

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED GROUND FLOOR EXTENSION
& LOFT BEDROOM

AT

5 CONWAY ROAD, KNYPERSLEY, BIDDULPH,
STAFFORDSHIRE MOORLANDS

Contents

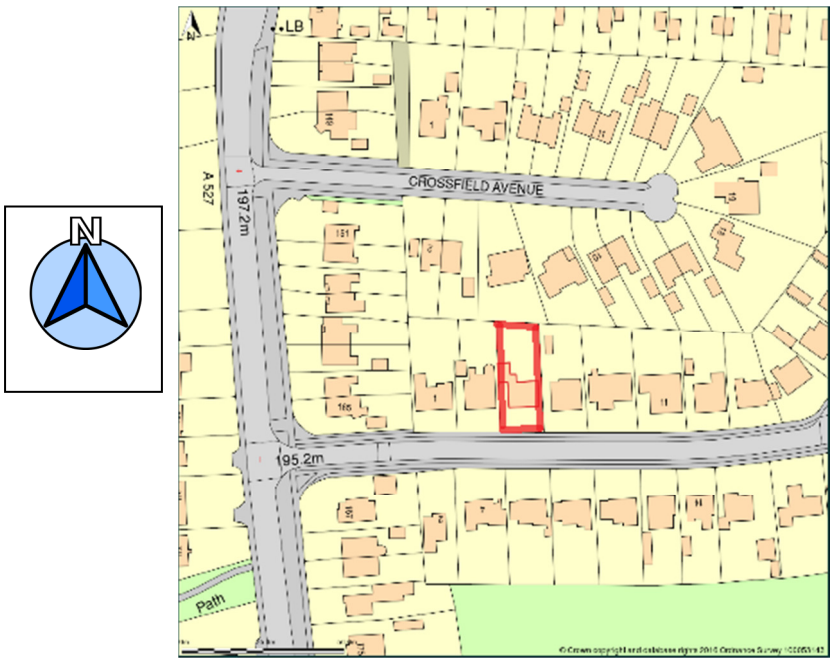
1. **Local Area**
2. **Site Photograph**
3. **Site analysis**
4. **Design Principles**
5. **Proposals**
6. **Local Policies**
7. **Flood Risk**
8. **Accessibility**

1. Local Area

The site is situated in the predominantly residential area of Knypersley, XXX miles to the south of the town centre of Biddulph.

The application site is 5 Conway Road and is set XXX metres to the east of Conway Road's junction with the AXX Tunstall Road. It sits on the northern side of Conway Road, which in the immediate vicinity is comprised of a mix of similar single storey dwellings.

The site comprises an area of 508m2. As with many properties in this area of Knypersley the application site benefits from having a front garden and larger garden to the rear. Conway Road rises from Tunstall Road upwards to the east, rising steeply adjacent to the frontage of the site and its immediate neighbours.



2. Site Photographs



Frontage from Conway Road



View of proposal site and neighbouring properties, from the Conway Road junction with Tunstall Road to the west of the proposal site



Frontage of site from Conway Road



View of existing rear elevation and garden



View across rear garden facing south east

3. Site analysis

The existing dwelling is a detached 1950's two bedroomed bungalow. A pathway separates the bungalow from its boundary to the eastern edge of the site. There is a tarmacadam driveway to its western boundary which leads to a single storey flat roof garage. The garage is attached to an existing single brick skin utility room at the rear of the property.

The slope of the site and surrounding area means that neighbouring properties and their gardens are stepped in accordance with the gradient of the land. The application site itself is elevated above the road. Side and rear boundaries to the rear of the site have concrete post and timber panel fencing which is reinforced by intermittent shrub planting or hedgerow planting. This means that visibility into the rear garden area is much limited from neighbouring properties and the impact of the proposed extension is minimal. The rear garden is not visible from Conway Road.

The location of the proposed extension to the rear and eastern side of the site, is set below the floor level of the adjacent dwelling to the east and set back from the lower level bungalow to the western side of the site. It is sited away from the existing retaining wall to the western edge of the site. Both adjacent neighbours have had rear extensions to their own similar dwellings.

One new side window facing the boundary is located on the eastern side of the proposed works to accommodate a family bathroom however this window is set below the level of the adjacent dwelling and will contain obscure

glazing. It will be largely concealed by the retaining wall and fencing on that boundary from outside the curtilage of the site.
Existing mature trees and shrubs around the rear garden boundaries will help to obscure views into the rear garden from adjacent properties on all sides. Further shrub planting is to be added to the eastern boundary of the rear garden inside the fence line, to further enhance the screening on that side of the site.
Existing site drainage from the eastern side and rear of the dwelling passes through a manhole within the existing garage floor which then runs below the driveway to the frontage of the site. It is a combined system. Any new drainage within the site will utilise the existing drain runs within the site.
Whilst the existing vehicle access and dropped kerb to the front of the property remains unchanged, previous alterations to the front garden by the present owners, now allow off-road parking for up to four vehicles. The surfacing for the additional parking is permeable hardcore and all drainage to this surfacing remains within the curtilage of the site.
Conway Road is lined with intermittent trees along its length and these are unaffected by the work to the rear of the dwelling. Three trees line the rear boundary of the site but only one is set in line with the rear gable of the extension. The storage of any building materials during the course of the works will be sited within and at the rear of the existing garage to ensure that there is no adverse affect on the trees as the current owners are keen to retain these.

4. Design Principles

The existing external materials and age of the property are reflected in the choice of proposed materials, which will match. As indicated in the photographs the existing external materials comprising red/brown facing brickwork and dark grey roofing tiles are typical of the surrounding dwellings ensuring the proposed materials will sit well within the adjacent surroundings. Similarly the proposed roof will be hipped to match that of the current dwelling which is typical of the roof style of adjacent properties to the northern side of Conway Road. The size and height of the existing dwelling has determined the scale and height of the proposed extension. The proposed roof level is subservient to that of the existing dwelling. The existing dwelling will continue to dominate the site. The rear roof of the extension is partially a grey flat roof adjacent to the flat roof of the existing garage. The height of the new pitched roof is not visible from the frontage of the site.

5. Proposals

The existing bungalow is much unchanged since its construction in the 1950’s. The existing kitchen in particular is limited is size for the current

occupants and their growing family. The proposed works will provide an adequately sized kitchen/dining space.

Another consideration for the proposed works is the family's intention to provide a permanent home for an elderly relative. This necessitates the family having a three bedroomed home. Currently living elsewhere in Biddulph the owner's mother who suffers with arthritis is regularly supported with practical help and transport and is cared for by the current owners. They wish to provide a bedroom and washroom for their relative so that she can remain in the local area and so that they can support her in maintaining her independence as far as is possible. The relative has lived in the Biddulph area for over fifty years.

An existing single skin flat roof utility room adjacent to the garage at the rear of the property is in poor repair and it is proposed that this laundry facility be accommodated in the new larger kitchen space. The current utility will then be demolished to allow the formation of a bedroom for their elderly relative. The current bathroom will become an adjacent accessible bathing facility. The new bedroom and washroom will be accessed from the current hallway in the centre of the dwelling and will be fully integrated within the main home.

The existing second bedroom will be adapted to provide a family bathroom and access corridor to the new extension.

A further bedroom is proposed within the loft space which will provide accommodation for the child of the family. Natural light at this level being provided by velux style opening light which will follow the line of the roof pitch to minimise its aesthetic impact.

Existing drainage all within the curtilage of the site will be utilised to accommodate the proposed works.

6. Local Policies

Staffordshire Moorlands Local Plan

Policy B13 of the Local Plan relates to design, and states that development proposals are expected to demonstrate a good quality of design which gives consideration to the scale, character, siting, alignment, mass, design, colour and materials of their surroundings. It also requires that proposals shall take advantage of opportunities to enhance the appearance of the surrounding area and shall ensure that satisfactory standards of amenity for existing and proposed users of the building are achieved.

The proposals are considered to reflect the Supplementary Planning Guidance – Design Proposals SPG of the Staffordshire Moorlands 'Design Principles for Development' for New Dwellings and Extensions.

7. Flood Risk

The Environment Agency's online data maps indicate that the proposal site is not at risk of flood from rivers, sea or from surface water.

8. Accessibility

The dropped kerb and vehicular access into the site will remain unchanged. The existing site also provides in-curtilage parking for 3-4 cars and this facility will be retained. An existing level pedestrian access on the eastern edge of the frontage will also be retained.
The proposals ensure that access into and within the dwelling supports the needs of someone with impaired mobility. All facilities will be available on the ground floor. The existing bathroom will become a walk-in wet-room. An existing pathway along the eastern boundary of the site from the frontage allows level access to the front of the dwelling and around the side of the property. This will be surfaced in smooth even paving free from small stones suitable for wheelchair access. Proposed thresholds are to be set flush with adjacent ground levels.

Conclusion

The age and character of the existing dwelling has been considered throughout the design process to ensure that visible areas from outside the curtilage of the site are much unchanged. The use of new materials which match those of the existing dwelling are considered to reflect those materials used typically in the nearby surroundings and the identity of the local area. The proposed development is a sympathetic and sustainable response to the needs of the current owners of the site. It will allow the family to remain in their present home whilst providing lifelong care and support to their elderly relative. The proposals offer a modest but enhanced family dwelling for current and future occupiers.