Design & Access Statement.

Proposed Detached Bungalow at Land Below Thorncross Farm, Gypsy Hollow,Thorncliffe,Leek, Staffordshire.

General Design and Access Principles

Description of Site and Surroundings:

The site is located south of Thorncross Farm,Thorncliffe Near Leek, Staffordshire and is surrounded by farms & farm land and some residential private owned properties. Currently the site has a stable block with a Menage and a implement shed.

Design / Character:

The existing buildings were built between 2015-17 to help accomodate the familes interest in horses and outdoor life with full ownership taking place in 2012

Design / Continuity and Enclosure:

The area to be constructed is approx 133m to the South of the nearest property being Thorncross Farm, the project will involve the construction of a three bedroom Detached Bungalow with rooms in the roof space to accomodate the the facilities required for a familiy of four includiing 2 number children.
The rooms in the roof space shall gain natural light from flat roof lights set within the pitch of the roof to help with the privacy of the property.

Design / Quality of the Built Environment

The property shall be constructed of a traditional construction with a coursed stone external skin with stone lintols and cills, the windows and external doors will be of upvc double glazed construction and a roof of staffordshire plain blue roofing tiles.
The internal accommodation will include Living Room, Kitchen, Utility Room, Dining Room, wc, Bedroom, Entrance Hall and Garage to the ground floor, and 2No Bedrooms with En-suites, Store Room and Sewing/Study to the roof space area, all as indicated on the proposed plans and elevations and site and location plans attached to this application.

Scale, Height and Massing:

The height and massing of the proposed extensions is as indicated on the proposed drawings and will not impact on the surrounding built environment.
See Proposed Site Plan/ Location Plan and Proposed plans and elevations

Approx footprint of 197m2
Height from ground floor to ridge approx 7m (overall height may vary due to ground levels).

Services and Utilities Connections:

Oil, connection to be used on site.
Water; connection to be extended to the site.
Electricity, connection to be extended to the site.
Any new foul drainage will be connected to a new septic Tank, with storm drains connecting to soak aways subject to permeability test results allowing.

Landscaping:

External treatments to existing areas will be making good any areas disturbed by the building process mainly grassed areas.

No trees will be affected by this project thus a tree report will not be included in the application.
Should any new tree planting arise this will be the approval of the Local Planning Authority.

Natural ventilation
Use of recycled materials wherever possible
New lighting to be high frequency lighting for max efficiency