SMYTHEMAN ARCHITECTURAL

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FULL PLANNING APPLICATION TO BUILD A BLOCK OF 4NO. FLATS ON LAND AT 90 TEAN ROAD, CHEADLE, STOKE-ON-TRENT, STAFFS, ST10 1LY.

PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT

JOB NO 3001
OCT 2016

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

DESIGN ISSUES

Use of the Site

The proposed development is for the erection of a 2-storey block of flats, comprising 2 no. 2-bedroom flats and 2 no. single bedroom flats, built in traditional facing brick and rendered blockwork with a plain tiled pitched roof, to the scale and context of the adjacent dwellings. Parking spaces for 6 no. additional vehicles are also proposed.
Local investigation has identified a strong need for accommodation of this nature.

Site Analysis

The site is located at the south facing apex junction of Tean Road and Attlee Road. It comprises the semi-detached dwelling at 90 Tean Road, with it's front, side and rear garden areas and a small detached garage.

The garden areas, in turn, comprise an area mainly laid to lawn to the front (south) of the dwelling, a rear (north) garden laid to paving and planting, and a large tarmac surfaced area to the side (east) of the dwelling, facing onto Tean Road.

The plot perimeter is fenced with a low level brickwork and blockwork wall, with brick piers and close boarded timber panels between the piers.

Vehicular access to the plot is through wide metal gates, via a pavement crossover at the north-east corner of the plot onto Tean Road. There is also a pedestrian gate to the south of the plot in front of the existing dwelling.

The above noted large tarmac surfaced side area is the intended location of the proposed flat block.

Amount

The proposal is to erect a 2- storey block, with a 2-bedroom and single bedroom self-contained flat each at ground and first floors.

The total accommodation area would be 191 square metres.

Scale and Appearance

The scale of the proposal will be kept within the context of the adjacent dwellings, with matching ridge height, depth of plan and similar footprint area to the adjacent semi-detached housing blocks.

The appearance is designed to blend with the local housing stock, utilising a matching facing brick to the ground floor elevation, with a render finished first floor elevation to alleviate the somewhat uniform all-brick appearance of the adjacent dwellings. Points of interest are the artstone surround to the glazed ground and first floor openings and the projecting artstone heads to the entrance doors.

The hipped, pitched roof will have a plain tiled finish, again to match the adjacent properties.

Landscaping

The existing tarmac surfaced area will be retained, where possible, to facilitate vehicular access.

New parking spaces will be surfaced with permeable paving to assist surface water absorption and reduce runoff.

Soft landscaping, planting and hedge will be added to the plot perimeter and around parking spaces, as indicated on Block Plan drawing 3001-07, to soften the general view.

An area to the rear of the flat block has been designated to position wheelie bins.

Access

It is proposed to move the vehicular access to the plot by creating a new crossover from Tean Road approximately 10 metres south of the existing entrance. This will improve the circulation within the plot and allow the parking spaces to be accommodated.

The public grass verge will be reinstated at the location of the existing crossover.

The entrances to the ground floor flats will have level access in accordance with Approved Document M.

The site itself is well established and is served by the A522 Tean Road and local public transport.

Drawings

The Planning Application is accompanied by Location, Block, Existing Survey, Site and Proposed Floor plans.