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Design and access statement

PLANNING APPLICATION FOR PROPOSED NEW DWELLING AT LAND BY LEEKBROOK HOUSE, BASFORD LANE, LEEKBROOK, ST13 7DT



Photo courtesy of google earth

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Design and Access Statement

Planning application for proposed dwelling at land by Leekbrook house, Basford lane, Leekbrook, ST13 7DT

Introduction/Context

This statement is produced to support an application to build a 4-bedroom dwelling. The applicant currently owns the land, however subject of planning approval the land shall be conveyed to her brother and his family to live in.

The applicant's dad of 80 years currently lives in one of the flats which means our client and family will be able to be close by to him if mobility becomes an issue in the future. My clients have two grown up children, who are still dependant, the proposed dwelling will provide them with a permanent home for the future.

Proposal

This application is to remove the caravan that our clients and family are currently living in and to build a new detached 2 storey dwelling along the northern side of the existing shared lane which will be used as access. The existing garages to the left of the caravan will need to be removed for the proposed dwelling which are currently used as storage as they will serve no purpose as the proposal will provide the additional space needed for my client and their family.

The dwelling shall consist of 4 bedrooms. On the ground floor: WC, Lounge, Utility and open plan kitchen diner. On the first floor: there will be 4 bedrooms, with an en-suite to the master bedroom, and a family bathroom.

Bedroom four may be used as an office for my client who runs his own plumbing business as a secure place to store invoices and files etc.

The proposed new dwelling shall be of a sustainable development using locally sourced materials. The proposal is to build the dwelling from Durisol precast insulation blocks which will be filled with concrete, the dwelling will then be finished with render which will be a mid beige coloured 'Fintry stone' (Wetherby Building Systems) with a smooth finish.

TecLite stone lintels in the colour Nostell to match the render will be used for decorative purposes with stone quoins on the corners of the dwelling. These will be made from glass reinforced concrete.

All windows shall be white, upvc framed double glazed.

As you can see from the photo below, the land is screened by trees.



The lane is currently used by the applicants of the 4 flats at Leekbrook house, the existing track will remain and will be used as access to the dwelling. The character of the area will not be affected by landscaping as the existing access will be used.



Use/Amount

The dwelling shall be built in replacement of the caravan they're currently living in. The proposed dwelling will provide a permanent home for my client and their family.

The dwelling is designed as a dormer bungalow approx. 1 ½ storey high allowing them to have the full footprint of the house as floor area at walking height to make the most of the design.

The existing access road will give adequate space for passing cars, manoeuvring. A parking area is to be provided for the household cars. Which shall be finished with a limestone hardcore to match the existing track.

Layout

The layout of the proposed dwelling shall be of a dormer bungalow design, 2 storey. The height of the first floor is 1500mm to allow make the first-floor walking height and make best use of the available space on the first floor removing the roof void which there would be if the eaves were lowered, which would decrease the available floor area.

The kitchen/diner shall be open plan with an external door through the utility into the kitchen which will be on the side of the property near the parking area which will allow easy access to bin storage/carrying washing through from outside.

The proposed layout provides best use of the space.

Scale

The scale of the proposed dwelling shall be of a similar scale to the existing neighbouring properties and has been designed as an average sized family dwelling house. The ground floor gross internal floor area is: 61.31sqm with the first-floor gross internal floor area compromising of 61.31sqm, providing a total floor area of 122.62sqm

The proposed dwelling is designed to meet lifetime home standards for room sizes.

Appearance

The proposed dwelling will be built using local building materials to blend in to the area surrounding the local needs housing and enhancing the character and appearance of the overall site. The dwelling shall be finished with a smooth render to be coloured Fintry stone with Staffordshire blue plain roof tiles to match the existing in the area.



Fintry Stone

The proposed application is designed to respect the existing dwellings in the surrounding area and enhance the overall character and appearance of the area, to become part of the community and support the community, complementing the style and traditions of the local buildings. It is unlikely that the proposed dwelling shall be seen from outside the application site.

Landscaping

The site shall remain similar to existing with a timber panel fence surrounding the dwelling, which shall be 1m away from the dwelling for access with 2m to the west of the dwelling which will be a patio area with an area to the east of the property which will be limestone hardcore to match the existing track to provide parking for up to three cars.

There are various trees around the boundary which will remain for screening from the road. Currently the caravan isn't visible from the road due to the screening of the trees. We are proposing to use the colour Fintry stone for the render which is a darker cream/beige colour so that it blends in with the surrounding area.

The proposed parking areas shall be finished using a limestone hardcore to match the surrounding area and access track.

My clients have agreed with the neighbours: Mr and Mrs T Edgerton at no.1, Ms L Tideswell at no.2, Mr M Lovatt at no.4 and Mr G Bishop who live in Leekbrook house at the top of the lane that my clients now own the right of the track which means they are in charge of the up keep of the track.

Access

Access is from Cheadle road, Basford lane via the existing track to leek brook house.

The site is surprisingly reasonably level, which will allow for level access to the dwelling, complying with current building regulations requirements.

Flood risk assessment

It is understood the site is noted as being affection by Flood Zones 1. Contact with the environment agency confirmed the site and building lay at the edge of a known flood zone but not within in it.

