ARCHITECTURE
DESIGN
DEVELOPMENT

1714 – DESIGN and ACCESS STATEMENT

for:-

Proposed construction of 4no. 3 bed semi-detached houses with associated parking and landscaping.

Land adjacent to 'Threeways',

Farley Road,

Oakamoor,

Staffordshire.

On behalf of:-

ASD Contracts.

October 2017

1. Introduction

This document has been prepared on behalf of ASD Contracts to accompany their Planning Application to Staffordshire Moorlands District Council for the proposed construction of 4 no. 3 bed semi-detached houses with associated parking on land adjacent to Threeways, Farley Road, Oakamoor, and sets out an assessment of the potential impact upon the adjacent Oakamoor Conservation Area of the development proposals.

The site is at the northern end of Farley Road, on the east side, opposite Myrle View and Limekiln cottages to the West and sharing boundaries with The Laurels Bed and Breakfast to the east and Threeways to the north. The site is currently vacant with an extant planning approval for the erection of 2 no. detached dwellings (application no. SMD/2015/0124). An application for the construction of a reinforced earth bund on the site was determined on March 16, 2015 (application no. SMD/2014/0834) and these stabilisation works were completed December 2016.

This document should be read in conjunction with the following drawings, which form part of the Planning Application:-

1714 – L01A	**Site Plan – As Existing.**
1714 – L02A	**Site Plan – As Proposed.**
1714 – L03	**Site Location Plan.**
1714 – G01A	**Floor Plans – Plots 1 + 2.**
1714 – G02A	**West + North Elevations – Plots 1 + 2.**
1714 – G03A	**East + South Elevations – Plots 1 + 2.**
1714 – G04A	**Roof Plan – Plots 1 + 2.**
1714 – G05A	**Floor Plans – Plots 3 + 4.**
1714 – G06A	**West + South Elevations – Plots 3 + 4.**
1714 – G07A	**East + North Elevations – Plots 3 + 4.**
1714 – G08A	**Roof Plan – Plots 3 + 4.**
1714 – G09	**Street View – Existing and Proposed**

2. Site Context

The village of Oakamoor lies within the Churnet Valley, which follows a route running roughly north-west / south-east, from Cheddleton to Denstone Although only properly settled from the early 19th century, the settlement, located at a major east-west crossing point of the river, was a heartland of industrial activity from the 13th century onwards. Key characteristics of the adjacent conservation area include a scenic wooded environment, dominated by a dense tree canopy of mixed planting, sheltered and deep-cut within a broad valley bottom; dramatic, memorable views; large areas of recreational public open space and a good public footpath network providing a high quality environment with generous access for walkers, cyclists and horse riding.

A large portion of the village is encompassed by the Conservation Area, containing a number of significant historic buildings, some of which are listed. A Conservation Area Appraisal has been carried out, by Mel Morris Conservation in July 2016, which comprehensively documents the character of, and buildings within, the village.
The proposal site lies outside this Conservation Area

3. Proposed Development

The proposal is for the construction of 4no. dwellings, comprising of:-

- 4no. new 3-storey 3-bedroom semi-detached dwellings,

4. Planning Statement

The site has previously been granted Planning Approval for housing so the principle of development of the site has already been established. Additionally, the site was identified within the Staffordshire Moorlands “Strategic Housing Land Availability Assessment: Stage 1, 2 & 3 Summary”.

The Staffordshire Moorlands Adopted Core Strategy identifies a net requirement of 6080 dwellings to be built across the district between 2012 and 2031. 1495 of those dwellings (25%) are required in “Rural” areas. The “Local Plan: Preferred Options Sites and Boundaries” identifies Oakamoor as a rural area and the site itself as within the “infill boundary” identified on “map 4.38: Oakamoor” of the “Local Plan: Preferred Options Sites and Boundaries”.

As of 18th October 2017, the Local Plan acknowledges 679 dwellings completed, with 148 of those completed within rural areas. As the requirements of the Local Plan are the delivery of approximately 78 dwellings per year within rural locales there is a clear housing shortfall in the district as a whole and rural areas in particular.

Appendix C: Risk Analysis of the Core Strategy identifies a ‘High Impact Risk’ on the Core Strategy of a failure to deliver the housing targets and requirements. Actions to mitigate the identified risk are; “to ensure flexibility to deliver the housing targets and requirements” and “engaging with developers to facilitate development”.

6. Design

Feedback received in connection with the refused application SMD/2017/0212 (for 8 no. flats on the same site) stated that the "form and massing of the development… is simply too large for this rural settlement". This feedback commented of the approved application SMD/2015/0124, "the lower ground levels… staggered levels for each dwelling and the fact that the dwellings are detached will help to reduce the visible height and bulk of the structures". Furthermore, comments from the Conservation Officer state that "the scheme should be based on two individual buildings to break up the overall massing". By adopting the footprint and massing of the approved application no. SMD/2015/0124, and by slightly reducing the ridge height of plots 3 and 4, we have clearly taken on board those comments.

7. Scale and Appearance

The buildings are designed as 3-storey semi-detached properties and these will retain the massing and footprint of the previously approved proposals. Stepping the blocks down to follow the profile of the new access road will, by the change in roof and eaves levels, create a more informal appearance.

The buildings will be constructed of a red/ brown multi-stock facing brick with 3-course brick band details to the gable walls, stone window cills and window heads. Roof 'gable' details will be lead faced with painted / stained timber barge boards, with painted / stained timber entrance doors and pitched roof entrance canopies.

8. Access

Two car parking spaces per dwelling have been provided, for a total of 8 no. parking spaces on site, in accordance with Staffordshire planning guidance (it should be noted that no objections were raised by Staffordshire County Council Highways' in regard to the refused application SMD/2017/0212 which provided 12 no. parking spaces on site).

10. Conclusion

The principle of development of site has already been established - by the approved extant application ref. no. SMD/2015/0124, the inclusion of the site within the Staffordshire Moorlands Local Plan: Strategic Housing Land Availability Assessment and inclusion within the "infill boundary" identified on "map 4.38: Oakamoor" of the "Local Plan: Preferred Options Sites and Boundaries".

Comments from the Conservation Officer with respect to application no. SMD/2017/0212 have been reviewed and taken on board. The current proposal occupies the footprint of an approved scheme, with slightly reduced massing achieved by narrowed gables.

The density of the proposed development of approximately 25 no. dwellings per hectare (based on 4 no. proposed dwellings on an approximately 0.154 ha site) is now in accordance with the guidance contained within planning policy H1 – “All housing development should be at the most appropriate density… this will be in the range of 20 - 30 dwellings per hectare in remoter rural areas”.

We believe that the proposals should be approved.