Design and Access Statement

Client: Mrs M Keeling

LOCATION:

No10 Battlesteads
Alton
Staffordshire
ST10 4BE

PROJECT:

Outline Planning Application - 3No new dwellings

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is an outline application for the construction of 3No detached dwellings within the domestic curtilage of No10 Battlesteads and seeks to determine the principle of development, including access and layout with scale, appearance and landscaping being determined under reserved matters.

The site is accessed off the Battlesteads, Alton.

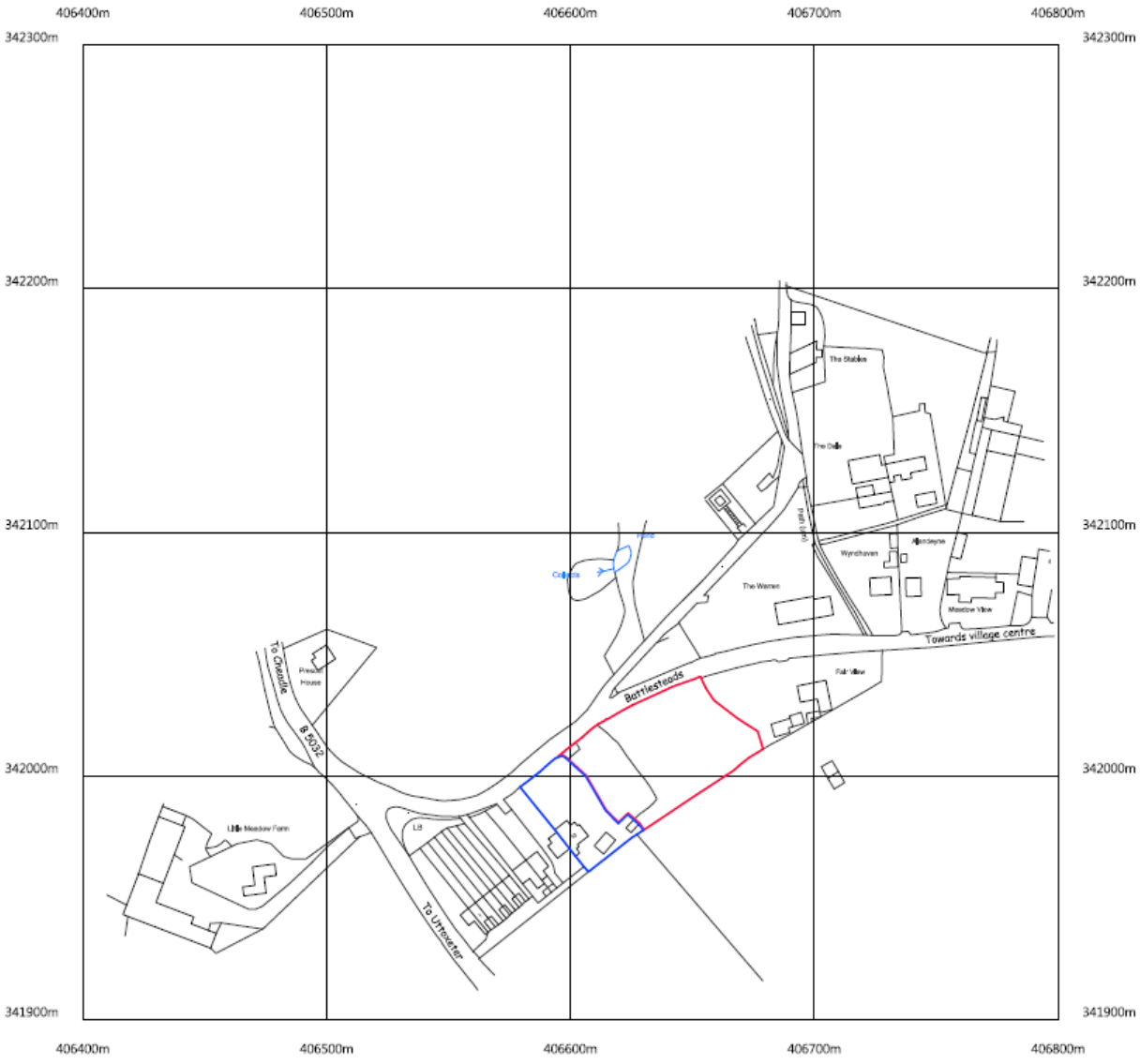
The site is currently domestic garden comprising mainly a grassed area and a number of trees. The majority of the trees within the site are evergreen trees which were planted by the previous site owner.

Part of the site was formerly used for business purposes (EMK Drilling and Blasting Ltd.) but this use ceased in October of 2001 when the business was sold, since which time the entire site has been used solely as a domestic garden

The proposal would be to provide 3No, two storey dwellings, potentially comprising 3 or 4 bedrooms .



The Site



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LOCATION PLAN Scale 1/1250

Physical Context

No 10 is a semi-detached, brick built dwelling. The property has been extended. The main body of the dwelling is a two storey height structure constructed in red facing brickwork with a tiled, pitched roof. The building includes a flat roof extension on the front elevation.

Battlesteads is effectively the start of village of Alton having turned into the village, off the B5032, Cheadle to Uttoxeter road. The site is the tenth property into the residential area away from the B5032 and as such, although not within the defined Development Boundary is visually within the built environment.

The property is set well back from the road and sits in line with other properties located to the southwest of the site. The property is accessed via its own driveway which subdivides the front garden into two lawned areas. The drive passes along the northeast gable of the property to a double garage and parking/turning area at the rear of the site.

The property includes a large area of domestic garden to the side (northeast) of the house which also fronts onto the road. It is this area of garden to the side which is the subject of this application.

A second vehicular access exists adjacent to that which serves the existing house. This second access leads directly into the side garden via an area of hardstanding which formerly accommodated portakabins associated with a previous business use which ceased in 2001.

The site is slightly elevated above the road, at the same level as the adjacent properties.

The immediate vicinity is residential with open fields behind to the southeast and in front on the opposite side of the road.

The adjacent properties are varied in style and materials and include detached and semi detached houses and bungalows. Materials include both red facing bricks, pebbledashing, Staffordshire Blue plain tiles, plain red tiles and slates.

The site has no significant ecological or landscape features on or adjacent to it.

Social Context

The application site is located on the outer edge of the village and is an established residential area.

The site is within walking distance to the village centre with its wide variety of services and facilities.

The area has good opportunities for local employment.

Alton is categorised within policy SS6a of the Core Strategy as a 'Larger Village' and is acknowledged as having a good range of services and facilities. This policy seeks to increase the range of available housing and to allocate a range of deliverable housing sites primarily within the built up areas in locations across the village, where development relates well to the built environment and can be assimilated into the landscape.

Design Principles and Concepts

Amount

No 10 stands within a domestic curtilage of approximately 3850m2

The foot print of the existing semi-detached dwelling measures 97m2

The application is an outline application and final details of the proposal have not been formulated and do not form part of this application however an indicative site layout has been indicated on the submitted plans.

The area of land that is the subject of this application measures approximately 2500m2

The proposal is for 3No family houses, each two storey in height, to match the adjacent properties. The houses would accommodate three or four bedrooms. Each plot would have a good level of private amenity space and space allocation adequate for the inclusion of double garages. The indicative site layout plan shows three plots of approximately 750/850m2 each and properties with footprints measuring 125m2.

The size and proportions of the properties would be appropriate to the plot and their relationship to the other properties in the immediate vicinity.

Layout

The orientation and location of the proposal is determined by the orientation of the existing house, the layout of the garden area and its relationship to the adjacent road. The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the site is not compromised.

Account has been taken of the need to avoid impacting upon the amenity and privacy of the adjacent dwellings.

It is proposed to site the dwellings in approximate line with the adjacent properties.

The front elevations of the proposed properties will face northwest towards the road.

The three properties will share a driveway which will utilise the existing vehicular access into the site.

The siting and orientation of the proposed properties conforms to the current manner in which existing properties along the row present themselves and are accessed.

The vehicular access facilitates a straight forward and clear access to the main entrances of the proposed properties with short travel distances within the boundaries of the site and provides optimum accessibility.

Scale

The existing dwellings in the immediate vicinity are both, single and two storey and are of varying sizes including some large and substantial properties.

The proposal is for two storey properties which will sit well, within the site, not presenting themselves as dominant over the existing properties and being compatible with the immediate built environment.

Landscaping

It is anticipated that a detailed landscaping scheme will be required as a condition of a subsequent full application however only minimal changes to the existing landscaping will be required and therefore only general principles are described in this statement.

The application site generally is relatively flat and well screened on its rear and northeastern side boundaries. The existing boundary treatments will be retained. New internal boundaries between the proposed dwellings would involve 1800mm close boarded timber fences between the rear gardens but no hard boundary features forward of the front elevations thereby ensuring a pleasing, open front landscape.

A number of the existing trees within the site will need to be removed but these are evergreen trees planted by the sites previous owner.

The proposed driveway will be finished with either tarmac or block paving to Local Authority approval.

Appearance

The principle behind the design of the properties will be to achieve the required level of accommodation in a manner that conforms to and compliments the site and the adjacent properties in a subordinate manner

The proposal will be developed having regard to the following considerations:-

- The need to compliment the form and scale of the existing buildings.
- The desire to retain all features which contribute to the character of the site.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development.

The proposal will be traditional in style in-keeping with the local vernacular with all external details conforming to the Local Authorities requirements

Access

Details in compliance with current Building Regulations Part M will be provided as part of the proposed design at the detailed design stage ensuring access into the buildings and circulation within and around the buildings etc. will facilitate fully inclusive use.

The access drive with its associated parking and turning areas will lead to the immediate vicinity of the entrances to the properties.

Visibility splays at the entrance to the site as required by the County Highway Authority can be easily achieved with just the removal of the existing short section of roadside privet.

The gradient of the driveway within the site will be slight and gradual, the areas outside of the entrance doors will be level, therefore all occupiers and visitors irrespective of age or disability would have convenient and equal access to the dwelling.

Vehicular and Transport Links

The occupiers of the development would, as pedestrians, be able to access the village centre with its shops and other local facilities.

Vehicular access to the site is straight forward and the proposal is more than adequate to accommodate the number of cars that such a proposal may generate.