Hewitt&CarrArchitects

Design & Access Statement

Development of up to 6 Residential Properties on the
Former Crown Public House, Mobberley.
AA Silencers

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Design and Access Statement in support of a

The Demolition of the Crown Inn Public House at Mobberley and Development of up to 6 Residential Properties for AA Silencers.

"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

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. 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*.

The proposal is bought forward for the demolition of the existing former public house, following an extensive viability and marketing exercise, and a proposed residential development of up to 6 dwellings. This proposal is submitted in outline and seeks approval for access only. All other matters, e.g. layout, appearance, scale and landscaping are reserved for a subsequent reserved matters application.

The Crown PH was last open in 2006, the licensees at that time were, Christine and Neville Parks. Unfortunately, Neville passed away in March 2006, just weeks after their joint retirement and The Crown has not been open since.

Punch Taverns advertised the public house for sale in recent years but they did not find anyone interested in purchasing the property nor renting/leasing it as a public House.

Punch then advertised it for auction, which was to held on 3rd March 2009, but the freehold was sold, de-licenced prior to the auction taking place. At this time Punch Taverns acknowledged that work was required to the building and that the much needed works could amount in the region of £250,000.00

Although in previous applications the viability of the building as an ongoing commercial/public house property was raised as a concern, the Planning Inspectorate considered, under appeal reference: APP/B3438/W/15/3134980, that this was a nil point and that it was in fact no longer a viable option for the site. Local residents do in fact have a number of alternate public houses within a short walking distance; these being The Master Potter, The Ship Inn, The Anchor Inn and The Queens.

The site benefits from an existing access point which would have been utilised for all the public house traffic. It is therefore proposed that this be utilised for the main access into the new courtyard development.

2.0 USE

2.1. The site is currently used as a vacant Former Public House with associated car parking, out buildings and children's play area. The building is in need of extensive refurbishment – which makes its future use as a commercial site un-viable.

2.2. Following the demolition of the existing public house, the proposal is to use the site for the development of up to 6 residential dwellings with amenity space and parking.

2.3. As the local authority is still to achieve its five-year supply of deliverable housing sites, this development will provide much needed housing to the local area.

3.0 SITE CONSTRAINTS

3.1. The main site constraint to this development is the open countryside views which were identified as a key feature of the site by the planning inspectorate in appeal reference: APP/B3438/W/15/3134980.

3.2. For this revised application we have therefore carried out an extensive visual study which demonstrates where the key views across the site are and the design has looked to protect them and enhance them where possible with the use of opening out in some places and framing in others.

4.0 AMOUNT

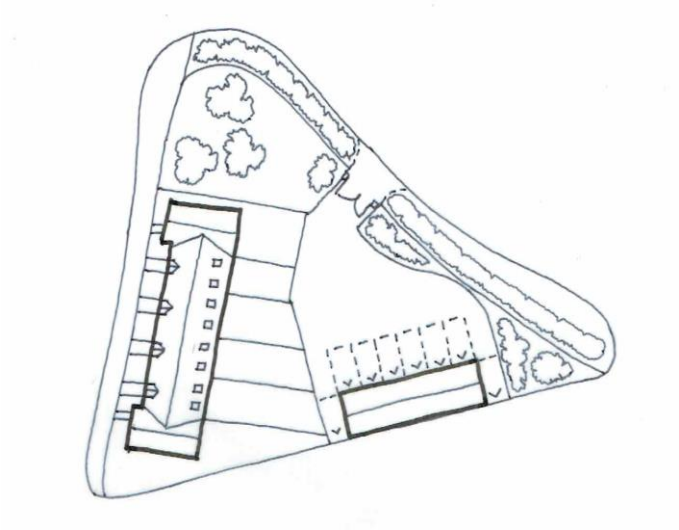
4.1 As this proposal is for outline only we are only proposing numbers of dwellings rather than specific sizes at this stage. We are therefore proposing the development to consist of up to 6 dwellings.

5.0 LAYOUT

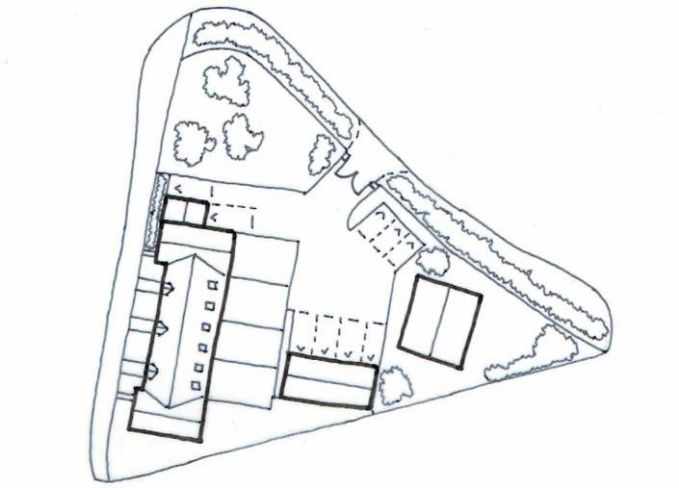
5.1. The site will be accessed from Freehay Road, utilising the sites existing access way.

5.2. The final layout will be the result of a reserved matters application which will follow a positive outcome at the outline application stage.

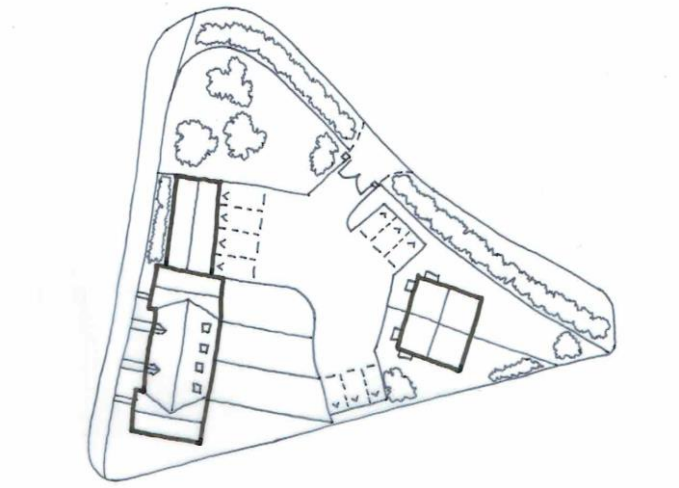
5.3. We have however looked at a number of indicative layouts which demonstrate that the site has ample space to support up to 6 dwellings whilst providing sufficient amenity and parking space and maintaining and enhancing the wider views of the open countryside.



Indicative Site Layout One



Indicative Site Layout Two



Indicative Site Layout Three

6.0 SCALE

6.1. The proposed scale of the units will form a detailed part of a future reserved matters application; however, it is felt that the height of the existing public house should inform the proposed heights of any future development.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The landscaping for this proposal will form a detailed part of any further application however the nature of this site will lend itself well to a countryside landscaping proposal making use of the existing trees and strong hedgerows which can be maintained and enhanced.

8.0 APPEARANCE

8.1. Appearance does not form part of this application. It will be considered through any further detailed applications on the site but should be used to provide the proposal with a cottage style of architecture which is seen in other parts of Mobberley.

9.0 ACCESS

9.1. Vehicular and Pedestrian
Vehicular and pedestrian access is obtained from Freehay Road. The approach to the doorway will be graded to allow disabled access. Parking is provided within the curtilage of the site in a mix of parking spaces and garages.

9.2. Transport Links
The site is just a short walk from the centre of Cheadle and Tean with regular transport connections to the wider area, including Hanley, Uttoxeter and Burton.

9.3. Inclusive Access
The proposed dwellings will have level access and flush thresholds generally, which will allow access for less abled occupants.

10.0 SUSTAINABLE DESIGN

10.1. The applicants support sustainable design and it is proposed that the future detailed design will take account of key sustainable drivers such as good insulation values, building for life, rainwater harvesting soakaways and porous surfacing.

10.2. Given the nature of the site it is seen that these can all be achieved to create an exemplar housing development on a site which is a short walk from village centres with all of the amenities that they have to offer.