

Design & Access Statement

Highfield, Chapel Lane, Brown Edge, Stoke-on-Trent, ST6 8TH

In relation to the Application for the proposed remodel of an existing detached 4 bedroom property

Base Ref: BA1861

Contents:

- 1 Introduction
- 2 The Site Constraints
- 3 Design Brief
- 4 Sustainability
- 5 Access & Highways
- 6 Drainage, Flooding & Geology
- 7 Ecology & Trees
- 8 Conclusion



Introduction

The site lies within the village and civil parish of Brown Edge in the Staffordshire Moorlands district of Staffordshire. According to the 2011 census it had a population of 2,486. The Local Authority is Staffordshire County Council.

Drawing BA1861 PL-000 shows the location and block plan. Brown Edge is 8 miles North of Stoke-on-Trent on the A53, and 7 miles South West of Leek.

The property is an early 20th century detached four bedroom house within a site of almost an acre. The site is graded with a gravel driveway, double garage and garden.



The front elevation of Highfield

Brown Edge has a strong sense of community and High Lane offers various conveniences including a family run Supermarket, Newsagents, a local Post Office, two mechanics and two local pubs, The Hollybush and The Rose & Crown. The property has easy access to the local shops, services and public transport facilities.

Planning History

There are no recorded Applications on the site since 2005.

Site Constraints

The constraints of the site have been taken into account during the design process stage. The constraints include the levels of the site, the proximity of the dwelling to the rear boundary, the existing access, and views from the property, the prominent position, making efficient use of the amenity space and working with the local vernacular.

The existing site is steeply sloped away from Chapel Lane, and the property is elevated above the road. The proposal has been designed to take these levels into account.

The property is not listed and is not in a Conservation Area.



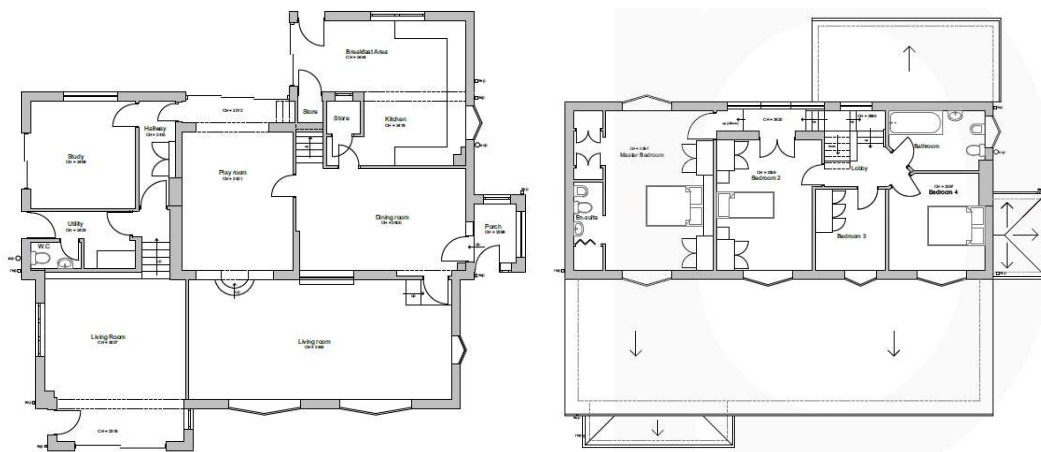
The side elevation as existing



The rear patio and retaining wall

Design Brief

The existing property has several later and modern alterations. As a result of these the arrangement of the property consists of a series of smaller rooms that are not connected and an existing staircase that does not comply with building regulations.



The existing GA plans

The design brief was to rationalise the spatial arrangement of the rooms within the existing property through efficient use of additional space by creating modest front and rear extensions and consolidating the existing spaces (refer to drawing PL-002). Currently the property has a series of smaller rooms on different levels, and the proposal seeks to remodel these into more coherent and practical spaces. The objective is to make the house more suitable for modern family life. The proposal allows for the construction of a new staircase.



The proposed floor plans

The proposed remodel has been considered to ensure it will work in conjunction with the existing building, improving the overall appearance as well as enhancing the character of the area.



The garden



The double garage

We feel that the site is well suited to support a dwelling of this type.

The site is not at risk of flooding from rivers or seas.

Ecology & Trees

There are existing vegetation and bushes on the site which will not be impacted by the proposals.

Conclusion

- This design and access statement supports the Planning Application for the remodel of an existing detached four bed property in Brown Edge
- Brown Edge is a sustainable location
- Highway safety would not be compromised by the proposals
- The existing trees on the site would be retained
- The proposed extension has been designed to create a more modern and rationalised property.
- The proposals will improve, upgrade and unify the series of later additions that have been added to Highfield and rationalise the existing habitable space
- There is no additional impact on traffic or the ecological habitat of the site.

Supporting Drawings

- PL-000A Location & Block Plan
- PL-001A Plans & Elevations as Existing
- PL-002A Proposed GA Plans
- PL-003 Proposed Elevations & 3D Images
- PL-004C Proposed Elevations & 3D Images
- PL-005B Proposed Site Plan