CHICUBES
BROOK WORKS, BROOK STREET,
BROWN LEES

DESIGN AND ACCESS STATEMENT
TO ACCOMPANY OUTLINE PLANNING APPLICATION
FOR 10 NO. DETACHED DWELLINGS

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Chicubes to support an outline planning application having some reserved matters for 10 No. dwellings on land currently used for light industrial, together with paddock.

This statement is to accompany the following documents:-

- Tree Survey – prepared by Tree Heritage.
- Contamination Assessment – prepared by Sladen Associates.
- Landscaping Scheme – prepared by ??
- Energy/Sustainability Statement – prepared by WGY
- Heads of terms – prepared by ??

BACKGROUND

The site is located approximately 8km North of Stoke on Trent and 7 km immediately West of Leek.

The site lies on both Brook Street and Tower Hill Road with an area of approximately 8143 m^2 – 0.08 hectares.

Access is achieved via Tower Hill Road, the existing shared access will be terminated at the site boundary.

The site itself is currently used by various small mixed use light industry companies with the North of the site being used as a paddock. The buildings are of poor quality with residual surplus extending to the boundary.

The outline modest development is to be constructed on part of the former industrial site, together with development on the paddock. The site sits within the Green Belt.

Site entry will be off Tower Hill Road over a parcel of land which the Client currently does not own, however, a notice has been served and consultation with the land owner held.

ACCESS

A number of public transport stops are located on Tower Hill Road, 1 No. located immediately opposite our proposed site access.

Knypersley First School and Sunny Days playgroup are sited at the North East of the site, approximately 10 minutes' walk.

Various Churches, public houses and hair salon are sited within the immediate area. These established community facilities result in the proposal being easily integrated in the area, all are accessible via existing pedestrian and vehicular links.

LOCAL CONTEXT

The site sits on the edge of a large residential conurbation. The site as existing could be seen as insubordinate within the wider vernacular and can be read as being awkward and not in-keeping within the residential sprawl.

The site sits to the rear of a row of 19th Century terrace properties and a row of 1970s properties, also on Brook Street sits Brown Lees Methodist Church which was constructed in 1892.

Newpool Terrace is also 19th Century terrace properties, whilst on Tower Hill Road is a large 1960s/70s estate, comprising detached, semi-detached and bungalow style properties.

Outline approval is sought for 2-storey detached 3 – 4 bed dwellings.

There are some trees on site, the most significant being on the Northern boundary – please refer to Tree Heritage Statement, which is also to be read in conjunction with the landscaping scheme where additional landscaping is proposed.

Traditional sympathetic design and materials are to be utilised, however, this can be dealt with on a more detailed planning application - this application is for outline only.

AMOUNT

It has been demonstrated that the outline proposal is for 10 No. dwellings, these meet and go beyond national standards in terms of space about dwellings. It has been considered to reduce the impact of the openness of the Green Belt significantly and that 10 units is seen as a major compromise. The site can easily accommodate say 18 – 20 houses.

The dwellings sit in large plots with 6 No. having South facing rear gardens.

We consider the proposal not to be overpowering, vistas to the countryside beyond to the North are maintained between the dwellings.

SCALE

The detached dwellings afford 72 m^2 per dwelling, having a plan size of 9 m x 8 m, all being 2-storey traditional build form.

2 No. car parking spaces per dwelling will be provided, together with ample amenity space.

The removal of the existing industrial units will vastly improve pressure on Brook Street and create a safer access/exit to Nos. 14 – 22 Brook Street.

LANDSCAPING

The scale of the development is designed to be above and beyond the surrounding context. Space about dwellings is vastly improved over minimum standards.

As stated previously, the proposal is for outline approval only – the principle of the scheme is to provide private gardens to the rear of each house and open access to the front.

A full landscaping scheme has been submitted for the proposal, prepared by which can be found in the accompanying documents.

APPEARANCE

The plan proposal demonstrates quality layout design and is of a scale which is appropriate for its context, however, aesthetically design/materials will need to be considered under a more detailed full application.

The proposed new dwellings will be designed to Lifetime Houses standards and will therefore be adaptable if required to incorporate changing needs of the Clients. The dwellings will meet level 3 of Code of Sustainable Houses as well as Secured by Design Standards.

KEY DEVELOPMENT CONSIDERATION

The site should be considered in its context as a previously developed Brownfield site within the context of its Green Belt location. This Brownfield site is in dire need of redevelopment and is arguably a less damaging proposal than if developing a Greenfield Site.

We believe that the proposed scheme will provide an intervention of high quality whilst embracing and promoting a cohesive and sustainable community.