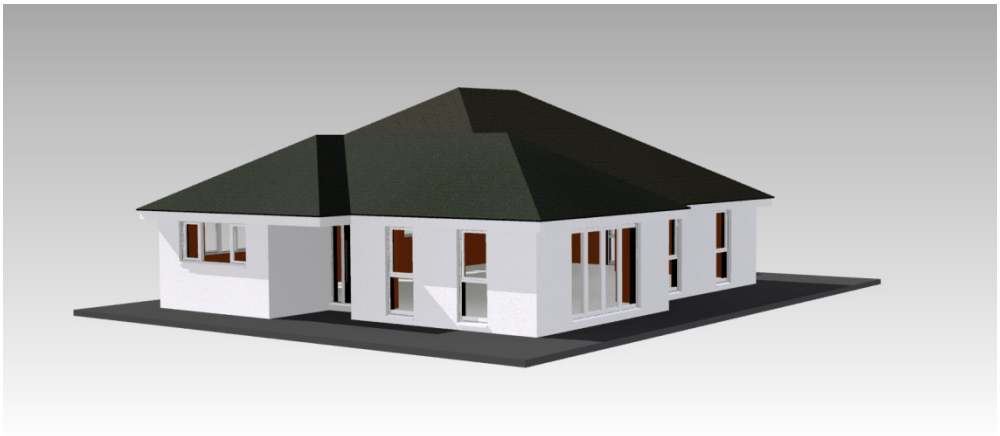


Design and Access Statement

CLIENT: Ms M L Davenport and Ms E J Shepherd

LOCATION:

1 Garden Village
Upper Tean
Stoke-on-Trent
Staffordshire
ST10 4JG

PROJECT:

Planning Application – Proposed new bungalow within the garden of 1 Garden Village

Prepared by Nigel Forrester MCIOB

Introduction and description of application.

The proposal is for the construction of an new bungalow within the garden of No1 Garden Village.

No 1 Garden Village is a semi detached, three bedroom property, fronting Garden Village. The property occupies a large corner plot on the junction between Garden Village and Draycott Road. The property has a pedestrian access to the front of the property off Garden Village and a vehicular access to the rear of the property from off Draycott Road.

The existing property sits in the western corner of the site. The north west boundary of the site fronts Garden Village, The southwest boundary is the boundary with the attached neighbour No 2 Garden Village. The northeast boundary fronts Draycott Road and the southeast boundary is adjacent No 3 Draycott Road, an adjacent bungalow.

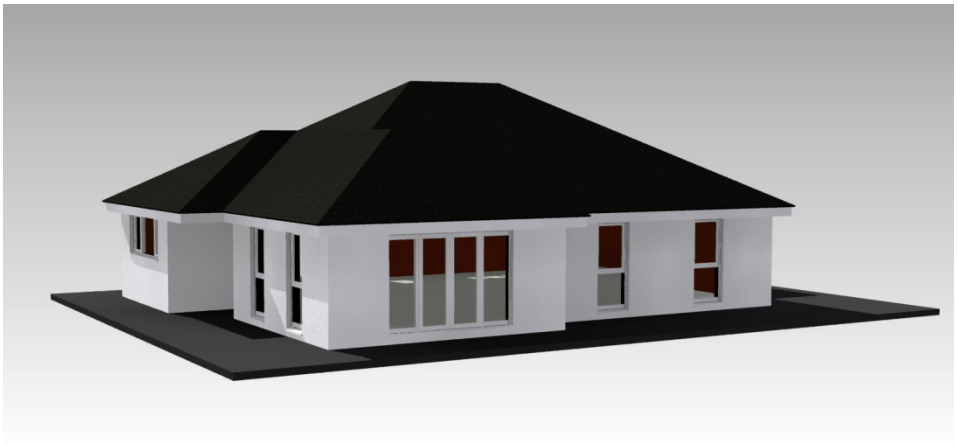
The site boundaries are a combination of leylandii hedges , timber panel fences drystone walls and a 'rock faced' concrete block retaining wall.

The site is a well cared for domestic garden, incorporating a precast concrete double garage, a greenhouse, a shed and a summer house etc.

Vehicular access is directly off Draycott Road. The access leads directly onto a concrete driveway rising up to an existing parking and turning area and the existing double garage.

The proposal is to construct an individual bungalow dwelling, within the garden area, appropriate to the location and for the applicants own use. The proposal is to allocate the existing vehicular access, driveway and parking area to the proposed new bungalow and to provide a new vehicular access with associated parking and turning area for the existing property from off garden Village.

The dwelling will be an energy efficient /low CO2 emission, sustainable dwelling.



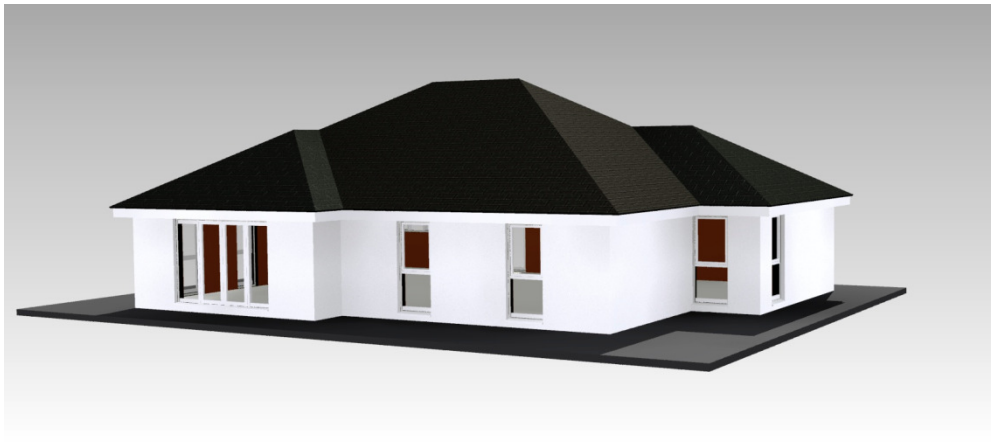
Physical Context

No 1 Garden Village is a semi detached, three bedroom house within the development boundary of Upper Tean.

The main boundary of the property runs parallel with Draycott Road and is at the Draycott end of the High Street. The site is partially elevated above Draycott Road due to the roads gradient. The boundary between the site and Draycott Road is formed with a 'rock faced' concrete blockwork retaining wall.

Although central to the village and on the main through road, the site has a secluded feel about it and is not generally visible from the road due to the boundary retaining wall and the existing garden shrubbery.

The site, within its boundaries is generally level. The existing driveway being at the eastern end of the site has a gradient leading down to the level of Draycott Road. The proposed new vehicular access which will serve the existing house, being at the western end of the site will have a level access onto Garden Village.



Social Context

The site is located within the village of Upper Tean and is therefore predominantly residential. The location is within very easy walking distance of the village centre with its shops and other facilities.

Design Principles and Concepts

This application is a Full application

Amount

The area of land occupied by No1 Garden Village that is the subject of this application measures 1075m2.

The existing property a foot print of 71m2 and a combined internal floor area of 115m2

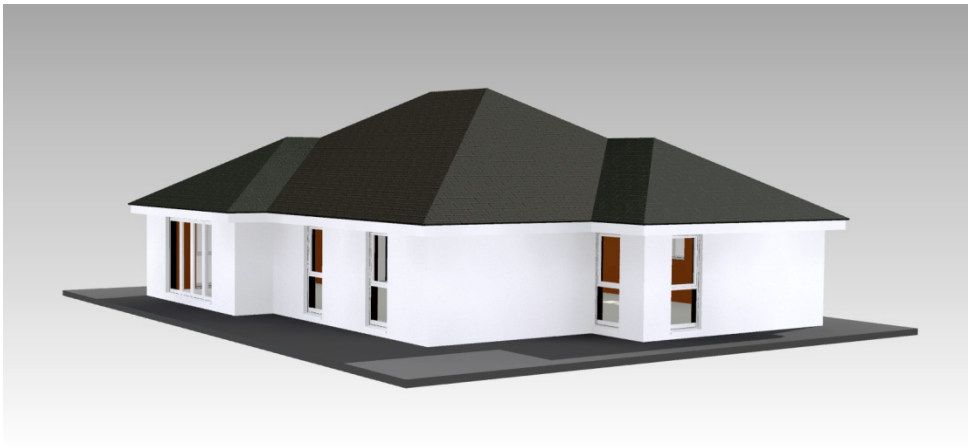
The proposal is for a new detached bungalow with a footprint of 141.00m2 and an internal floor area of 125m2

The area of land to be retained by the existing property is to be 380m2

The area of land to be allocated to the new dwelling is to be 695m2

The proposed accommodation within the new bungalow would include: a hallway, kitchen/dining room, sitting room, a utility room, a WC, three bedrooms and a family bathroom.

The proposal allocates the existing driveway, parking and turning area within the site, which can accommodate three vehicles, to the new bungalow and provides a new parking and turning area for the existing dwelling again adequate to accommodate 3 vehicles.



Layout

The orientation and positioning of the proposed dwellings has been determined by the orientation and position of the existing house and the orientation and nature of the site

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the area is not compromised.

Account has been taken of the need to provide separate and adequate parking and turning facilities and the retention of and provision of adequate levels of private garden/amenity space to the two properties.

Account has been taken of the need to avoid 'principal' windows conflicting with adjacent properties or site boundaries.

Scale

The proposed dwelling being single storey is appropriate in scale to the site and subservient in scale to the existing dwelling.

The bungalow has been designed with a hipped roof which minimises the visual impact of the roof when viewed from the existing property and also matches the roofs of adjacent properties ensuring that it is complimentary to the local vernacular.

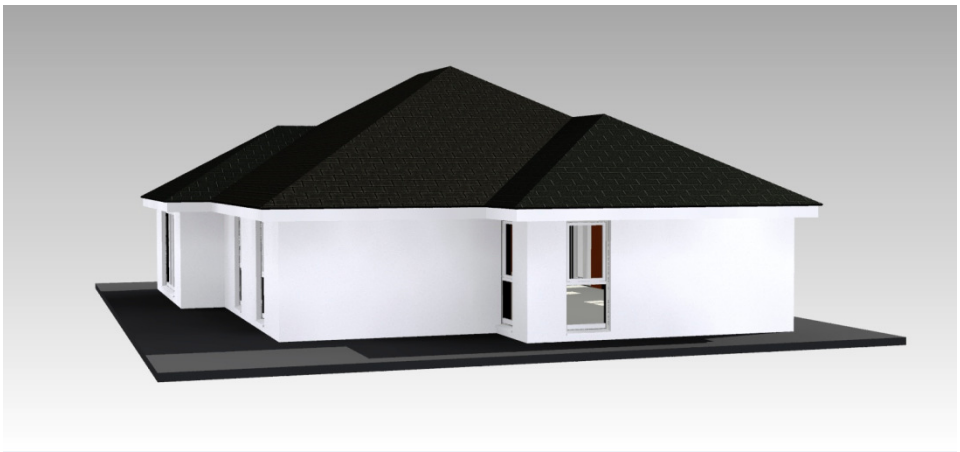
Landscaping

The site as it exists is already a domestic garden.

No significant changes are proposed to the existing landscaping beyond the provision of the new vehicular access and parking which will be surfaced with either block paving or tarmac.

New internal boundaries between the two dwellings will be formed with timber panel fences.

Existing 'external' site boundary features will be retailed as existing.



Appearance

The principle behind the design is to achieve the required level of accommodation in a manner that conforms to and compliments the existing nature of the site.

The proposal has been developed having regard to the following considerations:-

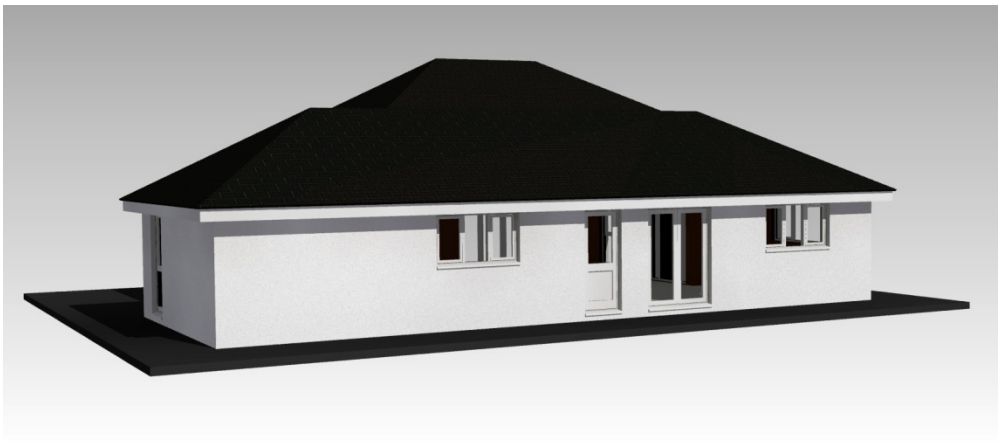
- The need to be inkeeping with and enhance the character of the site and setting.
- The need to be compatible in form and scale to the local vernacular.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development

The external walls of the dwelling would be in facing brickwork to Local Authority approval.

The roof would be covered with a tile such as the Forticrete 'Gemini' tile that has the appearance of a Staffordshire Blue plain tile.

Eaves detailing would be white UPVC fascia boards and soffits.

Windows and doors are proposed to be white UPVC and would be set back from the external wall faces in 75mm deep reveals.



Access

The development would provide for occupation by less well able'd people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc: measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.

The access onto the site would be the existing combined vehicular/pedestrian access. All users of the site, irrespective of age or disability would have convenient and equal access to the building.

Pedestrian and Transport Links

The existing vehicular access which will be utilised for the new bungalow is directly off Draycott Road.
The proposed new vehicular access which will serve the existing property, will be off Garden Village.

Both access proposals are simple and straight forward and provide adequate parking and turning provision within the domestic curtilage's.

The site is very close to the village centre and therefore the occupiers of the property would have easy pedestrian access to the local amenities and to the local bus services which are available from several points in the village.

The proposed development represents a sustainable form of development.

