Design Statement

Proposed 4 No. Semi-Detached Bungalows and
2 No. Detached Dormer Bungalows together with
New Access at Site to the Rear of
Whyte Gate, Breach Lane, Totmonslow,
Nr. Draycott, Staffs, ST10 4JL
For Mr. C. Lazenby

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

Assessment

This proposal is for a residential development consisting of 6 No. residential properties comprising of 4 No. two bed semi-detached bungalows and 2 No. three bed detached dormer bungalows with garages and new access to the site.

Site and Surroundings

This proposed development site is situated on the Northern side of Draycott Road which is the main thoroughfare between Draycott and Upper Tean and is within the open countryside / agricultural land. The site currently has an existing gated access directly off Draycott Road and is bound / screened by a well-established hedgerow and vegetation.

The site measures approximately 3,970m² and is a vacant paddock. To the rear and Western boundary of the site is a closely knit group of modest sized properties all with various designs, on Breach Lane.

The site is within a moderately sustainable location with the village of Upper Tean approximately 1 mile away to the East connected via a public footpath and has significant amenities available. Also, the village of Draycott is approximately 1.5 miles away to the West which does have a public transport link to all other main towns with Blythe Bridge having access to the rail network.

Involvement

Prior to submitting this application the applicant obtained pre-application advice from the Local Authority reference PAD/2017/0088 dated 17th January 2018.

The planning officer's conclusion is follows: - the principle of providing a limited number of small units of accommodation in this "moderately sustainable" site appears to be acceptable subject to the design and layout (and its impact on the appearance of the area and landscape) and highway safety.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

Evaluation

This proposal is for a residential development consisting of 6 No. residential properties comprising of 4 No. 2 bed semi-detached bungalows and 2 No. 3 bed detached dormer bungalows all with garages, together with new access to the site.

The dwellings will be of traditional design and constructed using brick with pitched tiled roof.

It is considered that the proposed properties consisting of bungalows will not have a detrimental effect on the surroundings or have an impact on the character and appearance of the rural area.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

DESIGN

The pre-application comments dated 17th January 2018 reference: PAD/2017/0088 made by the planning officer have been taken into consideration when designing the proposal prior to submitting this application as follows: -

Amount

The existing site area is approximately 3,606m². It is proposed to split the site to create 6 plots.

The footprint of the semi-detached bungalows will be 168m² (84m² each) and the footprint of the detached bungalows will be 89m² each.

It is considered that the site is adequate in size to accommodate the proposed dwellings of the proposed amount.

Layout

The orientation and layout of the properties on the site have been carefully considered to an order to prevent overlooking and loss of privacy between properties.

The site will be accessed using a proposed new access to the South East of the site directly off Draycott Road leading to private driveways of each dwelling.

All the plots will have adequate amenity areas together with a garage and parking provision.

Scale

This proposal consists of bungalows which restrict the height therefore; the development will be less prominent in the open countryside.

Semi-Detached Bungalows

Height – 5.25m, Width – 13.986m overall and depth 11.850m. .

Detached Dormer Bungalows

Height – 7.4m, Width – 11.550m overall and depth 6.627m

Garage – 5.5m x 3m.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

DESIGN (continued)

Appearance

The appearance of the proposed bungalows have been designed to have a traditional design and in keeping with the properties in the immediate area, as requested by the planning officer in his pre-application advice.

The bungalows will be constructed from brickwork and have pitched tiled roof. The windows will have headers and cills.

The semi-detached bungalow will have a bay window with a rendered gable feature to the front elevation to give contrast.

The detached bungalow will have a porch to the front elevation which will be in render to add contrast to the front elevation.

All brick, tiles, render finishes, windows and doors are to the satisfaction of the Local Authority.

Landscaping

The site is currently a grassed paddock and is bound by existing well established hedgerows.

The proposed private drive and driveway's are to be surfaced in a hard material. Proposed patio areas to the dwellings are to be surfaced in a suitable permeable surfacing. 1.8m and 1.1m high fence consisting of close-board fence panels and concrete gravel boards and concrete posts are proposed for the boundary treatments to the plots.

The front and rear amenity areas are proposed to be lawned with some soft landscaping.

This is illustrated on the accompanying Site Plan and is to the satisfaction of the Local Authority.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

ACCESS

Policy Approach

This proposed development site is situated on the Northern side of Draycott Road which is the main thoroughfare between Blythe Bridge and Upper Tean and is within the open countryside / agricultural land.

The site currently has an existing gated access located at the South Western corner directly off Draycott Road however, a new access is proposed to the site towards the South East corner directly from Draycott Road which gives better visibility.

The private driveway will have a turning head to enable vehicles to leave the site in a forward gear.

Each proposed dwelling will have a private driveway and garage which will give adequate parking provision.

Consultation

There are no relevant planning policies relating to the site with regards to access therefore consultation has not been necessary.

Site Issues

The site is within a moderately sustainable location with the village of Upper Tean approximately 1 mile away to the East connected via a public footpath and has significant amenities available. Also, the village of Draycott is approximately 1.5 miles away to the West which does have a public transport link to all other main towns with Blythe Bridge having access to the rail network.

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in Architectural Design
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk