Design and Access Statement

Proposed Dwelling
631 Cheadle Road, Wetley Rocks

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View across site from the north



View across site from the south



View from the site across Cheadle Road to the open countryside

1.0 Context Assessment

The site is located adjacent to Cheadle Road, Wetley Rocks.

Wetley Rocks is a small village located approximately 5 miles east of the city of Stoke-on-Trent. The village is predominantly residential with a church, a petrol station and a public house.

The nearby dwellings are generally two storey and of stone construction. The roofs are pitched and eaves heights vary. Further along Cheadle Road and Leek Road are modern brick built houses in various styles.

Photographs of the site and surrounding buildings accompany this application.



631 Cheadle Road viewed from the south



631 Cheadle Road viewed from the north

2.0 Involvement

Due to the modest scale of the project, no consultations have been undertaken.

3.0 Evaluation

The site is overgrown and overcrowded with retaining walls and vegetation. A well designed dwelling, with a high quality landscaping scheme, would be a positive addition.

The existing car parking to 631 Cheadle Road is unsatisfactory. This important issue is addressed by the proposals.



View of Cheadle Road looking south



View of Cheadle Road looking north



Trees and retaining walls to rear of site



Trees and retaining walls to rear of site



Trees and retaining walls to rear of site

4.0 Design Overview

The proposed dwelling has been carefully designed specifically for the site. The layout of the dwelling is efficient and functional, whilst it's scale and appearance have been inspired by the nearby dwellings.

Car parking for the existing dwelling is significantly improved with 2 allocated car parking spaces. The proposed dwelling has 2 car parking spaces in a double garage. Vehicles are able to enter and leave the site in a forward gear.

The proposed dwelling has been designed to fit neatly into the slope of the site and to be energy efficient in its construction and use.



Adjacent dwellings



Adjacent dwellings



Adjacent dwellings

5.0 Design Detail

5.1 Use

The existing use is residential. The proposed use is also residential.

5.2 Amount

The proposed dwelling has an internal floor area of approximately 118m² and contains the following accommodation.

- Double garage (to include cycle storage and waste recycling area)
- Entrance lobby
- Kitchen/dining room
- Lounge/sunroom
- Utility room/wc
- Bathroom
- Master bedroom
- Bedroom
- Home office
- Store

There is useable loft storage space above the home office and second bedroom.

The site area is approximately 610m².

5.3 Layout

The lower ground floor is at road level and contains a double garage. The upper ground floor is set above road level and contains the living accommodation.

The living accommodation is elevated, away from the noise of traffic on Cheadle Road and affords good views over the countryside.

The main entrance is located to the rear of the dwelling. An external staircase leads to the upper floor. The kitchen/dining room and living/sunroom are positioned to maximize views across the woodland/garden area.

5.4 Scale

The proposed dwelling is similar in scale to the surrounding dwellings. The eaves height adjacent to Cheadle Road is approximately 4000mm with a ridge height of 6200mm.

The proposed dwelling sits comfortably into the sloping site.

5.5 Landscaping

The scheme incorporates new tree planting to replace two of the trees which are to be removed. Advice will be welcomed from SMDC Landscaping Department as to the species and location of replacement trees. Good quality planting will enhance the site and proposed dwelling when viewed from Cheadle Road.

5.6 Appearance

The proposed dwelling has been carefully designed to compliment the existing dwellings on Cheadle Road.

The use of local stone, the timber windows/doors and the tiled roof will ensure that the dwelling is in-keeping with its surroundings. The quantity and style of glazing has been carefully considered, as have the chimney and eaves details, which are common features of the nearby dwellings.

The rear, single storey section of the dwelling is rendered. The north facing side elevation contains a generous area of glazing to maximize views out into the woodland garden and allow the kitchen/dining room to be flooded with natural light. The lounge/sunroom contains full height glazing for the same reasons.

Roof lights allow natural light into the living accommodation.

5.7 Access

Vehicular Access

Vehicular access is from Cheadle Road. Vehicles access the site via. the existing vehicular access point. Vehicles are able to enter and leave the site in a forward gear. Emergency vehicles have good access to the dwelling.

Pedestrian Access

Pedestrian access is from Cheadle Road. The external staircase leading up to the main entrance is clearly visible.

5.8 Environmental Measures

The proposed dwelling has been designed to be energy efficient in its construction and use.

The following sustainable materials are to be used in the construction of the dwelling.

- Stone walling
- Timber (roof structure, doors and windows)

Opening windows in most of the rooms allow the dwelling to be naturally ventilated. Generous areas of glazing in the main living areas reduce the need for artificial lighting.

The functional chimney, which is the main focus of the kitchen/dining room, could house a coal burning stove or an open fire.

The proposed dwelling will be built to high levels of thermal and acoustic insulation. Labour will be locally sourced where possible.