DESIGN & ACCESS STATEMENT

PROPOSED DETACHED DWELLING

ON LAND FRONTING

DRAYCOTT OLD ROAD
FORSBROOK
STOKE ON TRENT
STAFFS
ST11 9AL

FOR

MR S CHAMP

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Contents

1.0 Introduction

2.0 Use

3.0 Amount

4.0 Layout

5.0 Landscape

6.0 Appearance/Scale

7.0 Access

8.0 Environmental Issues

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 This is a full application for a detached dwelling at Draycott Old Road, Forsbrook, Stoke on Trent and follows the granting of outline planning permission ref. 12/00734/OUT. Which establishes the acceptability of a dwelling on the site.

1.4 The proposal seeks to provide a single detached dwelling set in a large garden. This form of development is considered to be sympathetic to the developed character of the locality which features predominantly detached properties set within reasonable sized plots.

1.5 This is a full application following the granting of planning approval for exactly the same scheme ref SMD/2014/0016 which is due to expire on 1th March 2017.

2.0 Uses

2.1 The application site formerly comprised a warehouse building which has now been demolished although the former floor slabs still remain.

2.2 The development plan for the area comprises the Staffordshire Moorlands Local Plan 1996 – 2011. The application site on Draycott Old Road is set within the Forsbrook settlement boundary as defined by the local plan and as previously mentioned benefits from outline planning consent.

2.3 Planning Policy

Policy D1 supports sustainable development built in urban areas on Brownfield sites that has regard to adjoining land uses.

It is considered that as the site has a current planning permission for the construction of detached dwelling and the proposal relates to other residential properties in the area, that the application can be considered to confirm with policy and indeed respects the general character of the area.

Policy D2 requires proposals to be of a high quality that is sympathetic to and in harmony with the character of the surroundings which has determined the scale and character of the proposal.

2.4 It is also considered that the proposal meets the terms of the guidance contained in PPS3 and that the density of development proposed strikes an appropriate balance between the twin aims of National Policy which are to achieve an effective use of land whilst also ensuring that new development fits its surroundings sensitively.

3.0 Amount

3.1 The application seeks to construct a single detached family residence for the applicants of approximately 116 sq m which is an increase of only 20 sq m over the suggested footprint area of the recently approved scheme ref. 12/00734/OUT.

3.2 The new dwelling will be set in a larger than average plot of 750 sqm sitting on the corner of an established street frontage.

3.3 The accommodation comprises lounge, kitchen, study on the ground floor with four bedrooms and a bathroom at first floor level with a further bedroom and dressing area within the roof space.

3.4 The site and scale of the property is considered to be appropriate too as it meets the applicants personal family accommodation requirements yet is still of a scale similar other buildings within the immediate vicinity.

4.0 Layout

4.1 The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised whilst also ensuring that appropriate separation distances have been achieved between the new and existing properties adjoining the site.

4.2 The layout has been further influenced by the requirement to provide suitable parking to the site.

4.3 Account has been taken of the need to avoid impacting upon the residential amenity and privacy of the adjoining dwellings on Draycott Old Road together with maximising the distance to the adjacent water course and public sewers running through the plot.

Suitable separation distances are maintained between existing and proposed dwellings having regard to the present difference in floor levels therefore the resultant development should not have any objectionable impact.

5.0 Landscape

5.1 The existing plot is currently overgrown with a small band of trees running alongside the adjacent water course none of which will be affected by the proposal.

5.2 The topography of the site is reasonably flat and overlooks grassland to the rear.

5.3 There is little of significant landscape interest as the grounds are simply grassed with masonry walls to two boundaries and a barbed wire fence to the rear.

5.4 Upon completion of the property the ground will be generally rotovated and predominantly laid to lawn with ornamental shrub planting and new tree planting to the periphery of the site to add an element of interest. There is an open vista to the rear looking over open fields which the applicant wishes to retain.

5.5 Due to issues raised in the Flood Risk Assessment the finished floor level will need to be raised and so consequently ground levels immediately surrounding the property will also be at a raised level and laid to fall to the original levels.

6.0 Appearance/Scale

6.1 In the immediate vicinity of the site there are a number of varying styles of traditional designed properties, predominantly two storey in scale.

The buildings in the immediate vicinity are diverse in character, date and spacing which reflects the historic development of the settlement, with the piecemeal construction in a variety of facing materials.

6.2 Although there is not a particular vernacular style to the area the proposal seeks to continue the general built form i.e. traditional two storey reasonably steep sloping tiled roofs with simple verge details.

6.3 The proposal has a simple elevational appearance to follow the general regular window fenestration with a vertical emphasis found elsewhere in the area particularly the older traditional dwellings and it is considered that this will blend seamlessly into the streetscene.

Whilst the roofspace is being utilised for living space the Velux windows and opening French doors are situated on the rear elevation to ensure that the building will appear to be two storey in scale when viewed from Draycott Old Road.
Following discussions with the case officer on the original application, the ridge height has now been slightly reduced,

6.4 The facing bricks will be red/brown to match the traditional pallet of brick colours found locally and the roofing materials employed will be a traditional Staffordshire blue tile. There will be brick on end heads and reconstructed stone cills to door and window openings.

6.6 The proposal is for a redevelopment of the site which is of an appropriate scale and appearance having regard to neighbouring properties and which it is anticipated will enhance the appearance of the streetscene in the locality and will contribute to the preservation of the environmental quality and character of the area.

7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part M of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 The site is considered to be in a sustainable location being close to a Bus route and within walking distance of a few local shops and amenities.

7.4 2 no. on site car parking spaces are proposed with a turning area being formed within the curtilage of the site.

8.0 Environmental Issues

8.1 The site is situated in a Flood Risk Zone 3A and as part of the original outline application a full Flood Risk Assessment had been prepared.

8.2 Preliminary discussions have taken place with the Environment Agency regarding the principal of increasing the size of the dwelling and it was suggested that as long as additional flood plain compensation on a like for like volume basis can be provided the scheme would still be considered satisfactory.

The condition relating to finished floor level and provision of safe access

and egress routes from the property would also be recommended for the revised scheme.

8.3 Following a request from the local authority a full flood risk assessment has been prepared for the revised house type and now forms part of the application.