50 Broad Street
Leek
Staffordshire
ST13 5NS
E: mail@dbdconsultants.co.uk
W: www.dbdconsultants.co.uk
T: 01538 383 118

DBD Architectural Consultancy

Design and access and Heritage statement

PLANNING APPLICATION FOR ALTERATIONS AND EXTENSION TO POOLCROFT, SCHOOL ROAD, BAGNALL, ST9 9JP

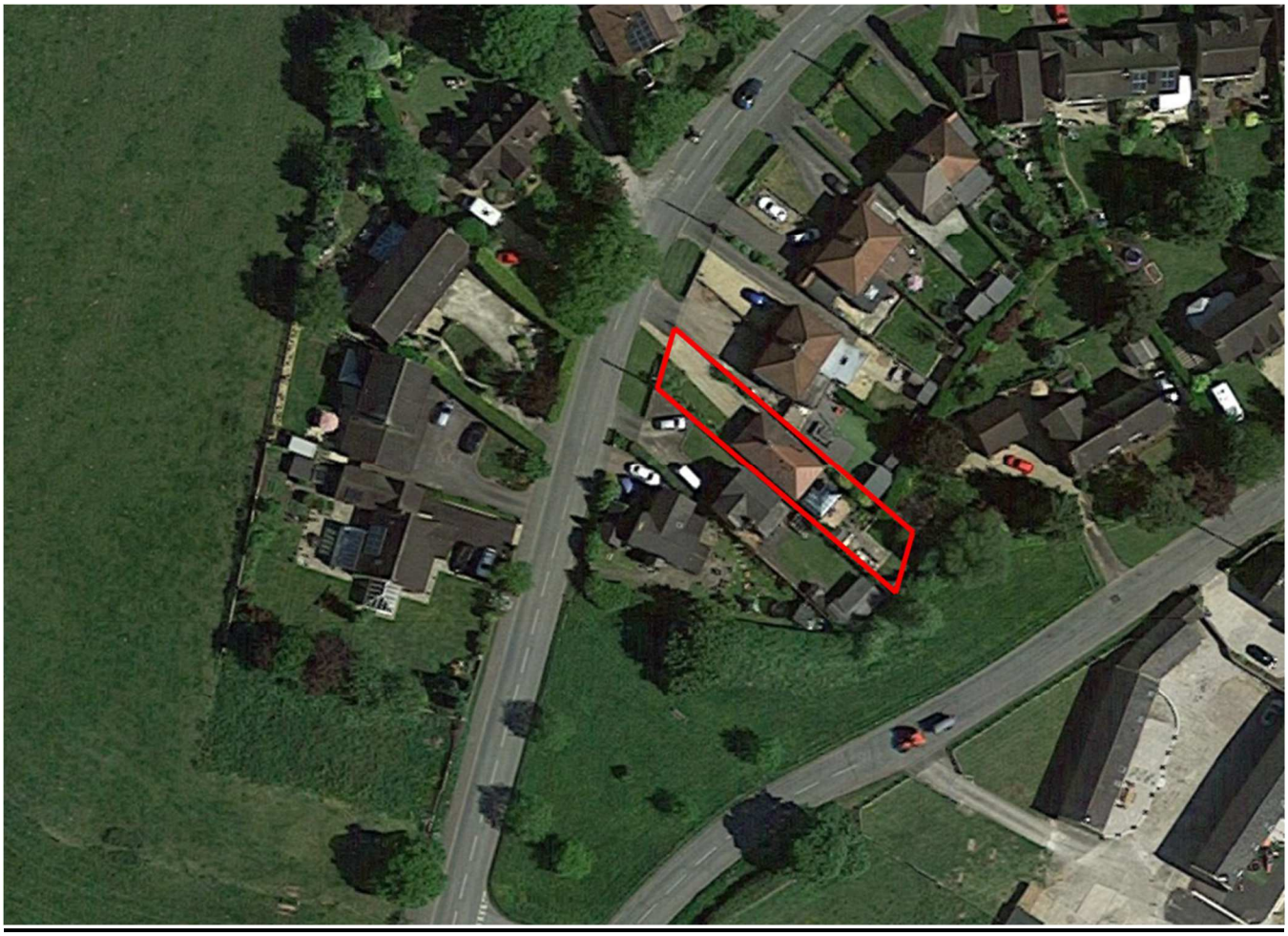


Image from Google Earth

December 2017

partner LABC
Chartered Institute of Architectural Technologists
Constructionline A UK GOVERNMENT CERTIFICATION SERVICE

Planning application for alterations and extension to Poolcroft, School Road, Bagnall, ST9 9JP

Introduction/Context

This design and access statement has been prepared to accompany the application for alterations and extension to Poolcroft, School Road, Bagnall.

The bungalow received permission for a single storey extension in 2013 SMD/2013/0927 and had a conservatory extension in 2016 SMD/2016/0195, the dwelling also received permission previously for raising the roof however this was not carried out in 2015 SMD/2015/0370. The house has been built technically at 90 degrees to the road having the main entrance half way down the side of the building, the proposal is to extend to the side (road facing) elevation of the original external wall.

Proposal

The application is for internal alterations and extension. Currently bedroom 2 is only big enough for a single bed without any walking space, however the proposal will increase the size of bedroom 2 to a double room by moving the existing stud wall central to the extension to provide walking space around the beds.

The proposal shall be white/cream render. The proposal shall include a glazed gable on the front elevation to allow natural light and ventilation throughout bedroom 2 with a Velux roof light on the west elevation. The roof shall be plain clay tiles to match existing. The windows shall be anthracite grey, upvc framed, double glazed to match existing.

Use/Amount

The proposal will increase bedroom 2 from a single room to a double room.

Layout

The layout for the internal proposal shall be similar to existing with 2 bedrooms, however the stud wall shall be moved central to give bedroom 2 an increased width. The entrance hall shall be widened leaving 600mm for a store behind the door to store coats/shoes etc to make best use of the space.

Scale

The footprint of the proposal shall be 17.43sqm with a total combined footprint (existing and proposed) of 108.07sqm.

Appearance

The exterior walls shall be white/cream render with anthracite grey, upvc famed, double glazed windows to match existing.Roof tiles to be plain clay tiles to match existing.

Landscaping

Kerb to be dropped to the width of the drive, grass verge to be cut back and replaced with tarmac to align with existing boundary wall. Grassed border on drive to be removed to allow for entrance to the property from the drive.

Access

Access is from Clewlow's Bank onto school Road, Bagnall.

Heritage statement

Poolcroft is a detached bungalow that is located on School Road, Poolcroft lies within Bagnall conservation area but is not a listed building. The property has red/brown brickwork walls, plain clay roof tiles and grey UPVC framed windows and doors.

The proposal is for an extension at the front of the dwelling with internal alterations which shall create larger bedrooms which is required by the family who bought the property 2 years ago. The proposal shall be in keeping with the neighbouring property as it will be white/cream render.

We believe that the proposal will not distract from the surrounding and will have no impact on the street view and the conservation area.

Existing front elevation view

