



Two-Storey Extension to Endon Mill, Gratton Lane, Endon, Stoke-on-Trent, ST9 9AG

Design and Access Statement

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i. Introduction

These proposals are for a two-storey domestic extension to the applicant's property, Endon Mill, Gratton Lane, Endon, Stoke-on-Trent, ST9 9AG.

The existing property is a two-storey cottage dating to 1825. The building is constructed in brick with stone quoins to the corners and stone lintels and cills to windows and doors. The cottage generally has timber casement windows (assumed original) although some have been replaced with modern PVCu units. The end bay of the cottage is clad in stone and appears to be a later addition.

The cottage is currently in need of general renovation and refurbishment works. The interior layout provides a number of rooms, including 4 bedrooms, however these are generally quite small with low ceilings to the ground floor rooms. The aim of the proposals is to extend the cottage into a family home of five bedrooms, with larger and more spacious living and kitchen areas.

Application Drawings

6081[P]000	Site Location Plan
6081[P]001	Block Plan – As Existing
6081[P]002	Plans – As Existing
6081[P]003	Elevations – As Existing
6081[P]004	Block Plan – As Proposed
6081[P]005 REV B	Plans – As Proposed
6081[P]006 REV B	Elevations – As Proposed (Sheet 1)
6081[P]007 REV B	Elevations – As Proposed (Sheet 2)

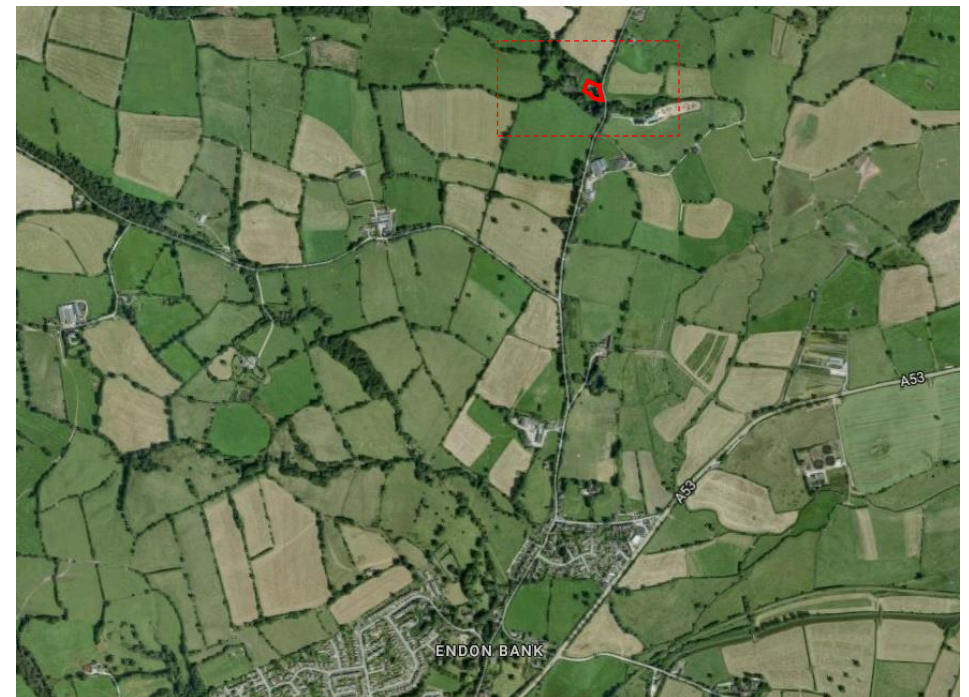
ii. Site

Site Context

The Endon Mill site is located on Gratton Lane, approximately 1 mile North of Endon. It is a fairly secluded location with no immediate neighbours. Gratton Lane is a country lane, lined with trees and hedgerows and the site is screened from the lane by established planting.

The site is to the West of Gratton Lane (which runs North-South) and the house itself sits end-on to the Lane. Further to the West of the site is an existing L-shaped garage block.

Site location (Google Earth)



iii. Planning Policy

The site falls within a green belt area and is outside of any settlement boundaries. The policy map does not show any other restrictions and although the building is historic, it is not listed and is not within a conservation area. Reference to the NPPF (para.89) shows that in this location an extension is acceptable in principle, 'provided that it does not result in disproportionate additions over and above the size of the original building.'

It should also be noted that the site was previously the site of Endon Mill and as such is a brownfield site which was previously much more built-up in nature. The NPPF (para.89) makes provision for 'the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.' This application is for the extension of an existing established domestic use on a former brownfield site.

Within local planning policy, this development falls in line with Strategic Objective 6 of the Core Strategy, 'to maintain and promote sustainable regenerated rural areas and communities', by converting a small property with limited living space into a spacious family dwelling suitable for a lifetime of use.

Furthermore, Policy R2 provides for 'Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.'

Finally, Policy DC1 states that 'All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. In particular, new development should: be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area [and] be designed to respect the site and its surroundings...'

This extension has been carefully designed in a style appropriate to its rural setting and that will enhance the character of the existing dwelling. Reference to the guidance given in the 'Design Principles' SPD and the design decisions made with regards to this is noted separately under section 1.04 Scale and 1.06 Appearance. We consider that the proposals are acceptable in principle, and that by means of design, layout and siting that the extension satisfies the objectives of the supplementary design guidance and constitute a high quality development that respects and enhances the character of its site and setting.

1.0 Design Statement

1.01 Use

The existing property is a 4-bedroom dwelling. This scheme is for extension of the property to a 5-bedroom dwelling and does not involve any change of use.

1.02 Amount

Existing Floor Area (gross external): 204m²

Proposed Floor Area (gross external): 330m²

Net Increase: 126m² (62%)

1.03 Layout

The new extension will be built onto the end of the existing building, converting the cottage from a linear plan to an L-shaped plan by adding a new wing to the South side of the house at the West end.

Internally, the existing central corridor will be retained on both floors and extended into the new part, with a new hall at ground floor level with stairs and an open gallery above giving access to the new bedrooms.

1.03 Layout (continued...)

The existing site layout will be largely unchanged by the works, other than re-aligning the existing driveway access from Gratton Lane to suit the new extension layout.

The existing building (view from North-West)



1.0 Design Statement

1.04 Scale

The proposed extension will provide a total increase in gross floor area of around 62%. The size of the extension reflects the amount of additional space required to transform the property into a functional family home.

Although the existing property has four bedrooms, the layout is quite cramped, with many of the rooms built into roofspaces and with reduced headroom. In addition, there is only one existing bathroom, shared between four bedrooms.

The proposed plan provides a vastly improved layout, with a proper master bedroom and second bedroom both with en-suites. On the ground floor, the existing rooms again suffer from the complex layout, wherein much space is lost to circulation. The proposals will improve on this by forming a large living room and a separate kitchen and dining room addressing the main garden area.

The proposed massing has been designed to continue the existing form of the building, with the new ridge and eaves lines set at matching levels. To maximise the available headroom, the first floor level will line through with the existing landing level, with the ground floor set at a slightly lower level than existing to give a reasonable head-height to the new ground floor rooms.

Awkward placement of features restricts usefulness of existing layout.



1.0 Design Statement

1.04 Scale (continued...)

The guidance given in the 'Design Principles' SPD has been considered carefully in producing the proposals. Relevant to the scale of the building, are points under 'Site and Relationship' (p.2.3-2.4):

- 'The size and shape of the extension should respect the height and proportions of the existing house...'
- 'The ridge height of the extension should be lower than the existing, certainly no higher.'

The proposals have been designed to keep to the same ridge height as existing. It is noted that there is a preference for setting the roof at a lower level, however after consideration it was decided that keeping the ridge to the same level would fall better in line with the principles set out under 'Roof Design' (p2.5), as follows:

- 'The roof form should be simple with a dominant roof line and, where appropriate to the locality or the building, emphasised by gables.'

The proposed design falls in line with these principles, by providing a consistent roofline over the building as a whole, with a pitch between 30-40 degrees and with gable ends.

Existing low height spaces.



1.0 Design Statement

1.05 Landscaping

There will be no change to existing landscaping other than the slight re-alignment to the drive and some stepping / regrading of ground levels locally.

1.06 Appearance

The original part of the building is constructed in brickwork with stone lintels and cills and stone quoins to the corners of the gable ends. The roof is pitched at approximately 37.5 degrees and finished in plain clay tiles. This style of building is traditional in nature and appears appropriate to its rural setting.

It is proposed to match this traditional style of construction in the new extension, with all materials to match. The existing later addition with its stone cladding will be rebuilt in brick as part of the works, to tie the whole house together coherently.

Due to the property sitting end-on to Gratton Lane, the extension springs from the rear elevation of the property, projecting into the West of the site. The new wing, projecting to the South of the site has been set back from the new elevation facing the driveway, but retains the same ridge line for coherence.

1.06 Appearance (continued...)

It is noted that in the 'Design Principles' SPD (p.2.4) it is recommended that:

- 'The most appropriate way in which to tie in a side extension is to set it back slightly from the front elevation in order to avoid unsightly bonding of old and new brick on the same plane.'

Due to the setting of the building, as noted previously, the extension sits to the rear of the site and is at the back of the building (when viewed from Gratton Lane). The existing building has a functional entrance facing to the North and a more formal entrance facing into the garden to the South.

2.0 Access Statement

2.01 Access to and around the site

The existing site has a vehicle access from Gratton Lane running along the South of the site. There is a second vehicle gate at the North of the site, adjacent the end elevation of the house.

The driveway to the South provides a safer access with better visibility and will be used as the main vehicle access for the property, with the drive re-aligned to run upto the new entrance.

2.02 Access to and around the building

Access to the building will be improved by regrading the ground level in front of the extension to provide a level approach.

Within the building, accessibility will be improved by providing a new staircase to modern standards. Due to the existing constraints of the property it will not be possible to eliminate all internal steps, however the new extension has been designed to work as well as possible with the existing levels to reduce the need for internal steps as much as possible.

3.0 Flood Risk Assessment

Flood risk map (Environment Agency)



3.01 Flood risk

The Environment Agency flood risk map identifies the site as being at low risk (<1 in 1000) of flooding. A flood risk assessment is not required.