# Design & Access Statement

**Proposed Detached Dwelling on Land Adjacent to**
**Rose Hill, Stoney Lane, Endon, Stoke on Trent, Staffordshire, ST9 9BX.**

**For Ms J. Walker & Mr P. Byworth**

**April 2017**

## Design & Access Statement.

Due to unforeseen circumstances a lapse of Planning Permission Ref SMD/2014/0032 as now occurred and the applicant now wishes to re-apply for Outline Planning Permission to construct a detached dwelling and garage on an area of the large garden which is surplus to requirements. The land to which the application relates is at the end of a private driveway which services Rose Hill. The driveway currently connects with the driveway which services the property off Stoney Lane and provides dual access. Rose Hill is one of four large Victorian semi detached villas fronting Stoney Lane. The 'back lane' which would also have served these properties now provides access to a number of new properties built over the past 15 years in these large garden areas.

The development provides the opportunity to remove a number of disused and unsightly dilapidated structures in the North West corner of the site which can be seen through site visit or available Site Plan and accompanying Photographs.

The site levels naturally fall north to south and also west to east and provide an opportunity to create a two storey property with a single storey façade fronting the main access at the higher levels which is both relative to the driveway, existing sun terrace and garages. The two storey portion creating a lower ground floor level being of similar level to existing summer house and lawn area which can bee seen through a site visit or available Site Plan and accompanying Photographs.

The layout of the property provides family sized accommodation with adequate garden area which would have little or no effect on neighbouring property. Principal windows have been carefully positioned to provide adequate natural light taking reasonable care to maintain suitable levels of privacy to existing property. All aspects of the Staffordshire Moorlands District Council Planning Guidelines have been taken into consideration in meeting the approved standards.

The scale and proportion of the proposal is considered unobtrusive and in keeping with nearby recently constructed more modern designed property being a pleasant contrast to the Victorian villa design. The materials proposed for the new dwelling would be traditional red / brown facing brickwork walls with a smaller portion of

cement rendered panels together with plain tile roof finish creating an appealing modern vernacular in this area.

The applications success will enable the occupants of Rose Hill to deal with the deterioration of the poorly constructed single storey additions to this beautiful property. Part of the clients' proposal is to demolish part of the single storey addition and to rebuild the remaining in good quality materials with an in keeping pitched roof.

Landscaping proposals would be reserved for detailed planning proving suitable finishes to the forecourt areas, garden walls, boarders and screening where necessary.

The land and existing building structures detailed in the submitted documents can be viewed by appointment and a photographic record is available to you upon request.

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The proposal will provide level 915mm wide access to the Upper Ground Floor Area The Upper Ground Floor Area proposal will include corridors and doorways which will meet Part M of the Building Regulations and will accommodate a toilet with Study / Bedroom.

Access to the Lower Ground Floor area can be accommodated with a chair lift to the proposed staircase. This in turn will also provide reasonable access to the garden area accessed through doorways at this level.

Access to vehicle parking will be at the Upper Floor Level and this in turn provides access through to Clay Lake where there are nearby Bus Stops running between Leek and Hanley.