



Bury Cliff Avenue



Design + Access
Statement

30th May 2023

T0931_BCA-KMA-XX-XX-RP-A-0001-A3-P1_DAS

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1. Design Statement

1.1 Introduction

This Design and Access Statement has been prepared by Studio KMA on behalf of Sterling Properties in support of a Full planning application for the proposed demolition of the existing dwelling at No.2 Cliff Avenue, Summerseat, Bury, BL9 5NT, and the proposed construction of 5no. new dwellings.

The applicant submitted a Pre-Application Enquiry to Bury Council (reference: 02743/E) prior to the submission of this Full planning application.

The applicant's planning consultant provided a detailed response to comments received from Jennie Townsend, Senior Planning Officer during August/September 2022 and they have maintained a positive dialogue since.

The comments and advice received from the LPA throughout this engagement has been welcomed, and have resulted in a number of amendments to the proposal prior to this submission.

1.2 Objectives

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development.

As such, we recognise the need for the preparation of this design statement to set out in a clear and concise manner:

Spatial Context - analysis of the physical characteristics of the application site and its surroundings.

The Proposal - describing the proposals and the principles upon which they are based.

Access - identify details of vehicular and pedestrian accessibility.

Summary - providing a brief overview of the proposal.

This Statement is intended as a positive tool for Bury Council and all other relevant third parties.

1.3 Planning Application Submission

This Full planning application seeks approval for the proposed demolition of an existing dwelling and the proposed construction of 5no. new dwellings at No.2 Cliff Avenue, Summerseat, Bury, BL9 5NT.

| 1.4 Document Schedule

This Design and Access Statement is to be read in conjunction with the following submitted drawings prepared by Studio KMA:

- > Location Plan (BCA-KMA-XX-XX-DR-A-7000-A3-P1)
- > Existing Block / Site Plan (BCA-KMA-XX-XX-DR-A-7001-A3-P1)
- > Proposed Block / Site Plan (BCA-KMA-XX-XX-DR-A-7002-A3-P1)
- > Proposed Landscape Plan (BCA-KMA-XX-XX-DR-A-7003-A3-P1)
- > Proposed Streetscene Elevation (BCA-KMA-XX-XX-DR-A-7004-A3-P1)
- > Proposed Site Section A-A (BCA-KMA-XX-XX-DR-A-7005-A3-P1)
- > Proposed House Type A (Plans) (BCA-KMA-XX-XX-DR-A-7006-A3-P1)
- > Proposed House Type A (Elevations) (BCA-KMA-XX-XX-DR-A-7007-A3-P1)
- > Proposed House Type B (Plans) (BCA-KMA-XX-XX-DR-A-7008-A3-P1)
- > Proposed House Type B (Elevations) (BCA-KMA-XX-XX-DR-A-7009-A3-P1)

The following supporting documents have been prepared and are to be read in conjunction with the submitted drawings prepared by Studio KMA:

- > Planning Statement
- > Topographical Survey
- > Measured Building Survey
- > Phase 1 Preliminary Risk Assessment
- > Arboricultural Impact Assessment (inc. Tree Survey)
- > Ecological Impact Assessment

2. Spatial Context

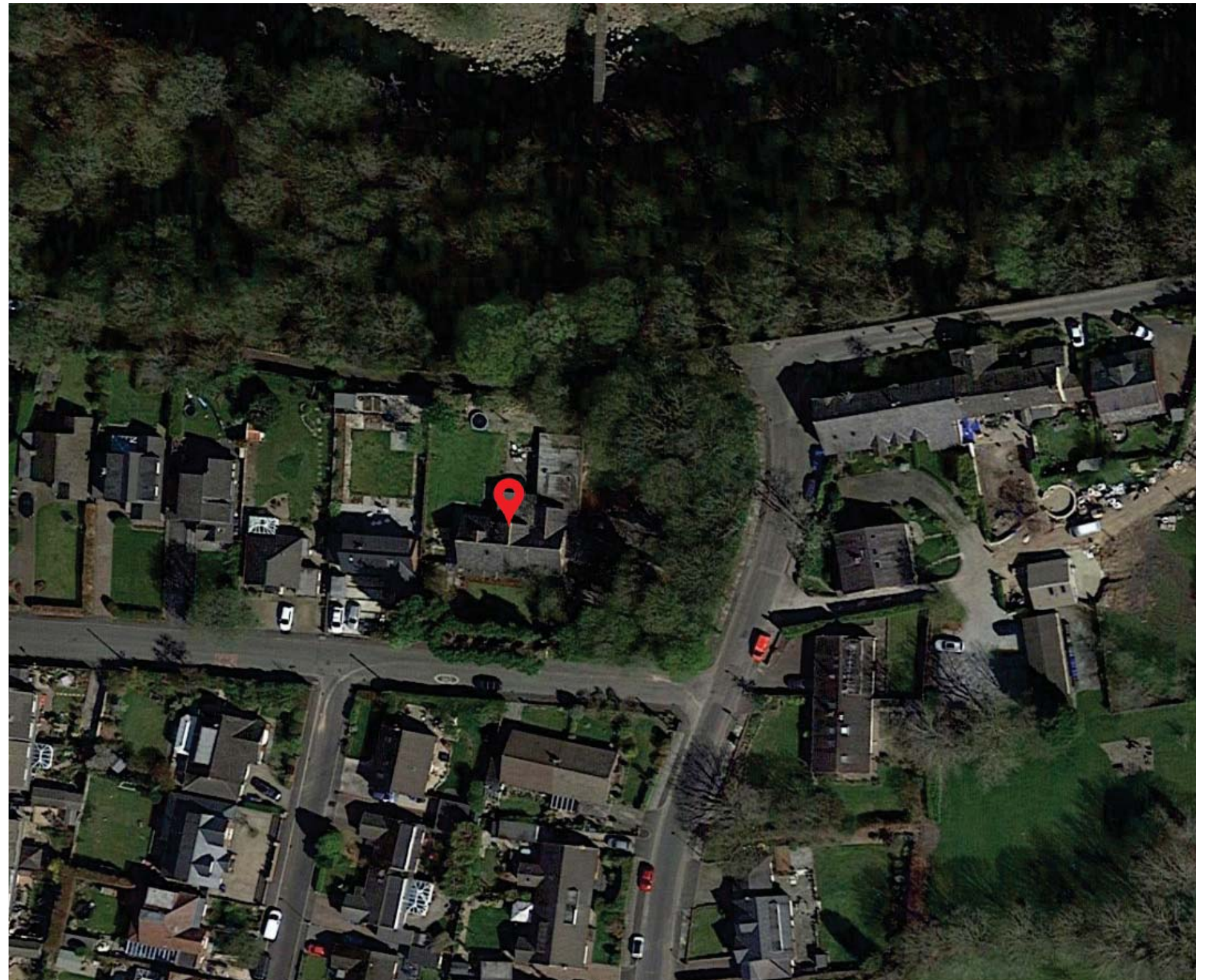
2.1 Location and Context

The application site comprises No. 2 Cliff Avenue, an existing detached dwelling set within generous landscaped gardens to the front, side and rear. In addition, there is a large and dense established copse of trees to the eastern boundary.

The property itself is a split level 4 bedroom property that includes for a double garage and car port, and is accessed from two locations; Cliff Avenue via a roll-on/roll-off driveway, and from Crag Lane via a private lane.



Location Plan



Aerial photograph of application site

2.2 Character

The application site is located within a mature residential area, and an area of adopted Greenbelt in close proximity to the River Irwell valley to the north.

The surrounding streets are dominated by two storey dwellings and dormer bungalows with private rear gardens and driveways fronting the street. A high proportion of dwellings also address the street with gables, resulting in increased variation and interest in the streetscene.

The dominant material palette comprises red/orange facing brick and slate roofs, with feature elements in render or timber cladding.

The variety of built form and materials used in the immediate context of the application site results in there being no overriding unifying character or visual identity.

A full photographic survey of the application site and its immediate context has been carried out and is shown over the following pages.



Photographic survey of context



Photographic survey of context



Photographic survey of application site



Photographic survey of application site



Photographic survey of application site

2.3 Topography

Alongside a full measured building survey of the existing dwelling, the applicant has also commissioned a full topographical survey of the application site and its immediate environs to inform the design process.

The application site comprises significant changes in topography between the existing dwelling and Crag Lane.

The proposed site levels and floor levels have been determined in line with the topographical survey data (working with the existing site levels as far as practicable).

For full details please refer to the separate Topographical Survey drawing submitted in support of this application.



Topographic Survey (excerpt)

2.4 Flood Risk

The application site sits within a Flood Zone 1 as identified on the GOV.UK Flood Map for planning website.

Areas deemed to be in Flood Zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000-year chance.

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Environment Agency Flood Zone Map

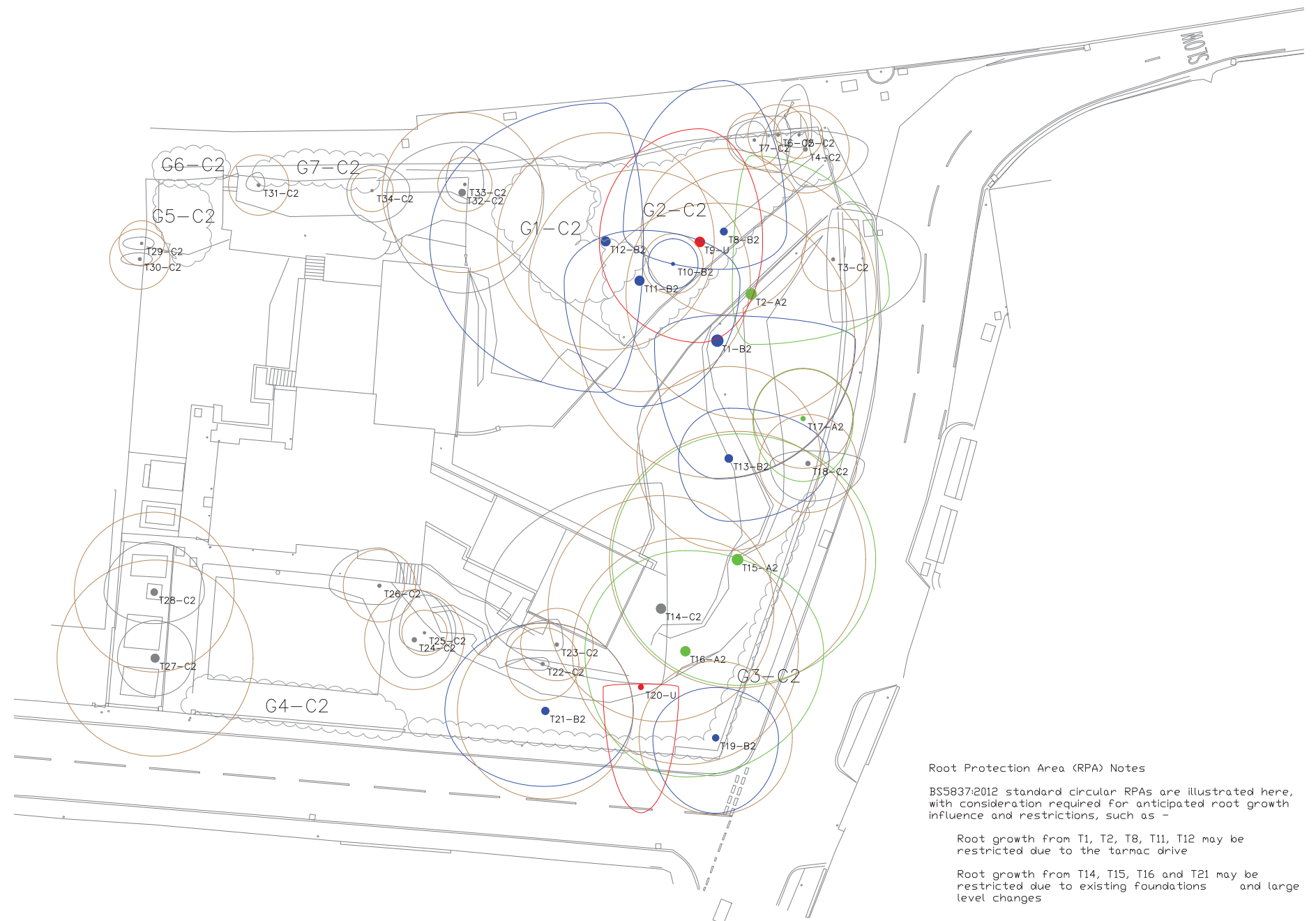
2.5 Trees and Landscape

In order to assess and mitigate any potential adverse impact upon the existing trees within the application site, the applicant has appointed an arboriculturalist to assist in the development of the proposed site layout.

A detailed tree survey has been prepared alongside an Arboricultural Impact Assessment in support of this Full planning application.

The survey (excerpt shown opposite) has been used to inform the proposals and ensure each protected tree is retained, and that minimal mitigation measures will be required moving forward.

For full details please refer to the separate Arboricultural Impact Assessment and Tree Survey submitted as part of this application.

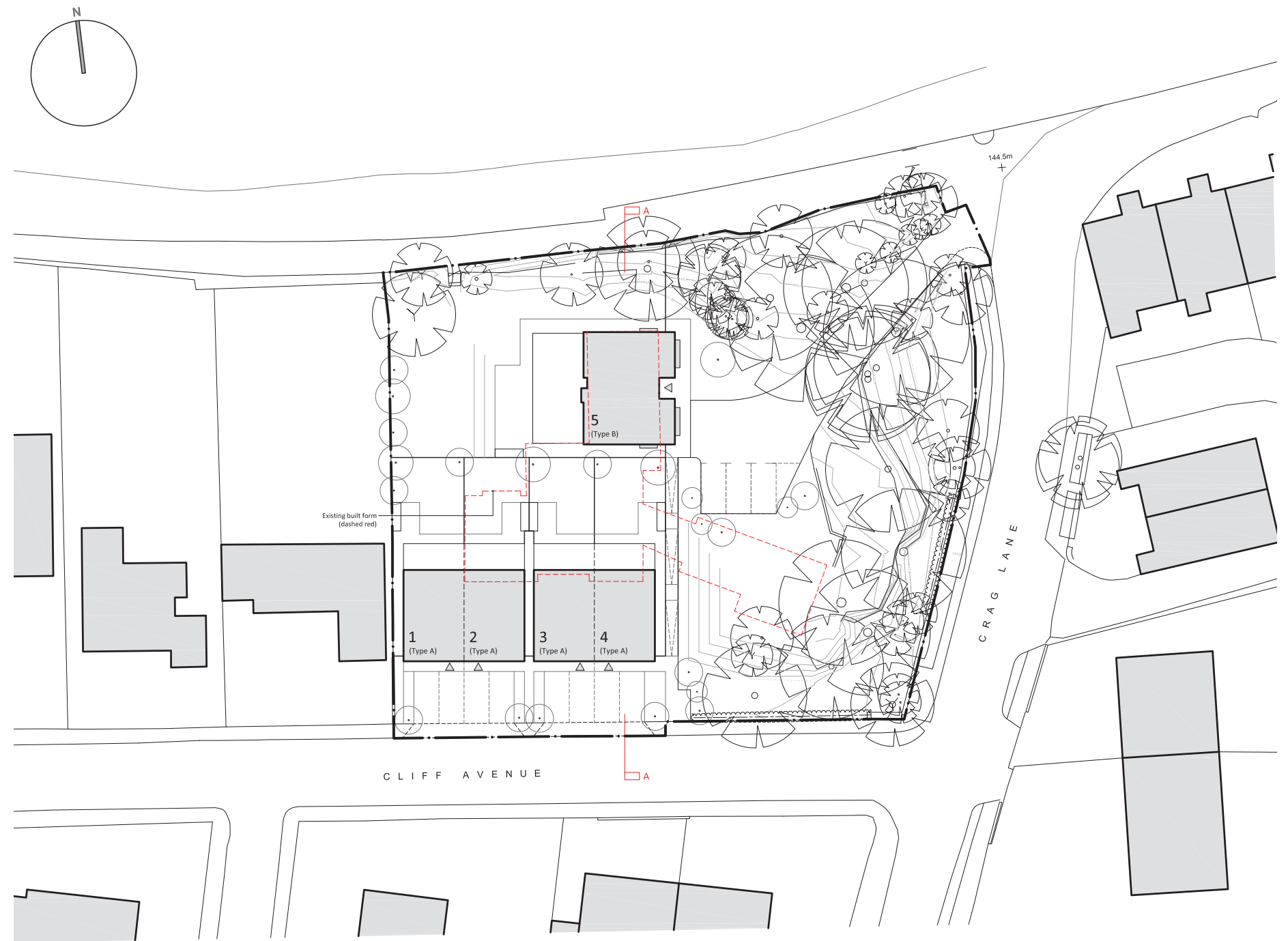


3. The Proposal

3.1 Use and Content

This Full planning application seeks approval for the proposed demolition of an existing dwelling and the proposed construction of 5no. new dwellings (Use Class C3), at No.2 Cliff Avenue, Summerseat, Bury, BL9 5NT.

The proposals include for 4no. semi-detached (Type A) and 1no. detached (Type B) dwellings, each with a private rear garden and car parking provision.



Proposed Block Plan

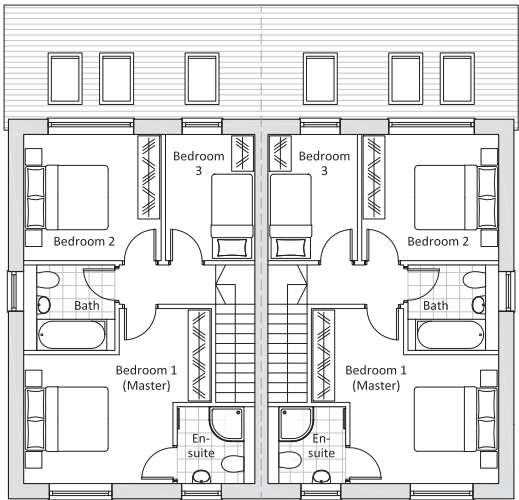
House Type A

Ground Floor

- > Open plan kitchen/dining/living space.
- > Lounge.
- > WC.
- > Cloak and store.

First Floor

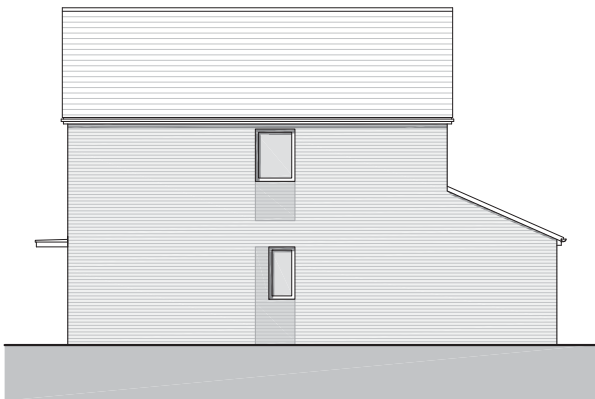
- > Master bedroom (with en-suite).
- > Bedroom 2 (double).
- > Bedroom 3 (single)
- > Family bathroom.



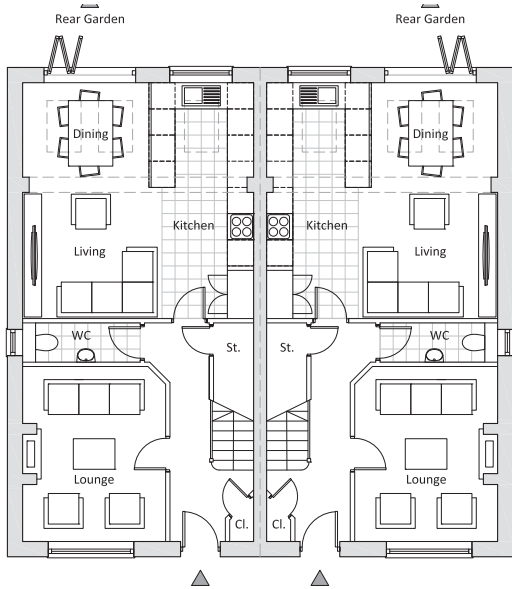
Proposed First Floor Plan



Proposed Front Elevation



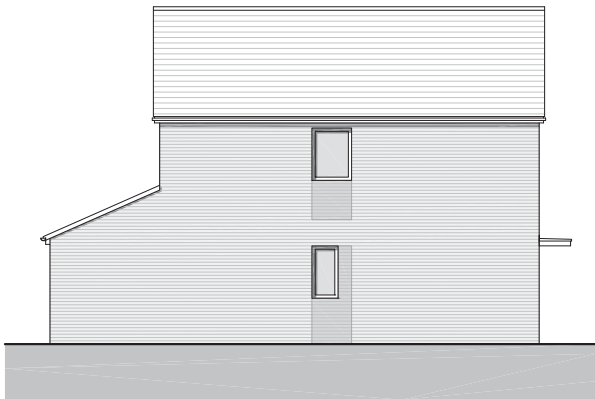
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed Side Elevation

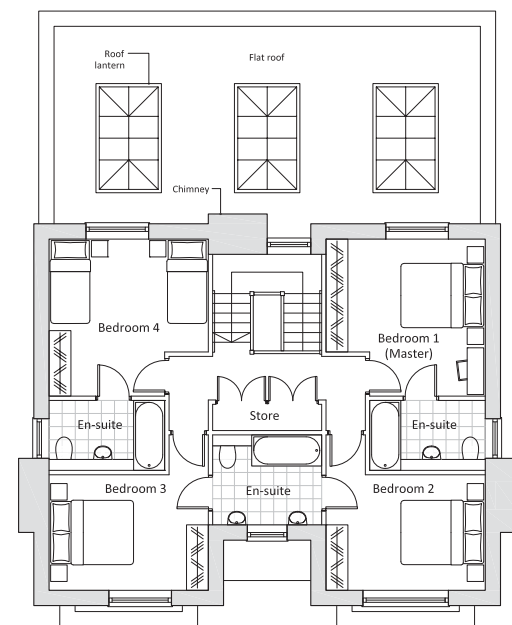
House Type B

Ground Floor

- > Open plan kitchen/dining/living space.
- > Lounge.
- > Dining room.
- > Office (or Bedroom 5).
- > Utility room.
- > WC.
- > Cloak and store.

First Floor

- > Master bedroom (with en-suite).
- > Bedroom 2 (double with en-suite).
- > Bedroom 3 (double with en-suite).
- > Bedroom 4 (twin with ensuite).
- > Store.



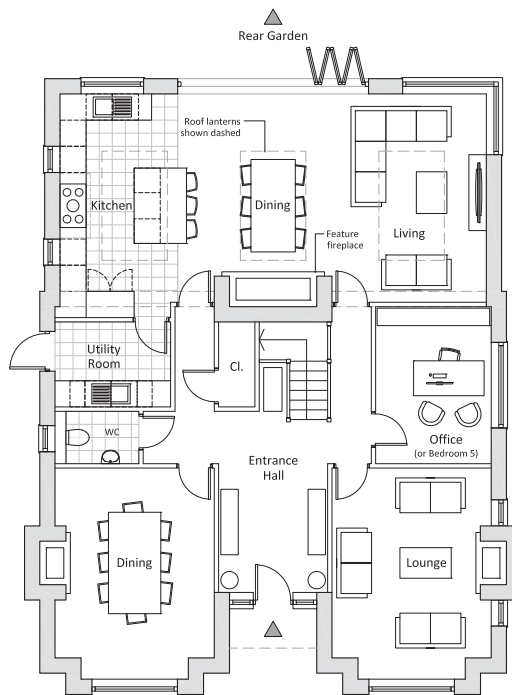
Proposed First Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed Side Elevation

| 3.2 Amount

The existing dwelling includes for the following amount of accommodation:

Existing Dwelling

- GIA (approx.) = 386.0 m² / 4,155 ft²
- GEA (approx.) = 486.5 m² / 5,236 ft²
- Footprint area (approx.) = 340.5 m² / 3,665 ft²
- Volume (approx.) = 1,349.5 m³ / 47,657 ft³

The proposals include for the following amount of accommodation:

House Type A

- GIA (approx.) = 97.0 m² / 1,045 ft²
- GEA (approx.) = 115.0 m² / 1,238 ft²
- Footprint area (approx.) = 66.5 m² / 715 ft²
- Volume (approx.) = 371.0 m³ / 13,102 ft³

House Type B

- GIA (approx.) = 200.0 m² / 2,150 ft²
- GEA (approx.) = 237.5 m² / 2,556 ft²
- Footprint area (approx.) = 145.5 m² / 1,565 ft²
- Volume (approx.) = 693.0 m³ / 24,470 ft³

Development Totals

- 5no. Dwellings (4 x Type, 1 x Type B)
- Total GIA (approx.) = 588.0 m² / 6,330 ft²
- Total GEA (approx.) = 697.5 m² / 7,508 ft²
- Total Footprint area (approx.) = 411.5 m² / 4,425 ft²
- Total Volume (approx.) = 2,177.0 m³ / 76,878 ft³

3.3 Layout and Form

The proposals have been drafted with an understanding of the immediate area, its character and identity. Having carried out an extensive site visit we have considered how the layout and form may enhance the immediate area.

Our site analysis, through the lens of urban design principles, provides a 'picture' of how the layout will function and identifies how we have dealt with site constraints and taken advantage of development opportunities.

By including for an appropriately considered layout, the proposals ensure that the new development will contribute to the wider character of the area whilst also creating an attractiveness of its own.

Key considerations to ensure an appropriate architectural (and landscape) layout are:

- > **Continuity and Enclosure** - a proposal that reflects and integrates with its context, and includes a clear definition of private and public space.
- > **Legibility** - a proposal that has a clear image that is easy to understand and navigate.
- > **Ease of Movement** - a layout that is easy to get to and move through.
- > **Quality of Landscape** - a development with attractive external spaces.
- > **Orientation** - to ensure the development integrates with the existing urban grain.
- > **Security** - a layout that provides an acceptable level of visual transparency and permeability.



Proposed Site Plan

Continuity and Enclosure

The site layout comprises two pairs of semi-detached dwellings fronting Cliff Avenue and a single detached dwelling to the rear of the site accessed via the existing private driveway from Crag Lane.

The urban design strategy has been to provide an appropriate development density that is in keeping with the surrounding residential context (in terms of dwelling footprints, plot sizes etc.) and also to ensure an efficient highway/parking arrangement to help maximise opportunities for soft landscaping and tree retention.

The proposed semi-detached dwellings have been positioned to provide a continuation of the existing building lines along Cliff Avenue. This will strengthen the streetscene when compared to the existing condition that includes for a further-set-back dwelling and low quality conifers addressing the street.

The detached dwelling has been positioned further back within the application site and within the footprint of the existing dwelling. This is to mitigate any potential impact upon the openness of the greenbelt. Given the location of the proposed detached dwelling, and the topography of the application site, it will be largely hidden from view from the public highway.

In terms of each plot, the dwellings are open to the front with a driveway/parking area, alongside hard and soft landscaping, with private secure gardens to the rear. In addition, the site layout ensures each plot size, and therefore the development density, is appropriate within its context.

Legibility

The proposed development has a clear image and is easy to understand via a site layout that achieves a visual character and language that is in keeping with the adjacent and nearby built form.

The layout and form of the dwellings also reinforce the sense of legibility with a clear and understandable environment via recognisable built form and routes to aid navigation.

The simplicity of the house types' forms also aids with the developments' overall legibility. Each house type has been designed using a common architectural language that includes for their form (two storey, gables to primary elevations), height, scale, massing, external appearance and material palette.

Ease of Movement

The proposed development is easy to get to and move through. The layout demonstrates a clear and well-considered strategy for pedestrian movement in and around the site.

Quality of Landscape

The proposed layout has been specifically designed to maximise the opportunity for attractive hard and soft landscaping within the application site, providing high quality external spaces for residents and visitors.

Orientation

The proposals have been consciously orientated in this manner to ensure a positive integration with the existing built form along both Cliff Avenue and Crag Lane.

The orientation of the dwellings also ensures:

- Self-policing of the car parking areas.
- Any potential of overlooking to neighbouring properties is minimised.
- The proposed built form responds positively with the existing urban grain.

Security

Security is of primary importance to ensure the sustainability of the development and the layout and form ensure an acceptable level of visual transparency and permeability to and from the site.

The pattern of the site layout responds sensitively to its context with careful attention being given to how the dwellings respond to the irregular shaped site boundary and the site topography.

The site layout ensures a high level of passive surveillance is provided across the development. This forms an important element in the creation of a safe environment for residents and visitors.

3.4 Height, Scale and Mass

Studio KMA acknowledge that scale is defined as: the height, width and length of the buildings proposed in relation to their surroundings. The impact of the scale of the proposed dwellings has been very carefully considered and the design rationale that informs the architectural and urban design response has been comprehensively illustrated within this statement.

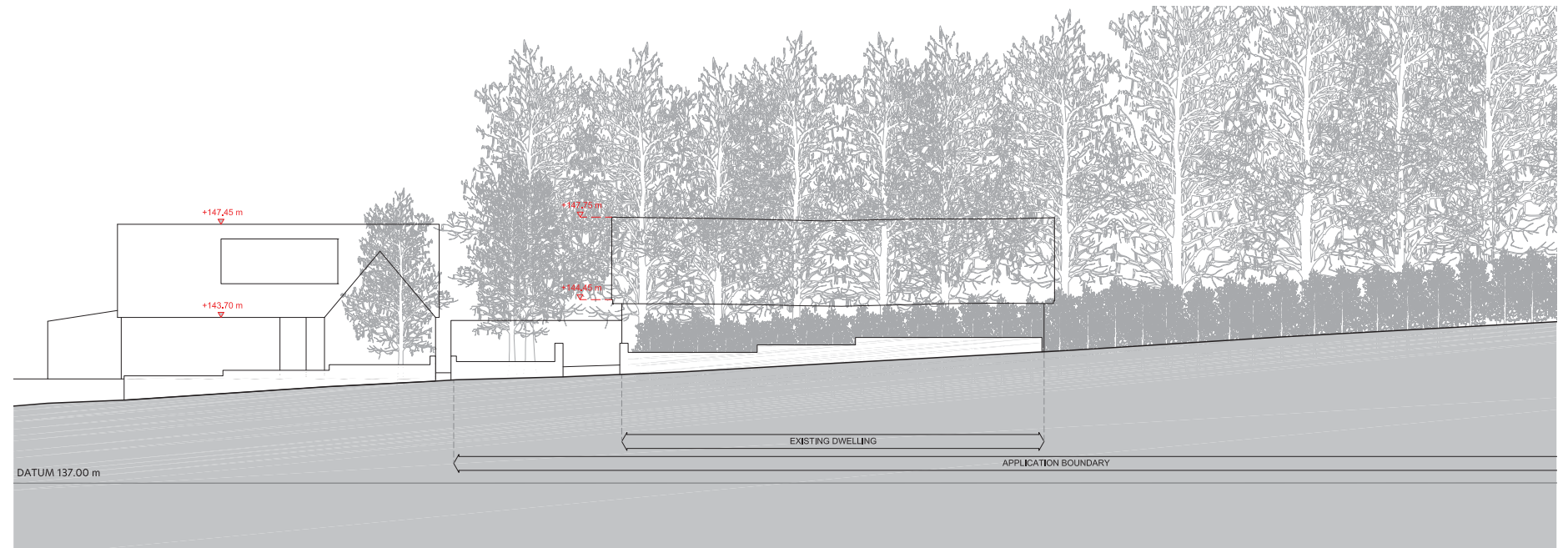
The height, scale and massing of the proposals have been rigorously developed and refined throughout the design process and has been strongly influenced by the adjacent residential properties and the existing topography of the application site.

This spatial relationship, alongside the need to integrate with the existing built form and the requirement to ensure the creation of a domestic-scale environment within an area designated as greenbelt, have combined to determine the overall height, scale and mass of each dwelling type.

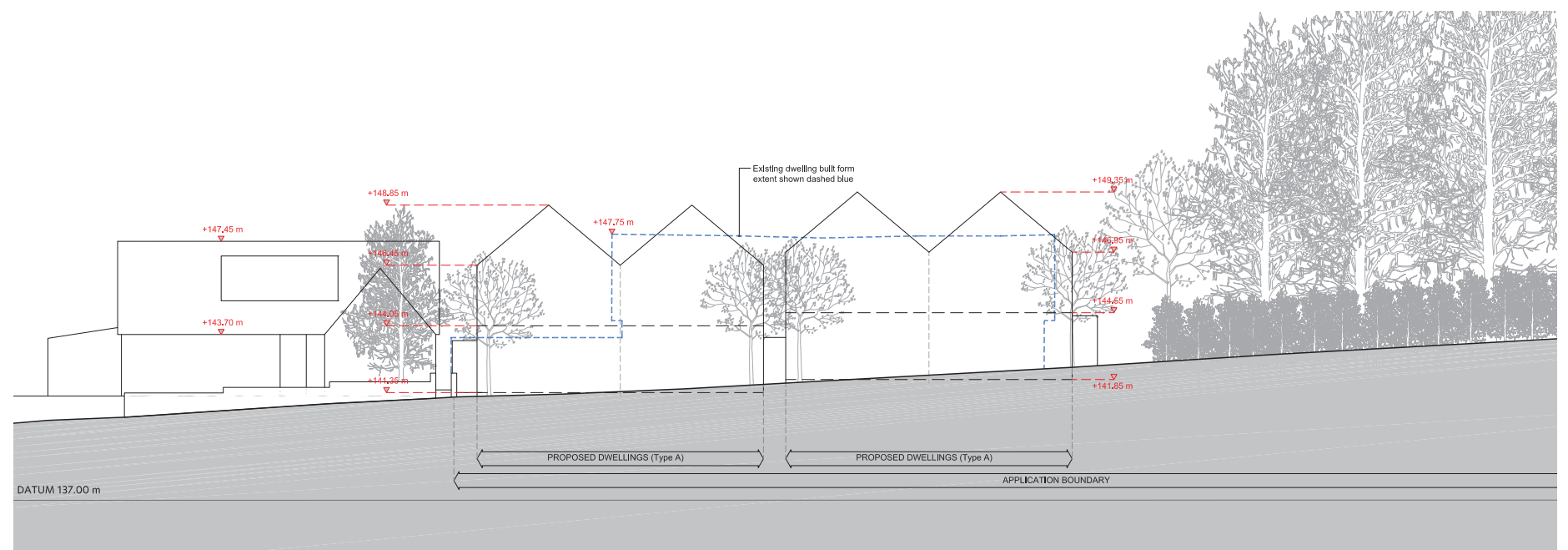
The proposed semi-detached dwellings address Cliff Avenue with gables, much like many other properties nearby. This form reflects the adjacent property's dominant gable and provides an appropriate continuation of the streetscene in terms of height, scale and mass.

The eaves and ridges of the proposed semi-detached dwellings rise up in line with the existing topography of the street, again reflecting the neighbouring properties and reinforcing the continuation of built form along Cliff Avenue.

The proposed 'saw-tooth' roofscape provides further visual interest and mitigation to any perceived impact upon the openness of the greenbelt when compared to the 'flat' principal elevation of the existing dwelling.



Existing Streetscene (Massing) Elevation (excerpt)



Proposed Streetscene (Massing) Elevation (excerpt)

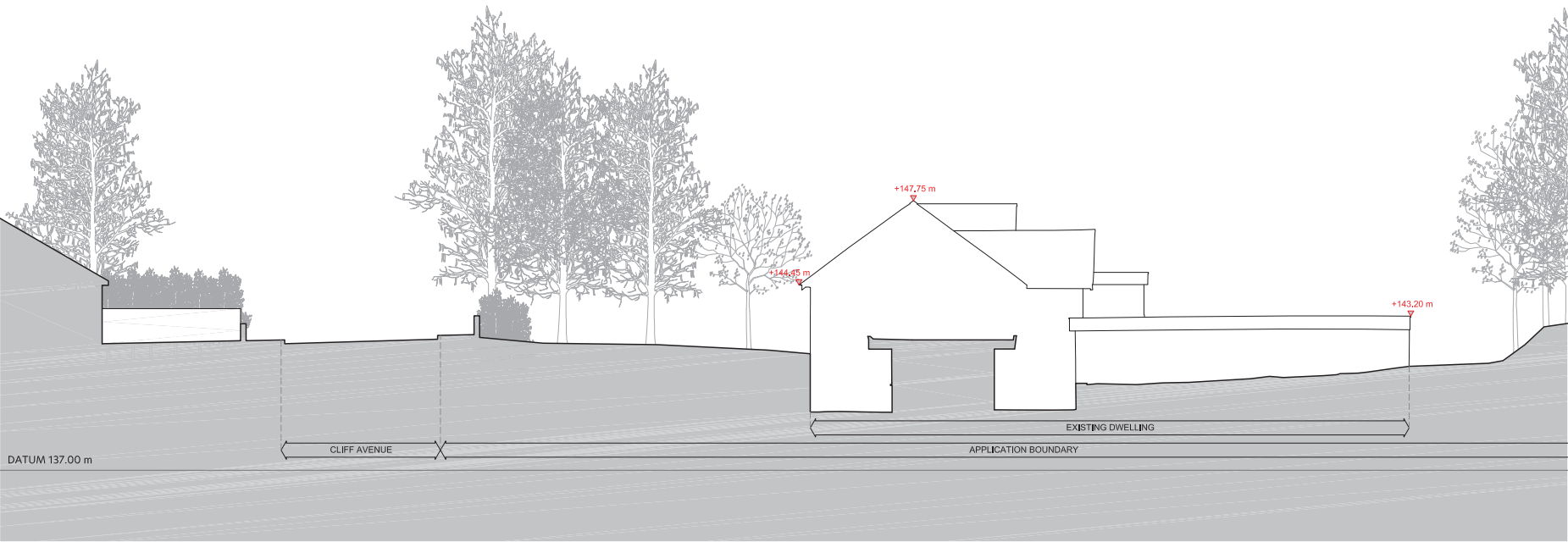
The proposed detached dwelling reflects the architectural approach of the semi-detached dwellings in that the principal elevation is comprised of gables, each serving to reduce the visual mass of the building.

Careful consideration has been given to the design of the detached dwelling to ensure its ridge and eaves step down from the semi-detached dwellings along Cliff Avenue. Furthermore, in order to mitigate any potential impact upon the openness of the greenbelt, the siting of the detached dwelling ensures it is not visible from Cliff Avenue, nor readily visible through the dense trees along Crag Lane.

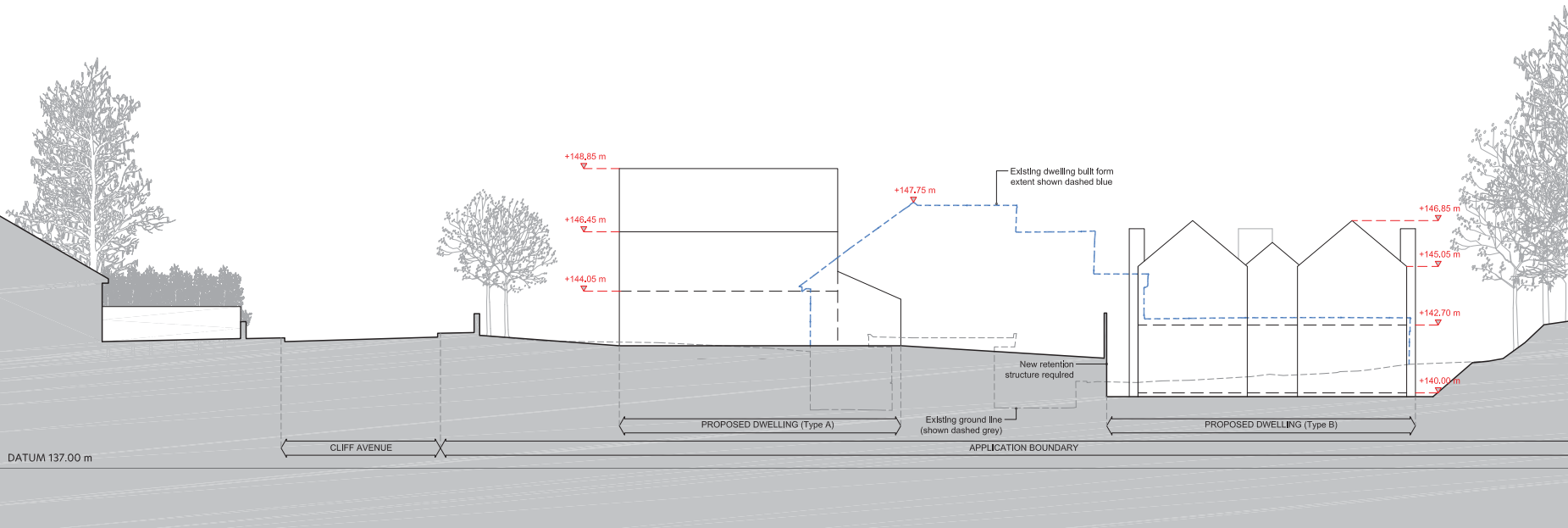
In terms of the building heights, the roof ridges and eaves heights of each dwelling are appropriate and not out of place within the varied ridge and eaves heights of the surrounding properties.

The floor-to-floor height of the residential accommodation is 2.7m, thereby ensuring appropriate internal spaces are generated within each dwelling.

As a result of this architectural approach the proposals represent an entirely appropriate height, scale and mass for the redevelopment of the application site within its existing context.



Existing Site Section A-A (excerpt)



Proposed Site Section A-A (excerpt)

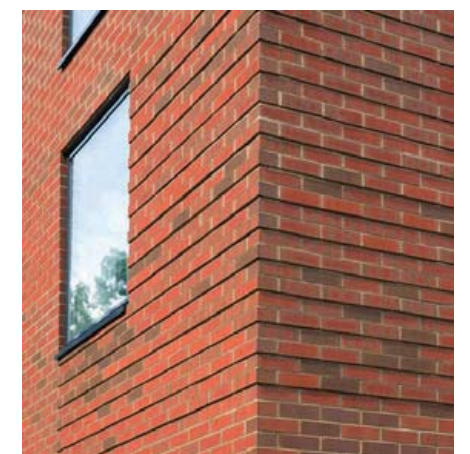
| 3.5 External Appearance and Materials

By careful manipulation of each dwelling's form, the use of a common architectural language and a simple material palette with contemporary detailing, the external appearance aims to create a coherent and high quality development.

The overall design strategy has been to select high quality materials that seek to enhance the visual amenity of the area, and ensure a robust, durable and easily maintained development. Longevity and a degree of 'future-proofing' are essential characteristics of the material palette and external appearance of the proposals.

The architectural (external) skin of the proposed dwellings is facing brickwork, with two subtly-contrasting multi-bricks being used to add visual interest alongside sections of feature brick detailing. The precedent imagery opposite provides an indication of the proposed high quality external appearance sought with these proposals.

The proposed house type designs create an appropriate contemporary character that complements the local context, and one that facilitates the creation of a high quality place with a visual identity that positively integrates with, and enhances, the overall visual quality of the area.



Precedent imagery

The proposed palette of materials includes for:

- > **Walls** High quality facing brickwork (two types), including for sections of contrasting brick and feature detailing (colour: red multi).
- > **Windows** High quality uPVC double-glazed window system (colour: black frames).
High quality uPVC double-glazed rooflights/ lanterns (colour: black frames).
- > **Doors** GRP double-glazed composite doors to main entrances (colour: black).
High quality uPVC double-glazed bi-folding doors (colour: black frames).
- > **Roof** High quality artificial slate (colour: blue/grey).
Flat roof membrane to flat roof areas (colour: dark grey).



Proposed facing materials

| 3.6 Amenity

All dwellings within the proposals include for external amenity space in the form of a private rear garden.

These accessible facilities deliver vital green space to reduce stress and increase a sense of wellness and belonging for residents, as well as seeking to enhance their wellbeing.

In terms of the internal accommodation, the floor-to-ceiling height within all dwellings has been set to an appropriate level of 2.4m to ensure all residents benefit from good quality living spaces.

In addition, all habitable rooms include for openable windows providing natural light ingress, natural ventilation, outlook and views across the site and beyond.

| 3.7 Trees and Landscape

Our objective has been to ensure the proposals integrate well within its context. Our overall approach has been to enhance the development with high quality structured planting and tree planting to the site boundaries, alongside attractive areas of hard landscaping to ensure high levels of accessibility.

As part of the proposals an important consideration has been the strengthening of tree planting along the site perimeters and the retention of all protected trees within the application site.

The proposed additional tree planting will also help mitigate the proposed tree losses as set out within the Arboricultural Impact Assessment submitted in support of this Full planning application.

Detailed landscape proposals are to be conditioned as part of any approval, as agreed with the local planning authority.

| 3.8 Car Parking

The proposed site plan identifies a sensitively designed car parking strategy that, in terms of its principles, is in line with the existing condition on site. Each semi-detached dwelling includes for a private (roll-on/roll-off) driveway along Cliff Avenue, with the detached dwelling including for a car parking area accessed via a private driveway from Cragg Lane. The proposals ensure appropriate car parking provision for each dwelling is in line with local authority guidance.

| 3.9 Cycle Parking

Each dwelling includes for sufficient space within their private rear gardens for the storage of bicycles.

The technical details of the bicycle storage provision shall comply with police recommendations and is to be conditioned as part of any approval.

| 3.10 Lighting

Studio KMA are aware that lighting can be used to enhance and bring to life buildings at night-time with either a striking or more subtle external lighting design.

At this stage, consideration to the appropriate choice of external lighting has already been given. As well as the aesthetic quality, the choice of light source and its positioning will take into account:

- The colour and reflectivity of building surfaces (and adjoining surfaces).
- The desired colour rendering and their effects (operating temperature) upon building materials.
- Security.
- Light pollution of the adjoining buildings.
- Maintenance.

| 3.11 Crime and Security

Our approach as architects and designers has been to design a layout which is safe and takes account of public health, crime prevention and community safety. Security is of primary importance to ensure the long-term sustainability of the development.

Our aim has been to develop the design to deter crime and provide a safe and secure environment for all future residents and visitors. We have approached the design of the development to include:

- Secure main entrances.
- Overlooked car parking areas.
- Only tree planting; no mid-level planting.
- Strict security standards for all windows and doors.

High standard, physical security measures are to be incorporated at Technical Design stage.

| 3.12 Waste Management, Recycling and Servicing Strategy

The proposals include for a dedicated refuse/recycling store within each dwelling's private rear garden. The store can accommodate up to 4no. 240 litre wheelie bins, with one each dedicated to the storage of paper/card/cartons, glass/cans/plastic bottles, garden/food waste and general domestic waste. This capacity is in line with local authority guidance.

Upon collection day the relevant wheelie bin is taken by the residents from their rear garden and is brought to the collection area along Cliff Avenue upon collection day.

Collection will then be made by the local authority as necessary to collect the various waste streams as per the existing condition.

4. The National Design Guide

| 4.1 The Ten Characteristics

The National Design Guide has influenced our approach to the proposed development and this section of the document aims to set out how Studio KMA have approached the ten characteristics necessary for creating a well-designed place.

1. **Context.** Visually enhancing its context and responding positively to the existing urban grain and adjacent built form.
2. **Identity.** Taking design cues from the local vernacular to ensure visual integration within the area and possessing a well-mannered contemporary architectural identity including for an attractive material palette and detailing.
3. **Built form.** Designing a compact form of development, making efficient use of the application site with an appropriate amount of built form and open space that optimises development density.
4. **Movement.** Enhancing the vehicular access/egress route to the site to/from Crag Lane and designing a well-considered parking and service arrangement for the proposed development.
5. **Nature.** To provide enhanced landscaping to improve biodiversity.
6. **Public Space.** Providing well-designed public realm areas to support social interaction between future residents.
7. **Uses.** Comprising dwellings to help meet a requirement within the local community.
8. **Homes and Buildings.** Designing healthy, comfortable and safe internal and external environments.
9. **Resources.** Addressing carbon reduction via energy hierarchy, selection of materials and modern construction techniques.
10. **Lifespan.** Considering the future maintenance of the development.

| 4.2 Wellbeing

The proposal identifies the importance we have placed upon the development to deliver thoughtful and inclusive wellbeing principles that meet the needs of a diverse range of future residents.

Each of the ten characteristics identified demonstrate our approach which has included:

- › The creation of a positive sense of place that people can identify.
- › The promotion of activity and safe social interaction.
- › The provision of attractive external space.
- › The provision of high quality internal and external environments.

| 4.3 Environmental Focus

As we move towards the Government's strategy of Net Zero Carbon by 2050, there has been a significant focus on how we can deliver a reduction of energy usage and the carbon footprint of the buildings.

5. Access Statement

5.1 Introduction

Studio KMA are committed to a policy of equality, inclusion and accessibility in the delivery of all buildings and we fully recognise the diversity of cultural, religious and individual abilities of possible future residents.

It is our aim within this section of the Access Statement to address our approach to facilitate access and use by all including disabled people with mobility, sensory and cognitive impairments. Where possible, our key concerns have been to ensure:

- That the dwellings are accessible by all potential visitors regardless of age, gender or any disability which they might have.
- That the external environment can be successfully and safely used by all potential visitors of the dwellings.
- That any person with a disability can successfully take up residence.
- Where possible, opportunities are taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the properties and to improve design standards overall.

5.2 National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Building Regulations Approved Document M: Volume 1 - Dwellings, March 2016.

5.3 Vehicular Access

The proposal demonstrates a positive integration with the existing highway infrastructure and identifies a sensitively designed car parking strategy, being located in such a manner so as to maximise the available private amenity space whilst also minimising any negative impact upon the highway safety.

The proposals include for the enhancement of the existing access position along Crag Lane in order to increase visibility for vehicles leaving the site. In addition, the roll-on/roll-off private driveways along Cliff Avenue replicate an established parking strategy already in use within the application site and within the surrounding context.

5.4 Pedestrian Access

All dwellings are accessed at grade and there are no changes in floor level within all ground floors, with first floors being accessed via staircases. The buildings' design meets the requirements as set out in the Statutory Regulations.

All external footpaths and internal corridors have been designed to permit safe access.

All reasonable provision for access has been considered as part of this proposal.

6. Summary

Studio KMA are committed to securing high quality design for all new developments and are aware that poor design is a valid reason for the refusal of planning permission.

We have demonstrated within this Design and Access Statement that the proposal;

- Demonstrates a form and design of proposed residential development wholly appropriate in terms of the site's context and the wider local area.
- Provides for the redevelopment of a brownfield site.
- Represents a sensitive design approach to help towards the local housing need.
- Demonstrates a desire to enhance the quality of the built environment, seeking to establish an improved sense of place at this location.
- Demonstrates a high quality development that coincides with the aspirations of the local community.

Studio KMA believe that these proposals merit a recommendation for planning approval by the relevant Planning Officer(s) and furthermore merit full consent.



Studio KMA

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