DESIGN and ACCESS STATEMENT
Proposed Extension to 18 Woodlands Avenue, Cheddleton, Leek, Staffordshire. ST13 7BZ for Mrs Julie Kelly

This planning application relates to the existing circa 1940's two storey semi-detached dwelling on a 0.035 hectare (0.09 Acre) site, situated on the east side of Woodlands Avenue, Cheddleton between existing dwellings numbers 16 & 20. Number 16 is adjoined to the south side of this dwelling.

Number 18 is currently occupied by Mrs Kelly and her family who now wish extend and refurbish the property to make it appropriate for a modern day family home.

This extension project will involve:

1. The widening of the paving at the front of the building to accommodate on site safe parking for 3 domestic cars.

2. Extending the existing pavement crossing in Woodlands Avenue from 3m to 8m wide, including removing the front dwarf boundary wall.

3. The demolition of the old single storey rear conservatory approx. 3m x 2.5m.

4. The construction of a two storey extension to the north side (ground footprint size approx. 2.1 x 7.4m) and to the east rear of the property (size approx. 7.6 x 4.2m).

5. The hipped roof will be constructed to the same pitch and same eaves and ridge heights as the existing dwelling, using similar materials and detailing.

6. The walls will be in mixed red facing bricks to match as closely as possible with the existing elevations.

7. Windows & doors will be in white upvc components to match the existing.

8. The footprint (ground cover) area of the existing buildings currently totals 42m². The proposed project will involve the demolition of 7m² and the construction of 45m² new extension, making the total proposed finished footprint area of 80m².

The design of this extension has been undertaken to blend the extended property into the current street character of the neighbouring buildings, where many of the nearby dwellings have been extended in similar styles, character & layout in recent years.

The principle of our design is to establish a good visual aesthetic to the proposed extended development, providing it with a new lease of life and benefitting from modern amenities conforming to currents building regulations etc., whilst still blending in to the village ambience.

The adjacent properties (No's 16 & 20) have been considered in relation to maintaining their privacy and their amenities. Our proposed design for the extended No 18 has been done without any windows on the north & south walls, and with the rear elevation line not restricting the neighbours natural light or views from their properties.

The existing single width car entrance is to be widened to provide easy safe off road parking for 3 cars on the extended front paving drive, ensuring that Woodlands Avenue is not restricted by parking on the road in front of this property.

Pedestrian access will be retained between the front and rear of the property by a 0.9m wide walkway between the proposed extension and the neighbour (number 20)'s existing wall.

Landscaping will be carried out by future agreement with Planning Authority requirements, possibly retaining part of the existing planted beds wherever these do not conflict with the proposed on-site car parking layout, and where they do not obscure sight visibility lines for vehicular entrance & exit.

The property is not a listed building neither does it fall within a conservation area.

Having checked via the Environment Agency and their allocation of flooding risks, this site is outside any area which is defined as subject to "flooding from rivers", or subject to the "extent of extreme flooding", and is therefore not subject to any special precautions in relation to floodzones 2 and 3 in the design process.

From enquiry into Coal Authority records this site is in an area where a coal & mineral extraction report is recommended, although this may relate to early historic records. Whilst trial holes will be excavated before new foundations are constructed, it is unlikely that any major risk of subsidence will affect this site.

The above proposals are designed to enlarge and modernise this 20th century dwelling, improve its energy efficiency & other current building regulations standards, have a character which easily blends in with the local village ambience, and make it fit for purpose as a modern 4 bedroomed family residence.

Accompanying Drawings (prefixed JKC-..) are:

01 – Location Plan
02 – Plans as existing.
03 – Elevations as existing.
11a – Site Plan as Proposed
12 – Plans as Proposed
13 – Elevations as Proposed
14 – Roof Plan as Proposed.

Accompanying Photographs of the Existing property are:

P1 – Location Woodlands Avenue
P2 – Front Elevation (west)
P3 – Rear Elevation (east)

Signed: Alan Bourne Dated: 30th April 2018

ALAN BOURNE F.R.I.C.S.
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