DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of single storey rear extension
ADDRESS : Hugo House, 5, Hugo Street, Leek
APPLICANT : Edith Shaw Care Centre
DATE : August 2009 **JOB No. :2009.1670**

DESIGN

ASSESSMENT

The application proposes the erection of a small single storey extension at the rear of a late 19th Century detached former dwelling now being used as a care home. The building is constructed of red brick with stone cills and headers to openings and has been extended in the recent past. The roof is slate. The site is located in a Conservation Area in an established residential area on the west side of Leek. Given the nature of the proposal and its surroundings, the appropriate area of assessment is considered to be the area bound by Dampier Street and Hugo Street.

Physical

The assessment area is predominantly residential and comprises large late19th/early20th Century dwellings. Materials are relatively constant and comprise red brick walls with stone cills and headers. Some of the dwellings have bays, but other than this, the buildings are modestly decorated. The roofs of buildings principally Staffordshire plain clay tiles although slates are used on larger buildings. Front boundaries are generally brick walls. Many of the buildings have been extended, but these have generally taken place at the rear. Very few alterations have affected the street side of existing development.

Planning Policy

The site is located in a Conservation Area in the urban area of Leek. None of the Conservation Area policies of the local plan have been 'saved'. Policy B13 requires proposals to demonstrate a good quality of design which takes account of the scale, character, siting, alignment, mass, design, colour and materials of their surroundings.

Paragraphs 4.19 and 4.20 of **PPG15 Planning and the Historic Environment** confirm that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area.

INVOLVEMENT

There has been no pre-application involvement. The site has been the subject of four planning permissions- permissions in 1989 to change the use of the building from a dwelling to a residential care home and to extend it, and two permissions in 2006 for alterations and additions.

EVALUATION

Given the need to maintain the street scene, proposals to extend should be concentrated at the rear of the building. The extension should be modest in scale and its design should relate to the character of the dwelling. Its scale and location should also respect the amenity of the occupiers of neighbouring dwellings. Materials should complement the character of the property and the Conservation Area.

DESIGN

The proposal represents a single storey sloping roof extension on the rear of the property. It is proposed to be positioned between the two storey former dwelling and the single storey later

extension. The proposal does not breach the guidance in Appendix 3 of the Local Plan in terms of its relationship with the neighbouring dwellings.

Use

The proposal will be used as an extension to an existing sitting room associated with the care home use.

Amount

The proposal provides an extension having a footprint of 10.5 sq.m.

Layout

The proposed extension is on the rear of the building between the original building and a recent extension.

Scale

The application proposes a single storey building inkeeping with the character of the existing property.

Landscaping

Given the restricted nature of the site and its setting, no landscaping is proposed.

Appearance

It is considered that the scale, design and materials of the proposed scheme comply with conservation policy by resulting in a positive contribution to the character and appearance of the application building and enhancing the Cheddleton Conservation Area.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The application site accommodates car parking spaces. It is located close to the town centre and therefore has easy access to a full range of shopping, commercial and social services, employment opportunities and public transport.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.