DESIGN ACCESS STATEMENT.

INTRODUCTION:
This statement relates to a Planning Application date 20th August 2009 by Mr & Mrs K. Ryan. The application is for demolition works, remedial alterations and ground floor extension at Irongate, Tompkin Road Stanley, Stoke-on-Trent Staffordshire ST9 9LX.

ASSESSMENT:
Phyisical – The site is located within the Stanley Conservation area, the property stands prominent and central to the village settlement, it appears as three terrace properties with a principal elevation facing West.
The property has a plain clay tiled roof, the original part is stone built with later additions in stone and brick, there is a more recent single storey timber framed glazed extension to the West elevation.
Over recent years the property has been unoccupied and has fallen into disrepair and garden become overgrown.
There is a prefabricated fabricated garage towards the South West corner of the site with a brick toilet building immediately behind, both are in a poor condition.
The side gable of the original stone property faces Tompkin Road and is set back 5300mm from the highway boundary, the eastern boundary is shared with the Travellers Rest public house, the northern boundary with Highfield Cottage, the other site boundaries are well defined by dry stone walling.
Involvement – Pre application advice has been received from Staffordshire Moorlands Planning Department, the proposed scheme takes note of the majority of the comments raised as follows:

- Retain the character and continuity of the frontage of the property.
- Restrict any extension to single storey, sited towards the North boundary.
- Retain internal previous gable wall.

The proposal has been discussed with the immediate neighbours with regard to resolving access and drainage issues.
Social – The property is currently unoccupied and is in need of repair, returning it to a habitable standard would benefit the surrounding area.

USE:
The property has and will continue to have a residential use. The proposal involves the demolition of a previous extension that serves as an entrance porch/conservatory and the removal of a prefabricated garage and brick building currently used for domestic storage and a toilet facility.

AMOUNT:
The total floor area of the existing dwelling and outbuildings is 140 sqM on a site area of 314 sqM.
The application involves the demolition of a previous extension and ancillary use buildings with a total floor area of 26 sqM.
The total of the existing and extension floor area will be 123 sqM

LAYOUT:
The existing and proposed layouts are shown on drawing 1184/01- Survey as Existing, drawing 1184/07 - Scheme Proposal and attached Site plan drawing.

SCALE:
Proposed alterations and extension will retain the dominance of the existing building. The height and width of the existing property will not be altered.
Height - floor to ridge 6100mm
Height - floor to eaves 4050mm
Width - 15000mm
The dimensions of the proposed utility extension will be.
Height - floor to ridge 3800mm
Height - floor to eaves 2100mm
Depth - 2400mm
Width - 4200mm

APPEARANCE:
The extension will appear subordinate to and will retain the character of the original building. Facing materials of the extension will comprise of staffs blue/grey clay tiles and red reclaimed facing brick walls, timber windows painted white.
All alterations and remedial works will be carried out using materials appropriate to and matching those existing.
External works will comprise of:

- Re-roofing.
- Addition of 2No conservation roof windows to the East elevation.
- Modify existing structural opening to form entrance door on West elevation.
- Replace stone parapet copings to South gable wall.
- Make good and re-point chimney stacks.
- Cut out and replace weathered masonry.
- Replace doors and windows.

It is considered that the removal of the outbuildings and modest extension will result in a positive contribution to the character and appearance of the property and will also enhance the conservation area.

LANDSCAPING:
The existing garden area fronting the highway is to be tended and retained, additional landscaping will comprise of a formal hedge between the dwelling and parking area.
All boundary fencing and walling is to be retained, a dry stone wall is to be taken down and rebuilt to improve the parking area.
Hard landscaping will provide a stone paved patio area and footpath from existing pedestrian site access and parking area.
The parking area will have a tarmac surface from the highway in accordance with SCC Highway requirements.

ACCESS:
Site levels will be graded and surfaced to provide a ramped and level approach between entrance door and highway boundary, new steps and path will provide a semi ambulant access from the parking area.
The current on site parking arrangement will be modified to improve parking for two vehicles.
Internal alterations will provide improved access between ground and first floor.
Care will be taken to ensure that all aspects of access to and within the Building will be considered in accordance with Approved Document Part M of the Building Regulations (2004) British Standards BS8300:2001 and guidance of the Disability Discrimination Act.