

TACK LEA WORKS BURY

DESIGN & ACCESS STATEMENT

AUGUST 2022

OLLIER SMURTHWAITE ARCHITECTS

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INTRODUCTION

A SUSTAINABLE MODEL FOR LIVING

The proposed development seeks to transform a site in Tack Lea, between Bury and Rochdale, currently into a new model for sustainable living.

The development comprises a mix of one bedroom and four bedroom dwellings (44 No. dwellings in total), with an emphasis on high-quality, environmentally focused design. Taking inspiration from Woodheys' agricultural past, the site has been developed around the concept of the farmstead, offering a contemporary take which will provide a lush landscape of fruit trees, wildflower meadows and allotments.

The housing style on offer includes large family dwellings, while the site layout will help foster close community connections and contact between residents. This provides a unique style of accommodation in Tack Lea.

This approach has sustainability at its core, and speaks to the sensibilities of younger generations to create a home for people seeking a solution on how to live in better harmony with nature:

Transport

Proximity to the bus network, generous cycle parking, and on-site electric car charging points are provided to encourage use of sustainable transport.

Food Production

An edible kitchen garden and an orchard providing seasonal fruit are proposed as key elements within the landscaping scheme. Referencing the historic agricultural link and helping to reduce residents' carbon footprints by producing fruit and vegetables within the site grounds.

Creating a Community

Residents with shared interests, intentions, and values will help build a strong community. The mix of dwellings, and food-growing on site, also help to enable this.

Building Envelope

The house designs proposed will utilise construction methods to reduce the carbon footprint of the development. The envelope will be super-insulated, to minimise heating and cooling requirements.

Energy

The scheme will incorporate rain water harvesting and at least one renewable energy source, to reduce energy consumption and water usage.



01 UNDERSTANDING THE CONTEXT

ENVIRONMENTAL CONTEXT

With climate change now a major world-wide issue, there is a responsibility to reduce the burden that falls on future generations of responding to global warming. Developments, therefore, should look to support becoming carbon neutral by 2038, by:

- Being located so as to minimise the need to travel and maximise the ability to make trips by sustainable modes of transport.
- Delivering a density of development that makes the most of accessible sites.
- Contributing to more walk-able and cycle-able neighbourhoods, reducing reliance on the private car.
- Incorporating electric vehicle charging points.
- Adopting the principles of the energy hierarchy, with new build residential development exceeding the fabric energy efficiency required under Part L of the Building Regulations 2013 by 19%, and meet the standard required by any subsequent revision to building regulations, working towards a target that all new development shall be zero net carbon from 2028.
- Taking opportunities to incorporate and connect to renewable and low carbon energy infrastructure wherever possible.
- Incorporating green infrastructure, such as trees and woodland, that helps to sequester carbon from the atmosphere.
- Creating a place that promotes social interaction, since people who are isolated can be more vulnerable and less able to cope with the impacts of climate change.
- Delivering a net gain in biodiversity value that enables animals and plants to adjust to a changing climate.
- Incorporating appropriate water efficiency and water recycling measures, to help minimise the potential for drought.

Sustainability has been a key driver for the project - the scheme looks to create a new community brought together by shared values and care for the environment. Consideration has been given to the social aspects of the scheme as well as the building fabric itself.



01 UNDERSTANDING THE CONTEXT

A CASE STUDY FOR SUSTAINABLE LIVING

Designed by Henning Larsen, the Fælledby masterplan is an ambitious effort to set a standard for how modern communities can live in harmony with nature.

"Deciding to build in the natural landscape around Fælledby comes with a commitment to balance people with nature. Specifically, this means that our new district will Copenhagen's first to be built fully in wood, and incorporating natural habitats that encourage richer growth for plants and animals. With the rural village as an archetype, we're creating a city where biodiversity and active recreation define a sustainable pact between people and nature." - Signe Kongebro, Partner at Henning Larsen.

A central part of the vision was to create a new city on nature's terms, where the existing and inherent qualities of the communities become stronger through a connection to local biodiversity. The masterplan preserves critical elements of the local landscape, such as wetlands and dry scrub that provide a habitat for insects, turtles, songbirds, and deer. In collaboration with biologists and environmental engineers from MOE, Henning Larsen create a rich natural quality to the Fælledby masterplan; providing a model of sustainability both in habitat preservation as well as its all-timber construction.

Every residence in Fælledby meets high sustainability standards. By & Havn, in cooperation with Pension Danmark, insisted timber be a prevailing building material in the project, ultimately creating as sustainable a community as possible.

(Henning Larsen, 2019)

Fælledby i Vejlands Kvarter, Copenhagen by
Henning Larsen and MOE



01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

Tack Lea Works is located within Bury, Lancashire. From the site, the centre of Bury is 3.2km to the east and Rochdale is 5.4km to the west. Bury is a large market town in Greater Manchester located on the River Irwell and is 8.9km east of Bolton and 12.8km north west of Manchester. The name Bury comes from the Saxon word for stronghold.

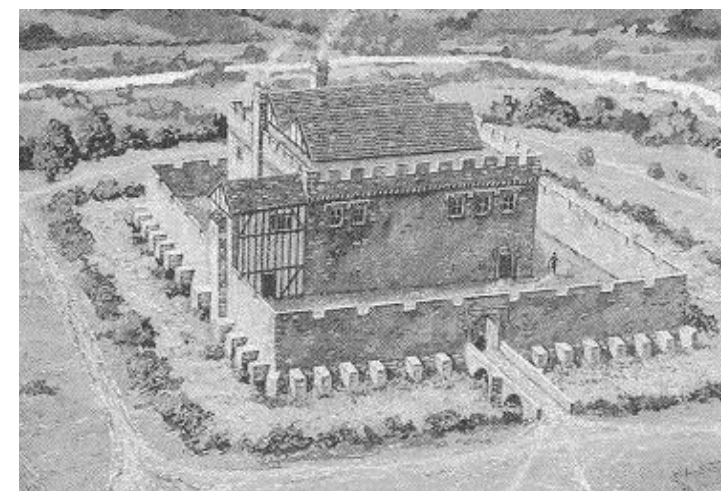
Bury Metropolitan Borough consists of six towns, Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich. The borough has an area of 9919 ha and serves a population of 181,300. The six towns are made up of 17 separate wards.

There are many points of interest in Bury including Bury Art Museum, Bury Castle a fortified manor house, the traditional market, Castlesteads and Peel Tower. Bury is known for its traditional market in the town centre and its history as a mill town manufacturing textiles during the industrial revolution. Many of these mills and factories still exist although many have also been removed for other forms of development in the area.

The River Irwell flows through the town from north to south cutting the centre in half. Bury bridge provides a key connection between the two sides of the river. The Manchester Metrolink tram system has a terminus in the town providing a direct link into Manchester and surrounding areas.



AERIAL VIEW OF TACK LEA WORKS



BURY CASTLE



THE ROCK - 1900

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

Historically there is evidence of Bury dating back to Roman occupation with a roman road connecting Bury to 'Mamucium', what is now known as Manchester. As a result of the industrial revolution, Bury emerged as a mill town known for manufacturing textiles which became an important factor in the local economy. The rivers Roch and Irwell provided power for the spinning mills and processing water for the finishing trades. The trade further expanded when Bury was connected to the national canal network via the Bolton & Bury Canal that opened in 1808.

Following this expansion, railways were opened that linked the town to Manchester and the neighbouring mill towns. Other trades included paper making, printing and light engineering. The town expanded to incorporate Elton, Walmersley and Heap which were then encircled by rows of terraced houses beside mills and factories. The houses that were built during this period to accommodate the increasing work force were without basic facilities, sewers or proper streets, which led to the rapid spread of disease in these areas. As a result of this the average age of death in Bury was 13.8 years old in 1838.

The post-war period saw the major decline of the textile industry throughout the north west. Bury's economy gradually came to rely on the development of retail outlets and shopping facilities as it does today. The town centre itself is well known for its traditional market.

During recent years Bury has become a commuter town for those who work in Manchester City Centre. The railway line to Manchester Victoria from Bury closed in 1990 to be replaced by the light, rapid transit Metrolink transit system in 1992.

Tack Lea Works, located off the Bury & Rochdale Old Road, Bury, Lancashire, the last activity was in 1982 by Melba Products producing traffic cones. The site was first developed in the mid-19th century with the establishment of a dye works and construction of a mill in 1864. By 1871 the works were used as a waste mill to bleach cotton waste. For a period the site operated as a bleach works and was partly rebuilt and expanded in size with further expansion taking place in 1908 and 1928.



WEAVERS COTTAGES - 1971



KAY GARDENS 1965



BURY MARKET 1958



BURY PARISH CHURCH 1870



BOLTON STREET STATION



BURY CO-OP

01 UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

In the 1850's the site was undeveloped as the dyeworks and mill was not constructed until the 1860's. At this time the site is still part of the natural landscape of the rural area and the Tack Lea Brook is uncovered and is passed via a bridge on Rochdale and Bury Old Road. It appears that there is a number of cottages next to the site at this point.

By the 1890's the mill, a number of warehouses and a reservoir had been built and the dye works were in operation. Additional pieces of land around the area had also begun to be developed for residential purposes. In the 1910's the majority of the brook that crossed the site had been culverted and the works continued to expand and develop.

Between the 1930's and 50's housing in the area increased substantially as demand for housing further away from city centres increased. The works continued to expand.

By the 1980's there are now many houses lining Rochdale and Bury New Road to the west of the site leading to a mix of house typologies forming the local character.

Sometime between 2019 and now the mill and all warehouses were completely demolished and removed from the site. Nothing remains of the existing structure or use and the area of Tack Lea has become largely residential and maintains its semi-rural character.



1850's



1890's



1910's



1930's



1950's



1980's

01 UNDERSTANDING THE CONTEXT

LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS

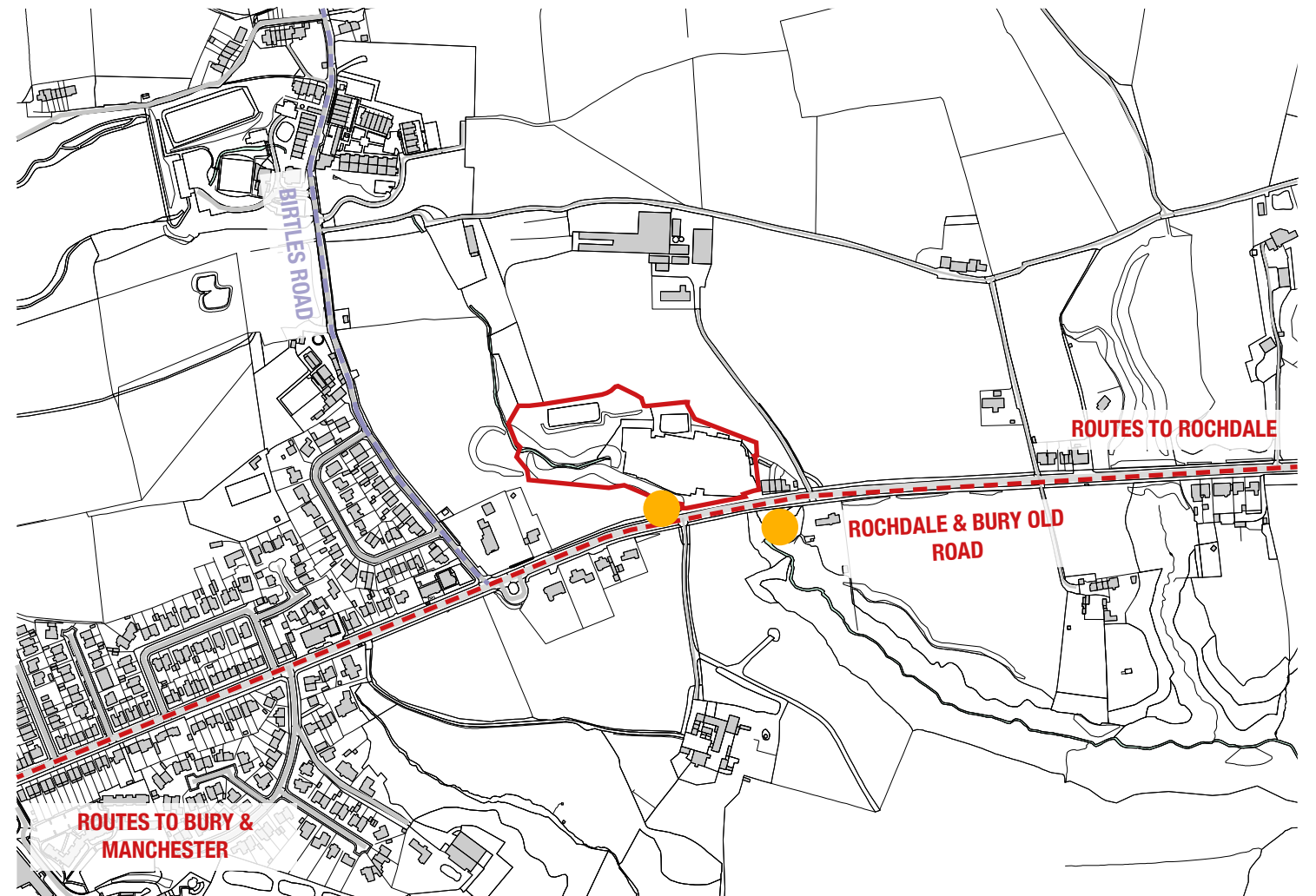
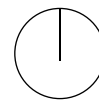
The primary access route through the site is Rochdale and Bury Old Road that runs laterally along the south boundary of the site. This road provides access to Rochdale in the east, Bury in the west and links to Manchester City Centre. Bus stops directly outside the site provide regular services into Bury, Rochdale, Heywood and Fishpool.

Birtle Road to the west of the site provides a secondary traffic route to Birtle Brook retirement village and a number of large properties and farms to the north.

Primary Traffic Route ———

Secondary Traffic Route - - -

Bus Stop ●



01 UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

Most of the site and its surrounding area is used for residential purposes that have developed slowly over a long period of time. This has led to a significant amount of variation in the architectural detail and materials used. The local character ranges from small terraced stone cottages to large detached properties surrounded by adjoining land. Properties to the west of the site, closer to the centre of Bury typically use a red brick and are higher density and smaller properties. Closer to Tack Lea and out to the east properties are larger with more surrounding land and typically use a buff brick or yellow stone. Many of these properties have notable architectural details such as stone window surrounds, large stone lintels and cills and corner quoins.

Some of the older stone cottage style properties are entered directly off the street whereas the newer houses are stepped back considerably from the roadside and have front gardens and driveways. There is a significant amount of mature trees and planting around the site and its rural location and views out to the north east help to define its character.

There is a large retirement village to the north west of the site along Birtles Road. Birtle Brook retirement village is a recent development that adopts the local character in its design with a mix of red, buff brick and stone buildings with stone detailing that reference the sites history.



01 UNDERSTANDING THE CONTEXT

SITE CHARACTER

The site used to consist of a number of warehouses and a mill which have since been demolished leaving a relatively open site in a rural setting. The site is surrounded by large trees and mature planting and is bounded to the east by Tack Lea Brook running north west to south east across the site and is culverted under Bury and Rochdale Old Road. A part of the culvert still exists below the site.



View from entrance looking west



Fence to north boundary of site



View looking towards north west corner of site



View looking towards north east corner of site



APPROACH TO SITE - BURY & ROCHDALE OLD ROAD



ENTRANCE TO SITE - BURY & ROCHDALE OLD ROAD

01 UNDERSTANDING THE CONTEXT

LAYOUT & FORM OF BUILDINGS

The area around the site is predominantly made up of low rise residential buildings, typically low density bungalows, detached and semi detached houses with some terraced rows lining Bury & Rochdale Old Road. The single story properties are set back from the main road, whereas the two and three storey houses appear to mostly be interfacing with the main traffic route through the site.

Every property in the area has access to a rear garden and most have a small front garden forming the access route onto each plot. Most houses have a low brick wall forming the boundary treatment between the front garden and the street.

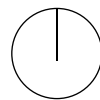
3 Storey



2 Storey



Single Storey

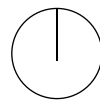


01 UNDERSTANDING THE CONTEXT

LAND USE

Most land in the area is used for residential purposes with a small number of service and hospitality uses in between. Given the sites low density the second most frequent use of land in the area is for industrial or farming works that are typically located on an isolated piece of land away from any residences.

Hospitality/Recreational
Commercial
Works
Residential



01 UNDERSTANDING THE CONTEXT

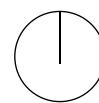
NATURAL FEATURES

The site itself is surrounded by dense planting and mature trees providing privacy and enclosure. The land to the east of the site is largely undeveloped land and forms part of the character of the green belt. The site has views over the dense existing woodland to the north west and views over open countryside to the north east. Developed areas are centred around the existing road network and primary traffic routes around the site that become higher in density to the west going into Bury.

Developed land

Grass pasture or Farmland

Heavily wooded area



01 UNDERSTANDING THE CONTEXT

PLANNING CONSIDERATIONS

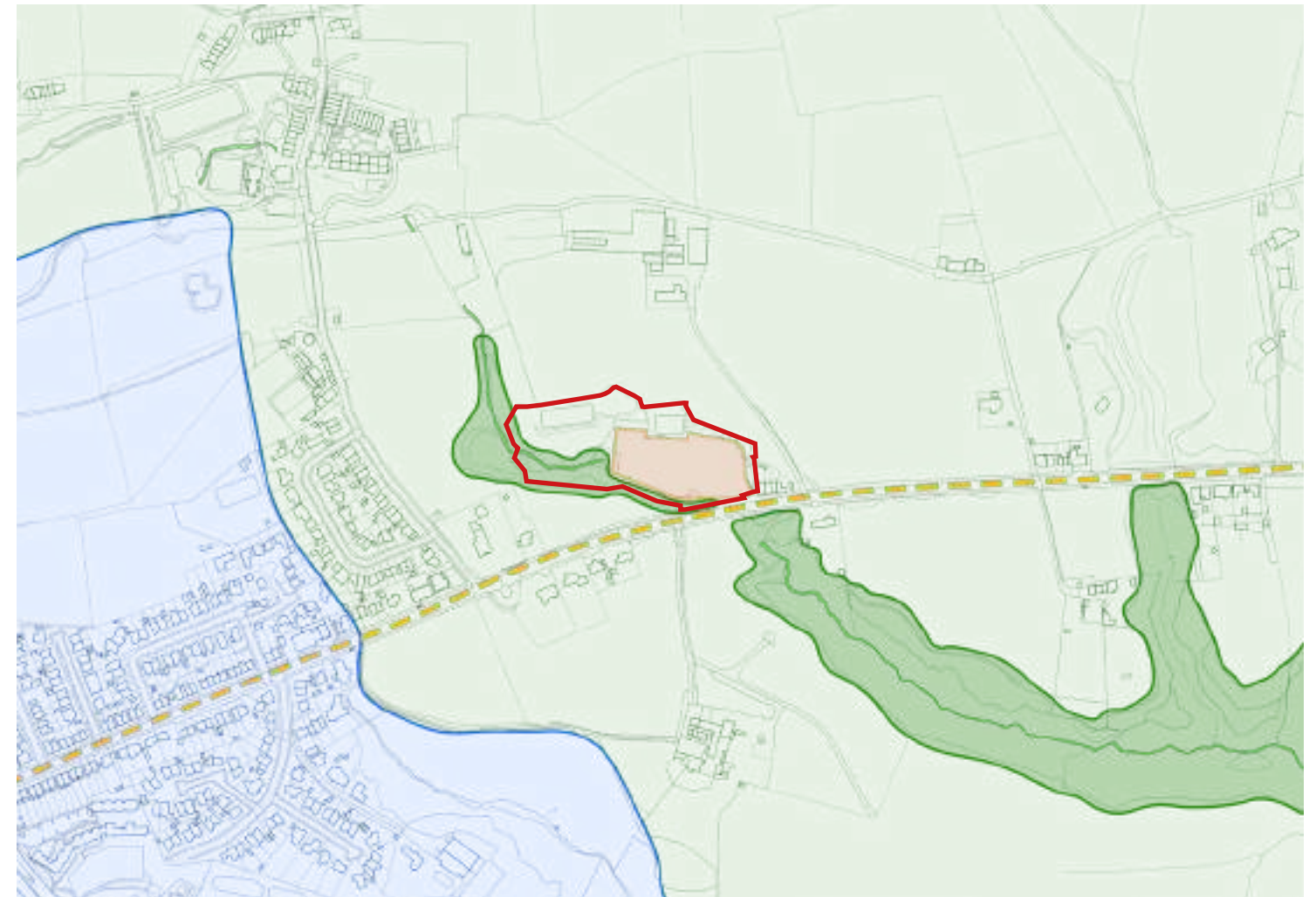
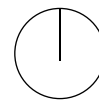
The site is located within Green Belt which is designed to reduce urban sprawl and maintain green spaces for leisure and recreation. The key feature of this is a sites 'openness' which will need to be maintained and not reduced within the scheme.

Given the sites history as a dye and bleach works it is classified as a site of major development within green belt where infill is permitted.

To the west of the site there is a Site of Biological Importance which will be maintained and unchanged in order to preserve and enhance biodiversity in the area.

Bury & Rochdale Old Road itself is classed as a strategic highway network as it provides a key connection between the areas surrounding Bury and Rochdale and is a gateway point between the two towns.

- Strategic Highway Network 
- Green Belt 
- Site of Ecological Importance 
- Infill site of major existing developed site in green belt 
- Boundary with Bury 



01

UNDERSTANDING THE CONTEXT

EXISTING BUILDINGS & APPROVED SCHEME

Before beginning our design work we have taken into consideration both the previous existing buildings on the site and the approved scheme for 14no. large detached houses.

We have considered how the forms of these buildings sat on the site and how they are viewed from the surrounding green belt.

Our proposals will aim to have a smaller footprint, floor area, volume and hard standing than the approved scheme. The proposed scheme will take layout, form scale and massing references from the original buildings on the site which better reflect the industrial heritage of the area.

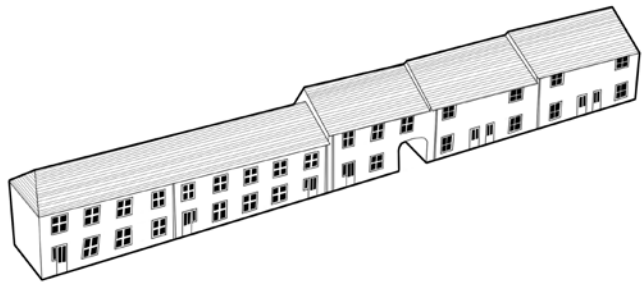


01

UNDERSTANDING THE CONTEXT

LOCAL TYPOLOGIES STONE COTTAGES NANGREAVES, BURY

We have researched further some of the local building styles to better understand the unique character of the area. We've looked at four examples of local buildings which are typical of the area and looked in more detail at the layout form and detail of the buildings which have then informed our proposals.



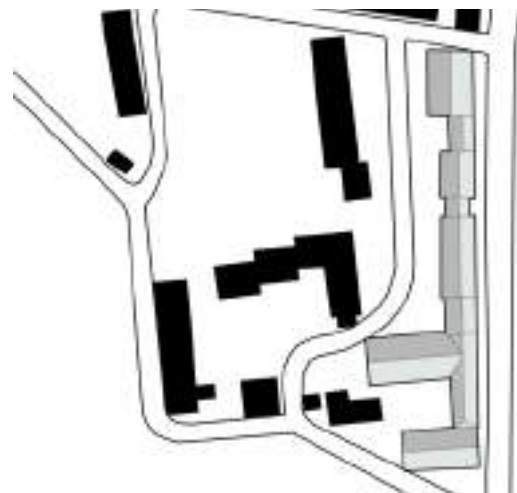
FORM

The terraces are fairly uniform in form as they run linearly along the edge of the street. As the gradient of the topography increases, each form steps up creating a step between itself and the property that it connects to.

The roof pitches here are symmetrical in form with a low pitch which is typical of houses in this area.

LAYOUT

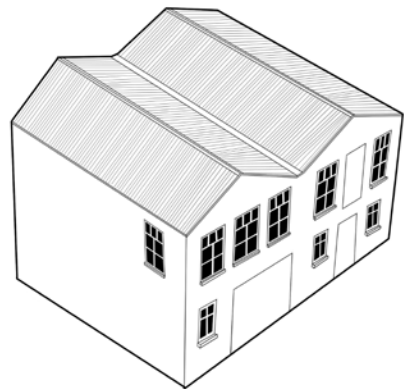
Terraces are in a linear layout parallel to the street and form a hard edge with the road. This layout is typical for the area and contributes to the local character.



01

UNDERSTANDING THE CONTEXT

LOCAL TYPOLOGIES MILLS WITH VERTICAL WINDOWS ASHWORTH ROAD



FORM

The mill typology uses large vertical windows across its elevations that typically incorporate a large stone cill and some brick header detailing.

Each form of the mill has a number of roof pitches that are indicative of the internal layout and uses of the mill.

LAYOUT

Mills often have a number of alterations, extensions and additions during their lifetime. Changes are made to the mill in response to its growth and needs in order to function. Consequently the layout comprises many different components that contrast with each other in orientation, roof pitch, materiality, footprint and volume.

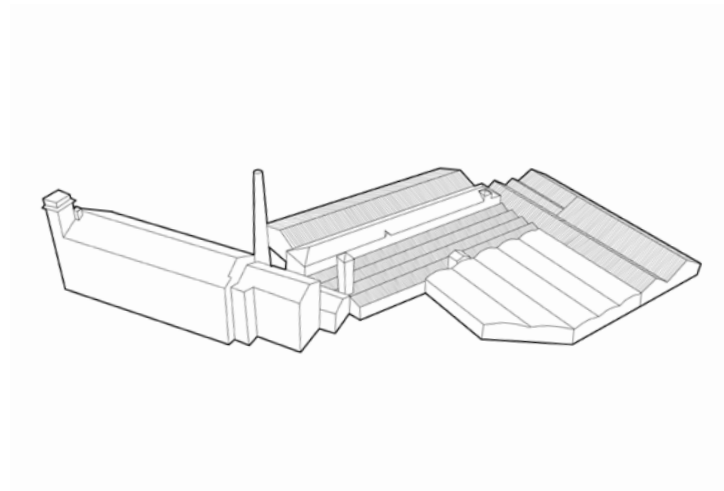
Each component of the mill is typically arranged around a central access route or courtyard for efficient circulation.



01

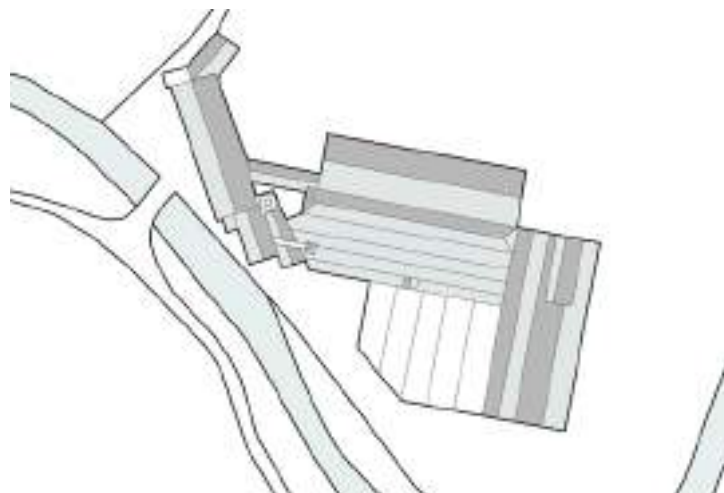
UNDERSTANDING THE CONTEXT

LOCAL TYPOLOGIES CRIMBLE MILL



FORM

Crimble mill is a Grade II* listed building in Rochdale. The original mill is five storeys in height with a symmetrical roof pitch that steps down in height to the north and south where it connects to two smaller components. Like most mills it has received a number of alterations and additions over the years that are generally low rise single or two storey units with a number of intersecting and alternating roof ridges along its roofscape.



LAYOUT

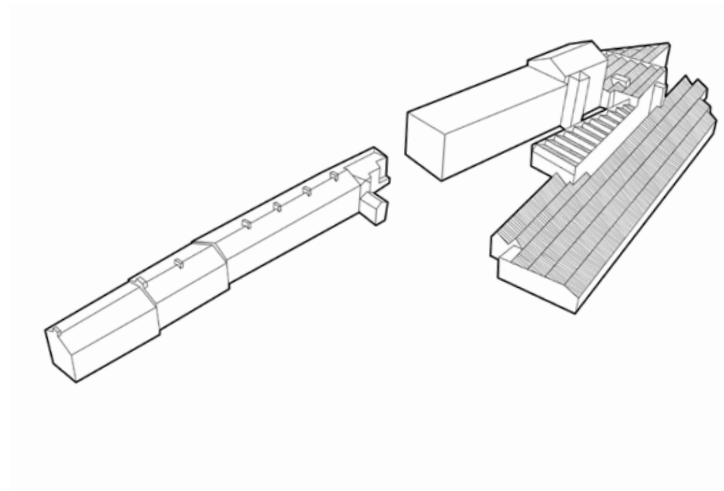
The additional forms that have been added over the years create the layout of the typology comprising multiple components. Each component is typically linear reflecting the character of the original mill building.



01

UNDERSTANDING THE CONTEXT

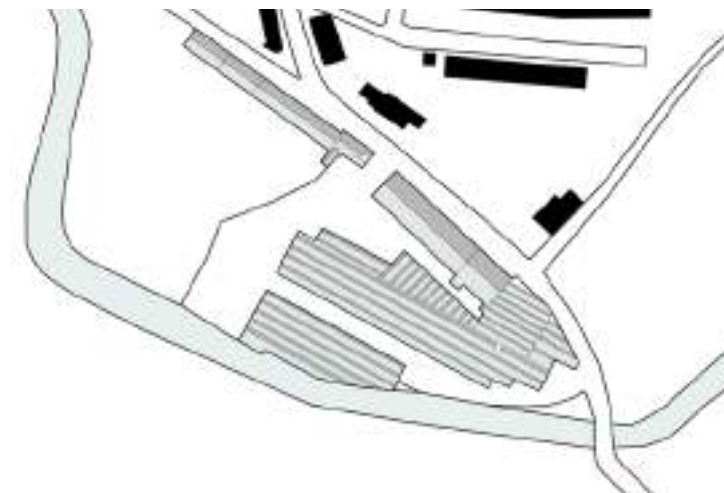
LOCAL TYPOLOGIES TERRACES NEXT TO MILLS BAMFORD ROAD



FORM

It is common to find residential, low rise dwellings close to mill sites, as they would have been occupied by employees when the mill was still in operation.

The terraces have a typical two storey, symmetrical pitched roof and follow the linearity and character set out by the mill.



LAYOUT

The terraced houses continue the layout and linear footprint of the mill to create a continuous, hard boundary with the road and help to form the architectural character of the area.

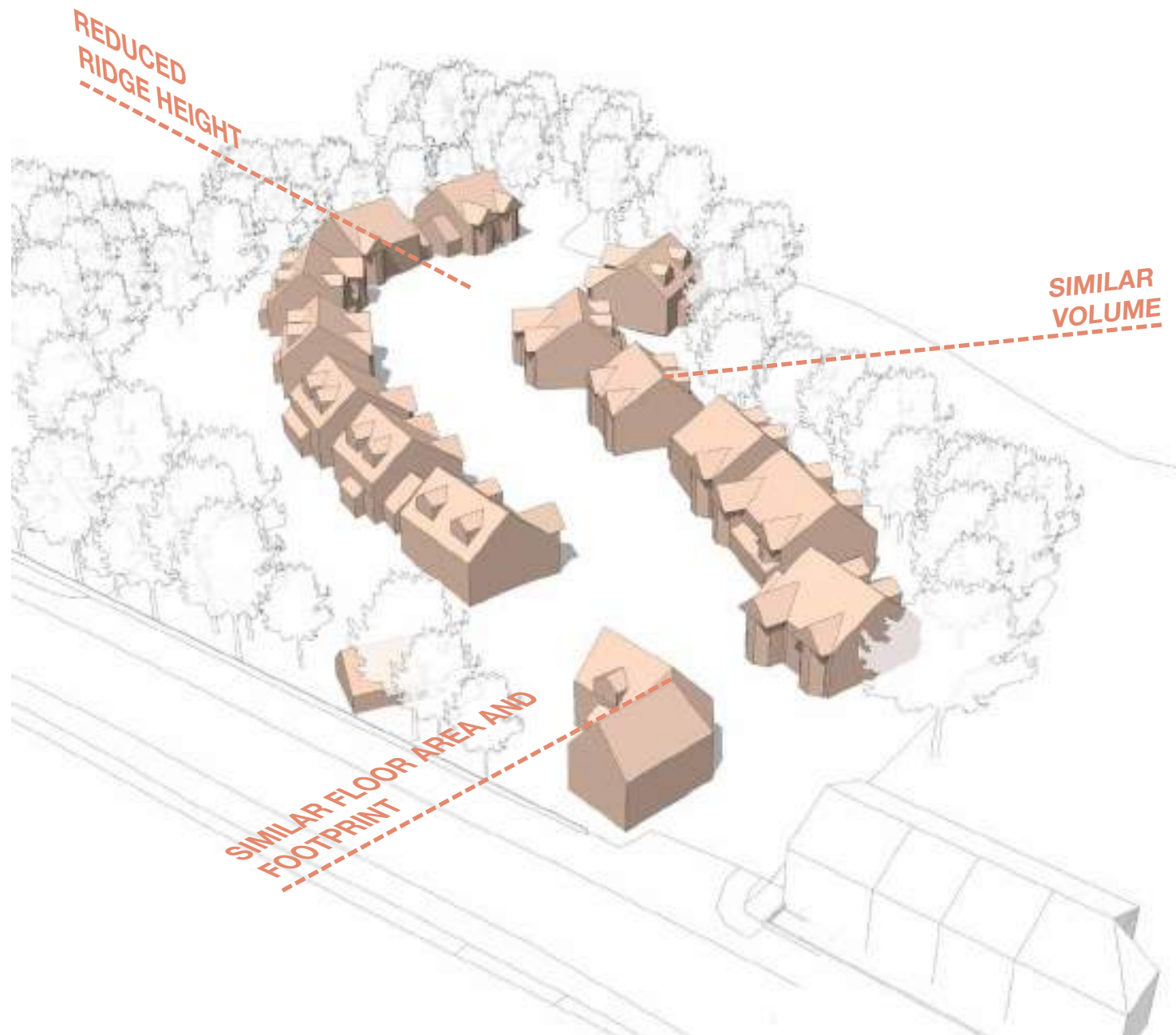


02

DESIGN STRATEGY

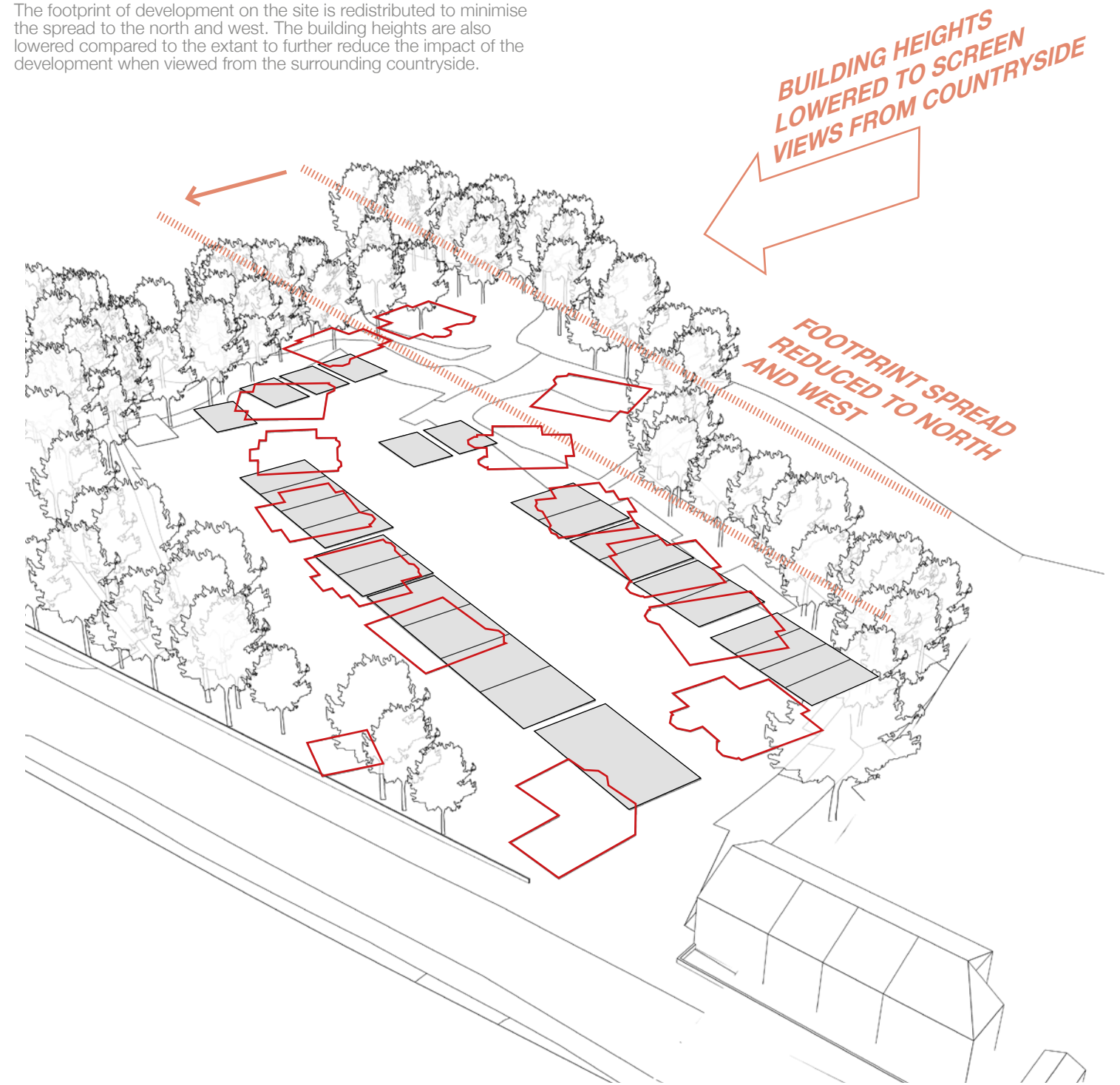
01

The parameters for the amount and scale of development are based upon the volume, footprint, GIA and ridge heights of the extant scheme for the site, with further improvements including a general reduction in ridge heights.



02

The footprint of development on the site is redistributed to minimise the spread to the north and west. The building heights are also lowered compared to the extant to further reduce the impact of the development when viewed from the surrounding countryside.

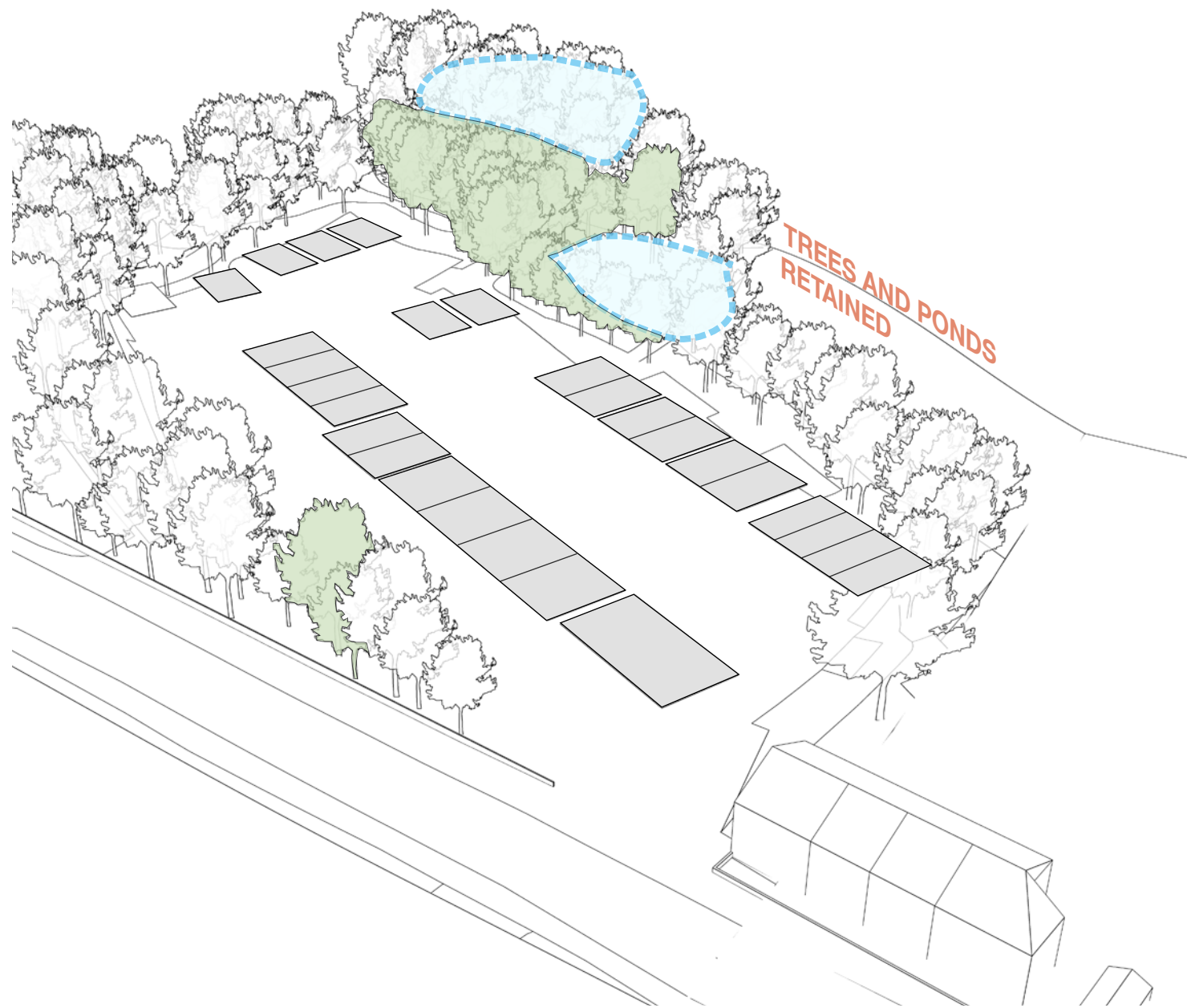


02

DESIGN STRATEGY

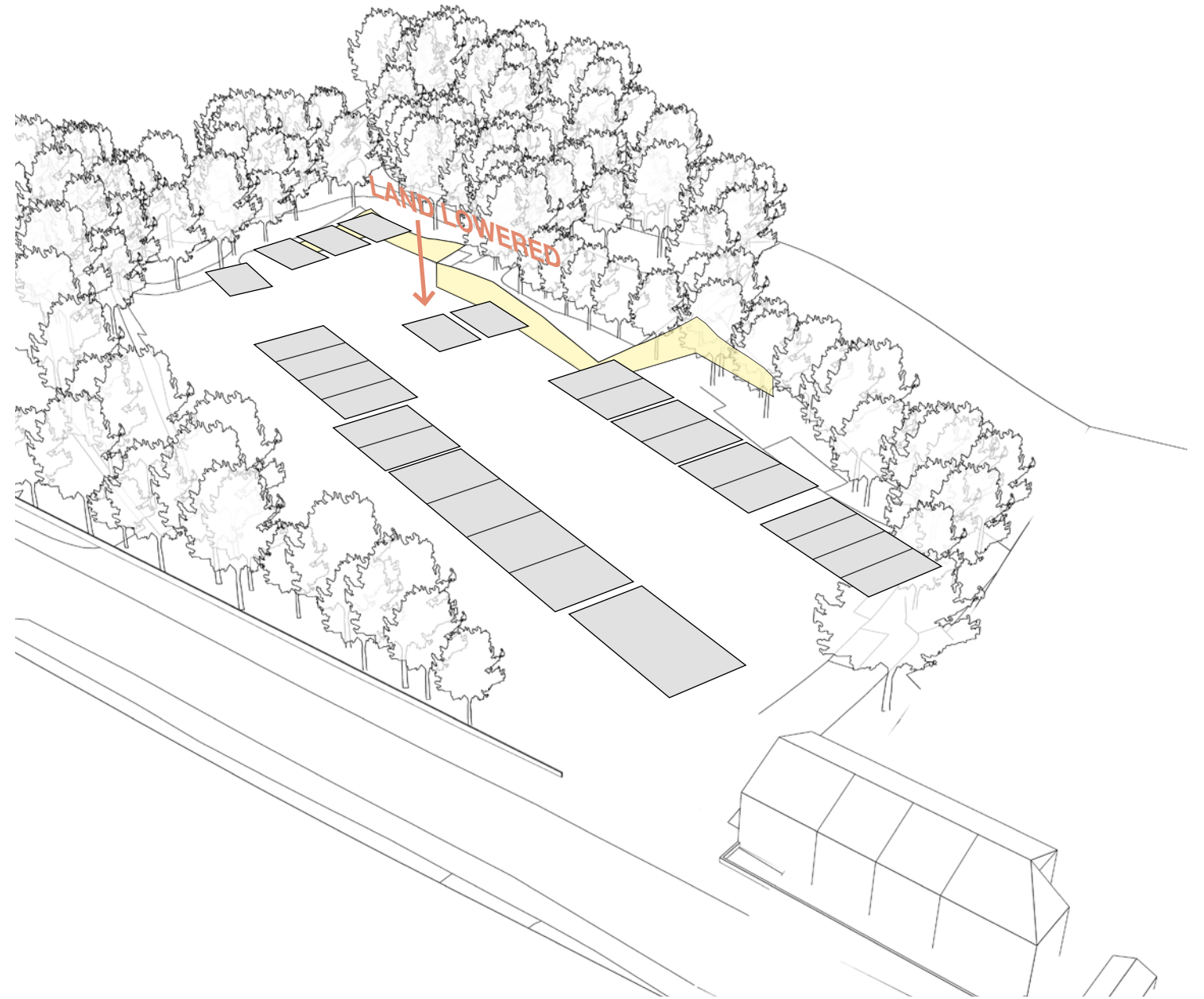
03

Localised areas trees that were due to be removed with the extant permission are now retained along with the ponds to the north of the site.



04

The land to the north west corner of the site is lowered reduce the impact of the new buildings on the site

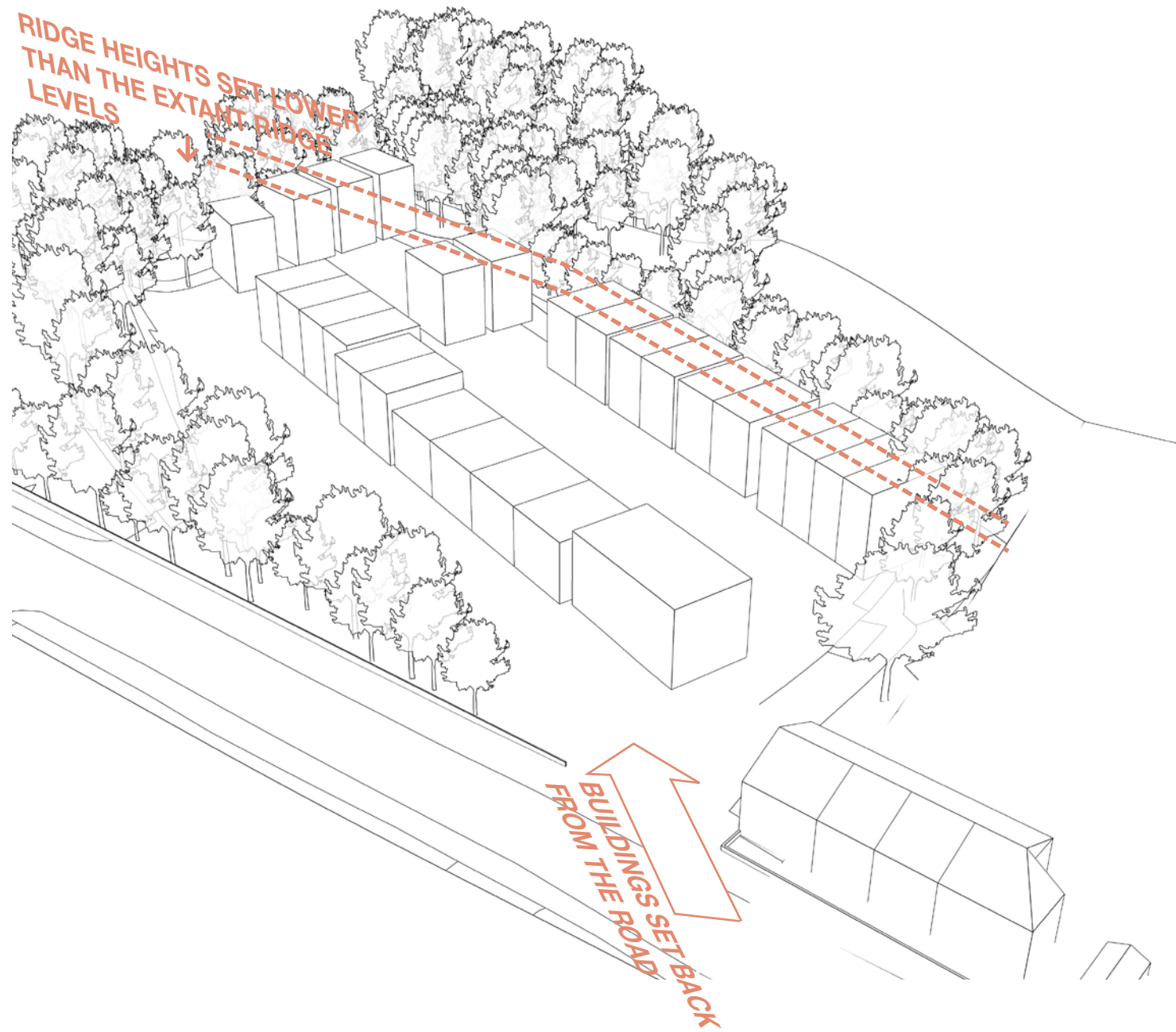


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DESIGN STRATEGY

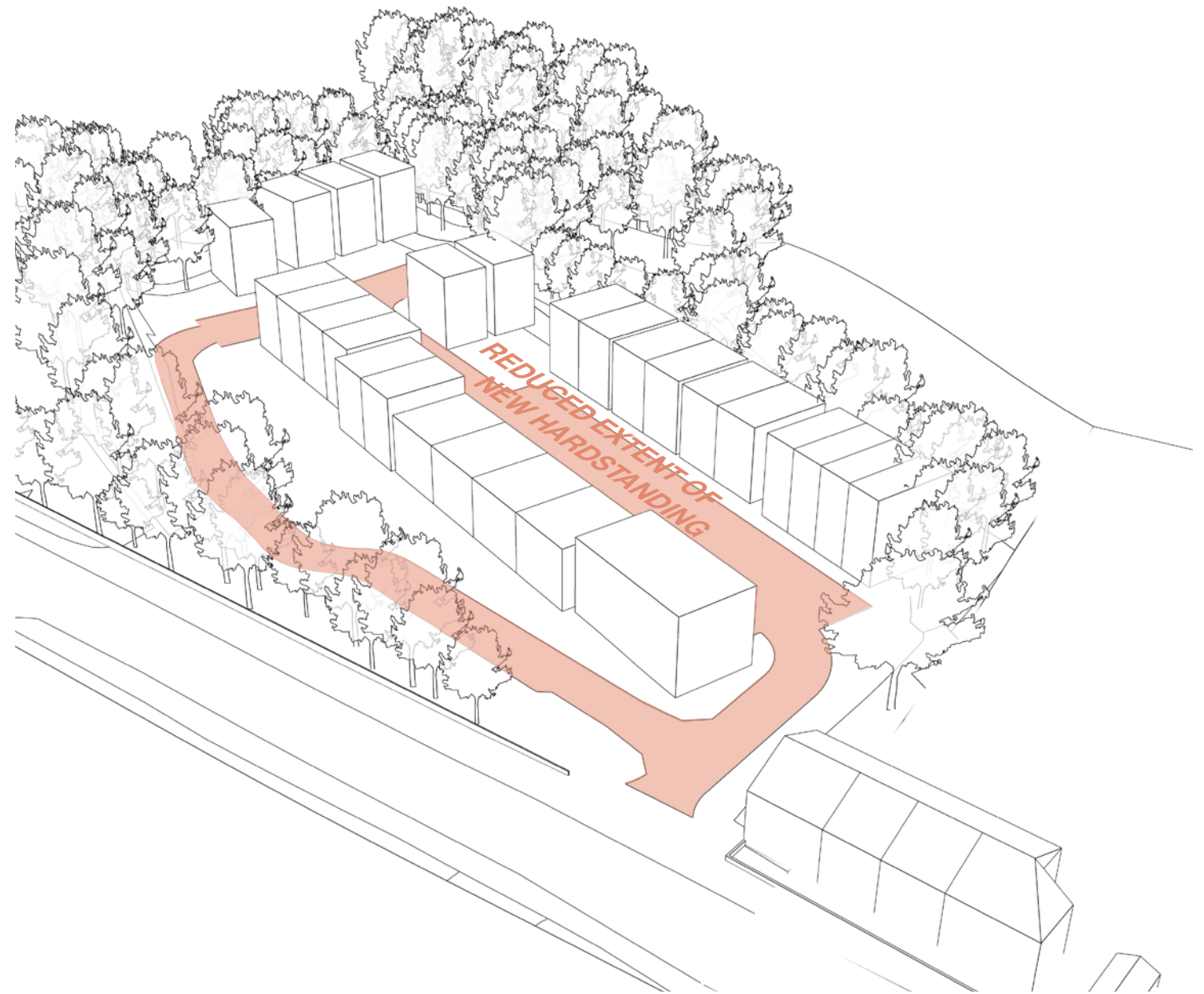
05

The heights of the new buildings are set lower than the existing buildings ridge height and are further set back from Bury and Rochdale Old Road.



06

The extent of hardstanding on the site is reduced. New hardstanding is to be from natural materials and to be fully porous.

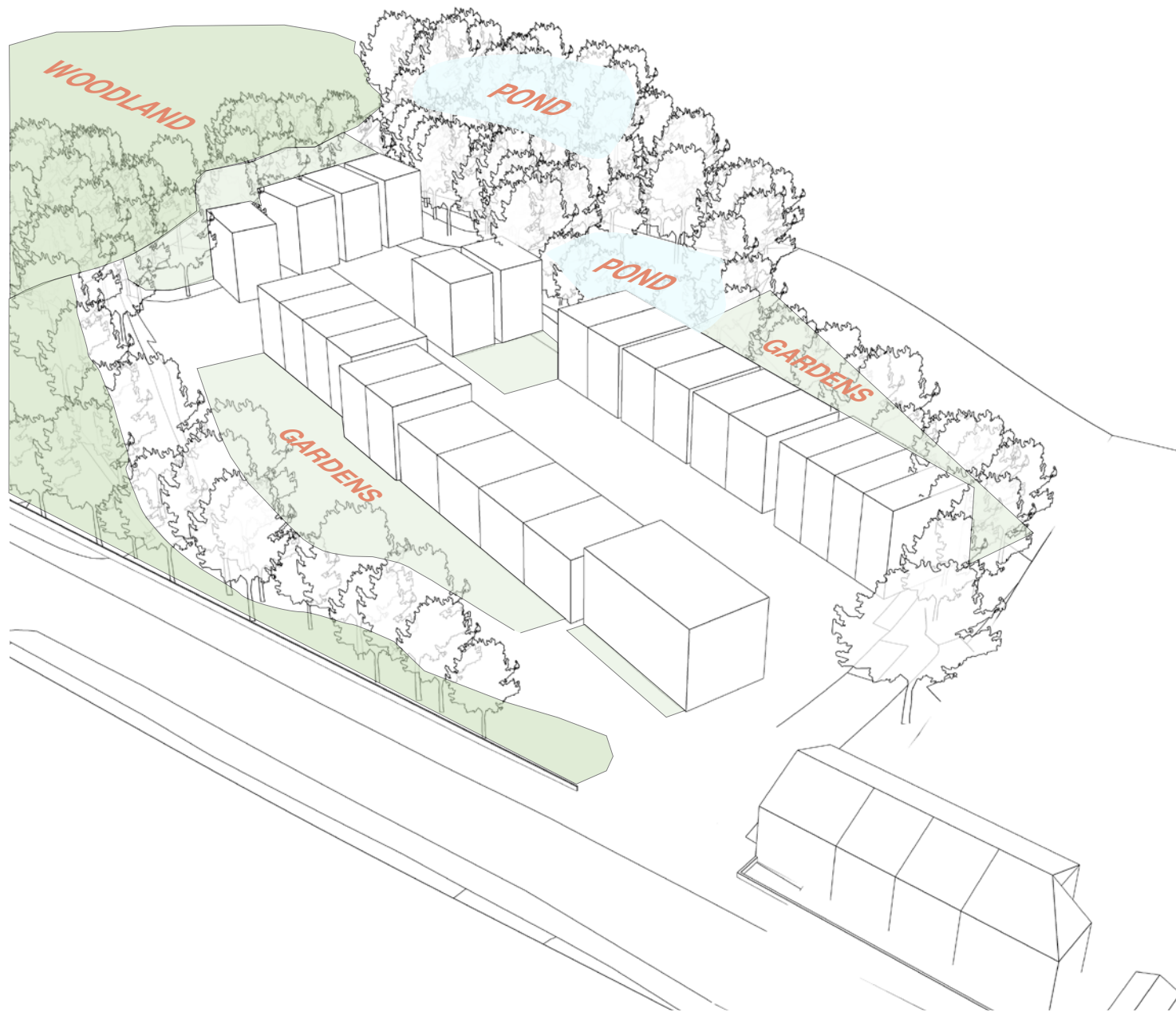


02

DESIGN STRATEGY

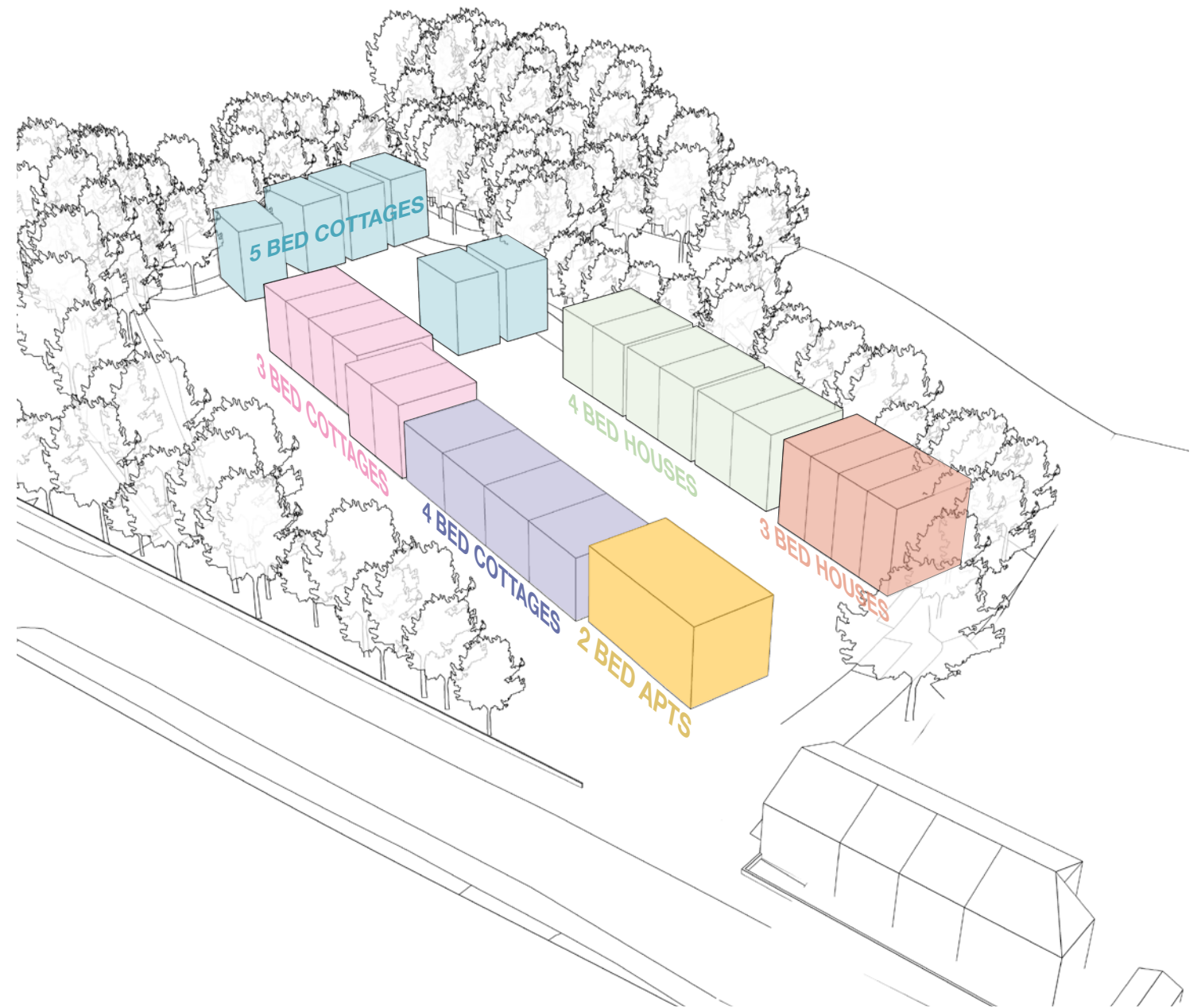
07

The quantum of soft landscaping is significantly increased from the existing condition. There is a shift from private gardens to more open shared landscapes that results in increased planting of native species which raises the biodiversity of the site.



08

A mix of 1, 2, 3 and 4 bed houses are proposed to provide a varied community along with a flexible workspace and cafe

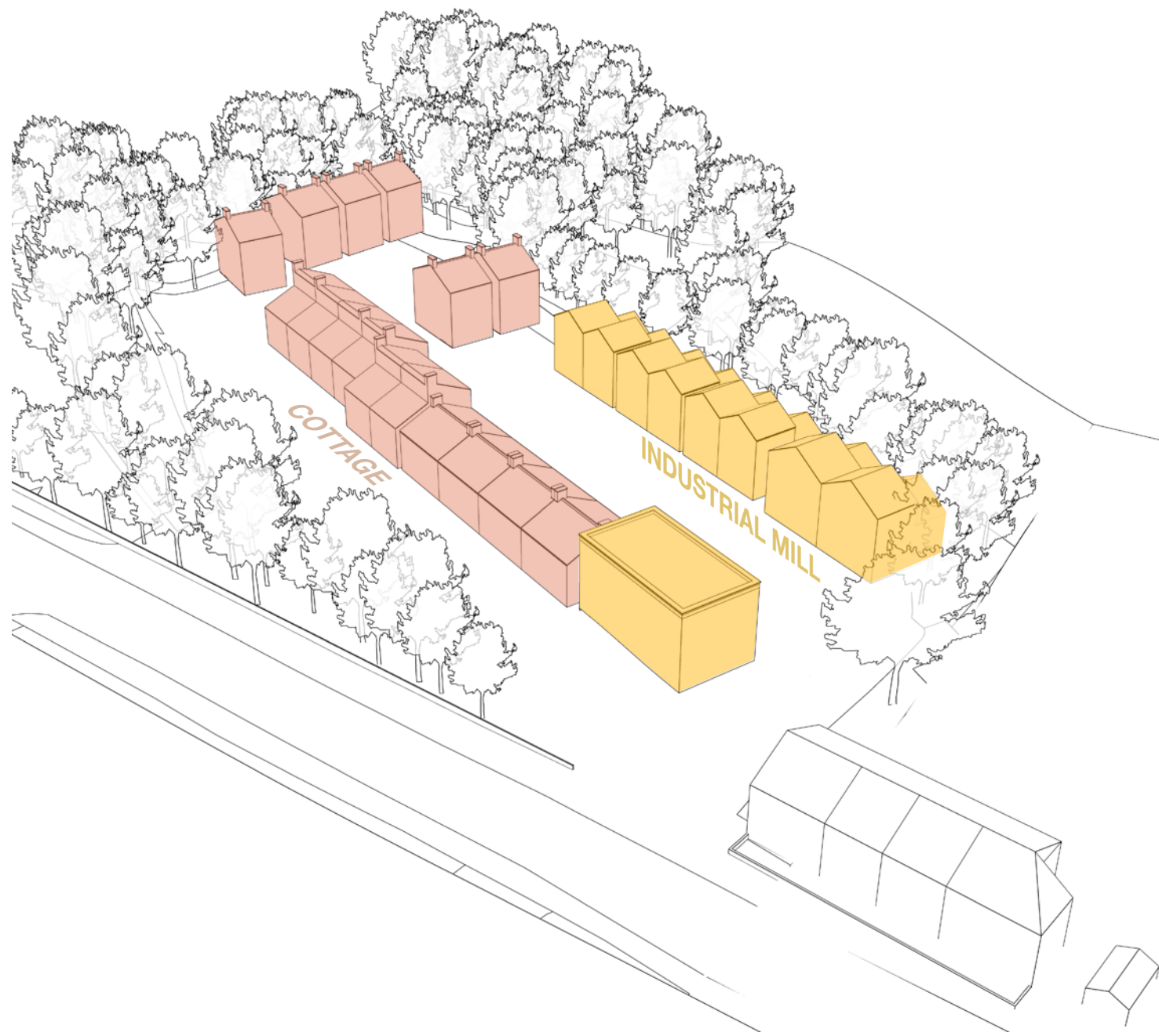


02

DESIGN STRATEGY

09

Each house type has distinctive architectural styling based around either an industrial mill or cottage aesthetic.



10

Local materials including sandstone, red brick and slate are proposed to bed the development into its surroundings.



03 PROPOSALS

PROPOSED ROOF PLAN

Our proposed site layout is defined by the existing culvery along the Southern edge of the site which we want to avoid building over or relocating. The geometry of the layout follows the layout of the original industrial buildings.

We have retained the footprint of the original buildings to the North and come in slightly from the West.

We are brought in the footprint on all four sides when compared to the approved scheme.

27no. Houses & 6no.
Apartments with
64no. Parking Spaces

ACCOMMODATION SCHEDULE

Residential

6no. 5 BED DETACHED COTTAGES (2,080sqft ave.)	12,480sqft
6no. 4 BED SEMI-DETACHED MILL HOUSE (1,500sqft ave.)	9,000sqft
4no. 4 BED COTTAGES (1,180sqft ave.)	4,720sqft
6no. 3 BED COTTAGES (980sqft ave.)	5,880sqft
4no. 3 BED MILL HOUSE (975sqft ave.)	3,900sqft
6no. 2 BED APARTMENTS (675sqft ave.)	4,050sqft

NET SALEABLE 40,030sqft



03 PROPOSALS

PROPOSED TYPICAL FLOOR PLAN

The scheme proposes a mix of 2, 3 & 4 bed accommodation with 27no. houses and 6no. apartments.

All the houses have 2no. parking spaces and the apartments 1no. space each. There are also 4no. visitor spaces.

Large areas of the site are soft landscaped with a mix of external spaces for residents to enjoy.



27no. Houses & 6no.
Apartments with
64no. Parking Spaces

ACCOMMODATION SCHEDULE

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NET SALEABLE 40,030sqft

03 PROPOSALS

PROPOSED SITE ELEVATIONS

Building height are proposed that are lower than the approved scheme.

Two main building typologies are proposed which are stone cottages and mill houses. We are proposing a mixture of red brick and stone walls with slate roofs.



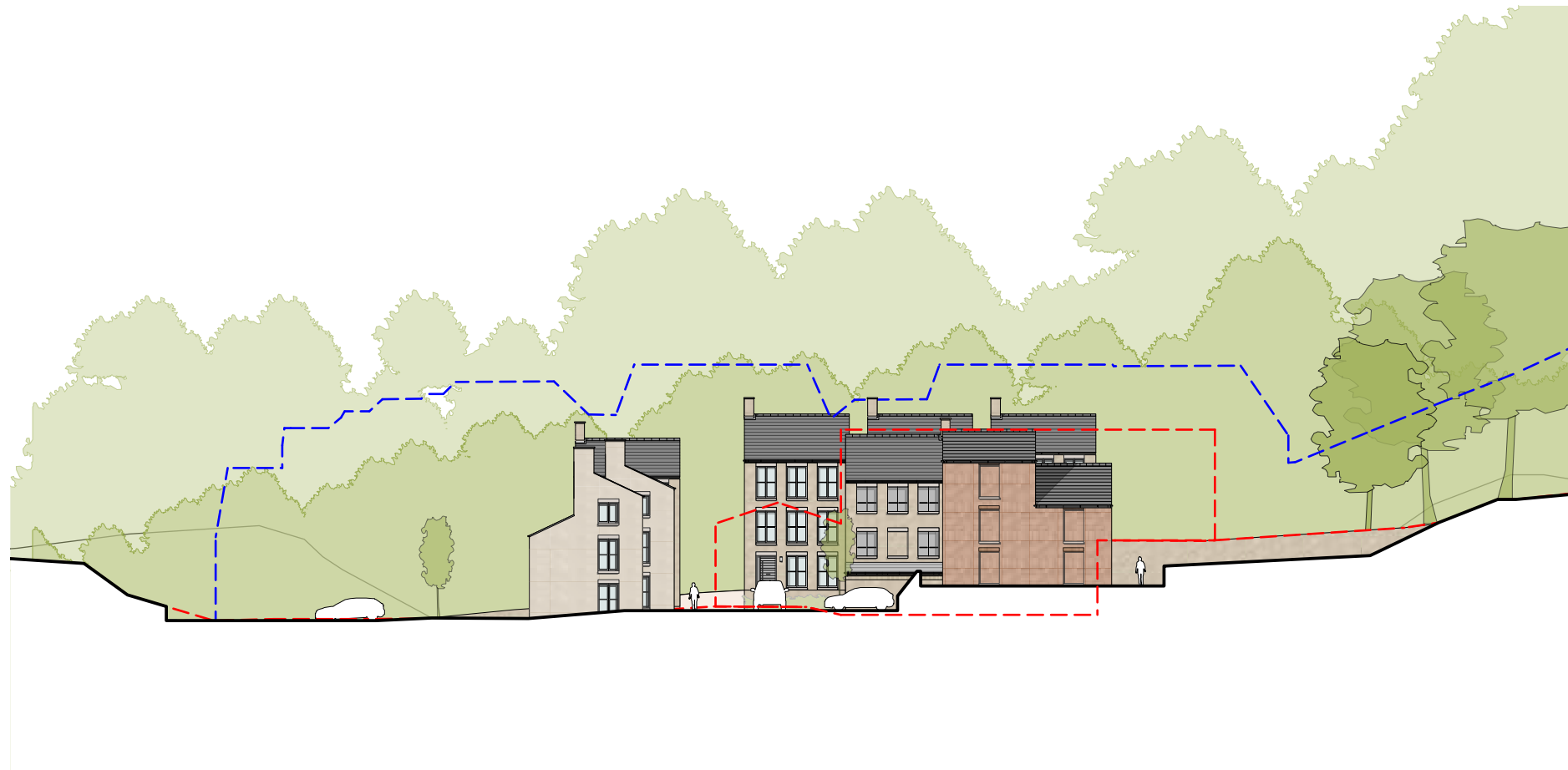
SECTION KEY

03 PROPOSALS

PROPOSED SITE ELEVATIONS



SECTION KEY

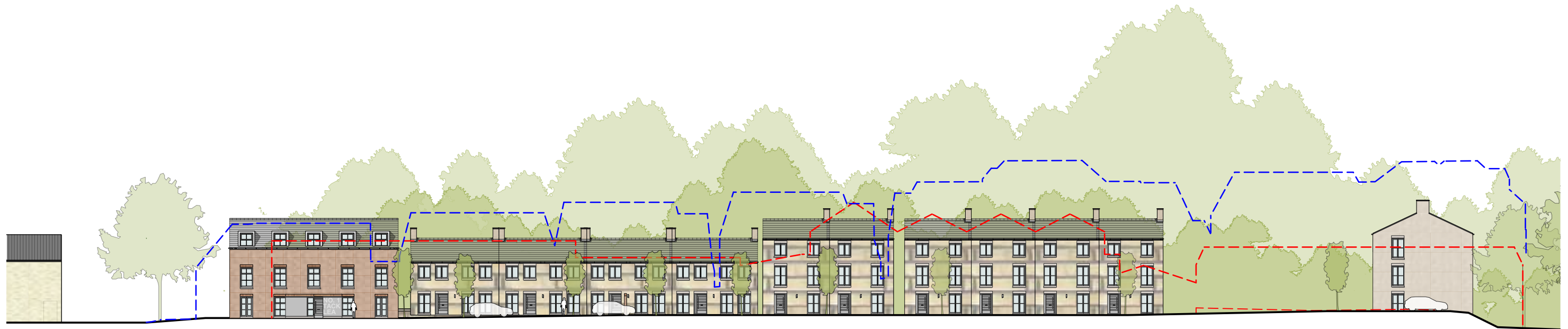


03 PROPOSALS

PROPOSED SITE ELEVATIONS



SECTION KEY



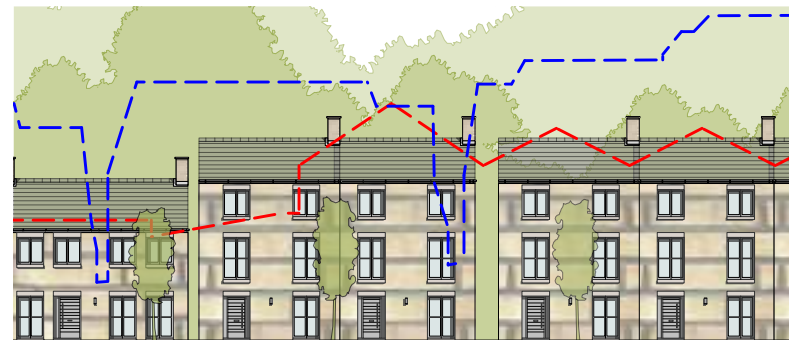
03 PROPOSALS

DEFINING CHARACTER

COTTAGES ■

The cottage typology is derived from existing two and three storey stone cottages found locally in long rows of stepped terraces.

The proposed cottage offers a contemporary version of the traditional typology that maintains local character by making use of contextual materials and facade details.



MILLS ■

The proposed mill typology provides 3 or 4 bedroom houses that refer back to the local context by use of red brick and vertically proportioned windows and gabled frontages that produce a sawtooth roof detail when viewed together.



03 PROPOSALS

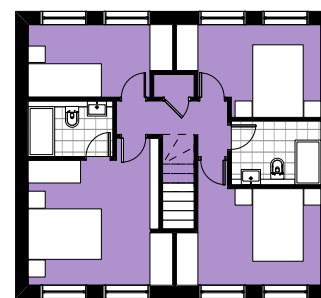
PROPOSED HOUSE TYPE 4A



SITE PLAN



GROUND FLOOR



FIRST FLOOR



03 PROPOSALS

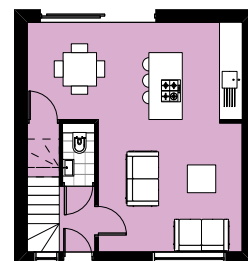
PROPOSED HOUSE TYPE 3A



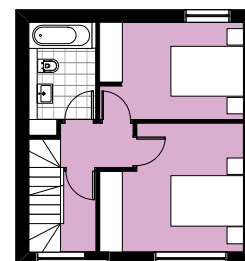
SITE PLAN



TYPICAL FRONT ELEVATION
3 BED TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

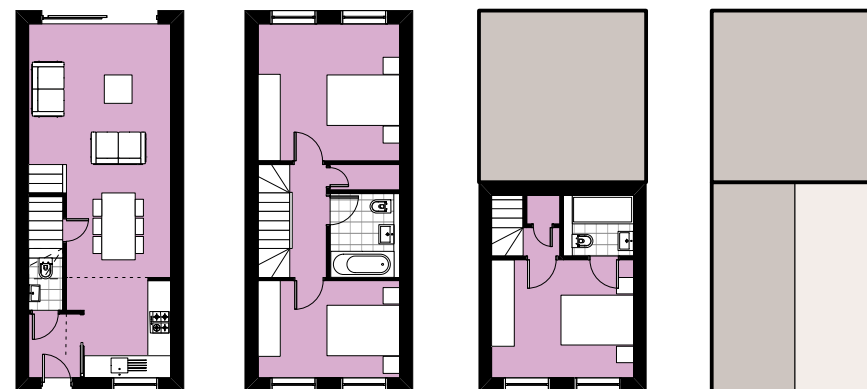


03 PROPOSALS

PROPOSED HOUSE TYPE 3B



TYPICAL FRONT ELEVATION
3 BED MILL HOUSE



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



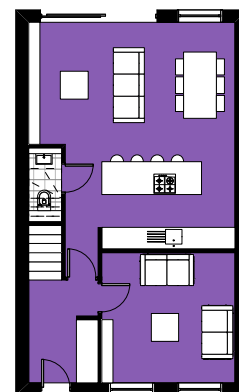
SITE PLAN

03 PROPOSALS

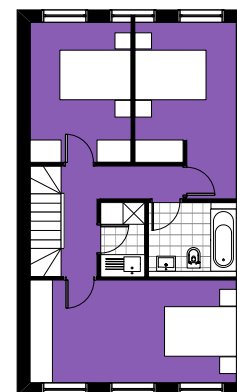
PROPOSED HOUSE TYPE 4B



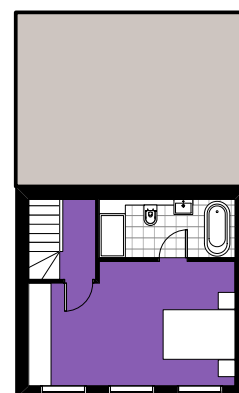
TYPICAL FRONT ELEVATION
4 BED MILL HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

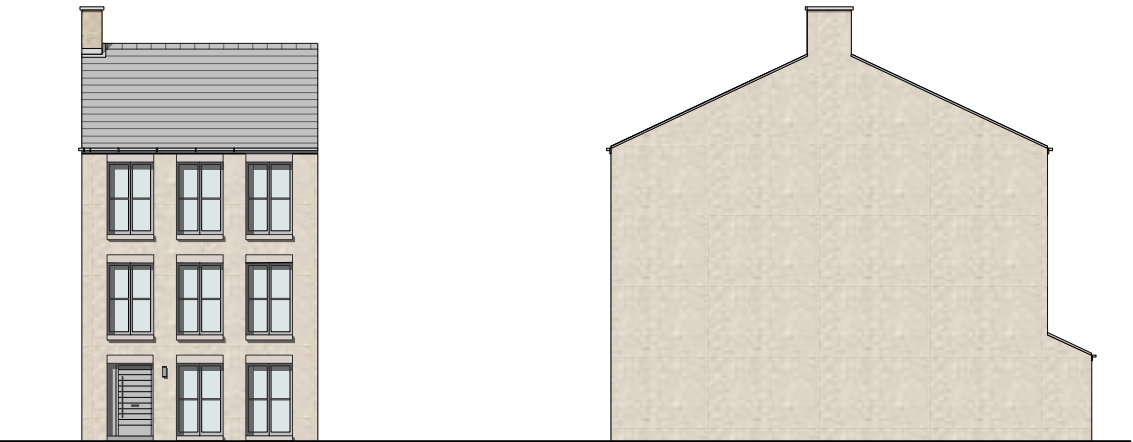
4 BED MILL HOUSE



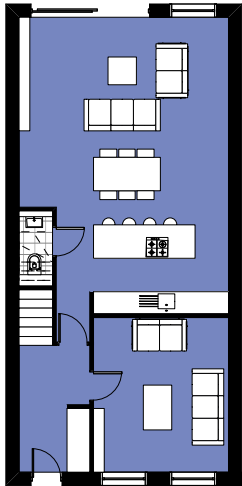
SITE PLAN

03
PROPOSALS

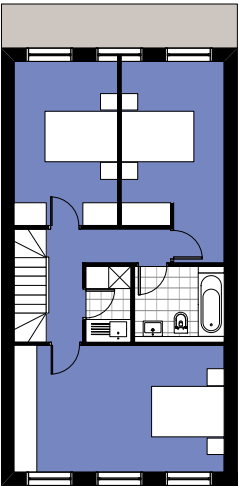
PROPOSED HOUSE TYPE 5A



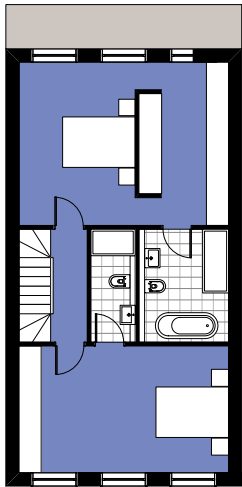
TYPICAL FRONT ELEVATION
5 BED DETACHED COTTAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN

03 PROPOSALS

PROPOSED HOUSE TYPE 2A

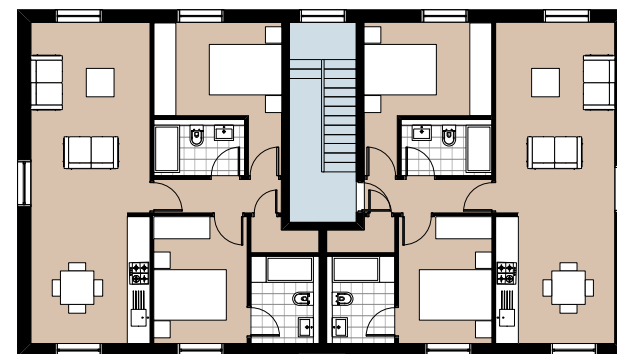


SITE PLAN



TYPICAL FRONT ELEVATION
2 BED WAREHOUSE APARTMENT

SIDE ELEVATION



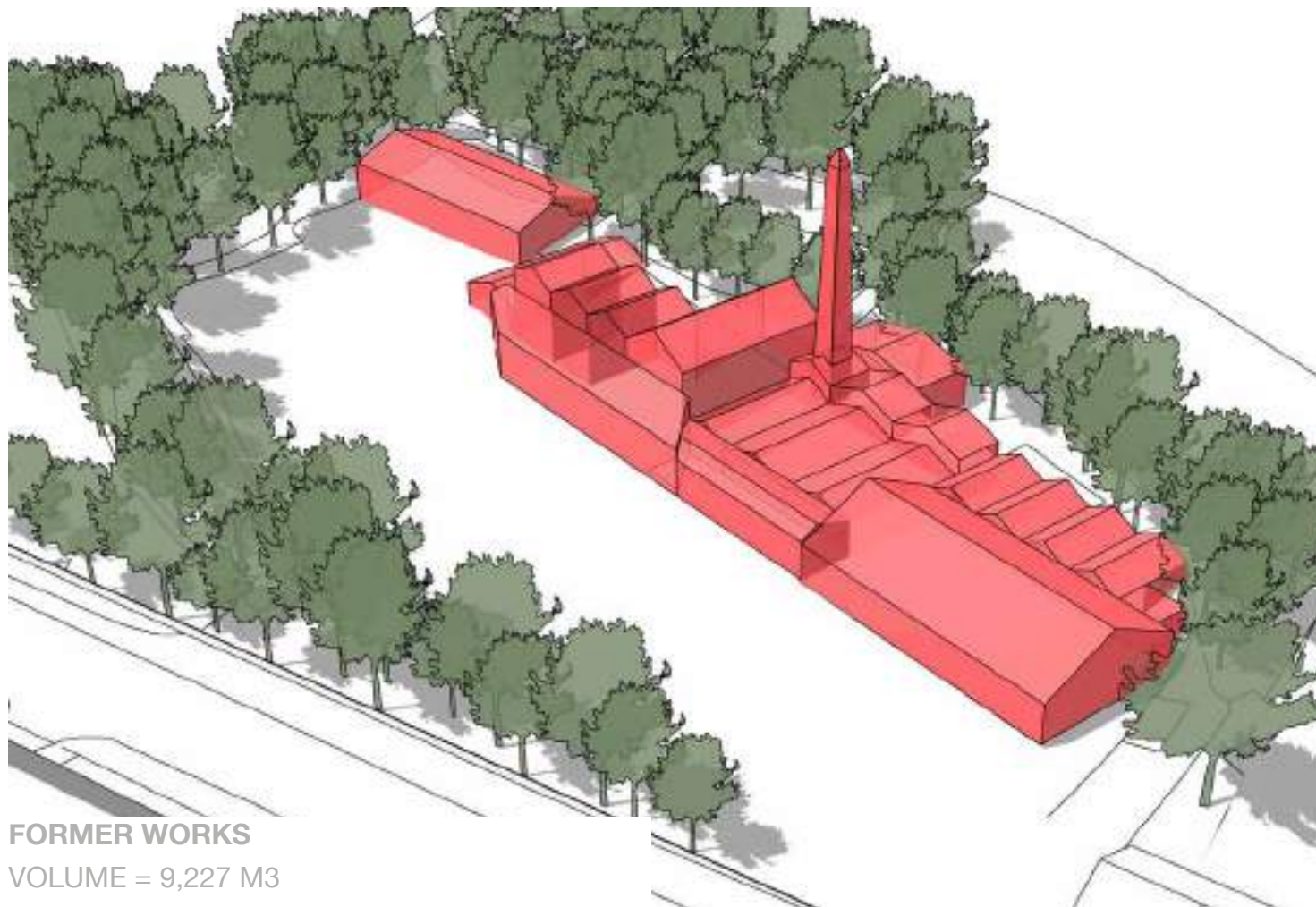
GROUND FIRST & SECOND FLOOR

03 PROPOSALS

PROPOSED VOLUME COMPARISON

The existing building, approved scheme and current proposals have been modelled and a volume calculation taken to establish the volume of each.

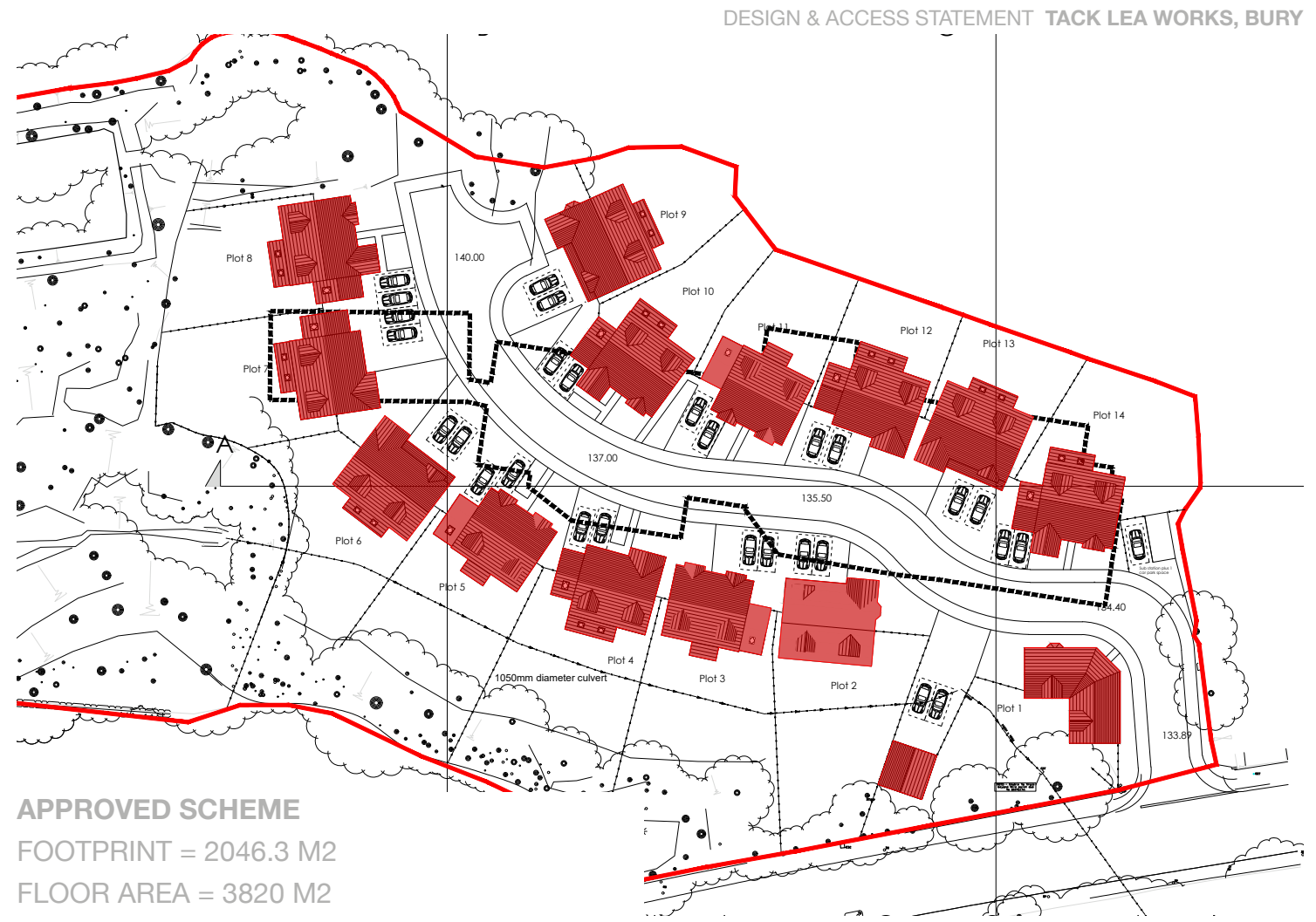
The proposed scheme has a lower volume than the approved scheme.



03 PROPOSALS

PROPOSED FOOTPRINT & FLOOR AREAS COMPARISON

The proposed scheme has a lower footprint than both the approved scheme and the existing building but a larger floor area than both the approved scheme and existing building. Although this assumes that the existing buildings were all one level.



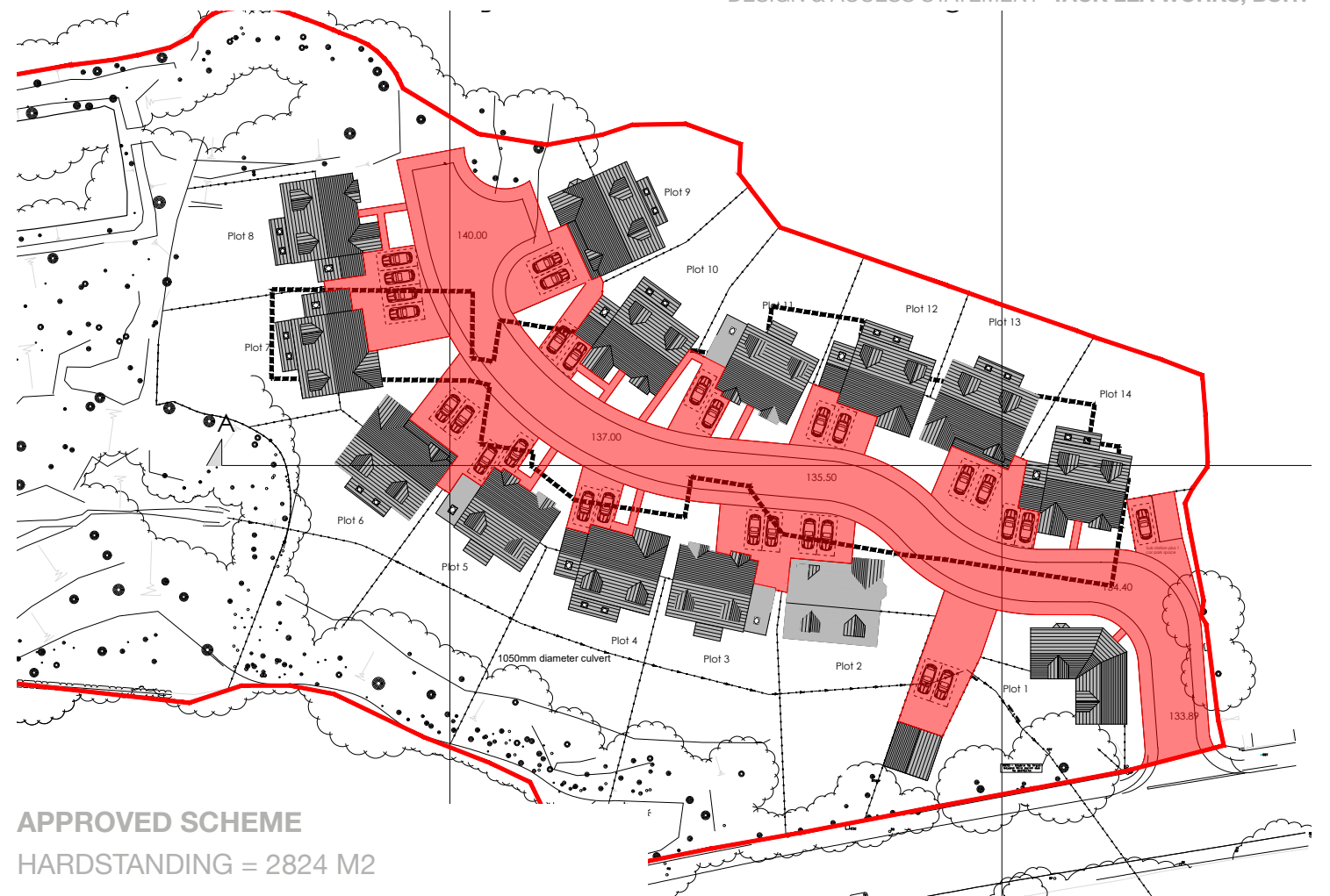
03 PROPOSALS

HARDSTANDING COMPARISON

The proposed scheme has a smaller area of hardstanding than the approved scheme and the existing building.



FORMER WORKS
HARDSTANDING = 3662 M2



APPROVED SCHEME
HARDSTANDING = 2824 M2

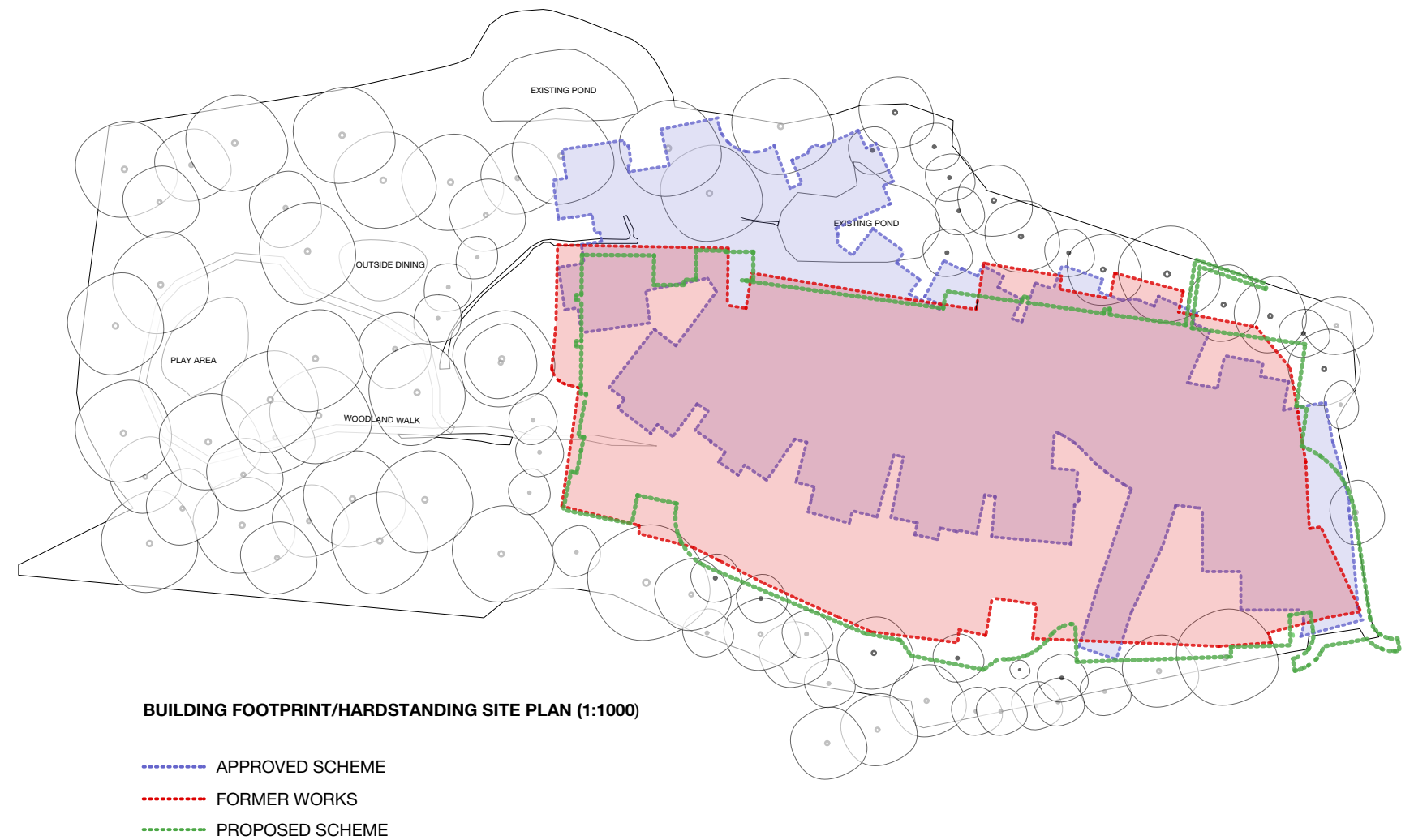


PROPOSED SCHEME
HARDSTANDING = 3363 M2

03 PROPOSALS

HARD STANDING & FOOTPRINT COMPARISON

The footprint of the buildings and hard standing combined of the proposed scheme is less than the original buildings and previous approval and also has a reduced spread into the greenbelt.

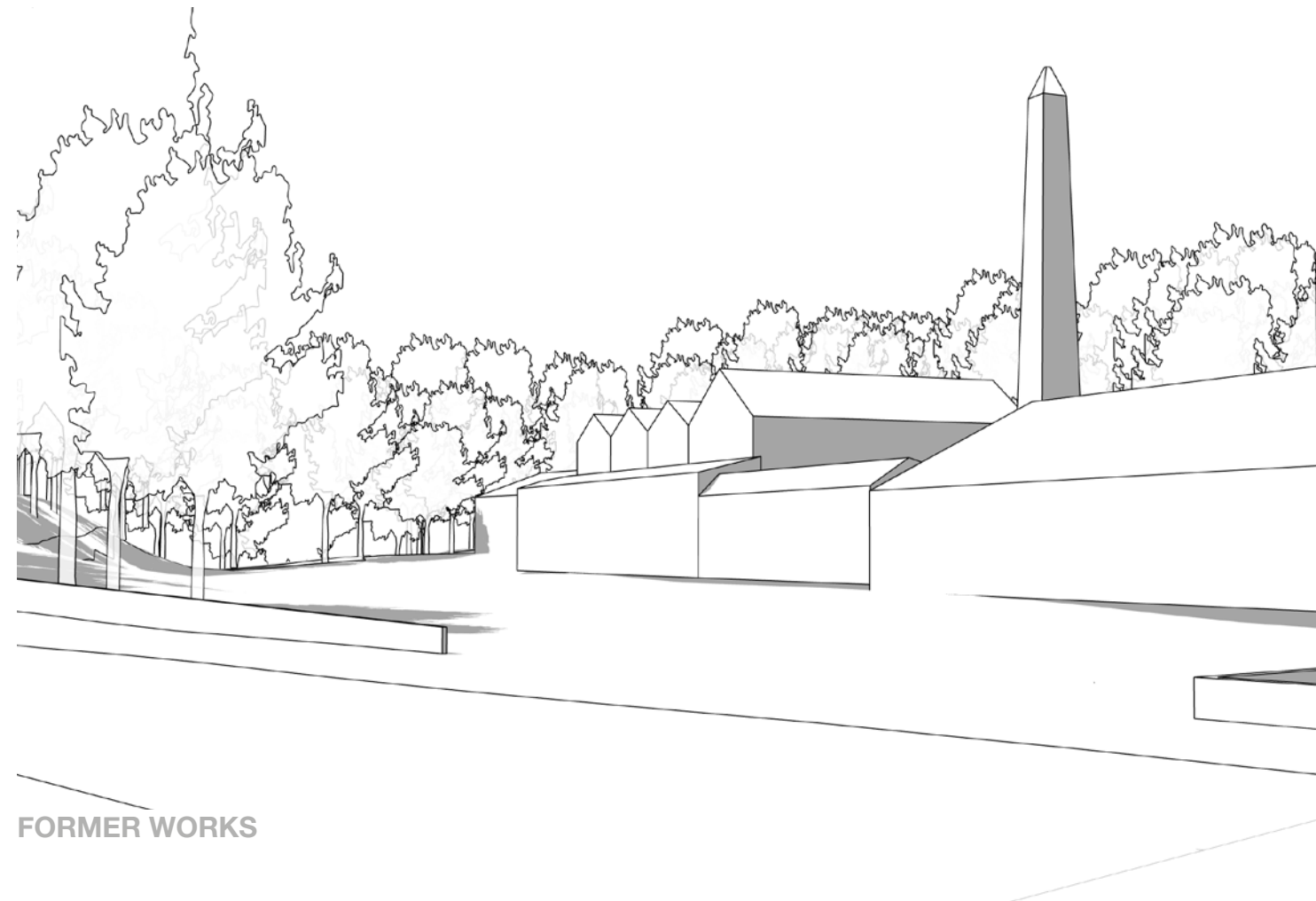


03 PROPOSALS

VIEWS FROM BURY & ROCHDALE OLD ROAD COMPARISON

Views of the site and into the site are limited and really only possible from Bury & Rochdale Old Road.

In our proposed scheme buildings are set further back from road to maintain some openness into the site. The profile and ridge line of the new buildings closely matches the existing buildings prior to demolition.



FORMER WORKS



APPROVED SCHEME



PROPOSED SCHEME

03 PROPOSALS

MATERIALS EXTERNAL WALLS, WINDOWS & DOORS



Buff Stone with matching stone heads and cills with complimentary timber windows and doors.



Buff brick with brick heads and cills and larger aluminium windows and doors.



Red Brick



Buff Stone



Buff Stone using locally sourced stone and traditional coursing



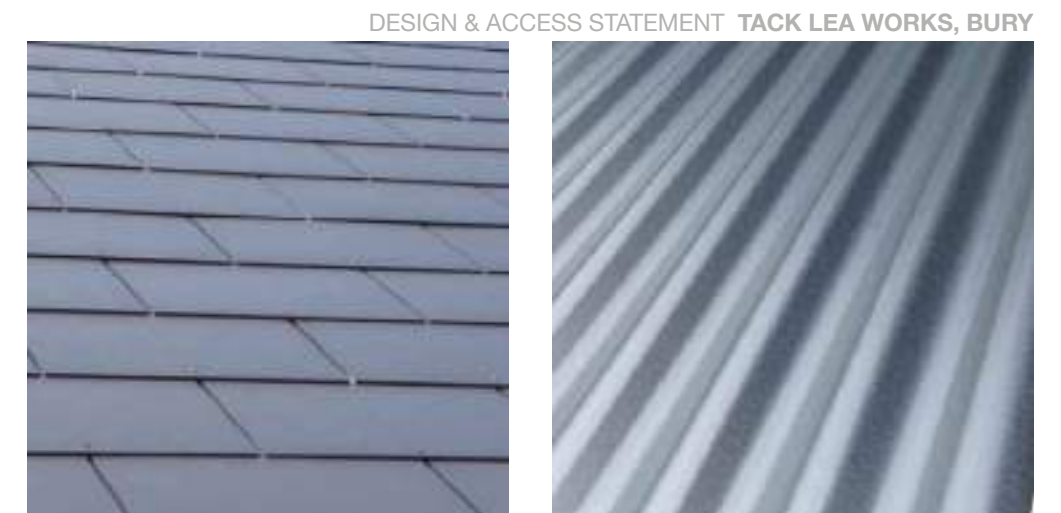
Red Brick with panels of recessed texture brick to break larger areas

03 PROPOSALS

MATERIALS ROOFS AND RAINWATER GOODS



Sinusoidal Fibre Cement Roof on Commercial Unit



Residential Roofs - Cembrit Jutland Fibre Cement Roof Slates

Commercial Unit - Sinusoidal fibre cement



Gutters and Downpipes - half-round galvanised downpipes and gutters on rise and fall brackets



Fibre Cement Roof Tiles to houses

03 PROPOSALS

MATERIALS EXTERNAL WORKS

DESIGN & ACCESS STATEMENT TACK LEA WORKS, BURY



Roads - Tegula Concrete Block Paving and Setts in 'Slate'



Parking - Addaset "Maple Gold" 6mm Resin Bound Gravel



Mix of buff gravel and slate grey setts/pavers



Loose Cerney Shingle gravel to parking spaces



Boundary Treatments to green belt facing gardens - post and rail fence



Boundary Treatments - 2m vertical cedar fencing



Parking within grassed areas - Tobermore Turfstone grass paving system



VIEWS

AERIAL VIEW FROM S.EAST



VIEWS















