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Design and Access Statement

PLOT A. New Build Residential Proposal, Biddulph, Stoke on Trent

Report to Support Planning Application
Document Ref: DAS01
February 2015



Client: Mr. Tony Machin

Agent: ACULTUS

Site Address: Vacant Land adjacent to No.19 Palmerston Way, Biddulph, ST8 7SX.



1. Introduction

This report outlines the proposal for new-build dwellings on vacant woodland owned by our client Mr. Machin at vacant woodland adjacent to No'19 Palmerston Way, ST8 7SX.

Site Boundary below, land proposed for development highlighted as Red Shade:

Please note the low level stream is shown blue – Discussion with the Environment Agency [EA] has confirmed the site is not flood risk and the stream is not protected, it can be stopped / diverted or built over without further investigation this was confirmed by the EA.

FIG 1.

Biddulph, ST8 7SX

PROPOSED DEVELOPMENT SITE AREA = 4864 SQM / 0.4 Ha

Assumed Redline as advised by Client; Contractor to check prior to any build.



Below Aerial Photograph of site proposed for development: Assumed Redline Zone Contractor to Check prior to Build.

FIG 2.





The proposal is for the creation of standard masonry construction residential dwellings, a mixture of bungalows and semi-detached properties.

The proposal endeavors to fit seamlessly amongst the current mixture of housing in the area. Thus we have proposed the same character and similar average quantum of housing with a proposed new access to the proposed site location.

The proposed Schedule of Accommodation is as follows:

DWELLING TYPE	No' of Dwellings	Bedrooms Per Dwelling	CHARACTER AND BUILD
SEMI-DETACHED 2 Storey housing; refer to drawings for sectional heights.	2	4	Standard brick work to match existing dwellings in immediate area. Roof pitch and elevations to match character of existing properties of same nature in area. Windows and Doors to match existing properties in area.
BUNGALOWS Single Storey housing; refer to drawings for sectional heights.	7	3	Standard brick work to match existing dwellings in immediate area. Roof pitch and elevations to match character of existing properties of same nature in area. Windows and Doors to match existing properties in area.

PROPOSED DEVELOPMENT SITE AREA = 4864 SQM / 0.4 Ha

Net Dwellings = 7no' on 0.4 Hectare Site

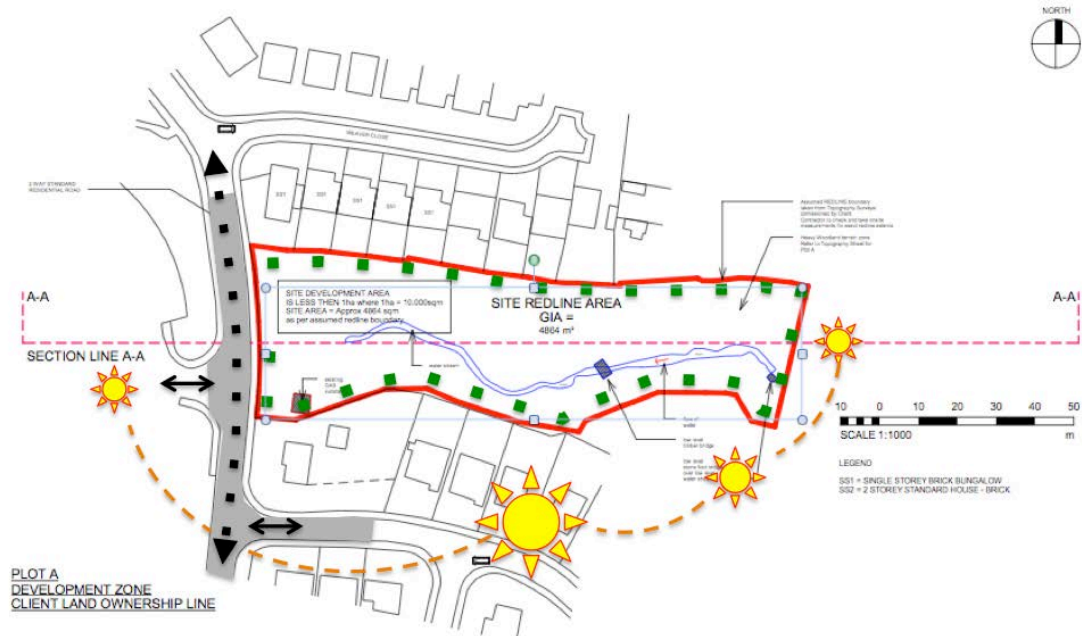
The proposed Area Schedule for 2 Storey Semi-Detached Properties on the Proposed Site below: Typical Quantum.

AREA SCHEDULE GROUND FLOOR GIA			
GF ID	Zone	Area - GIA	Perimeter
L10	Living Room	17 m ²	16450
L10	kitchen/Diner	19 m ²	18910
L10	Lobby	12 m ²	20370
L10	Dining Room	7 m ²	10650
L10	WC	2 m ²	6050
L10	Laundrette	5 m ²	9360
Grand total: 6		61 m ²	

AREA SCHEDULE FIRST FLOOR GIA		
Zone	GIA Area	Perimeter
bedroom 1	8 m ²	11122
circulation	12 m ²	24465
bedroom 3	8 m ²	11920
bedroom 4	13 m ²	14200
wc/shr	3 m ²	7280
bathroom	5 m ²	9882
bedroom 2	10 m ²	12802
store	2 m ²	5558
store	2 m ²	5558
Grand total: 9		62 m ²

2. Site Appraisal

Below: Key sun-path, main vehicle access (main street) and key heavy green buffer zone. The site is woodland, with low-level shrub, mature trees (NO TPO order identified). The site is not in a green belt or conservation area as advised by the client. We contacted the Environment Agency and were advised that there was NIL need for biodiversity report and no need for an environment assessment at this stage for approval.



3. Amount of Development

PROPOSED DEVELOPMENT SITE AREA = 4864 SQM / 0.4 Ha
Net Dwellings = 7no' on 0.4 Hectare Site

SEMI-DETACHED 2 Storey housing; refer to drawings for sectional heights.	2 No. (4 bedrooms)
BUNGALOWS Single Storey housing; refer to drawings for sectional heights.	7 (3 bedrooms)

4. Scale and Massing

The 3D perspective below illustrates the typical nature of the proposed massing proposed for the site:
 Blue = 2 Storey 4 bed Semi-Detached.
 Yellow = Single Storey 3 bed Bungalows.



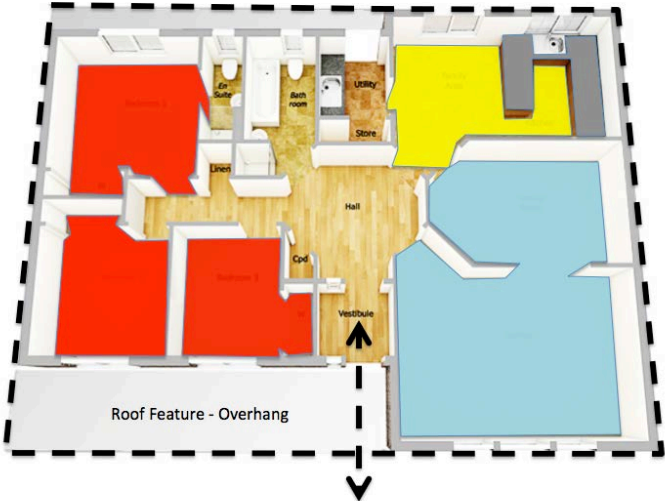


5. Typical Proposed Bungalow Plan

All proposed bungalows are 3-bed standard brick masonry with roof pitch 30' degree to match existing character of bungalows in immediate area.
Proposed Building GIA Area = Approx. 115sqm. Subject to Change as per Building Regulations Plans at later stages where necessary.
Below: Proposed 3 Bedroom configurations
NOTE: The elevation treatment and construction is the same as for the 2 Storey semi-detached refer to planning drawings set.



ROOM	METRES
Lounge	5.370 x 3.800
Dining	4.600 x 2.970
Kitchen/Family	5.370 x 3.200
Utility	2.100 x 1.870
Bedroom 1	3.410 x 3.370
En-Suite	2.660 x 1.000
Bedroom 2	2.970 x 2.960
Bedroom 3	2.960 x 2.570
Bathroom	3.560 x 1.700





6. Access [Vehicle & Pedestrian], Waste Management & Emergency Vehicles, Green Spaces, Secure Lines

Vehicle Access

Below:

Primary Vehicle access to new dwellings, new access road created with min width 6m to allow 2 vehicles to pass.

New access road would have appropriate surface drainage grills and permeable surface all drainage channels would be interlinked to new soak-away points which would be connected to existing routes at immediate site.

New Road to be standard Tarmac Construction.



14 car bay spaces provided [as below], each bay is 2400mm x 4800mm with turning head provision at end of new road. Turning Head depth 8m zone to allow emergency vehicles and waste disposal lorries to enter road. There is also adequate space for on street parking due to road width.



Green Spaces

Below: Green spaces are created to retain a natural foliage, and woodland appeal to the site as it is currently. Ample garden spaces and green buffer is created to present a natural area and encourage local wildlife to exist.



Pedestrian Access

Below: New 1200mm wide concrete slab standard payment modules with edge protection and anti-slip zones. Standard street lighting would light pedestrian access routes. There is access to all the dwellings and clear unobstructed linear footpaths to perimeter of the entire new road linking back to the main road.

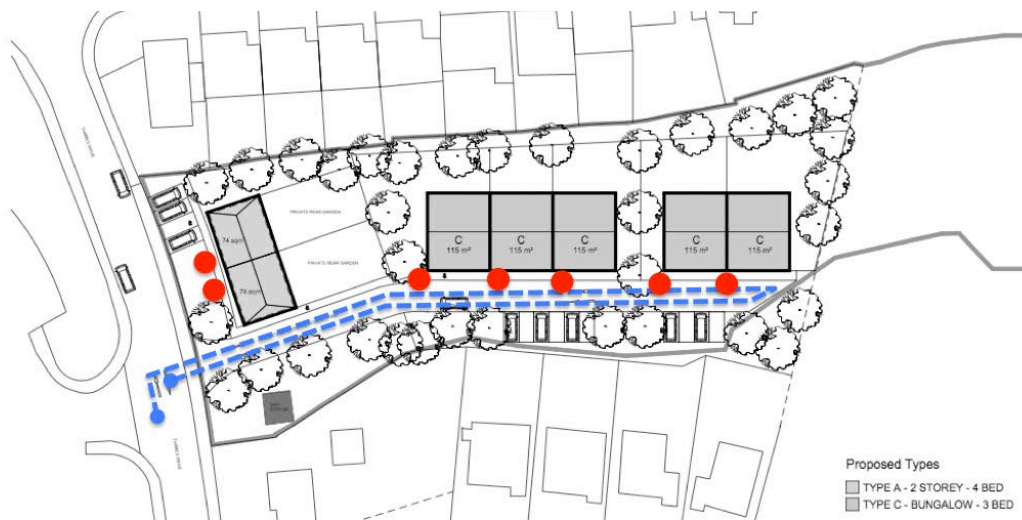


Waste Management & Emergency Vehicles

The site will have provision to allow a normal waste collection lorry to enter the road and collect waste bins and return back to the main street. The road width is min 6m to allow adequate room for a truck and emergency vehicles to pass up and out from the road.

Waste bins will be left at the frontage of the dwellings for collection as shown below:

Below: Red locations are typical waste bins left out for collection, blue line indicates typical waste lorry and potential emergency vehicles route that could be taken.



Secure Lines – Perimeter divisions for Privacy and Ownership

The development will comply with secure-by-design guidelines at the detailed planning stage. The dwellings will all have standard timber perimeter fencing.

Below: Red site perimeter line – secure Primary timber fence
Blue: Secondary timber partitions.





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7. Precedents.

Below:

Proposed typical character envisaged for the development, typical precedents we endeavor that the proposal will bring;

*"Character, Quality, Sustainability and
Vitality to the area"*



8. Conclusion.

Our aim on behalf of the client is to bring quality of living, vitality and character to the area through enhancing the vacant woodland and further advancing the residential quantum of the area through careful sustainable quality masonry construction and presenting new homes for new families in this community of Biddulph.

For further information or discussion with respect to this application, please feel free to contact us at:

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