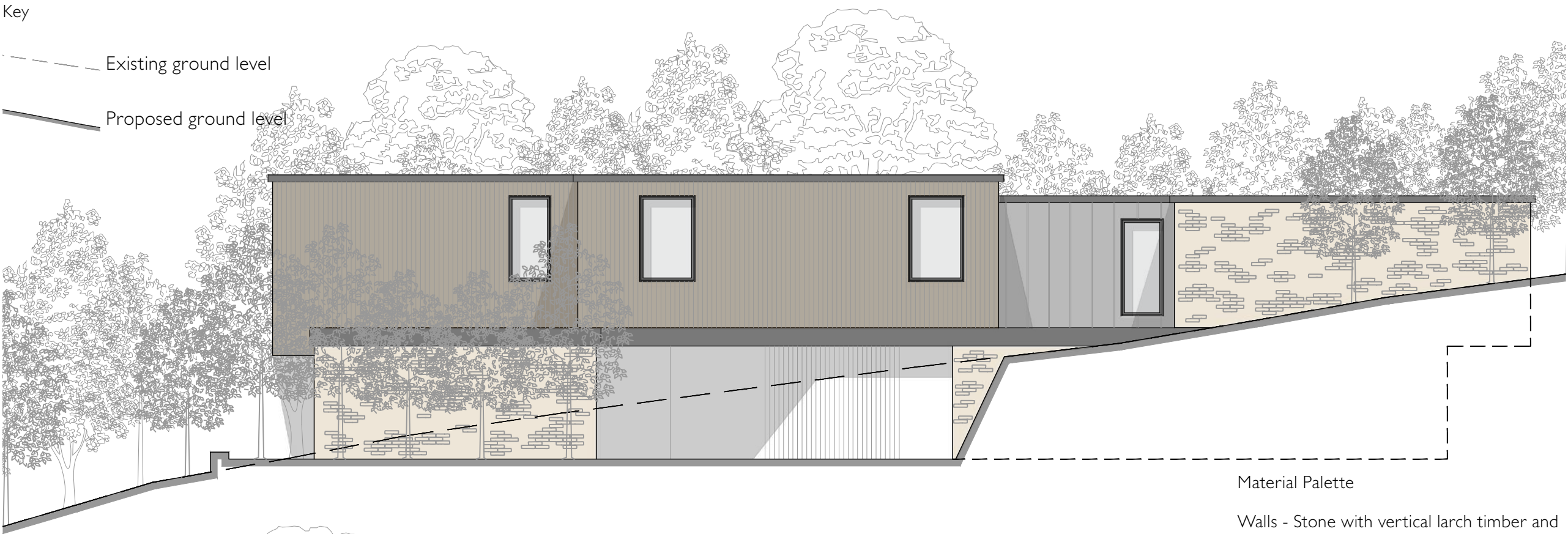
Roof Plan

ELEVATIONS_AS PROPOSED 1:100 @ A3

Key

Existing ground level

Proposed ground level



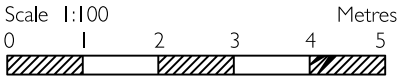
North West Elevation

Material Palette

Walls - Stone with vertical larch timber and
zinc standing seam cladding
Doors & Windows - PPC Aluminium
Roof - Sedum



South East Elevation



LAND OFF ECCLES
STREET

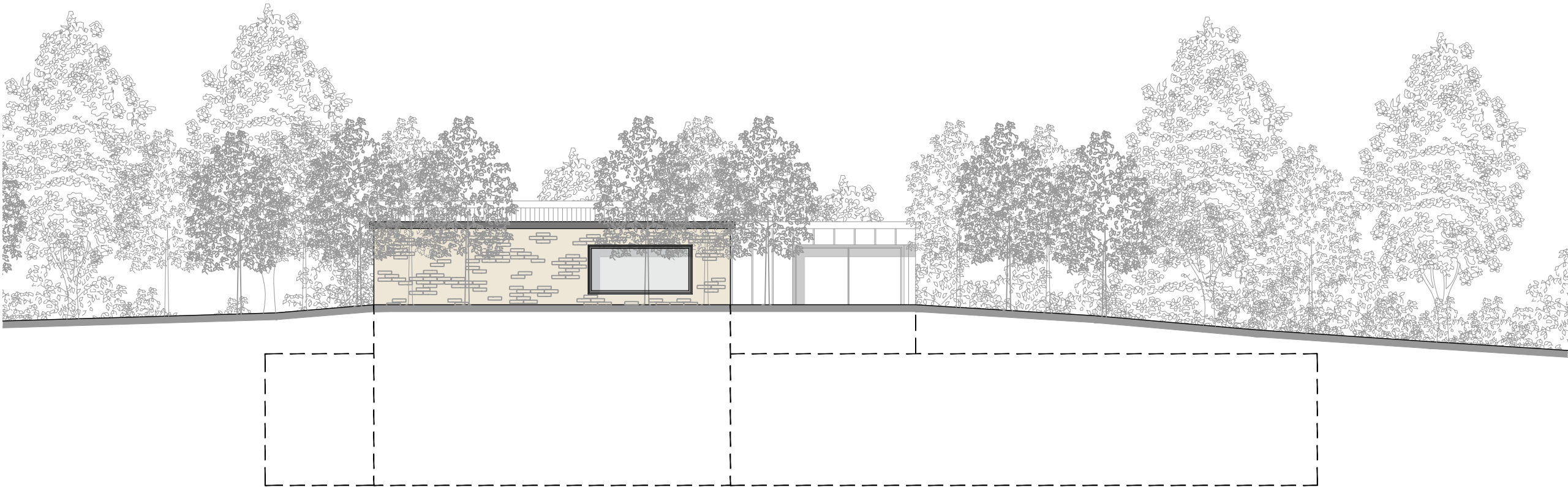
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ELEVATIONS_AS PROPOSED 1:100 @ A3



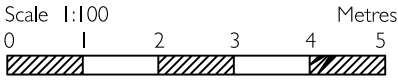
South West Elevation

Material Palette

Walls - Stone with vertical larch timber and
zinc standing seam cladding
Doors & Windows - PPC Aluminium
Roof - Sedum



South West Sectional Elevation

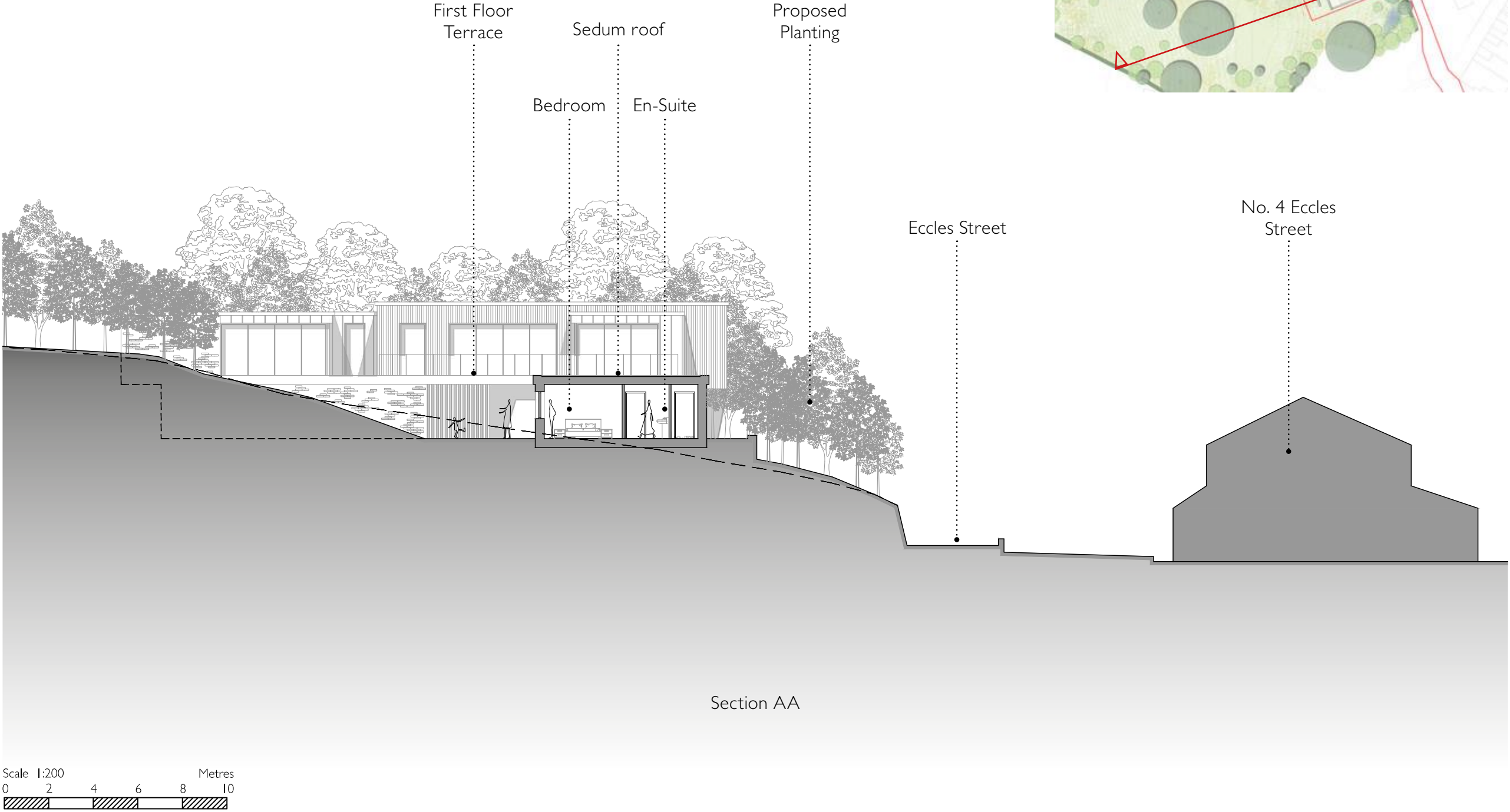


SECTION AA_AS PROPOSED 1:200 @ A3

Section Key

Existing ground level

Proposed ground level



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VISUALISATION



VISUALISATION



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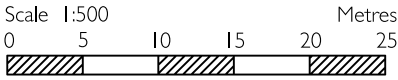
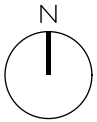
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LANDSCAPE MASTERPLAN_AS PROPOSED 1:500 @ A3

Key

- Existing
Existing established trees and woodland.
- Proposed
Native trees.
- Native buffer planting and habitat creation.
- Lawn and terrace.
- Species rich meadow grass under planted with naturalising bulbs, native wild flowers and field margin species such as Cow Parsley and Ox Eye Daisy
- Gabion/boulder retaining wall.
- Sunken drive contained within plated woodland corridor.
- Permeable gravel arrival court.
- Hard paving.
- Green roof.
- Native mix species rich hedgerow.
- Habitat pond.



BIODIVERSITY PLAN_AS PROPOSED 1:500 @ A3

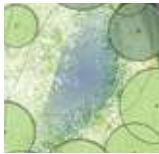
Site Plan Key



Proposed native tree planting
c. 2,140m² (c. 118 new trees)



Existing established trees and woodland



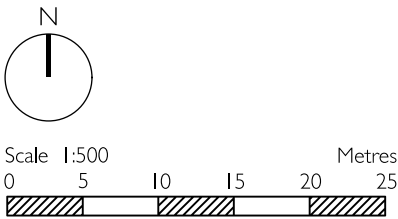
Habitat pond

Area of species rich meadow grass under planted with naturalising spring bulbs, native wild flowers and field margin species such as Cow Parsley and Ox Eye Daisy. c. 1,270m²

Native mix species rich hedgerow
Eccles Street boundary c. 52m long
South-west boundary c. 108m long

Features to Enhance Drainage

- Permeable SUDS (Sustainable Urban Drainage Scheme) surfacing to all new areas of hardstanding.
- New areas of tree planting to assist with preventing fast surface runoff.
- Rainwater recycling - water butts fitted to downpipes.
- Areas of species rich meadow grass.



LAND OFF ECCLES STREET

DESIGN & ACCESS STATEMENT - REVISION B

MR SIMON FROUDE

APRIL 2023

PREPARED BY RURAL SOLUTIONS LTD

VEHICULAR ACCESS_AS PROPOSED

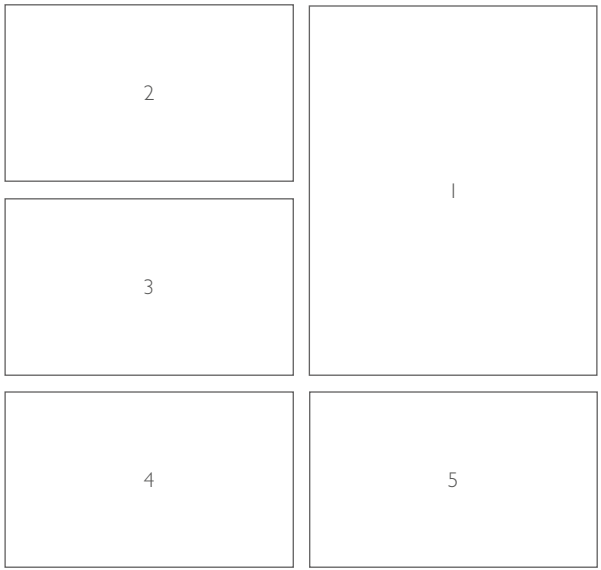
The proposed dwelling will be accessed off Eccles Street in the north-east corner of the site via an existing access point. Both vehicles and pedestrians will be able to access the new dwelling at this point.

The dwelling is set back from Eccles Street with a garage included in the proposal in order to visually remove vehicles largely from the development and therefore ensure that they do not dominate the external setting.

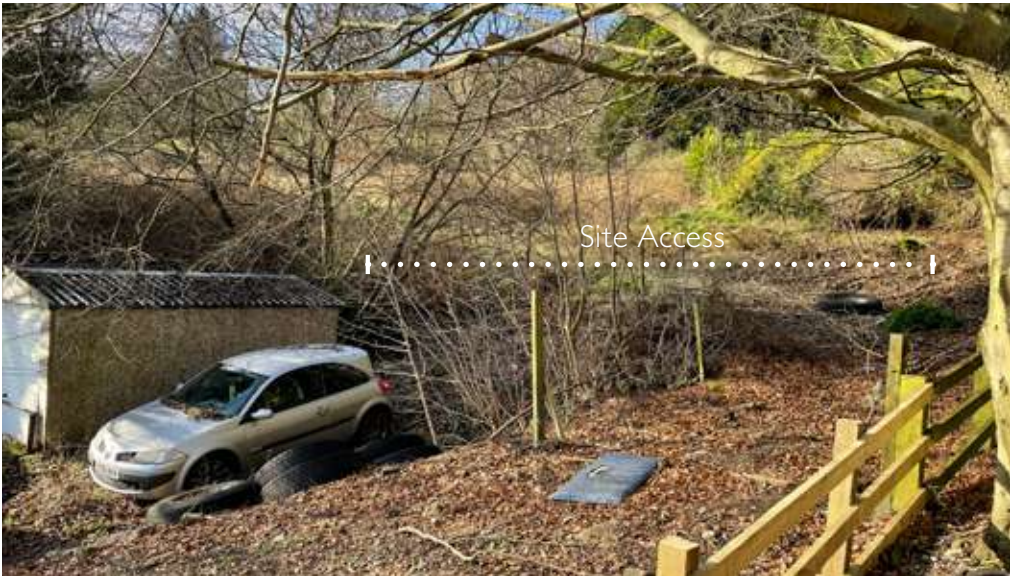
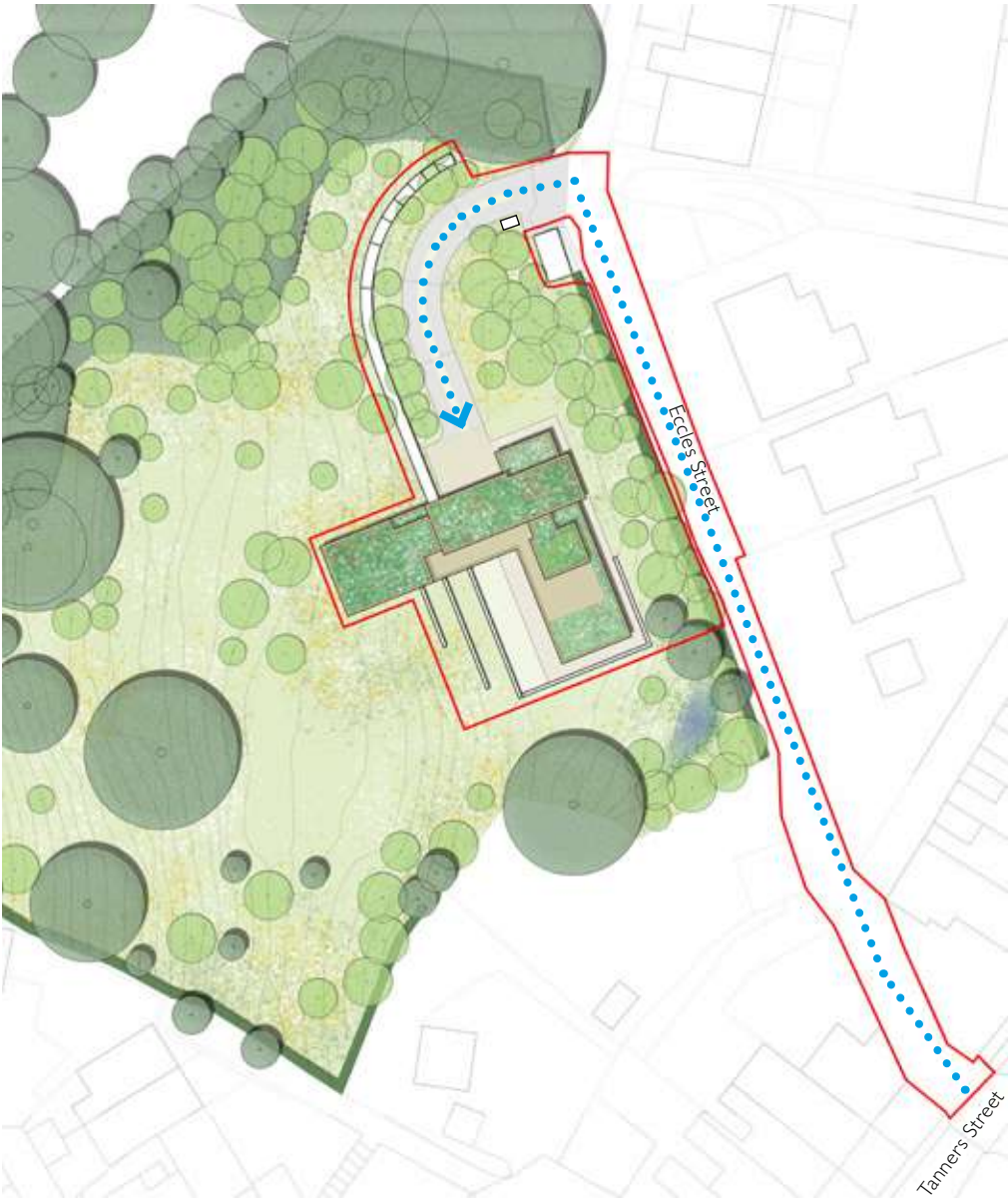
Adjacent are a series of photographs showing the site in its existing condition and noting the position of its existing access.

Key

-➡ Proposed vehicle access
- ▭ Proposed bin store



- 1. Proposed site access plan
- 2. View of the Eccles Street turning off Tanners Street
- 3. View looking North along Eccles Street towards the existing site access
- 4. View of the existing site access
- 5. View of the existing site access





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