

Design & Access Statement
Ref:6383_D&A September 2024

PROPOSED DEVELOPMENT OF THREE DETACHED HOUSES

Ramsden Farm, Roundthorn Road, Middleton M24 1FT.



The Proposals

This report has been undertaken at the request of TEC Services (NW) Ltd to support the design proposals for a full planning submission for 3 detached dwellings at Ramsden Farm, Roundthorn Road, Middleton M24 1FT.

The proposal would develop an area of vacant land opposite four detached houses which were approved in 2016 (16/01302/FUL) and subsequently built by the applicant and now fully occupied.

A previous application for two detached properties was refused in 2022 (22/01365/FUL) and this report seeks to address and develop the arguments and guidance contained in the Planning Officers report.



After careful consideration of the refusal notice and subsequent discussions with the appointed Landscape and Ecological Enhancement Consultants a new scheme was developed to address the issues raised. It was fundamental to design a sympathetic layout that would reflect and enhance the natural and built environment.

The design brief was to implement the planning recommendations and to integrate new dwellings into the natural backdrop and ensure a continuity of design in the layout with reference to the four existing dwellings and estate road.

The site is a triangular area approximately 0.6 ha directly opposite 1-4 Ramsden Farm. It forms a level area adjacent to the road then rises to the south east boundary to Roundthorn Road before falling back to the existing garden boundaries. It is in effect a curved banking that mainly follows the southern boundary. The proposal would involve minimal earthworks in reshaping the lower levels and building a retaining wall 1-1.6m high to create a level area to the rear of the three dwellings. The developed area would be 0.4 ha with the additional 0.2 ha presented as a reformed bank with new shrub and wildflower planting.

It is proposed to develop a traditional street scene by siting the three proposed dwellings opposite the existing four properties. This would minimise the view on the green corridor from Wince Brook. The side elevation to Plot 5 would offer an attached garage which would in effect visually reduce the gable and present less visual presence than the existing house at 4 Ramsden Farm.



Existing view A looking southwest from Wince Brook/Grimshaw Lane



Proposed view A looking southwest from Wince Brook/Grimshaw Lane

Proposed new planting to reinforce the green space corridor

Landscape Architects (Trevor Bridge Associates), have developed a comprehensive plan for creating extensive garden areas to each property. After careful consideration, it was decided to maximise the amenity space by developing the existing rear bank and incorporate it into the rear garden space. A four-metre level patio area will be provided to each property accessed through sliding doors from the rear facing family room.

Ref:7515-02

The banking will be retained by a brick and stone low level retaining wall, raising 1 to 1.6m high with steps up to a planted area. Stone filled gabion baskets will provide additional texture and interest and will curve round following the natural contours of the slope. The upper area will retain the natural boundary to Roundthorn Road, and the existing wooded belt preserved as a natural backdrop.

ERAP (Consultant Ecologists) Ltd have prepared an Assessment of Biodiversity Net Gain. This report demonstrates that through considered retention and enhancement of the existing site and adjacent areas, (under the same ownership), a net gain of 12.18% can be achieved.

Ref: 2024-242.





Rear gardens with lawn areas and shrubs to a natural stone gabion wall.

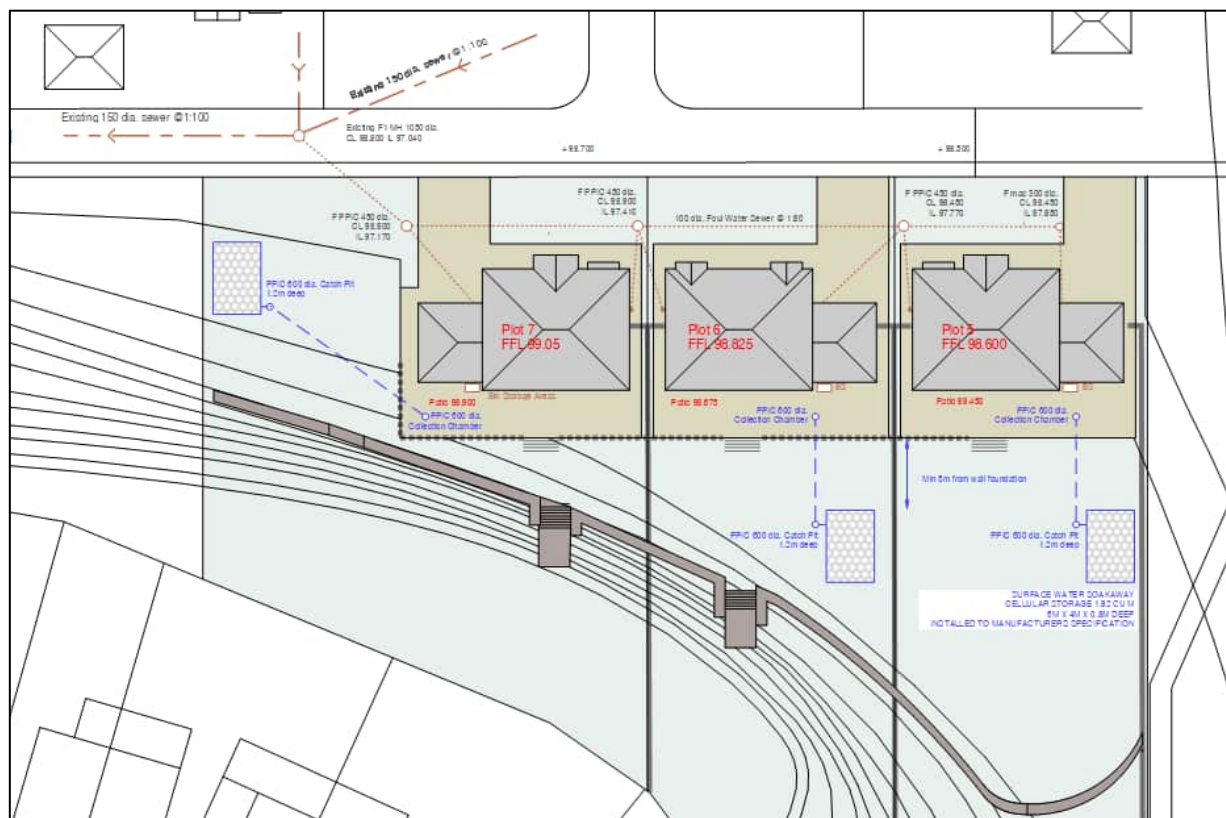


Level paved patio areas with a garden wall and steps up to a lawn.

The Local Authority's Highways and Drainage Officers have visited the site and consider the road and drainage systems capable of accepting three additional dwellings. The existing private road doesn't have any street lights and it's not intended to install any, owners of the existing four properties each lighting their own driveways as required.

The proposed houses would discharge their foul water into the existing manhole in Ramsden Farm Road, which has been adopted by United Utilities. The surface water roof drainage would discharge to soakaway's consisting of cellular crates. This is a sustainable drainage solution and has proved to be an eco friendly and efficient solution.

Mains services are also in place and can be adapted to suit the proposals with minimum disruption to the existing occupiers.



The planning permission for the original 4 plots, (Application Ref:16/01302/FUL) linked the new estate road with the informal footpath network across the adjacent land. This will be maintained by this proposal which seeks to add three plots to the infill piece of land between the Ramsden Farm development and the houses off Roundthorn Road.



- Existing Ramsden Farm (4 houses)
- Proposed infill (3 houses)
- New wildflower planting
- ... Existing footpath network

RAMSDEN FARM
PROPOSED HOUSE TYPES PLOTS 5, 6 & 7

SUMMARY

With reference to Policy G/8 the objective is to integrate three new dwellings into an existing built environment utilising the existing infrastructure and creating extensive landscaping to upgrade and enhance the recreational, ecological and natural amenity.

Recommendations from preceding planning reports have been implemented and we feel we have addressed officers' concerns in terms of layout and the potential for a positive enhancement of the area.

Advice has been taken from our appointed ecological and landscape consultants who have prepared full assessments and recommendations which will be submitted with this application..



Existing aerial view looking south



Proposed aerial view looking south