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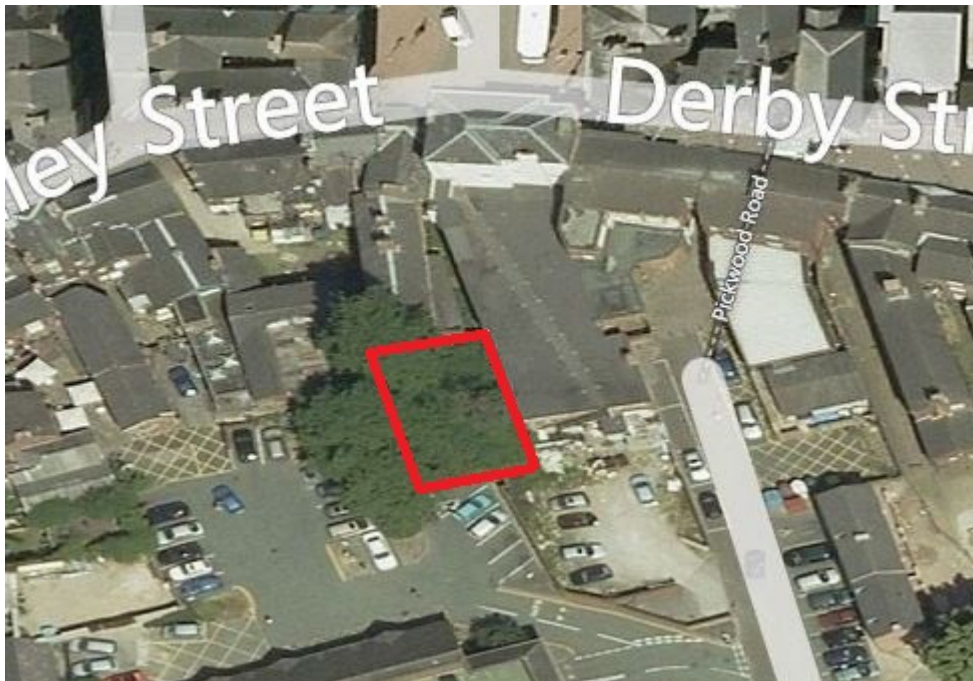
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DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR THE ERECTION OF A TWO STOREY BUILDING CONTAINING TWO APARTMENTS AT THE REAR OF 14 MARKET PLACE



JUNE 2015

(Image curtesy Bing Maps)

DESIGN & ACCESS STATEMENT

Planning application for the erection of a two storey building containing two apartments at the rear of 14 market place

INTRODUCTION / CONTEXT

This statement is produced to support an application to build a two storey building on a plot of land to the rear of 14 Market Street, containing a one bedroom apartment on each floor. The planning application is a resubmission of approval no,12/00057/FUL which lapsed before the pre-commencement conditions could be discharged.

An application to discharge the conditions was made at the end of January 2015, ref DOC/2015/0018, however the 3 year time period to commence expired before work could begin.

This application is to construct the same two storey apartment block that was originally approved.



South Elevation

USE / AMOUNT

The proposed 2 storey building to the rear of 14 market place would create 2 apartments each would contain one bedroom.

LAYOUT

Approved plan submitted 12/00057/FUL remains the same with this application.

The proposed apartment block is position towards the rear of the site closer to the carpark, leaving a landscaped area between the proposed dwellings and the existing building.

SCALE

The scale of the proposed apartments shall remain the same. The massing of the building shall be the same as the original approval.

The mature tree on the site has a large root spread which prevents the ground level surrounding the proposed apartments from being reduced to a height closer to that of the adjacent car park.

LANDSCAPING

The proposed landscaping around the dwelling shall remain the same as the original proposal having a landscaped courtyard between the proposed apartments and the existing building (14 Market street). A root protection system shall be incorporated underneath the permeable block paving to spread the load over the ground allowing the roots to breathe and get hydration.

An arboricultural survey was carried out by Tree Heritage on the site and surrounding trees, however the report itself is over 3 years old and outdated. NJ Tree services Ltd have met with LA tree officer, Steve Massey and agreed a pruning regime to be carried out on the trees affecting the site, a copy of the agreed method is attached with the application.

APPEARANCE

The site falls within the Leek town centre conservation area. The design of the 2 storey building will preserve and enhance the character and appearance to the conservation area.

The town centre conservation area has a number of special landmark buildings contrasting to the more simple terrace properties that are built between them forming the town centre and surrounding streets.

The design of the proposed property matches the existing buildings having vertical sliding sash windows with splayed stone lintels and stone cills. The proposed Ibstock Birtley Olde English facing brickwork has been approved for use in the conservation area when the pre-commencement conditions were discharged. The Staffordshire Blue plain clay tiles proposed for the roof are generally used on the roofs surrounding the site.

The existing brick retaining wall is in a poor condition, generally rebuilt and would be taken down in part to the carpark frontage only and rebuilt using Birtley Olde English to match the proposed apartment building and capped with iron railings.

The brick retaining wall forming the boundary to the site to the alley down the side which gives access to the site, would remain as built to avoid exposing and damaging the roots of the large tree on site. The dirty brickwork shall be carefully clean with a non abrasive chemical free low pressure vortex system (JOS/TORC/DOFF cleaning regime) and the mortar repointed to provide a fresh appearance.