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DESIGNS

DESIGN AND ACCESS STATEMENT
11th APRIL 2018

SUBJECT: PROPOSED TWO BEDROOM DETACHED BUNGALOW ON PART OF UNUSED LAND OVERGROWN FRONT GARDEN TO NO 2 BREACH ROAD, BROWN EDGE, WITH ACCESS FROM BREACH ROAD, TOGETHER WITH IMPROVEMENTS TO EXISTING PUBLIC FOOTPATH BETWEEN LEEK ROAD AND THE SITE

THE ATTACHED PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BRIEF HISTORY:
The very large front garden was overgrown for many years however, since occupied by the new tenant and landlord the site has now been maintained to a better standard forming a large grassed area. These are former National Coal Board houses built in the 1950's for the mining community, consisting of pre-cast concrete units known as Cornish houses. None of which had drives or garages within each unit however, garage blocks were provided for the Coal Board tenants in several areas within site.

SITE ASSESSMENT:
The area in which the proposed development is to take place is surrounded by a mixed development of former N.C.B. houses, Heaton Villas terraced properties and two new houses to the west of the site on the former Co-op shop site. The site is currently occupied by No.2 Breach Road which is accessed from Breach Road measuring 580sq.m which is more than adequate to accommodate an additional property on part of the front garden and provide improvements to the 620mm public footpath along the boundary of Leek Road, as shown on the plans.

USE:
The proposed development of a detached bungalow will be situated in an established residential village area with easy access to shops, post office, public house and bus route.

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AMOUNT:
The proposed detached bungalow is a similar size to recently built detached houses to the west of the site. The footprint will be 9m x 6m and 2.5m x 6m parking space, measuring 2.1m to the eaves and 4.0m to the ridge.

LAYOUT:
The property would be sited with an east and west aspect for principle windows ensuring that there is no overlooking onto adjacent properties. Access to the site will be from Breach Road.

SCALE:
The properties in the immediate vicinity of the proposed site are of larger and less (Heaton Villa cottages/terrace type). The site is more than adequate to accommodate a dwelling without any overlooking problems. Including improvements to the existing narrow public footpath and the removal of the horse chestnut tree to allow improvements to the footpath and visibility from Breach Road to Leek Road. (the horse chestnut tree was removed approximately 12-18 months ago)

APPEARANCE:
Would be of traditional construction using best brick and tiled roof to blend in with the surrounding properties of various constructions.

ACCESS:
Will be from Breach Road with a 3m wide drive which will serve both the existing house (no. 2 Breach Road) and the proposed new house if necessary as the existing property, no. 2 Breach Road does not have vehicular access to the site as don't the majority of the properties on the former N.C.B. site. Good access to local shops and public transport access to Endon, Leek, Hanley, Burslem and Newcastle.

LANDSCAPING:
To be agreed at the full planning stage.

Z.Grzegorzek

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