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Design and access and Heritage statement

PLANNING APPLICATION FOR ALTERATIONS TO REAR GARDEN AND FRONT DOOR AT 1 THE GABLES, THE DRIVE, RUDYARD.



Photo courtesy of google earth

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Featured on houzz
Chartered Institute of Architectural Technologists Registered Practice
Constructionline A UK GOVERNMENT CERTIFICATION SERVICE
partner LABC

Design and Access Statement

This design and access statement is to support the planning application for alterations to the rear garden and front door

Introduction/Context

This statement is produced to support an application for decking to overhang the grass verge at the rear of the garden in order to maximise their possible garden space.

The application property has an overhanging roof canopy over the entrance door which we propose to install a glazed panel and a door within the porch in order to make it a closed porch. Furthermore, by blocking up the entrance porch wall with a window this will reduce the heat loss from the house.

Their property lies within the conservation area of Rudyard, the applicants Mr and Mrs Cross want to make best use of their recent extension, built under permitted development at the rear of their property by enhancing their garden.

Proposal

This application is for alterations to the rear garden by laying decking in the garden area with grass either side to enhance the appearance of their garden whilst extending the decking past the existing fence line to give them approximately 3.9m additional garden space. This will make the decking 750mm from the existing trees. The proposed decking is designed to be a cantilever construction with pad foundations outside the tree root zone as demonstrated by a survey.

The rear garden of the property naturally falls towards the rear boundary. The current fenceline is approximately 6.9m from the house, but drops approximately 750mm in height, after which it drops more steeply to the roadside.

The proposal is to place 4 pad foundations under the decking from the rear of the house to the rear of the garden which will support the two steel beams which will run vertically down the garden supporting the decking that will overhang the grass verge. The pad foundations will be 750mm square by 1000mm deep. The decking will make use of the unusable garden area. the decking will be formed 900mm below ground level adjacent to the house. There will be 5 steps from the decking up to the house to the French doors. This is to ensure the level decking will not be overlooking the neighbouring garden as it naturally towards the rear. A timber panel fence will be along the boundary line between the neighbouring property at 1800mm high for privacy to the neighbouring property.

The proposal is also for alterations to the front door of the property by blocking up the opening on the North-East elevation with red brown brick to match existing with a new double glazed, timber framed window to be placed within the existing opening forming a small porch before entrance to the property. The new door shall be bought forward to align with the existing wall making it flush.

Use/Amount

The proposal will not make a drastic difference to the appearance of the property as the opening is being blocked up with a window, it will just make the area a closed area rather than an open rain shelter.

The increased usable garden area will benefit the household. The decking area will extend towards the highway at the rear of the property, however due to the raised position and tree cover, it is unlikely that it will be seen from vehicles passing.

Layout

The proposal does not affect the layout of the existing dwelling

Scale

The proposal is within the existing footprint of the dwelling

Appearance

The proposal to block up the opening within the porch will be built with red brown brick to match existing. The window will be timber framed, double glazed to be coloured brown to match existing.

Landscaping

The site shall remain similar to existing with a timber panel fence acting as the boundary between the two properties. The garden shall be laid with grass beside the proposed decking with various planting. The two existing trees at the rear of the garden are to remain which are noted on the site plan.

Access

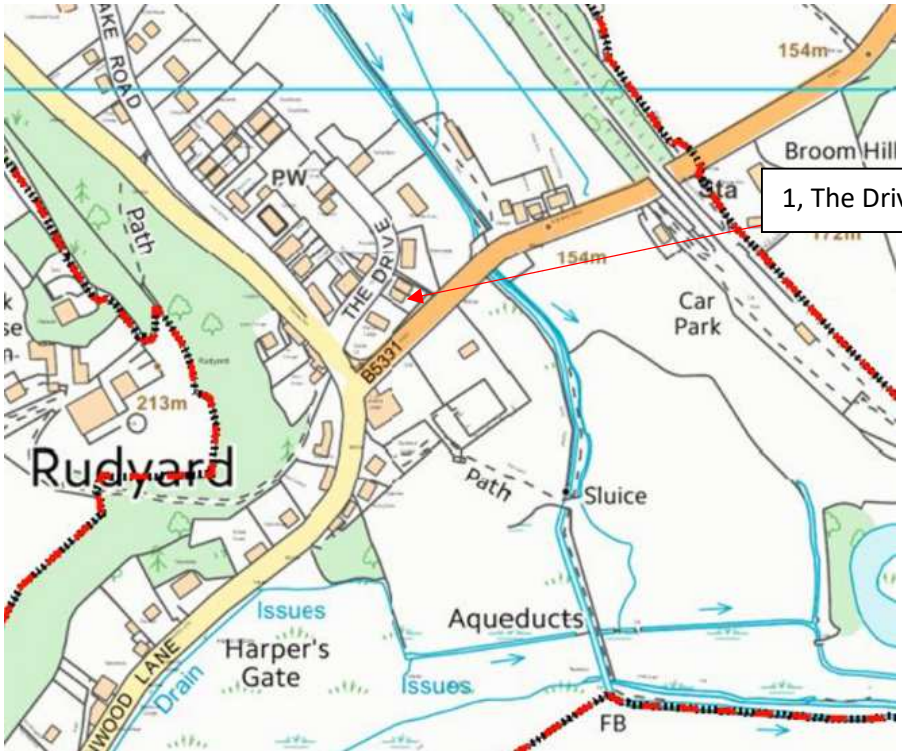
Access is from The Drive, Lake Road, Rudyard.

The proposal does not have an effect on the access.

Heritage statement

The property lies within the conservation area of Rudyard. However, the property is not a listed building and we believe the property was built relatively recently, there does not appear to be any significant historical importance to the property.

A study into the property shows the historic popularity of Rudyard and Lake Road itself. The North Staffordshire railway saw the potential of Rudyard Lake as a tourist destination, and benefitted from trainloads of people going to enjoy the beauty and outdoor facilities.
We believe there will be no impact upon the historic fabric or the appearance to the conservation area


154m
Broom Hill
1, The Drive, Lake road, Rudyard
PW
Path
THE DRIVE
154m
Car
Park
B5331
213m
Rudyard
Path
Sluice
Issues
Aqueducts
Harper's
Gate
Drain
Issues
FB