DESIGN AND ACCESS STATEMENT 3876

Replacement of Existing Two Storey Dwelling with 2N° Two Storey Detached Dwellings.
4 Woodhouse Lane, Biddulph, Stoke-on-Trent, Staffs. ST8 7DP.

1. Introduction

Humphries Builders Ltd of Rockfields Farm, Under The Hill, Biddulph Moor, Staffordshire. ST8 7RR are the owners of the current two storey dwelling that was constructed in the 1930's. Until recently the existing property has been lived in but is now vacant.

2. Assessment of the Site and Surroundings

The location plan (1:1250 scale) Block Plan (1:500 scale) and Site Layout (1:200 scale) are shown on drawings 3876/06 and 3876/08. Existing photographs of the premises are attached.

The property is in an established residential area of a broad general mix of housing to both sides of Woodhouse Lane. The existing dwelling which is in a poor state of repair is a two storey detached building situated in an elevated position within a site area of 0.12ha and is of traditional construction including rendered walls, interlocking concrete roof tiles with timber windows. There are dwellings to both sides of the property with school playing fields behind. There is an established tree to the frontage which the applicant is keen to keep as part of the development.

3. Design Solution

Demolition – Because of the very poor condition of the existing dwelling it is not economically viable or able to offer a suitable environment for a modern family to live in to justify keeping the property, therefore demolition to make better use of the site is the only sensible option.

Amount – Two new two storey four bedroom split level detached houses are proposed to be constructed on the same building line as the existing property.

Layout – All normal space requirements around dwellings are met. The site is elevated with properties both sides at different levels following the incline of Woodhouse Lane. To take advantage of the ground levels it is proposed to design the new dwellings as split level with each dwelling positioned at a different level to each other which will be substantially lower than the existing property. This gives a gentle sloping appearance between the existing properties N°2A & N°6 either side. The proposed building line and line of the drives have been designed around the existing established tree.

Scale – The proposed dwellings are in keeping and size with the surrounding residential properties and with the proposed different floor levels gives a gentle sloping appearance following the incline of Woodhouse Lane. The frontage has a split level appearance with the garage & bedroom over at a lower level than the main body of the building, the design gives a rear elevation height of 1½ storeys.

Landscape – Where possible the majority of the existing gardens will be retained with further landscaping by the future occupiers. The front garden where disturbed by the works will be made good with new drives, lawns and planted shrubbery areas. The existing frontage wall will be retained and made good as necessary. There is an established existing tree in the front garden area of plot 1 that will be retained.

Appearance – Both new dwellings will be traditional in appearance using facing brick walls, tiled pitched roofs and upvc plastic windows. These materials are in keeping with the surrounding area.

Access – It is proposed to retain the existing drive access to serve plot 2 with a new site access to serve plot 1, both plots will have a vehicular turning facility within the site. Steps are designed within the scheme to give access to the front door which will be Part M compliant and to the side to give access to the rear.

4. Photographs



Elevation from Woodhouse Lane



Rear Elevation



View looking up Woodhouse Lane



View looking down Woodhouse Lane showing existing access to be retained for plot 2.



Detailed image showing poor state of the building fabric.