DESIGN AND ACCESS STATEMENT

PROPOSED DETACHED BUNGALOW AT THE LIMES CHEADLE ROAD BLYTHE BRIDGE, STOKE-ON-TRENT.

ASSESSMENT AREA:-

The application site is located within a predominantly residential area in the settlement boundary of Blythe Bridge. Given that the proposal is for residential development, the assessment area has been chosen to be the housing area within which the site is located.

PHYSICAL ASSESSMENT:-

The area consists principally of early to late 20th century houses and bungalows. It is characterised by a mixture of detached semi-detached and terraced houses. There are also pockets of bungalows in the area. The layout in the area is at a medium density, with front gardens and generous rear gardens. Car parking is provided within the plot, generally at a standard above the minimum required for this type of development. Materials are predominantly facing bricks for walls and clay or concrete roof tiles. Boundary walls at the back of the highway are a mixture of brick, stone and hedgerow planting. The character of these houses is summarised as two storeys, brick with some bay window details and clay tiled roofs.

SOCIAL ASSESSMENT:-

The application site is part of a large garden. The dwelling will be built of traditional materials and the general fenestrations and design theme of the dwelling will sit comfortably in this location.

PLANNING POLICY:-

Given the nature of the proposal, the Local Plan contains the most relevant planning policies. The site lies in an established residential area within the settlement boundary of Blythe Bridge and that residential development will be granted within the settlement boundaries unless there is a material planning objection. The development should demonstrate quality of design and provide satisfactory levels of amenities.
In addition the proposal will have to provide an appropriately designed vehicular access and level of onsite car parking.

EVALUATION OF DESIGN:-

The proposal should respect the form of established housing in the area by proposing a development that respects the local character. It should have regard for the medium density in the area, and should sensibly propose a single dwelling on the plot. The proposal should also reflect the scale and mass of dwellings in the Assessment area. It could adopt some of the architectural details of some houses in the area. Vehicle access should adopt a traditional approach using the existing crossover and drive. Parking standards will meet the requirement for the size of dwelling. The layout will be required to satisfy the Council's Space About Dwellings standards in terms of the length of the front garden, length and size of the rear garden and the relationship of the proposed dwelling to its neighbours.

DESIGN:-

The proposal respects the form of the established housing in the area by proposing a development that respects local character.
AMOUNT The application proposes the erection of a single dwelling in the form of a detached bungalow.
LAYOUT The application proposes a traditional layout in keeping with the character of the area .It has a garden area in excess of 150sq.m.
SCALE The application proposes a single storey development on the site with a footprint of similar size to its neighbours.
LANDSCAPING the gardens will be landscaped and a suitable boundary treatment erected to local authority approval.
APPEARANCE: The proposal reflects the traditional facades in the Assessment Area. It proposes gable style roof, and includes brick eaves and verges with tiled pitched roofs.

ACCESS:-

SITE ACCESS The application drawing indicates the use of the existing access to the site.
INCLUSIVITY The proposal provides a level access between the new drive and the front door.