



**MODE Architects Limited**  
**DESIGN AND ACCESS STATEMENT**

Proposed New Dwelling in the Residential Curtilage (Infill Development)  
of 71 Cellarhead Road, Stoke-on-Trent.

**Issued:** August 2018

**Job Reference:** 18 019/DA/V01

**Site Address:**

71 Cellarhead Road, Stoke-on-Trent, Staffordshire

**Client:**

Trustees of the T&C Site Services SSAS

**Proposal:**

Proposed New Dwelling on an Infill site in Cellarhead

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## 1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by Mr. A. Tatton to seek planning permission for a proposed new dwelling within the residential curtilage of 71 Cellarhead Road. The new dwelling will sit adjacent to the existing dwelling.
- 1.2 The application is submitted in full and seeks approval of all matters. The submitted plans show the new dwelling with associated infrastructure and parking.
- 1.3 The production of this Appraisal has been considered as a necessary part of the design development process to ensure that detailed design actively seeks to respond positively to its specific context to provide a valuable addition to the surrounding area.
- 1.4 The proposal has sought to achieve a design that meets the requirements of the applicant, whilst providing best practice in layout and built form but also understanding, respecting and enhancing the form and character of the local typology. The distinctive components that define the local character have been identified and created a starting point for the design.



## **2 USE**

- 2.1 The site is part of the garden for 71 Cellarhead Road, Stoke-on-Trent and is in the boundaries of Werrington.
- 2.2 The application proposes a new dwelling, which will utilise the existing vehicular access of 71 Cellarhead road. The new dwelling sits as infill on this linearly developed access road towards Cheadle and Werrington.

## **3 THE SITE DESCRIPTION**

- 3.1 The land is situated to the north east off School Lane and currently forms part of the garden land for 71 Cellarhead Road, Stoke-on-Trent. 71 Cellarhead Road is a 2-bedroom semi-detached bungalow with 2 outbuildings on the site.
- 3.2 Bungalows surround the site to the east and the west follow a continuous building line, however have all been modified slightly over the years to suit the owners and occupiers.
- 3.3 The site is well contained within the boundaries formed by hedges and adjacent properties. The site has a very large garden in relation to the size of the dwelling and therefore this proposed dwelling is classed as infill.
- 3.4 Cellarhead Road is a main road and bus route connecting the Staffordshire Moorlands to the Potteries.

## **4 AMOUNT**

- 4.1 The proposal seeks to provide a new single storey dwelling, similar footprint to the existing, however detached. It is clearly defined as a new addition in the street scene, however follows the designs of the existing properties, yet provides comfortable and beyond the recommended standard living conditions.
- 4.2 To the front of the property, the new dwelling will share the existing driveway and create two parking spaces in front of each dwelling.

## **5 LANDSCAPING AND ENVIRONMENT**

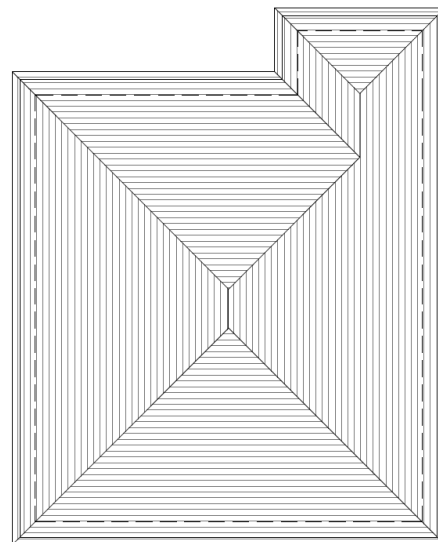
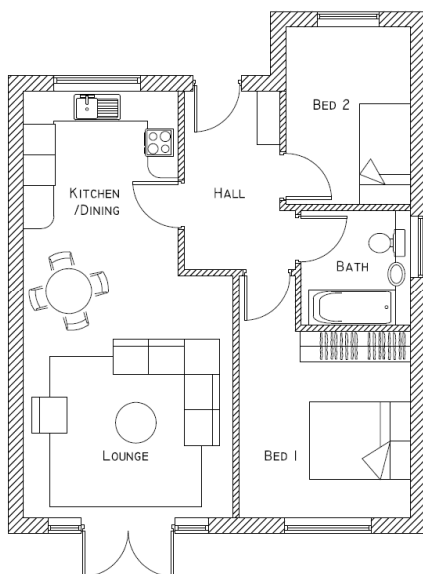
- 5.1 The development proposed is set within a maintained landscape setting. The layout and the overall scheme design follow the existing building line, allowing the gardens to the

rear of the site to be maintained. The central division of the site will be planted and lined with fitting landscape treatments.

- 5.2 There are no trees affected by the proposed new dwelling. The landscape within the proposal is already established and will be developed and continually maintained as such in the future. The division of the site will provide more manageable amenity space for both dwellings.

## 6 LAYOUT

- 6.1 There is no new access proposed and the existing driveway will be used for both the existing and proposed dwellings. The driveway leads to 4 car parking spaces, 2 for each dwelling with adequate space for maneuvering.
- 6.2 The internal layout of the proposed dwelling has been deliberately designed to not over look existing properties and to provide views that can be privately enjoyed by the owner.
- 6.3 Upon entering the dwelling, you are met with a hallway which provides a central point to access all living areas. The open plan living, and kitchen space provides modern living and opens on to the large garden to the rear of the property.



## 7 SCALE

- 7.1 The is no proposed increase of height above the surrounding dwellings eaves and ridge line levels. The proposed dwelling is subservient towards its adjacent properties, as the design is proposed as a bungalow.

## 8 APPEARANCE

- 8.1 The character of the proposal has been drawing from both the materials palette and the character of the surrounding typology. The proposed new dwelling will use a palette of materials that remain subservient to the adjacent buildings.
- 8.2 Care has been taken in terms of design and siting as to ensure that a high-quality design is achieved that will be slotted into the streetscape, however allowing the new dwelling to form appropriate living accommodation that is required.



## **9 ACCESS**

- 9.1 The detailed design will conform to Building Regulations Part M due to its mandatory compliance.
- 9.2 The site is considered in a very sustainable location for a commercial business. Stoke-on-Trent has with excellent communication links to other parts of the country by both road and rail.

### Vehicle and Pedestrian Access

Vehicle and pedestrian access is obtained along Cellarhead Road and is not too far from Hanley town center, just under 5 miles away.

### Transport Links

The proposed building sits on a bus route, number 32/a which connects the potteries to Cheadle, Tean and Uttoxeter.