Land adjacent to 'Southern Lodge', 4, Leek Road, Cheadle, Stoke-on-Trent. ST10 1JF

DESIGN & ACCESS STATEMENT

Full planning application for a single dwelling.

Prepared by:

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1.00 CONTENTS.

1.01 This application is for an outline planning application and this design and access statement should be read in conjunction with the following drawings:

Drawing Nr. 1710/01/01 – Plans & Elevations
Drawing Nr. 1710/01/02 – Roof Plan & Location Plan.

2.00 CONTEXT.

2.01 Physical Context.

Leek Road links the Cheadle area with the Stoke-on-Trent areas.

2.02 Economic Context.

The local economy is well established in Cheadle town centre which is approximately 200 metres away, and centres on the Church, schools, public houses and a variety of shops. Frequent bus services connect Cheadle with Stoke-on-Trent & Uttoxeter.

2.03 Planning Policy Context.

The proposal is to erect a split-level dormer bungalow in part of the garden of 'Southern Lodge', 4, Leek Road, Cheadle.

3.00 Amount of Development/Layout.

3.01 A single detached dwelling is proposed. The design for offers a front elevation viewing over the town to the East. The sloping site from the existing access drive to 'Southern Lodge' lends itself to a split-level design with the ground levels reduced at the front to form a drive giving access to the main Entrance Lobby, Utility & Garage, with the main living accommodation on the upper floor levels. It would be constructed in facing brickwork walls with plain tiles to the roofs.

4.00 Scale

4.01 Having regard to 'Space about Dwellings', the submitted plans show the proposed dwellings in relationship to the neighboring dwellings, and are in proportion to them.

5.00 Landscaping.

The majority of the existing trees would remain. To accommodate the dwelling a few of existing trees will have to be removed, but in the main, the majority would remain. The drive and turning area to the dwelling would be paved in TarmacDry porous asphalt paving system. Hard surface pavings would be formed around the dwelling. The rest of the area would be left to be grassed or planted as deemed necessary.

6.00 Planning Policy Supplement (PPSi); Planning Climate Change.

6.01 Carbon Emissions.

The garden areas will be maintained with areas of shrubbery and plants which store carbon over a long period of time and help carbon dioxide emissions.

6.02 Robust Technical Solutions.

Construction details will be in accordance with DEFRA (Department of Environment, Food and Rural Affairs) and DTLR (Department of Transport Local Government Regions) limiting thermal bridging, air leakage: robust construction details amendment 1:2002 for dwellings and similar buildings.

6.03 Future Energy and climate Change.

This will be considered by installing heating and hot water systems utilizing boilers of high efficiency condensing type with a rating band A or B; minimum SEDBUK to be 85%. Radiators will have thermostatic valves and zone controlled separation for daytime/nighttime use and separately controlled for lower temperatures in Bedrooms.

7.00 Appearance.

7.01 The dwelling would be constructed in facing bricks with plain tiled roofs. This build emulates from the surrounding properties.

8.00 Access.

8.01 A new access from the existing drive would be formed. This would give a separate access to the new dwelling. The existing access from 'Southern Lodge' is via a private drive discharging at the junction of Leek Road & Tape Street, which at present gives access to 3 other dwellings, 'Butlershill', Nr. 2a & Nr. 2b.