

Design & Access Statement

Version	1.1	Date	30 th July 2017
Project	Paul Brookes Bruland Clewloes Bank Bagnall Stoke-on-Trent ST9 9LN	Project No.	PABR/2017

1.00 INTRODUCTION

- 1.01 This Design & Access Statement is submitted in support of the Full Planning Application for the proposed three bedroom dwelling adjacent to Bruland, Clewloes Bank, Bagnall, Stoke on Trent.

2.00 CONTEXT

- 2.01 The site is a sub-division of a large garden area belonging to a dormer bungalow known as Bruland which is situated off Clewloes Bank in the village of Bagnall.
- 2.02 The site lies in an area which was originally earmarked in the Staffordshire Moorlands Site Allocations Plan July 2015 as within the Draft Infill Boundary with land to the northern boundary Potentially Suitable for Housing Development. Following the consultation the area remained as designated infill whilst the area to the north was designated Green Belt Area of Bagnall.
- 2.03 The existing property Bruland is serviced by a private driveway which runs between Wayside House and Windgather from Clewloes Bank. The driveway recently being a shared driveway with Allencroft and therefore an established facility for two properties. This particular arrangement was terminated with the recent sale of the detached garage to the applicant. It is believed that no alterations would be required to the existing access arrangements.
- 2.04 The site area as illustrated on the Site Plan and Block Plan edged red is equal to approx. 1,130 m² (exc driveway). The curtilage area to Bruland currently standing at 2,598 m² (excluding the driveway). The driveway provides an additional area of 231 m² being of sufficient width to accommodate emergency services vehicles.

- 2.05 The garden levels rise slightly from south to north which would see the proposal being positioned at a higher level than that of Bruland and that of the neighbouring property on Clewlovs Bank.
- 2.06 Mains water, electricity, gas and foul drainage services are available in Clewlovs Bank and accessed by the private roadway serving Bruland.
- 2.07 The property in this area of Clewlovs Bank is of low density with property benefiting from deep and extensive rear garden areas which vary between 18m deep (Grayford) – 40m deep (Beech Hey). The character of the area sees a mixture of bungalows, dormer bungalows and houses, which produces an interesting range of architectural styles with no over-riding design characteristic.
- 2.08 There are a number of trees and shrubs growing in the site boundary areas to the eastern and southern boundaries which were planted within the past 15-20 years and are seen as natural screening to Bruland's garden areas.

3.00 DESIGN COMPONENT

- 3.01 The proposal would seek to construct a three bedroom detached property within the subdivision of the substantial garden area of Bruland. The two storey section of the proposal located to the eastern side of the site reducing to a single storey section, providing entrance area and garaging in proximity to the boundary with Bruland.
- 3.02 Due to the nature of ground levels the proposal would need to be sited on land at a slightly higher floor level than Bruland's. The importance of producing good design has been reflected in the positioning of the single storey garage element of the proposal nearest to adjacent Bruland reducing any concerns over visual prominence.
- 3.03 With regards to the impact of the development with the neighbouring property on Clewlovs Bank. As it is intended to maintain the natural screening and close boarded fencing on the eastern boundary of Bruland. With the existing extensive rear garden areas, which the property on Clewlovs Bank benefit from, it is considered that the development would not produce a significant effect on the amenities of these properties, by way of loss of light and outlook.
- 3.04 The proposed dwelling would provide a selection of traditional materials which would be a red / brown brick with grey plain tile roof covering, which would be considered under a conditional approval.
- 3.05 It is proposed that some thinning and pruning out of trees and shrubs would be undertaken to allow trees to flourish and grow to maturity. This exercise would be undertaken together with a landscaping scheme which would address the privacy between Bruland and the proposed new dwelling. This aspect could be considered under a conditional approval.
- 3.06 Off road parking will be provided for a minimum of 4 vehicles together with associated turning facilities. The existing private driveway is of sufficient clearance in terms of width and height to accommodate construction delivery vehicles and emergency vehicles without any alterations.

4.00 ACCESS STATEMENT

- 4.01 The property would be accessed by level access to the main entrance and rear garden area with doorways providing a 830mm clear width opening and level to meet the requirements of Part M of the Building Regulation.
- 4.02 A vehicle parking area located adjacent to the garage and main entrance would be reasonably level and provides ideal and convenient access to the main residence.
- 4.03 The provision of open plan living area and ground floor toilet facilities would create enhanced disabled facilities. The Loggia adjacent to the Lounge Area could be converted to create ground floor bedroom facilities should this become necessary.
- 4.04 Public transport is available in Bagnall; the bus stops are located in the village adjacent to St Chad's Church and from time to time pass en-route to Stanley. The service is known as Bus Service 44 providing direct connection to Hanley (Stoke on Trent). Local school bus services connect with various primary schools and secondary school, Endon (St Luke's and Endon Hall) and Endon High.

5.00 Conclusion

- 5.01 The proposal lies in a residential area which would provide family sized accommodation on land which is designated infill land which meets the requirements of the policy contained in the Development Plan.
- 5.02 The dwelling has been designed in terms of its layout and elevation which will complement the existing surrounding properties safeguarding the amenity enjoyed by those who reside in its proximity.
- 5.03 The private driveway area and access onto Clewloes Bank is an established access for two properties which will not be increased as the previous access arrangements for Allencroft now terminated to accommodate the proposal.
- 5.04 In accordance with National and Local Policy the proposal will provide a home in a sustainable location.
National Planning Policy Framework March 2012 Para 14, 18, 19, 47, 49, 50, 186 & 187.
Staffordshire Moorlands District Council – Policy Guidance.
Staffordshire Moorlands Local Plan (adopted 1998)
The Core Strategy (Adopted March 2014)

