

Salford City Council  
Planning Department  
August 2020

## Design and Access Statement



**Proposal: Demolition of existing (bungalow dwelling house) and erection of new two storey dwelling with a pitched roof and front and rear dormers. Demolition of existing outbuildings. Associated parking, refuse and recycling storage.**

**35 Upper Park Road, Salford, Manchester M7 4JB**

## Table of Contents

|                                         |    |
|-----------------------------------------|----|
| Introduction.....                       | 3  |
| Site and Surrounding Area .....         | 3  |
| Planning History.....                   | 5  |
| Principle of Development .....          | 5  |
| Character and Appearance .....          | 10 |
| Scale of Development.....               | 12 |
| Landscaping .....                       | 14 |
| Tree Preservation .....                 | 13 |
| Access and Parking .....                | 15 |
| Sustainability .....                    | 16 |
| Policy Considerations.....              | 16 |
| Other Relevant Planning Documents ..... | 19 |
| Conclusion .....                        | 21 |

## Introduction

This Design and Access statement is intended to support an application for the Demolition of the existing (bungalow dwelling house) and erection of new two storey dwelling house with accommodation in the roofspace. The roof will be a crown roof with front dormers and two symmetrical rear gables along either side of the house facing southwards. The proposal includes the provision of off street parking and bicycle storage and associated landscaping.

This application site is situated on Upper Park Road in Salford. Upper Park Road is a predominantly residential area comprising numerous larger scale dwellings on sizeable plots. For example, no. 41 on the west and no. 33 on the east. The predominant housing tenure in the area is large detached and semi-detached Victorian and Edwardian dwellings however, there are a number of single storey bungalows and apartment buildings within this location. The application site is located in close proximity to the A665 Bury Old Road and Cheetham Hill Road both of which are home to a large range of shops, local amenities and key bus routes. The site is not in a conservation area and there are no listed buildings on or adjacent to the site.

This document contains photographs and a description of the proposed works. It should be read in conjunction with the accompanying drawings.

## Site and Surrounding Area

The application site is currently occupied by a single-storey detached bungalow located on the southern side of Upper Park Road with large front and rear private garden areas. The site benefits from a wide driveway which extends to a detached single storey garage structure separated from the main dwelling house to the west of the plot and a carriage drive which curves to the front of the property. An independent study/office and studio outbuilding are located to the rear of the garage along the site's boundary with no.41.



*Picture of the existing bungalow dwelling house at the site.*

The existing bungalow house is setback and screened from Upper Park Road by a row of protected trees/foliage to the northern edge of the private garden area to the front of the plot. To the rear of the plot is a rectangular shaped garden area with mature trees and foliage which shield the garden area from the neighbouring properties. To the eastern edge of the garden there is a small outbuilding to the rear of the garage which is used as an office/study area and studio. The site is shown edged in red on the aerial map below.



*Small scale Aerial view showing the site and surrounding properties*

Vehicle and pedestrian access to the site is via the gateway entrance along Upper Park Road. Vehicle access will remain the same as the existing arrangement and it is not envisaged that the proposed redevelopment on the site will have an adverse impact on the existing highway network.



*Existing vehicle and pedestrian access to the site from Upper Park Road.*

## Planning History

There is no planning history recorded on the Council's website for this property.

## Principle of Development

The site sits adjacent to a number of larger two storey residential houses of mixed architectural character and appearance. The predominant housing tenure in this area is larger two storey houses. The subject property is one of the only remaining bungalow properties along Upper Park Road and is inconsistent with the emerging character of development along this street.

A similar project for the "Demolition of existing dwelling and erection of a new dwelling including construction of new and alteration to existing pedestrian and vehicular accesses together with associated landscaping" was undertaken at the neighbouring property no. 33 (Application Ref: 06/52801/FUL). The scale of the proposal is very similar to the scale of development at no 33 and reflects the established character of development at the neighbouring properties along Upper Park Road for example no's 27 and no. 41, no. 43, no 45 on the southern side of the street and no 68 on the northern side of the street.



*Similar large-scale redevelopment of former bungalow dwelling house at no.33 Upper Park Road.*

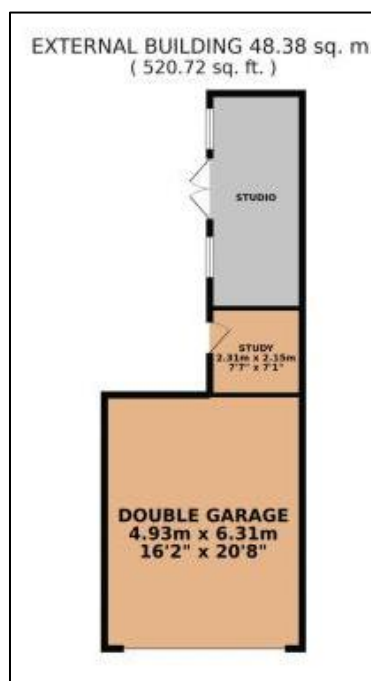


*Similar large-scale development at no.27 Upper Park Road*



*Similar large-scale development at no.41 Upper Park Road*

The building footprint of the existing bungalow is 17.6m wide by 14.35m deep at its largest points. The footprint of the proposed dwelling would measure 18.95m wide by 17.43m deep at its largest points. The proposal includes the demolition of the existing double garage structure and the separate office and studio outbuildings located to the rear of the garage structure and the demolition of the existing garden shed located to the rear of the garden area. The increased footprint size of the proposed host property is mitigated by the demolition of the outbuildings on the plot. The proposal will retain the distance of the new dwelling house from the neighbouring properties.



*Floor plan of existing garage, study and studio area to be demolished*

The new dwelling will be two and half stories in height. (6.575m to the eaves and 9.70m to the topmost ridge) with a pitched/crowned roof. There is a mix of building types along Upper Park Road with varying building heights.

The proposed development has been positioned within the application site to correspond with the established building lines of the neighbouring properties along Upper Park Road. The new dwelling will be set back from Upper Park Road by approximately 11.25m with a single storey succah room extension to the rear in the centre of the rear boundary wall. The proposed building will be inset from the site boundaries providing access and amenity space around the sides of the building. The new dwelling retains a large private rear garden area with a paved over area extending 6m to the rear of the house as shown on the site plan below.



*Site plan showing position of property within the centre of the plot*

To the left side of the property (along its western elevation), the proposal includes the creation of a small single storey side extension along part of the side of the house which will allow for a larger dining room area. The side extension extends 0.97m from the primary building line to the left of the property and features a mono pitched roof. The side extension will not be visible from Upper Park Road and is subservient to the main house structure. At its closest point, the side flank wall of the proposed ground floor side extension retains a distance of 3m from to the eastern flank wall at no.33 (4m from the

primary flank wall of the host property). The existing bungalow has a distance of 3.46m from side flank wall of the neighbouring property at its closest point.



*3D Image showing the proposed side extension on the western flank wall of the proposed dwelling*

The roof space of the proposed dwelling will introduce four front facing circular roof dormers and 3 velux roof lights to both sides of the roof (see 3D Picture showing front elevation). The rear roof slope will comprise two symmetrical hip to gable roof extensions facing southward with four additional velux roof lights on the roof slope between the two hip to gable roof extensions. To increase natural light to the loft conversion the proposal includes the installation of four velux sun tunnels to be located above the storage room, hallway and stairwell in the centre of the loft (as shown on the second floor loft plan).

The proposal will introduce an impressive two storey dwelling on this plot which is in keeping with the residential character and appearance of the area. The new dwelling will be mostly screened from Upper Park Rd by the existing mature trees and thick foliage located to the front of the plot along the site's boundary with Upper Park Rd. The property is similarly screened from the neighbouring properties on either side and to the rear of the plot and will not create any issues of loss of privacy or overlooking. Given the established development character of the area and the properties relationship to the neighbouring properties, it is not considered that the proposed development would cause any adverse impact in terms of overlooking or dominance on the neighbouring properties.

The proposal includes the provision of 3no. off street parking spaces and a refuse and recycling storage area. Bicycle storage will be provided internally. The proposed dwelling has been designed to provide high-quality residential development which is suitable for the sites location and reflects the scale of the neighbouring properties.

## Character and Appearance

The proposed development has been designed to reflect the architectural vernacular of the surrounding properties and incorporates characteristics of similar residential developments close to the application site.

The proposed dwelling house has been designed in the classic Georgian Architectural Style with a symmetrical building form and fenestration, circular transom window over panelled front door and distinctly Georgian style sash windows. The front entrance will have a protruding half round pediment supported by symmetrical pillars on either side. The design also features Crest Selbourne Red Stock brick walls with brick detailing in the form of corner quoins at the corners of the property, Estillo 11 Slate roof tiles, timber effect doors and windows finished in white with Georgian bars and a striking wrought iron driveway gate (maximum height 2m). See materials schedule attached for further details.



*3D Picture showing front elevation of the property with pitched roof, front dormers and proposed front entranceway.*

To the front of the property the centre section of the front flank wall protrudes slightly (0.6m) from the proposed front building line of the property giving the front façade of the property an added element of character. The corner quoins brick feature is apparent at the two corners of the protruding sections.



*Magnified picture of front of property showing the protruding centre section of the front flank wall*

The new roof form will be a crown roof and will include four front facing roof dormers with a circular roof form which matches the protruding roof above the proposed entranceway. To the rear of the roof there are two symmetrical gables facing southward towards the rear of the plot which complements the Georgian design style adopted for the new dwelling house.



*3D Picture showing rear elevation of the property with symmetrical hip to gable roof extensions on either side of the property.*

There is a modest single storey extension to the rear of the property in the form of a conservatory breakfast room. This extension will be completely hidden from street view and will not have any impact on the character or appearance of the area.

## Scale of Development

The application site measures 1,087m<sup>2</sup> with the footprint of proposed dwelling house measuring at 293m<sup>2</sup> and the total floor areas of the dwelling house measuring at 685m<sup>2</sup>, providing a 7no bedroom dwelling. The new dwelling will be spread across two and a half floors with a ridge height commensurate with surrounding properties.

The new dwelling will only be partially visible to the public realm from Upper Park Road, however the scale, design and appearance of reflects the scale and massing of the surrounding properties thus maintaining the visual setting of the surrounding streetscape.

Each of the proposed rooms comply with the minimum floor areas as required by nationally prescribed technical space standards. The proposal is in keeping with the Residential Design Guidance and will not have an adverse impact on the surrounding streetscape.

## Privacy and Outlook

All of the principle habitable room windows of the proposed dwelling are proposed in the front and rear elevations of the property. The property is sufficiently distanced from the properties across the Road and to the rear of the application site so as not to create any issues of loss of privacy or overlooking in relation to those properties. There is substantial natural screening to the front and rear of the site which mitigates any potential issues of overlooking from the front and rear of the property.

The proposal includes the installation of four dining room windows within the side extension at ground floor level along the western elevation of the property facing no.33 Upper Park Road, however these are not principle windows and the French doors and surrounding windows which open out on to the rear garden area provide sufficient natural light to the dining room. Moreover, the dining room windows would be screened from the neighbouring property at no.33 by the 1.8m timber panel fencing between the properties. An identical concern was dealt with by the Planning Officer in association with the redevelopment of no.33 Upper Park Road (App Ref: 06/52801/FUL). The planning officer in that case found that the dining room windows would be acceptable as the windows were not principle windows and the 1.8m high boundary wall between the two properties would provide sufficient screening to alleviate any concern of overlooking. In that case there was only 2.5m distance between the two properties.

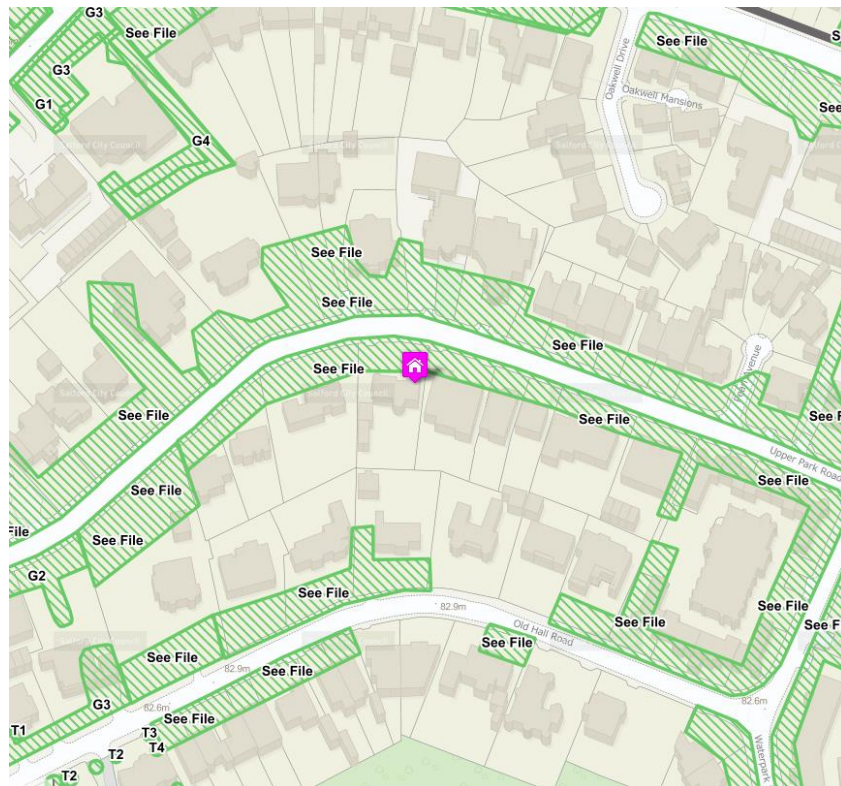
The same is true for the windows in the playroom on the eastern side of the property which has two windows facing out to the western side of property. No.41 is located 8.6m away from the eastern wall of

the subject property at its closest point and the playroom windows will be screened from the neighbouring property by the 1.8m timber panel fencing along the site's boundary.

At first floor level all of the windows along the eastern and western elevations are non-habitable room windows located in bathroom/shower rooms which will be frosted/obscured accordingly. These windows will not create any issues of overlooking into the neighbouring properties.

## Tree Preservation

Salford City Council's interactive map shows areas of trees within Salford which are protected by TPO's. It is noted that the trees/foliage located to the front of the site are protected by TPO's. See excerpt from Salford's interactive map below which shows the trees/foliage to the front of the subject property hatched in green which means they are subject to TPO's .



*Excerpt from Salford's interactive map below which shows the trees/foliage to the front of the subject property hatched in green*

Policy TD1 of Salford City Council's SPD: Trees and Development – (Adopted 19<sup>th</sup> July 2006) states that “Where a proposed development could affect existing trees, a tree survey should be submitted with any planning application. The tree survey shall include all the information required as per the specification of BS 5837: 2005, or by any subsequent updates to this standard.”

An independent Site Tree Report and Appraisal has been conducted by Rowbottom's Tree Services Ltd which assesses the impact of the proposed dwelling house on the protected trees to the front of the site. It further advises on protective requirements and appropriate management needs of the trees. The report is being submitted together with this planning statement and categorises the trees at the site in

accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, so that the Local Planning Authority may review the existing trees in association with the proposed development.

The report includes the following:

- A schedule of the significant trees on and adjacent to the site, which includes basic data and an assessment of their current condition
- An appraisal of the impact that the proposed development may have on the trees and as a result, the visual amenity of the locale.
- An initial arboricultural method statement (AMS) setting out basic work practices that may be required close to trees that are to be retained.

The report is accompanied by:

- A site plan and schedule of the significant trees on and adjacent to the site. RTS Proposed 002
- A separate site plan showing the Tree Root Protection Areas and recommended location of Protective Fencing and site container cabin should this be necessary. (Tree Constraints and Protection Plan RTS/TPP 001)
- Brochure including details of recommended PortectaWeb™ Tree Root Protection System to be installed below the new hardstanding.

The report provides clear instructions on the appropriate methods to be used in the redevelopment of the site to best protect the existing trees and foliage.

## Landscaping

The proposal includes the demolition of the existing outbuildings located in the rear garden area. New timber panel fencing will be installed around the perimeter of the site.



*Existing grassy garden area to the rear of the site. Outbuildings visible to left hand side and far end of the picture*

To the front of the property, the proposal includes the partial removal of the existing curved lawn area to allow for the creation of an expanded hardstanding area to the front of the plot which can accommodate additional car parking spaces. The proposal includes the retention of a smaller lawn area to the front of the plot which will help to protect the existing mature trees and foliage to the front of the plot. All of the landscaping works will be guided primarily by the tree protection measures, recommendations and guidance in the Arboricultural tree report and appraisal carried out by Rowbottom's Tree Services, which is being submitted with this application. It is anticipated that following the guidance in the Tree Report will ensure that all of the trees and foliage to the front and rear of the site which have protected status will be retained and will not be adversely affected by the proposal.



*Existing hardstanding and lawn area to the front of the property*

The proposal also includes the paving over of the area immediately to the rear of the new dwelling to a depth of 6m from the rear building line (4m from the rear of the succah room) up to the grassy area. The areas to the sides of the house will also be paved over with the same material up to the site's boundaries with the neighbouring properties.

## **Access and Parking**

The site is easily accessible by vehicle, on foot or cycling from Upper Park Road. The new dwelling house retains the existing hardstanding area to the front of the property and expands this space slightly through the partial removal of the existing front lawn, allowing for increased off street parking to the front of the property aside from the retained parking provision to the side of the property. The arboriculture report provides specific details as to how these works should be carried out and advises that the existing soil surface be left undisturbed and devoid of driveway surface for a minimum distance of 1.75 metres from any tree trunk. Given the parking availability on the site, the proposal will not have any significant impact on the access or parking arrangement for the site and will not have a negative impact on the surrounding highway network.



*Site plan showing location of proposed parking provision and increased hardstanding area to the front of the plot.*

## Sustainability

The proposed dwelling has been designed in accordance with the Department for Communities and Local Government, Technical Housing Standards to ensure the living conditions are suitable and in accordance with the council recommendations.

The proposed development will be constructed to modern standards providing good levels of insulation to reduce the amount of heat loss. The proposal has also been designed to make the best use of the natural light available to aid heating and cooling of the proposals through insulated glazing and to provide natural light within the building. Modern insulation techniques will be adopted as part of the project to ensure energy efficiency and reduce carbon emissions.

The construction will incorporate a high standard of design and will utilise recommended building methods and high-quality materials to ensure energy efficiency and sustainable design.

The proposed design of the new dwelling house has been well planned and strategically organised to ensure that residents will have the maximum usability and amenity of the internal space.

## Policy Considerations

This proposal has been designed in accordance with the relevant national, regional and local planning policies as detailed below:

#### NPPF – (Revised) National Planning Policy Framework (19 February 2019)

The proposed development project is in accordance with several policies mentioned in the NPPF (2018)

#### Chapter 2 *Achieving sustainable development.* -

This policy states that the purpose of the planning system is to contribute to the achievement of sustainable development and that at the heart of the framework is presumption in favour of sustainable development which should be adopted by plans and decisions. The NPPF as a whole constitutes the Government's view of what sustainable development means in practice for the planning system.

It is considered that the proposed development is in accordance with the view of sustainable development as a whole and will help in promoting the aims of the NPPF and the Local Plan in relation to sustainable development in the town.

Paragraph 63 states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'.

#### Chapter 8 Promoting healthy and safe communities

##### Paragraph 91

Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

#### **Development Plan Policy**

The Greater Manchester Spatial Framework Draft 2019 ("GMSF") and the Revised Draft Local Plan 2019 were subject to public consultation until 18th March and 22nd March 2019 respectively. They will go through a number of further stages, including examination at a public inquiry, before they are adopted. Adoption is expected to take place towards the end of 2020 or early 2021.

Now the GMSF and Local Plan are published documents decisions, including those by the Council and ultimately by inspectors on appeal, are able to start to afford them some weight as emerging policies. However, as the weight given depends on the stage of the plan; unresolved objections; and consistency with the Government's policies, the weight currently to be attached to the GMSF and Local Plan is only limited. The weight moving forward will be reviewed and is likely to depend on the extent to which there are unresolved objections emerging from the consultation process.

In addition, following the publication of the National Planning Policy Framework (NPPF) it is necessary to consider the weight which can be afforded to the policies of the Council's adopted Unitary Development Plan (paragraph 213 NPPF February 2019)

#### Unitary Development Plan DES1 - Respecting Context

This policy states that development will be required to respond to its physical context and respect the positive character of the local area in which it is situated and contribute towards a local identity and distinctiveness.

#### Unitary Development Plan DES7 - Amenity of Users and Neighbours

This policy states that all new development, alterations and extensions to existing buildings will be required to provide potential users with a satisfactory level of amenity in terms of space, sunlight, daylight, privacy, aspect and layout. Development will not be permitted where it would have an unacceptable impact on the amenity of occupiers or users of other development.

#### Policy DES9 – Landscaping

This policy states that developments will be required to incorporate appropriate hard and soft landscaping provision, where appropriate.

#### Policy DES10 – Design and Crime

Development will not be permitted unless it is designed to discourage crime, anti-social behaviour and the fear of crime, and support personal and property security.

#### EN12 Important Landscape Features

This policy states that development that would have a detrimental impact on, or result in the loss of, any important landscape feature will not be permitted unless the applicant can clearly demonstrate that:

- i. The importance of the development plainly outweighs the nature conservation and amenity value of the landscape feature; and
- ii. The design and layout of the development cannot reasonably make provision for the retention of the landscape feature.

If the removal of an important existing landscape feature is permitted as part of a development, a replacement of at least equivalent size and quality, or other appropriate compensation, will be required either within the site, or elsewhere within the area. Where appropriate, conditions or planning obligations will be used to secure the appropriate management of important landscape features.

#### EN13 Protected Trees.

Development that would result in the unacceptable loss of, or damage to, protected trees will not be permitted. Where the loss of trees is considered acceptable, adequate replacement provision will be required.

#### Policy A10 – Provision of Car, Cycle and Motorcycle Parking in New Developments

This policy states that development will be required to:

- i. make adequate provision for disabled drivers, cyclists and motorcyclists in accordance with the minimum standards set out in Appendix B of the UDP;
- ii. not exceed the maximum car parking standards set out in Appendix C of the UDP; and
- iii. provide the parking facilities in a manner consistent with the provision and maintenance of adequate standards of safety and security.

Car parking provision in residential developments will be assessed on a case by case basis, having regard to the type and accommodation of the properties, their location, the availability of and proximity to public transport, the availability of shared parking facilities, and the existing level of on-street parking. Development with more than 1.5 off-street parking spaces per dwelling or unit of accommodation, averaged over the city area, is unlikely to be regarded as sustainable.

#### Policy H1 – Provision of New Housing Development

This policy states that all new housing development will be required to:

1. contribute towards the provision of a balanced mix of dwellings within the local area in terms of size, type, tenure and affordability.
2. be built at an appropriate density, which will be no less than 30 dwellings per hectare (net) throughout the city, and no less than 50 dwellings per hectare (net) on sites within or adjoining the mixed use areas listed in Policy MX1 "Development in Mixed-use Areas", town and neighbourhood centres and major transport nodes along good quality public transport corridors. These standards may be varied in individual circumstances, having regard to criteria A-H of this policy.
3. provide a high-quality residential environment and adequate level of amenity, in accordance with the design policies of the UDP;
4. make adequate provision for open space in accordance with Policy H8 'Open Space Provision Associated with New Housing Development' and Policy R2 'Provision of Recreation Land and Facilities';
5. where necessary, make an adequate contribution to local infrastructure and facilities required to support the development; and
6. be consistent with other policies and proposals of the UDP.

## **Other Relevant Planning Documents**

Salford City Council Supplementary Planning Document – Design Shaping Salford (Adopted March 2008)

Salford City Council Supplementary Planning Document – House Extensions (Adopted 19<sup>th</sup> July 2006)

#### Policy HE1 Aspect Distances – Facing Principal Windows of Habitable Rooms

This policy states that planning permission will not normally be granted for extensions that do not maintain:

- a. A minimum distance of 21m between facing principal windows of habitable rooms; and
- b. A minimum distance of 10.5m between the principal window of any habitable room of the proposed extension and the common boundary with the facing property (if applicable).

In the case of ground floor windows it may be possible to reduce this distance where adequate privacy screening is provided.

Salford City Council Supplementary Planning Document – Sustainable Design and Construction (Adopted 19<sup>th</sup> March 2008)

The SPD seeks to ensure that planners and developers actively assess the feasibility of incorporating new environmentally sympathetic techniques at the earliest possible stage in the planning process.

Various techniques are detailed including, for example, techniques to improve energy efficiency, reduce water consumption and surface water run-off, reduce the impact of flood events, minimise waste and maximise the provision of waste recycling facilities.

#### Supplementary Planning Document – Trees and Development (Adopted 19<sup>th</sup> July 2006)

This document provides information to all those involved in the development process about the standard that the Local Planning Authority requires for new development proposals with specific reference to the retention and protection of trees. This SPD expands on the policies of the City of Salford Unitary Development Plan (adopted June 2006). The SPD does not have the same status as the development plan but is of material consideration in the determination of planning applications.

#### Policy TD 1 - Tree Surveys

Where a proposed development could affect existing trees, a tree survey should be submitted with any planning application. The tree survey shall include all the information required as per the specification of BS 5837: 2005, or by any subsequent updates to this standard. This includes:

- Location of all existing trees (reference number to be recorded on the tree survey plan) over 75mm in diameter measured at 1.5m above ground level which are:
  - Within the site;
  - Overhanging the site;
  - Within a distance of the boundary of the site which is less than half the height of the tree; or
  - Located on land adjacent to the development site that might influence the site or might be important as part of the local landscape character.
- Trees which are less than 75mm diameter at 1.5m above ground need not be accurately surveyed but should be indicated;
- Existing buildings/structures;
- Hard surfaces;
- Water courses;
- Overhead cables;
- Underground services including their routes and depths;
- Ground levels throughout the site;
- Location of all existing hedges, a list of the woody species that they contain, and details of any features within the hedge, e.g. banks or supporting walls;
- Soil type(s);
- Wildlife features (e.g. birds, nests, bat roosts - see Wildlife and Countryside Act 1981);
- Historical features; and
- Any other hard features.

## Conclusion

This proposal for the demolition of the existing dwelling and the redevelopment of the site to create a large detached two and a half storey dwelling house comprising 7no bedrooms. The proposal allows for the creation of a comfortable spacious dwelling suitable for a larger family.

The proposed dwelling is of a similar scale and massing of the existing properties along Upper Park Road and will blend well into the street scene. The proposed development respects the character of the local area and the proposed design ensures that the property blends well with the existing mixed character and appearance of the surrounding properties.

The proposed development complies with national and local guidance and development plan policy and introduces a development which will help to maintain the local community by providing high quality residential accommodation in an already established community.

We trust that you will find this proposal acceptable and grant approval accordingly. Should you require any further information, please do not hesitate to contact me at [office@eatownplanning.co.uk](mailto:office@eatownplanning.co.uk) or 0330 221 0449.

Zalman Hanovitch MSc  
**Town Planner**  
EA Town Planning LTD