IVAN J COOPER (MOORS IDE) LTD

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Design and Access Statement

IJC/s/3598

30/01/18

Applicant: Mr and Mrs Oliver John

Location: Dale Cottage, Stoneydale, Oakamoor, Stoke on Trent ST10 3AH

Agent: Ivan J Cooper (Moorside) Ltd

Proposed: Convert existing outbuilding and enclosed yard to a covered amenities area.

Existing Property: Semidetached two bedroom cottage built in the early 1900's with a footprint area of approximately 60 square meters inclusive of 12 square meters proposed for development. Total floor areas of ground and first floors approximately 106 square meters. The cottage is on the edge of Oakamoor Conservation area, set in a mature garden area including Northern border of tall shrubs and bushes. To the West is a lawn again surrounded by tall shrubs and bushes. Entrance to the property is a shared drive off Stoney Dale road and of good proportions. Within the boundary of the property is hard standing for two car parking spaces.

Proposed development Details: It is intended to use the existing walls with a limited amount additional wall to close existing door opening an provide a gable peak to the West elevation. The additional wall construction will be the same as existing and finished to match. Roof to be of pitched roof design using slates removed from the existing old roof with additional slates to match. The purpose of this development is to make use of an obsolete area to give an amenities area with a ground floor toilet facility together with laundry and storage area.

Design Principle: The applicants are very conscious of the properties location within a conservation area and wish to cause the minimum visual impact on the environment. This has been achieved by using the same construction materials as original and keeping the overall height to a minimum being less than 400mm higher than the existing building on site and considerably subordinates the main cottage building.

For further details of this proposal please refer to drawings prepared by Ivan J Cooper (Moorside) Ltd Reference No. 3598-01, 02, 03, 04A, & 05A