

Proposed Development 342 Heywood Old Road, Bowlee

Travis Court

10 apartments

Design & Access Statement August 2022



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1.0 Introduction

- 1.01 Watergrove CGI have prepared this Design & Access Statement to support the full planning application on behalf of Gary Hyde Associates.
- 1.02 The proposal is to create a residential development comprising a total of 10 units, all 2 bedroom apartments arranged over three floors. Car parking at a ratio of 2:1 will provide 200% parking provision. Four ground floor units will each have their own private gardens and all occupants will have access to extensive landscaped amenity areas and informal seating throughout the adjoining grounds.

2.0 Existing Site and recent planning history

- 2.01 The application site is approximately 0.17 hectares, located at 342 Heywood Old Road, Middleton, M24 4QG.

The site comprises a fire-damaged former public house and restaurant, previously trading as 'Tapios', directly fronting Heywood Old Road with an associated car park and outdoor space and storage areas.

The existing building sits on a large plot within a wider area of open countryside and mixed-use development, comprising dwellings, light industrial and a Leisure Centre that provides a varying scale of development.

- 2.02 Two recent planning applications were submitted and refused by the LPA. The first application was in June 2017 for 16 apartments and a revised scheme for 14 apartments was submitted in February 2020. A subsequent planning appeal was also unsuccessful in March 2021.

This new design layout seeks to address the concerns raised during the previous applications and with particular regard to the Planning Inspectors report Ref: APP/P4225/W/20/3263089

3.0 Design Proposal

- 3.01 Following the concerns raised during the previous applications a new approach was required to reduce the spatial mass and siting of the new apartments. It was considered a fundamental requirement to reduce the prominence of any new building to the Heywood Old Road elevation, notwithstanding that the existing building exerts a significant visual impact being built directly adjacent to the footpath and virtually obscuring the natural backdrop.

Further attention was given to the remaining site and adjacent Protected Open Land which provides high visual amenity to the area. It was considered that by moving the new building further back into the site it would open up the front to Heywood Old Road and create an attractive natural setting and back drop to the new development. This would also benefit the existing dwelling at 344, to the North corner of the site, removing overlooking concerns and significantly opening up their southerly aspect.



3.02 Density

The density of the scheme has been significantly reduced to 10 units, this ensures that the site is not over developed in terms of footprint and mass and maintains extensive landscaped amenity areas for the future residents.

3.03 Design & Materials

The building is based on a three storey symmetrical design with a contemporary layout. By reducing the third floor footprint on three sides and incorporating a living sedum flat roof to each level, the tiered structure will integrate into the plot, 'stepping back' from each boundary which will significantly reduce the spatial mass.

The ridge height of the existing main building is 9.27m above the pavement to Heywood Old Road, the proposed overall roof height to the new apartments is 8.65m from the proposed threshold. A significant reduction in overall height.

Traditional materials will comprise facing bricks and re-con stone. The stone will create horizontal strings which will delineate each level and reinforce the vertical panels of facing bricks and glazing. Anthracite roof trim and frames will impart the contemporary design character, with the large storey height glazing units allowing each apartment a significant positive outlook.



View from the Heywood Old Road site entrance

4.0 Access

4.01

The existing site access will be reformed to provide vehicular and pedestrian access with 4.5m radius entrance kerbs and visibility splays to the Highway Engineers specification. A 1.5m rumble strip will delineate the site entrance and alert drivers that they are entering a shared pedestrian area.



A 10 bike cycle shelter is located off the footpath adjacent to the entrance and alongside the communal bin store. This will allow ease of access for the residents and the local refuse agency.

4.02 Security

High visibility to all pedestrian walkways will be created by dawn to dusk lighting and the natural surveillance afforded by the extensive glazed areas to each apartment and with the open aspect to Heywood Old Road.

4.03 Circulation

The front car park located off the reformed site access will allow residents and visitors direct access to the main central entrance. Dropped kerbs and a level threshold will allow unrestricted access to the entrance foyer and protected stairwell which leads to the personnel lift serving the two upper levels.

A rear entrance will lead through to a communal covered patio which links to an extensive network of paths through the amenity gardens, opening up to communal seating areas. A covered balcony at the first floor level will also be available to residents affording open aspects over the adjoining countryside. The third floor apartments will benefit from private balcony spaces.

4.04 Car Parking

Major concerns were raised concerning the lack of on site parking for the previous two submissions. It was a contributing factor noted by the LPA and supported by the Inspector in refusing the previous two applications.

This new layout has fundamentally addressed these concerns by creating a car park on the site of the existing building, directly linked off the site entrance and providing 20 car spaces which is the 200% LPA requirement.

All vehicular access is limited to the Heywood Old Road elevation, vehicles entering the site will be restricted to a clearly defined hard surfaced area with pedestrian paths protected by kerb upstands and low hedges.



4.05 Servicing

Site deliveries and refuse collection will be contained to the car park and site access area. The communal bin store is located adjacent to the site entrance for ease of use.

5.0 Landscaping & Sustainability

5.01 A comprehensive hard and soft landscaping plan has been prepared by Barnes Walker which will be submitted as a supporting document. Diverse planting has created private amenity and communal areas for residents to enjoy which is bounded by the surrounding POL and adjoining countryside.

A living green roof to the first and second floor flat roofs will further increase the bio-diversity to the site.

5.02 Sustainability

Lighting to external communal areas will be on dawn to dusk sensors with lighting to the internal circulation areas activated by movement sensors.

The general construction will exceed the current building regulations in terms of energy efficiency standards.

6.0 Heritage Assets

6.01 The existing derelict building has been listed as a non-designated heritage asset by the LPA. A Heritage Statement has been prepared by Ian Bright Architects and will form part of the planning documents.

It should be noted that the Planning Inspector in his report stated the following;

31. *Policy P2 of the Core Strategy states that the Borough's heritage will be protected by conserving, enhancing and promoting key heritage assets, including non-statutory assets of local interest. I have concluded that the demolition of the existing building would be justified in this instance. Consequently, this policy conflict would have a neutral weighting.*

Appeal Decision

Site visit made on 23 February 2021

by **C Dillon BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 10 March 2021

Appeal Ref: APP/P4225/W/20/3263089

7.0 **Conclusion**

- 7.01 The design team have carefully considered the two previous unsuccessful applications for this site. It has been essential to present an attractive, feasible and economical layout that addresses all of the concerns raised by the LPA and Planning Inspector. We would consider the new design layout satisfies these concerns and offers the opportunity to develop a derelict site for 10 contemporary apartments reflecting the open aspect and amenity of the immediate surroundings and the wider area in general.

A review of the main issues highlighted by the Inspector and addressed by the new design:

‘...the appeal proposal on the character and appearance of the area which includes Protected Open Land, with particular regard to scale, height and mass.’

Reducing the units to 10 from 14, designing a contemporary living roof and stepping back the third storey significantly reduces the scale and mass from the previous designs with a reduction in overall height from the existing building.

‘...the appeal proposal on highway safety, with particular regard to car parking requirements relative to accessibility levels.’

On-site parking for 20 vehicles provides 200% parking provision.

‘...the demolition of the existing building on the area’s heritage.’

Addressed by the Heritage Statement and the Inspectors own conclusions.

‘...the effect of appeal proposal on the living conditions of future occupiers of unit No's 13 and 14, with particular regard to outlook.

Units reduced to 10, all with full height glazing to two elevations affording every resident open aspect views from the front, side and rear over the adjoining countryside.

Red text extracts taken from:

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