

**Land off Hough Hill  
Brown Edge  
Stoke-on-Trent  
Staffs**

## **DESIGN & ACCESS STATEMENT**

**Date:** Jan 2015

### **1:00 Introduction:**

Scheme design proposals contained within this application for Planning Consent have been prepared in consultation with the client. The design has been approached in a methodical manner, commencing with the collation of information available concerning the physical, and architectural constraints on the site.

### **2:00 Description of Site and Surroundings.**

The site is located within the village of Brown Edge. It is situated in an area characterised by red brick & stone two storey residential buildings. formally used for static caravan homes approx early 1900s. The site is currently a disused field and would lend its self better to the community by creating reidential properties thus allowing families to move into the area and thus allowing thier children to attend both St Lukes Primary School in St Annes Vale and/or Endon High School.

The site is located directly below the former Varsovia Lodge off Hough Hill Brown Edge close to Endon and has direct bus routes serving Endon to Leek, Milton & to Hanley . Local shopping can be carried out at both Brown Edge and Endon offering all necessary amenities. Local refuse collection are made weekly and a postal service daily within the area. The village also contains the local church and businesses providing all local amenities.

### **3:00 Summary and Justification of Proposals**

#### **3:01 Statement of Need and Use:**

The Land is currently a disused field and is slightly elevated off Hough Hill and would lend its self to a small developement of low level bungalows and road infrastucture and therefore having no impact on neighbouring properties and thus making the land available to families wishing to move into the area thus allowing their children to attend either St Lukes Primary School in St Annes Vale or Endon High School.

#### **3:02 Improvements in standards / provision:**

The development would create further properties together with parking facilities and road infrastructure ideal for a small developement to be created within a growing area of Brown Edge & within the catchment area for either St Lukes Primary School in St Annes Vale or Endon High School.

### **4:00 Design Statement.**

**4:01 *Design Principles:*** The objective of the design proposals is to provide a cost effective residential properties suitable and in keeping with the site and surrounding area.

**4:02 *Amount of Development:*** The proposals are based upon creation of

4 No residential detached bungalows and garages to blend in with its current surroundings and to include for a visibility splayed entrance to meet current Highways standards and intergration of a footpath to be created within the site footprint as the current speed limit at Hough Hill is to be reduced to 30mph.

An alternative entrance to the site could be achieved via the private entrance south of the site owned by the applicant which currently serves 3No residential properties which could be achieved by extending the width of the access road into the site boundary thus having no impact on the surrounding residents.

**4:03 Layout :** The buildings will be subject to a full planning approval for their design layout and situation within the site including the external appearance

**4:04 Scale, Height and Massing:** Details relating to scale, height and massing would be subject to further design drawings accompanying a full planning application. They are largely dictated by the existing area and surrounding properties.

**4:05 Details and Materials:** External walls and roofs will be subject to LA approval following a full planning application being submitted subject to Outline Approval being granted .

**4:06 Services:** The buildings will be designed to ensure that heat loss will be reduced to a minimum. The electrical installation will utilise low energy light sources in conjunction with lighting controls to reduce energy consumption to a minimum. Hot water will be provided via a mains supply. A mixture of natural and controlled ventilation will be provided to all rooms as required by the building regulations to ensure good environmental conditions and reduction in sound transference with minimum energy consumption.

**4:07 Landscaping:** Landscape proposals will be subject to Local Authority approval following a full planning application being submitted subject to Outline Approval being granted

**4:08 Phasing:** The project will be procured in a one phase operation

**5:00 Context Appraisal and Design:** The design proposals would dictated by the existing site size and area and are located entirely within the area indicated in the Outline Planning Application. Access to the site shall be directly from Hough Hill .

