Design and Access Statement

Proposed residential development at:
Stone House, Basnetts Wood Road, Endon

November 2008



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PROPOSAL: CONVERSION OF EXISTING DWELLING INTO 2NO DWELLINGHOUSES AND ERECTION OF GARAGE AND THE ERECTION OF 2NO. DETACHED DWELLINGHOUSES WITH 2NO DETACHED GARAGES

LOCATION: STONE HOUSE, BASNETTS WOOD ROAD, ENDON

1.01 This design and access statement is submitted to accompany the full planning application for planning approval to subdivide one existing residential dwelling into two separate residential units, with modest alterations and extension to form principal entrance enclosures, sun lounges and garages to serve each of these units. The development also includes the erection of two additional detached dwelling houses with associated garages. The application will also include improvements, alterations and extensions to the existing driveway and integrated landscaping. The application site relates to the existing dwelling Stone House and its rear garden. Stone House is located on Basnetts Wood Road off the A53 main road to Leek, within the village of Endon. This Design and Access statement should be read in conjunction with the submitted drawings and the accompanying Planning Statement

1.02 This application is submitted to the Local Planning Authority following pre-application discussions with SMDC planning officer Jane Curley and SMDC trees and woodlands officer Steven Massey. Pre-application advice was provided on the basis of a scheme for a total of 6no. residential units, however the scheme has since been altered and this application now seeks planning permission for a total of 4no. dwelling houses inclusive of the existing dwelling.

1.03 In accordance with government guidance, the level of detail included in this statement is considered to be proportionate to the complexity of the development proposed at the site.

USE

1.04 The sub-division, alteration and modest extension of the existing three storey residential property converting it back in to 2 no. separate dwellings coupled with the sub-division of the oversized garden area in to 2 no. two storey detached dwellings with separate gardens, affords the potential to create 4 dwellings within an established family orientated residential area close to the village centre of Endon.

1 05 Designed around the original building, its site topography and natural environment, the development fits comfortably amongst the existing trees and hedgerows almost hidden from view from surrounding properties. The proposal respects, enhances and reinstates original historic details, lost over time, and introduces to the existing house and the new build dwellings, elements such as sun rooms and balconies which are considered essential for contemporary eco-friendly family living.

AMOUNT

1 06 A total of four 3 or 4 bedroom modest sized family houses are proposed covering a site area of 0.33 ha, which equates to a density of 12 dwellings per hectare, which demonstrates that the proposed development is low density. We consider it is therefore suitable to its semi rural context with more than adequate garden space per plot and is in keeping with the residential character of the area.

House areas are as follows:

House Plot 1	Lower Ground Floor Area	124m²
House Area	Ground Floor Area	104m²
	First Floor Area	103m²
	Garage & External Storage Area:	84m²
House Plot 2	Lower Ground Floor Area	74m²
House Area	Ground Floor Area	88m²
	First Floor Area	88m²
	Garage & External Storage Area:	52m²
House Plot 3	Ground Floor Area	100m²
House Area	First Floor Area	86m²
	Garage & External Storage Area:	38m²
House Plot 4	Ground Floor Area	102m²
House Area	First Floor Area	93m²
	Garage & External Storage Area:	31m²

Development plot and garden areas are as follows

Plot 1	Devp't Area 214m²	Garden Area 970m²	Total Area 1184m²
Plot 2	Devp't Area 165m²	Garden Area 750m²	Total Area 915m²
Plot 3	Devp't Area 171m²	Garden Area 474m²	Total Area 645m²
Plot 4	Devp't Area 175m²	Garden Area 562m²	Total Area 737m²

LAYOUT

1.07 The residential development will subdivide the existing Stone House property back into two separate dwellings and extends it to incorporate principal entrance enclosures, sun lounge spaces and attached garages. The total area of the proposed extensions including the garages is less than 30% of the existing buildings' floor area. By extending the existing private drive we can locate and provide and maintain a shared access route to plot 1, 2 and 4 with space for a new build two storey dwelling located in the North of the site. The proposed dwelling fits comfortably on to the sloping site and respects the parameters of the existing tree line. Plot 3 and the proposed two storey detached house can be accessed directly from Basnetts Wood Road utilising an existing second site entrance, which we propose to widen slightly in accordance with the Staffordshire County Highway officer's recommendations. The new layout divides the site into sizeable and well-proportioned plots with adequate space for all of the proposed dwellings and gardens.

1.08 Due to the steep sloping site the proposed new build dwellings occupy a high platform above the neighbouring properties to the South East. This location, along with the dense hedgerow and large trees, ensures privacy for the development. The steep gradient of the site is further exploited in the design as this creates the appearance of single storey properties when approached from the roadside. Careful consideration to the sub-division design and layout of the proposed development ensures the two new build houses appear subservient in scale and mass to the existing three-storey Stone House property. The proposed development also uses the existing trees to shape and add character to the properties and helps to conceal them from the roadside, thereby reducing their impact on the area.

1.09 The design of this scheme provides space for a minimum of 2 cars per plot with double garage parking space for each dwelling, ample driveway turning area and additional visitor parking space. The layout has been presented to Staffordshire Moorlands District Council's Planning officers and Staffordshire County Highways

departments who considered the access agreement to be acceptable provided we improve the visibility onto Basnetts Wood Road.

SCALE

1.10 Proportionately the existing Stone House dwelling is considerably larger in scale compared with its neighbouring properties. Dividing the existing building back into two semi-detached properties along with the extensions will correct this relationship. The scale of the two detached two storey new build dwellings also fits the typology of the area and relates in scale to the existing Stone House property.

LANDSCAPING

1.11 The proposal has taken into consideration the protection of the site's existing trees, natural hedgerows and walled boundaries. Our development works with the natural topography of the landscape to enhance its quality and maintain large areas of greenery. Our design philosophy and intentions are to use natural materials wherever possible and to incorporate them into the design of the buildings and the landscape elements. We propose the use of natural stone and white coated rendered walls for primary elements in the landscaping with timber decking and raised planting structures to provide a series of stepped platforms in to the garden space. The overall effect is to blend the new buildings into the level changes across the site, anchoring the buildings in to the established landscape.

1.12 To the North West of the site, car parking spaces are allocated in relation to the proposed dwellings, separated by low level planting beds which will soften the appearance of the large existing retaining wall. This organised landscaping allows for ample vehicular turning and access to each property; it also identifies a safe pedestrian route to the entrances of each house.

1.13 The overall landscape design strategy is context and heritage driven, and aims to achieve durability with ease of maintenance and at the same time be pleasing to the eye, creating visual legibility and an overall cohesive rural form.

1.14 It is anticipated that a detailed hard paving design material specifications and planting schedule will be submitted with other requirements at some point in the future development of the project, in order to discharge the Council's general design and landscape conditions

APPEARANCE

1.15 Understanding the cultural context of the area enables the design and layout of the proposal to enforce the established rural and private residential characteristics of the area. The general appearance of the whole scheme is based around the renovation of the existing Stone House property, using the forms, architectural language and natural materials of the existing building in order to anchor the development into its surroundings.

1.16 The renovation and conversion of the existing building into two separate dwellings will re-establish a style and continuity in terms of its original proportions and rhythms. The proposal re-adjusts window positions and realigns cills and heads, it removes the warped stringcourse and unsightly bay windows to re-balance the proportions and scale of openings in order to give the building a complete uniformed character. With the character established, the property can uphold and benefit from a modern element to the East façade. This lightweight extension ties the property into the landscape as a stone wall runs from the garden into the living space.

1.17 Fundamentally designed to allow essential daylight to penetrate through to the rear of the property, making the basement level more inhabitable, the sunspace extensions also enable the occupants to benefit from the spectacular views at a private level. To maximise access to the wide views, we propose large glazing panels softened by substantial oversized timber frames that slide open to accentuate further the connection between the internal and external environments.

1.18 In the pursuit of a balanced composition to the scheme the proposal removes the existing concrete block double garage and replaces it with a more in keeping rendered extension to the North end of the Stone House property. This position aligns ridge and eave heights with the opposite side of the building and provides storage space below. It also balances the appearance of the West elevation as the garage doors break the rendered façade at either end and relate in materials to the proposed entrances. Deliberately modern in style, the new principal entrance structures are designed to act as focus points on the approach to the existing building and whilst similar in appearance each entrance porch adds character and individuality to the two dwellings.

1.19 Referencing the design characteristics and structural form of the Stone House property into the aesthetic features proposed for the new build detached dwellings, is essential for the scheme to blend together and create a unified sense of place. The

proposed white rendered walls and plain clay tiles match the existing building precisely and balance the scheme as a whole The new build dwellings are also dependent on a single aspect to provide natural daylight and by using the same forms applied to the existing Stone House property we achieve an open plan living style and ensure maximum daylight and take advantage from the dramatic views beyond the site Mimicking the modern extension to the existing property, the glazed screens have large oversized timber frames and open onto timber decks.

1.20 The smallest of the proposed dwellings, to the South of the site, sits well in to the site and is obscured by trees and hedgerows both from the road side and the neighbouring properties. The appearance and shape of the property is designed to fit around the existing tree locations, the existing topographical and structural retaining walls, using the natural vegetation to soften the architecture. This vegetation also provides a covered approach and along with the proposed planting either side the scheme gives the residents and visitors a sense of security, with a pedestrian friendly driveway The white render of the existing Stone House property with its characteristic gable ends, window details and roof tiles is matched with the design characteristics of the proposed dwelling combining the appearance and charm of the old property with a high quality modern design

1.21 The larger of the proposed detached dwellings, has been designed with the same architectural principles in mind. Located to the North end of the site its entrance and garage are at the higher level with the kitchen, living areas set at the lower level making the most of the topography, natural daylight and views from the site.

Design for Energy Efficiency and Sustainability

1.22 National, regional and local planning policy guidance states that proposals should be assessed on the extent to which they maximise energy efficiency and sustainability In our design proposal for the new homes on the site we shall exceed the conservation of fuel and power requirements of the current Building Regulations. Adopt Code 3 (57 points) as a minimum level of performance from the Governments Code for Sustainable Homes (Communities and Local Government December 2006). We will also limit carbon dioxide (CO^2) emissions by achieving a 25% performance increase over the current Building Regulations Target Emissions Rates (TER). This will be achieved by a combination of very high standards of insulation, thermal mass, air tight modern methods of construction, super efficient double glazed window units and where necessary include provision for both natural and controlled heat recovery ventilation systems.

1 23 The materials selected for the construction of the proposed buildings are to a large extent traditional in the context of development for this part of the country. We are confident that these will not cause harm to the environment and are generally non-toxic in manufacture, construction and use. We also believe that the materials and components selected can be sourced locally, maintained and assembled in such a way that they can be disassembled, re-used and recycled in the future.

1 24 The energy efficiency for the renovation and conversion of the existing Stone House building is harder to achieve. We will, where possible, without compromising the original form of construction, comply with the minimum requirement of the current Building Regulation.

ACCESS

1 25 A key factor in the development of this site is how convenient it is to the local schools and access to Stoke on Trent City Centre and Leek Town Centre and generally be accessible to local services goods and markets. As discussed in the accompanying Planning Statement, the proposed development is sustainable in terms of its location and proximity to amenities and services.

1 26 Community facilities such as museums, galleries, libraries, sport centres, social centres and local government offices etc are all accessible from the site by public transport to Stoke-on-Trent City Centre and Leek Town Centre.

1.27 The proposals for vehicular access, pedestrian safety car parking and servicing of the site from within the development boundary have been designed to meet Staffordshire County Councils Highways Departments Standards. In the design proposals 2no. designated garage spaces and 2-3 off road parking spaces have been provided for all four proposed dwellings. Vehicles will be able to turn into site via the existing site entrances, turn around and move out of the site in forward gear without impacting on the established traffic flows and public safety along Basnetts Wood Road.

1.28 Special consideration has been applied for disabled access to the development, to provide level access and facilities.

ENVIRONMENTAL IMPACT ASSESSMENT

Ground Conditions

1 29 A Ground Investigation Report shall be supplied in due course as a prescribed condition of granting full planning approval.

Arboriculture Report

1 30 An arboriculture report has been carried out by Sylvanus Arboricultural Consultants Ltd and has been included in the planning application submission documents

Ecological Report

1 31 An ecological report has been carried out by Evolution Ecology and has been included in the planning application submission documents.

WATER SUPPLY AND DRAINAGE ARRANGEMENTS

1 32 The surface water run off will discharge in a controlled manner into the existing Local Authority drainage systems or alternatively will discharge via newly constructed soakaways located within the confines of each of the new residential plots. Foul water drainage would be directed into the Local Authority sewer network in accordance with details to be submitted to the Local Planning Authority as a prescribed condition of granting full planning approval

1 33 In accordance with Local Authority waste management plans it is intended that the proportion of householder waste that goes to land fill will be limited Effective waste management facilities and procedures would be provided that will enable all of the residents of the proposed houses to segregate and minimise waste.

CONCLUSION

1 34 We propose alterations, extensions and new buildings on the site that are both contextual and contemporary in-keeping with the existing house and the residential character of the area. We have not proposed any demolitions, alterations and new build additions that have not been fully discussed with the Local Planning Authority.

1 35 In overall terms the design quality, amount, density and scale of the residential sub-division of the existing house and the creation of two new build houses is appropriate for the site. The scheme is inherently sustainable and fits in with the established pattern of residential development in the Endon Village area. It addresses the right quantity of aspirational housing making efficient and effective re-use of previously developed land in a sustainable location close to a wide range of community facilities, key services and infrastructure.

1 36 The proposal has been generally accepted at pre-planning application consultation meetings and complies with all Staffordshire Moorlands District Council's Planning and Development Control policies. We believe it should therefore be judged favourably by the Local Authority Planning Committee and be granted planning approval as submitted.