Hewitt&CarrArchitects

Design & Access Statement

Hollywell Cottage, Denford.
Mr and Mrs Whittaker.

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Date: May 2016
Completed By: Simon Goldstraw

Design and Access Statement in support of

Replacement Dwelling at Hollywell Cottage.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. Hollywell Cottage is located on a private lane off Huntley Road, Denford. The only access to the site is via the existing farm track, which then leads to Lady Green Cottage and Lady Green Farm.

1.4. This proposal consists of a detailed design for the replacement of a new high quality traditional style dwelling, at Hollywell Cottage.

1.5. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context in order to enhance and make the best use of the surrounding area.

1.6. The approach has sought to achieve a design that is in keeping and meets the requirements of the applicant while being;

- Reflective of the form and character of the surrounding dwellings.
- Respecting and enhancing local character
- Reflect best practice in layout and built form



2.0 USE

2.1. This application is for the demolition of an existing dwelling, used by Mr and Mrs Whittaker, and for a replacement dwelling to be built.

2.2. Mr and Mrs Whittaker have looked as possibly extending part and refurbishing the property and have met with an independent surveyor who has deemed that the structural condition of the existing property makes retention impracticable and undesirable.

2.3. The aim of the proposal is to allow for the creation of housing accommodation, which is better adapted to meet present and future housing needs as long as the quality of the environment is maintained and enhanced. The proposal will not damage the character of the area, in fact it will provide a much needed enhancement to the site and surroundings.

2.4. This proposal looks to bring forward an application that offers a good development to replace an existing dwelling, which doesn't suit the needs of the owners and to be replaced with a well thought out practical design.

3.0 AMOUNT

3.1. The existing dwelling has a total floor area of 205m², whereas the proposed has a total floor area of 215m². This is only a 5% increase in floor area from the existing, however provides a well-designed proposal, making a better use of the space.

3.2. The proposed creates a dwelling with 5 bedrooms, family bathroom, large kitchen and dining room, a snug, living room, study and utility with downstairs toilet and shower room.

4.0 LAYOUT

4.1. Hollywell Cottage, Denford, Leek is situated on a private lane off Huntley Road, Denford. Access to the site is via the existing farm track/lane to the existing properties (Lady Green Cottage) and (Lady Green Farm) as shown on the location plan. The existing dwelling sits well below the existing lane and is also screened by mature trees on the Northern boundary of the site, therefore it is very difficult to see from Huntley Road, resulting in little impact to the character area.

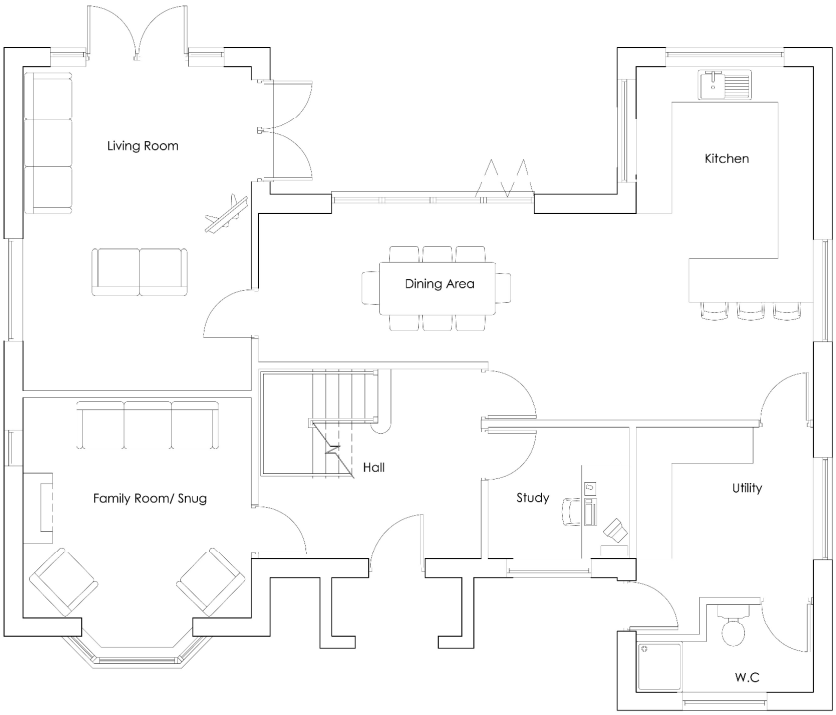
4.2. The proposed dwelling is situated further away from the lane than the existing dwelling, so that the proposed sits better on the land. The steep undulations on the site will hide the proposed dwelling. It is proposed to locate the new two storey dwelling to the eastern side of the existing property. The proposal is to site the front of the new property from the back of the existing dwelling. This location will provide a better and safer site layout for the owners and visitors to the dwelling.

4.3. The current dwelling is a split level property, which does not sit well on the site and due to the sloping ground, the lower ground floor walls are very damp. For this to be rectified, substantial construction work and finances will need to be provided to solve the penetrating damp issues.

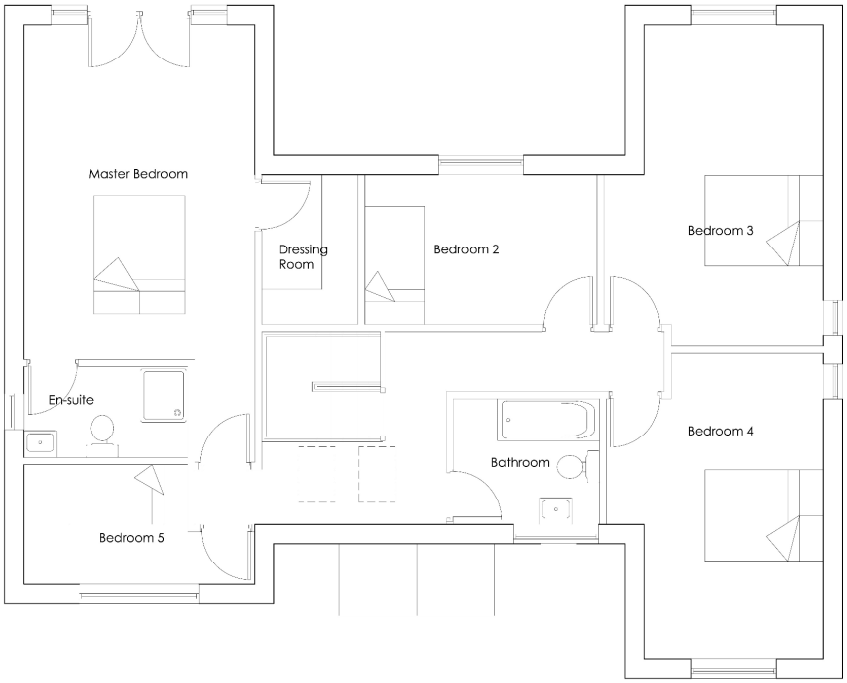
4.4. The ground floor of the proposed dwelling creates plenty of space for the owners, providing an open plan kitchen/dining room, a living room, a snug, utility, study and downstairs toilet. This ground floor layout is far better suited to family life, than the existing and provides a much better layout however using a similar floor area.

4.5. Upstairs creates 1 master bedroom with ensuite, 4 bedrooms and a family bathroom, which uses less floor area than the existing house yet creates a lot more room.

4.6. The replacement dwelling is of better quality and more appropriate design than the building which it is intended to replace. The materials and style of the building match the characters of the dwellings in the area, therefore having a positive impact on the surrounding area.



Ground Floor



First Floor

5.0 APPEARANCE

5.1. The existing dwelling is not a well-designed property, due to the fact that it has been altered over the years and this work has not been carried out sympathetically. There is a mix use of pitched and flat roofs which makes the property unaesthetically pleasing to the eye.

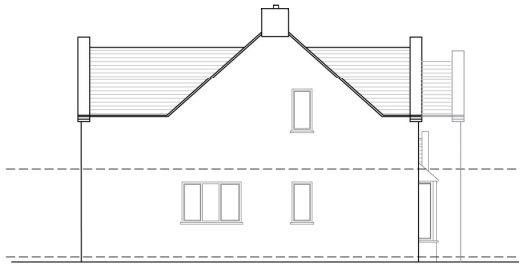
5.2. It is proposed that the dwelling is to be constructed out of existing and new reclaimed stone work to match together with the existing and reclaimed roof tiles to match so that the new dwelling will sit well and not stand out as a new dwelling when constructed.

5.3. The style of the proposed, matches similar styles within the area. The buildings of the area are mainly constructed out of stone and are traditional farm buildings. The proposed dwelling is inspired from these buildings with the continuing ridge line at the front of the property and dormer windows to allow light into the upstairs bedrooms. The front of the property has been designed to a formal manor, as to not impact on the residents that live along the private drive off Huntley Road.

5.4. The materials of stone external walls and the Staffordshire blue tile will complement and match the dwellings within the area, so the proposed won't have an effect.



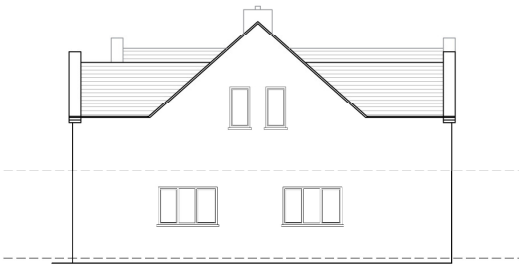
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

6.0 SCALE

6.1. The dwelling is in proportion to the site and the surrounding area. It has been designed to ensure that the scale and massing is sympathetic to the surrounding properties. It will not have an adverse effect on the dwellings surrounding it or indeed the countryside.

6.2. The proposed dwelling will also be under the ridge height of the existing, therefore having less of an impact on the surrounding area.

6.3. The proposed dwelling will change in scale, going from a three-storey to a two-storey yet the overall floor area has only increased by 5%. The frontage of the proposed dwelling is less than that of the existing dwelling, therefore having a limited effect on the private road.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The proposed landscaping for the site will mainly be soft landscaping with some areas of low level shrubs and a gravel driveway at the front of the property will be lined with a combination of soft landscaping and grassed areas. The rear area will have some hard landscaping for a patio.

7.2. The site has a number of trees and hedgerows, it is anticipated that all of the trees will be retained. The proposed dwelling is situated a good distance away from the protected trees so there will be no harm caused.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. Vehicular and Pedestrian

The vehicular access will remain unchanged, the access will be via the existing site access, which is the lane off Huntley Road. The new dwelling will not in itself generate more vehicular movements that usually occur.