DESIGN AND ACCESS STATEMENT

Ref. Proposed Single Storey Side Extension at Sandy Lane Methodist Church, Sandy Lane, Brown Edge, Stoke-on-Trent, Staffordshire. ST6 8QL for Sandy Lane Methodist Church.

Objective of the Design and Access Statement :-

a) To show how the design principles and concepts have been applied to the development; and

b) To show how issues relating to access to the development have been dealt with.

SITE APPRAISAL AND USE

The existing site and Building is that of Sandy Lane Methodist Church. The building and land is used on a regular basis for worship and associated activities. The building is of brick construction with tiled roof and upvc windows and doors. There are grassed areas to the front and rear of the building. To the sides of the building there are tarmacadam areas. The site is bounded on its North, East and South boundaries by a mixture of hedgerow and tree planting with timber and steel fences and brickwork walls. The West boundary construction is dry stone walling.

SECTION A

Explain the design principles and concepts that have been applied to the following aspects of the development :-

1) The amount of development

The development forms a small single storey side extension to its North elevation. The existing building as an external floor area of 251.50 square metres (301 square yards) The extension is 27.60 square metres (297 square feet) external floor area. The site area is 1395 square metres (1668.50 square yards). The principal of the extension is to provide an Office for the Church and to upgrade the existing toilets and access to the building to comply with the current Disabled Discrimination Act.

2) The Layout

The new extension front wall is set back from the front wall of the existing building. The rear wall of the extension is flush with the rear wall of the existing building. The extension projects from the existing North wall of the building to its existing North boundary.

3) The scale of the development

The proposed extension will be built to the same height as the existing rear flat roof section of the existing church.

4) Landscaping

Existing landscaping not affected by the proposed extension.

5) The appearance of the development

The new extension will match the general character of other existing church.

SECTION B
Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified.

1) The amount of development

The Church gained planning permission for a similar extension back in 2004, unfortunately this application as lapsed and they are applying again for the extension with modification to comply with the Disabled Discrimination Act.

2) The Layout

The extension is designed to bear relationship with the existing rear flat roof section of the building.

3) The scale of the development

The proposed extension will be built to the same height as the existing rear flat roof section of the existing church.

4) Landscaping

Existing landscaping not affected by the proposed extension.

5) The appearance of the development

The new extension will match the general character of other existing church.

SECTION C
Explain the policy adopted as to access, and how policies relating to the access in relevant local development documents have been taken into account

Not Applicable. Existing Building on an Existing Site.

SECTION D
State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken on the outcome of any such consultation

There have been no preliminary consultations for this extension with the duty planning officer at the Council having regard to the previous planning approval.

SECTION E
Explain (i) How any specific issues which might affect access to the development have been addressed;

There are transitional level threshold arrangements between outside paving and new building floor levels.

(ii) How prospective users will be able to gain access to the development from the existing transport network;

There is an established public transport route within 60 metres of the Church.

(iii) Why the main points of access to the site and the layout of access routes within the site have been chosen;

These are already established. There is an existing vehicle crossing into the site from Sandy Lane.

(iv) How features which ensure access to the development will be maintained.

Not applicable.