Hewitt&CarrArchitects

Design & Access Statement

Proposed New Dwelling at land adjacent No. 40, The Green, Kingsley, ST10 2AL

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Design and Access Statement in support of the

Proposed New Dwelling at land adjacent No. 40, The Green, Kingsley, ST10 2AL

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 INTRODUCTION

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

1.2. This proposal consists of a detailed design for the development of a new two storey, three bedroom dwelling at the land adjacent to No. 40, The Green, Kingsley. The new dwelling will be an entirely separate, detached property to No. 40. The proposal will fill a currently unused plot of land to the side of No. 40 that is currently a front garden but is overgrown & neglected.

1.3. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that detailed design actively seeks to respond positively to its specific context in order to provide a valuable addition to the surrounding area.

1.4. The site is located along the A52 that passes through Kingsley, a popular main road that is accessed via a new drive way that will be created off the main road.

1.5. The approach has sought to achieve a design that meets the requirements of the applicant while being:

- Reflective of the form and character of the local typology
- Respecting and enhancing local character
- Reflect best practice in layout and built form



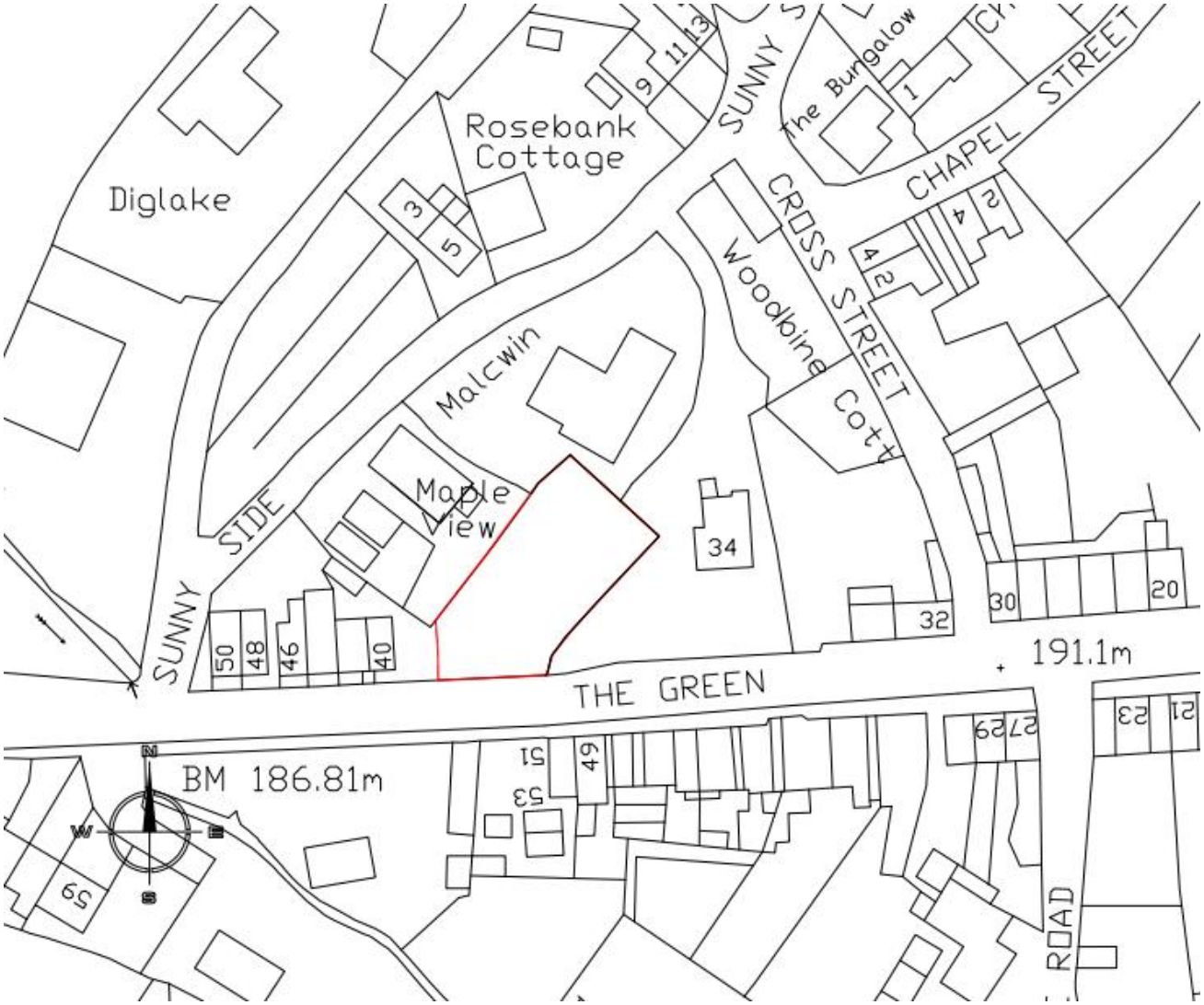
2.0 USE

2.1. The site is located in a small town, within the Kingsley Village development boundaries, along the main road of the A52, North of Cheadle & West of Froghall.

2.2. The application proposes the development of a new three-bedroom dwelling that sits along the A52 facing the main road. New access will be created from the road by extending No.40s driveway & dividing it along the boundary to create two new driveways. The proposal is situated on a small plot of land adjacent to No. 40 that was previously in use as a front garden but is now overgrown & neglected requiring regeneration.

2.3. The client has approached us with the idea of regenerating & improving the currently unused site by creating a new property that is in keeping with the existing vernacular & maintaining much of the green space that is currently available, to bring the site back to life.

2.4. The current site is vacant & is currently only occupied by a small shed which appears in poor condition & planting that is now overgrown. The last apparent use that is visible is an area for bin storage at the front of the site which is presumably whilst it was still in use by No. 40.



Site location map.

3.0 THE SITE DESCRIPTION

3.1. The application site is located on The Green, Kingsley. This is a well populated residential area with a mix of terrace, semi-detached & detached properties all of a very similar typology

3.2. The site currently contains a small area of lawn that was previously used as bin storage, an unkempt path leads to a shed in poor condition & is surrounded by overgrown planting. Several trees sit on the site, these will be maintained with the development, as well as a large hedge to the rear which leads to the rear neighbours garden, to maintain privacy.

3.3. The site is well contained within its boundaries & is not overlooked by any of the neighbouring properties, although originally a part of No. 40 it visually sits as an independent plot of land.



Existing site with existing property No.40 to the left of the image.



Example of the houses along The Green, Kingsley.

4.0 AMOUNT

4.1. The principle that has been adopted in preparing the application is that the proposed new dwelling development should be clearly defined as a new addition to the site. The accommodation provided is a 3-bed scheme with rear parking for two cars & landscaped patio & garden area to the North-East.

4.2. Currently the plot of land has an area of 426 m², the proposed footprints aims to only be around 69 m² taking up only 16% of the site, the rest of which will be dedicated to landscaped garden & a portion will be utilised as a driveway & parking.

5.0 LANDSCAPING & ENVIRONMENT

5.1. The development proposed is set within a garden site & is therefore already mostly occupied by hedgerows, trees, planting & lawn. There is a small shed that occupies a part of the site but is in poor condition & has not been maintained. The proposal aims to maintain the main features of the site including trees & rear hedgerow, but the rest will be developed into a landscaped garden area with new planting & lawn, as well as a patio area connecting the garden to the dwelling to greatly improve & maintain the current state of the site.

5.2. There are several trees on the site, all of which will be maintained in the current proposal. The landscaping within the proposal is currently poorly maintained & & requires much development & maintenance, the site has been neglected allowing planting to take over the site, apart from a small portion of lawn, much of the site is inaccessible. The proposal is situated on the site to allow the most garden area possible so as the property has only minimal impact on the site.



Landscaping plan.

6.0 LAYOUT

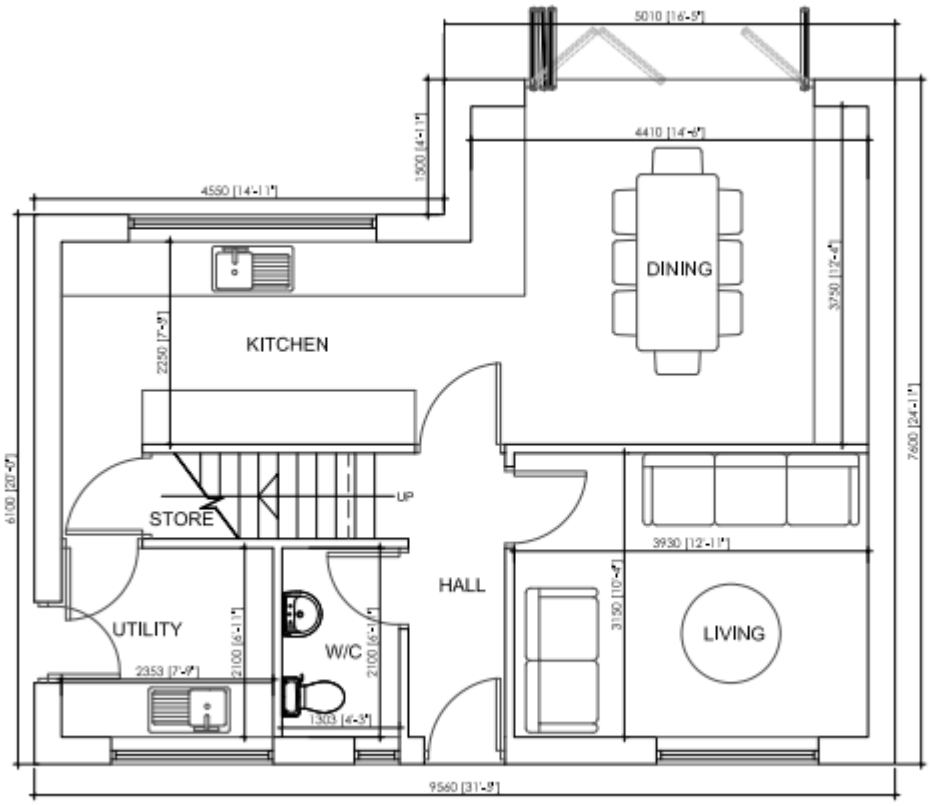
6.1. The addition of the dwelling is proposed to be an asset to the surrounding architecture. The dwelling design has been considered extensively so as to ensure that this development greatly improves upon the existing site that currently occupies the space. The scheme aims to work with the existing vernacular of the area whilst creating a modern home that provides plenty of space & amenities for a growing family.

6.2. The internal layout of the proposed dwelling has been deliberately designed to provide ease of access to the main living spaces, careful consideration has been taken to create a continuous flow of movement through the house, each space is easily accessible to each other to ensure the family remain as close as possible. The open plan nature of the kitchen ensure the family can continue to be together whilst cooking & dining, whilst the large bi fold opening allows the space to open up to the outdoors to create a more flexible area for a family to utilise.

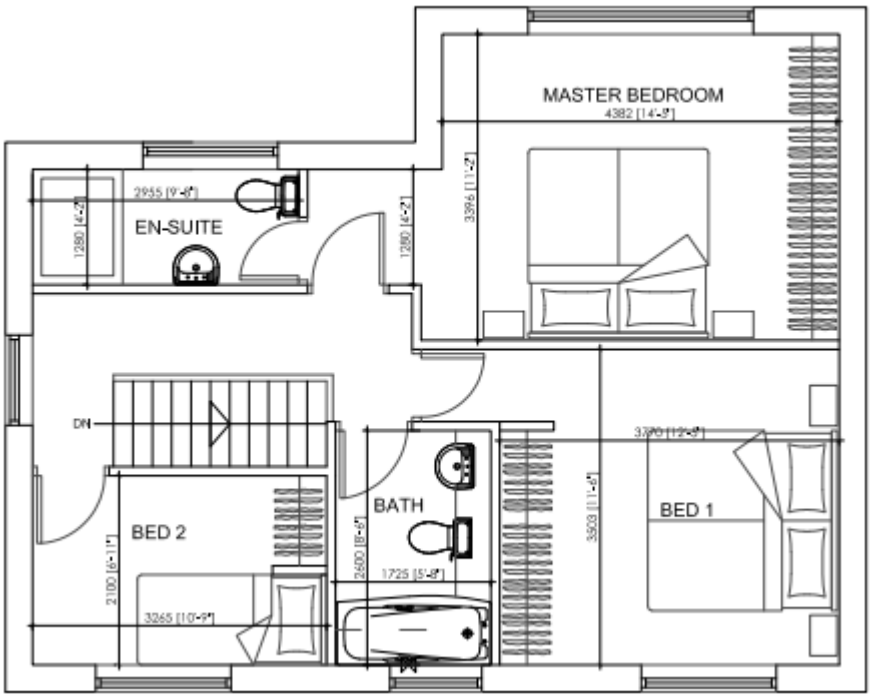
6.3. When entering the new dwelling, you are met with the main hallway, which provides you with an easily accessible W/C, the hallway then leads to the main living areas of house including the kitchen & living room as well as stair access to the first floor. Continuing through the kitchen allows you to reach the garden via the large bifold opening creating a continuous flow from the front of the property to the rear. Via the kitchen you can also reach the utility room as well as an under stairs cupboards for storage, there is also access to the external side of the property via the utility.

6.4. The proposal was always consciously designed to create a modern family home with all of the necessary space & storage requirements that would entail housing a growing family. The ground floor layout has been designed to maximise use of the space, the area towards the kitchen has been designed for functional activities & storage whilst the opposite side of the house contains the recreational spaces such as dining & living room, to provide a subtle separation between the two.

6.5. As you climb the stairs to the first floor you reach the landing which is naturally lit by a large, obscured window. The landing provides access to two spacious double bedrooms & one single bedroom. The master bedroom has access to its own en-suite whilst the main bathroom sits in the centre of the house to provide ease of access for the other two bedrooms that do not have access to an en-suite.



Ground Floor



First Floor

7.0 SCALE

7.1. The proposed aims to match the existing ridge height & eaves height of the existing neighbouring terrace house No. 40 to avoid dominating the streetscape whilst also blending into the existing visuals.

7.2. The new dwelling created will be in proportion with the site, taking up only a small portion of the site whilst being in keeping with the scale of the range of properties along the street. Although the proposal will create a new elevation on the street, it is aimed to improve the existing, neglected visual of the current site & bring new life to the plot of land & will ensure to be no higher than the existing properties in the area which is aided by the fact that is on a descending slope of the street & therefore does not overlook neighbouring properties.

8.0 APPEARANCE

8.1. The proposal has been carefully considered to be as visually in keeping with the existing vernacular of Kingsley as possible. By utilising design elements of the existing such as lintel, sill & corbel style of the surrounding properties.

8.2. To enhance the appearance of the local vernacular it will use the same materials as the existing such as red brickwork & tiles that will work to ensure the visuals of the street is continuous & unbroken. Window placement & size are also designed to mimic that of the neighbouring properties as well as to maximise light into the dwelling. A chimney has also been added to further create the impression that the dwelling has always been a part of the context.

8.3. The scale of the proposal follows the footprint & ridge height of existing detached dwellings along the street to avoid creating a dominating proposal along the street that would appear out of place in Kingsley, this also helps to improve its standing within the context of the street.

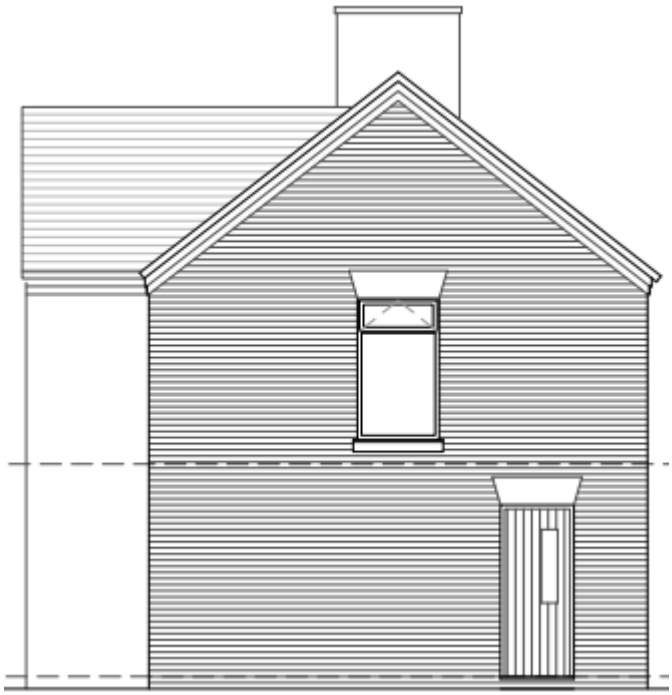
8.4. This proposal not only provides a visually effective addition to the street, it will also improve the surrounding site & landscape by having an active property to maintain the surrounding garden, existing hedgerow & tree line the site will blossom & benefit an enormous amount from the care & maintenance it will receive, greatly improving on the current visual that occupies the site at the moment.



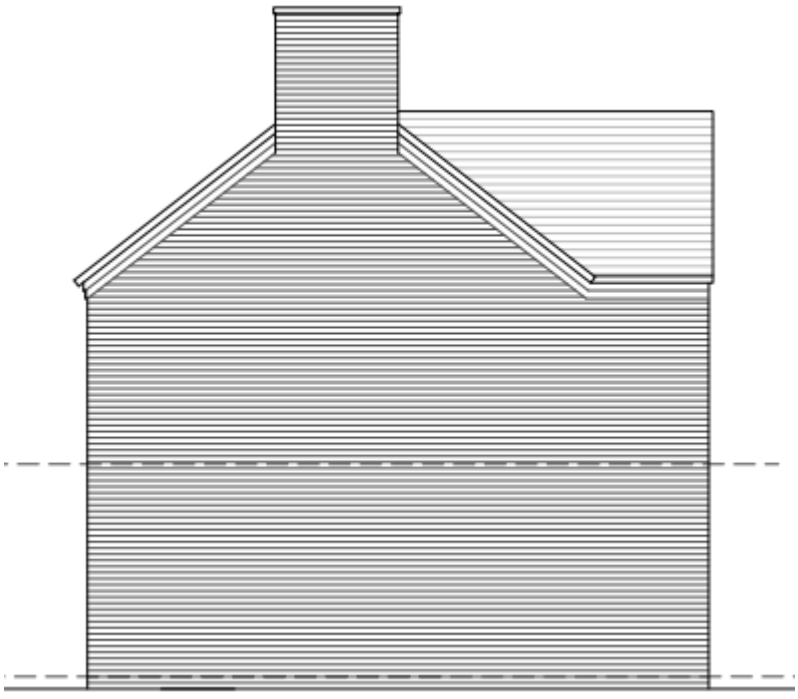
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

9.0 ACCESS

9.1. For the purpose of this statement compliance with the current edition of the Building Regulations 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.

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

9.3. All entrances into the building will be fully compliant with Part M of the Building Regulations.

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