DESIGN & ACCESS / PLANNING STATEMENT

ALLAN HOUSE
53 UTTOXETER ROAD
BLYTHE BRIDGE
STOKE-ON-TRENT
ST11 9JG

PROPOSED SINGLE STOREY REAR EXTENSION

1:00 INTRODUCTION

1:01 This Statement accompanies a full planning application relating to a proposed single storey rear extension to Allan House and should be read in conjunction with submitted drawing nos. ARCH515 : 1, 2, 3, 4, 5 and 6.

1:02 Allan House is a well established special needs Residential Care Home (Planning Use Class C2) having an existing total of 8 resident rooms.

1:03 The site is located on the A521 Uttoxeter Road leading into the village of Blythe Bridge (from the direction of Meir) and lies within the North Staffordshire Green Belt.

1:04 The property has been extended over the years, the original building being of traditional 2 storey brick construction having hipped and gabled pitched roofs of around 40° pitch with plain tile finishes. Later extensions are of single storey with 30° pitch and concrete tiles along with a flat roof concealed by dummy pitches to the front and rear. A more sympathetic rear first floor extension is a reasonable concession to the original design.

2:00 DESIGN PRINCIPLES AND USE

2:01 The existing internal room layout of Allan House is indicated on submitted drawing ARCH515 : 4 and due to the various alterations and extensions undertaken is not practical for the use of the building. The Kitchen is located on the first floor and meals are transferred to the ground floor Lounge via a dumb waiter and thence to the Dining Room to the rear of the building. Delivery of foodstuff etc to the first floor is also an unnecessary labour.

2:02 The proposals are to provide a suitably sized and appointed Kitchen within a single storey rear extension. An extended Dining Area will be created and integrated with the existing by formation of new openings. The Dining area will open onto an existing patio area to create an alternative alfresco eating area in the summer months.

2:03 It is proposed to provide a roof terrace residents amenity area on the flat roofed extension. This will be accessed via existing patio doors which are presently guarded by a 'Juliet' type balcony. The existing Staff Office will be relocated to the ground floor and a second small residents Lounge created in lieu.

2:04 A pitched roof arrangement atop the rear extension would necessitate loss of window area and natural light to the existing gabled 2 storey section of the building and the design of the flat roof terrace incorporating brick piers and mild steel balusters will complement the original design concept of Allan House.

2:05 The relocation of Kitchen facilities to the ground floor will release the first floor space for conversion to an additional resident room with En Suite Shower Room.

2:06 Following the proposed alterations and extension, the use of the building will remain unchanged and the increase in residential accommodation will result in additional staff subject to the needs of future occupants.

3:00 AMOUNT

3:01 The overall footprint dimensions of the proposed extensions are 6.125M wide x 6.000M deep (Gross External Floor Area 36.75M^2). The height to the top of parapet copings is to be 3.000M and the maximum overall height from floor level to top of pier caps 4.125M.

3:02 The existing internal floor area of around 253.60M^2 will increase by 31.49M^2 as a result of the proposals.

4:00 LAYOUT

4:01 The amendments to the internal layout can be identified by comparison of submitted drawings ARCH515 : 4 (Existing) and ARCH515 : 5 (Proposed).

4:02 No alterations are proposed to the existing site layout. The 10 no. marked car parking spaces are to be retained along with the existing rear patio area.

5:00 LANDSCAPING

5:01 There are no proposals for significant landscaping. A perimeter 900mm wide block pavior path will be provided around the extension abutting the lawn.

6:00 APPEARANCE

6:01 The existing appearance of Allan House will not be compromised by the proposals which do not aesthetically detract from the Green Belt or its setting in this location. Careful use of matching brickwork along with additional sympathetic materials will ensure that the extension sits well within its surroundings whilst providing a more functional internal layout and enhancing the lifestyle of residents.

7:00 ACCESS

7:01 The existing vehicular access along with parking and turning facilities are to remain undisturbed.

7:02 Existing level approach and ramped accesses to the property will remain unchanged and a new level access facility to the existing rear patio is to provided from the new Dining area.