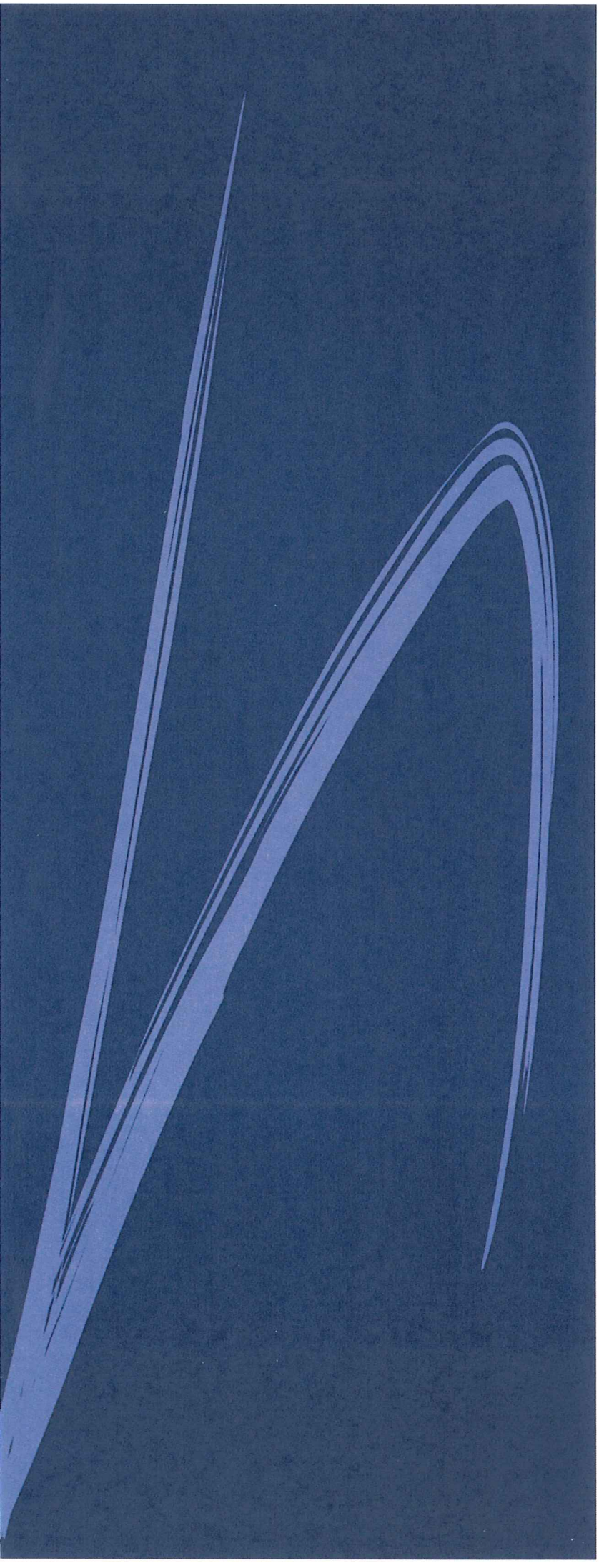


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9 MAR 2010 - SW
10/00184/REM

# DESIGN & ACCESS STATEMENT

## Proposed Dwelling on Land Adjacent to Bridge House, Bridge End, Leek, Staffs

15483

January 2010

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## 1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in Circular 01/06: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in accordance with guidance produced by CABE entitled "*Design & Access Statements; how to write, read and use them*".

1.3 This reserved matters application is for the construction of a detached dwelling adjacent to Bridge House, Bridge End, Leek. Following the granting of Outline Consent at appeal ref. APP/B3438/A/07/203896 on 11th February 2008

1.4 The means of site access was approved as part of the outline/appeal decision.

## 2.0 Uses

2.1 The application site comprises a site of predominantly open land of 0.164.ha in extent which rises steeply south to north

2.2 The site is set within the defined development boundary of Staffordshire Moorlands District Council and the surrounding use of the land to the south is a chemical works, to the north is a reservoir beyond which and to the east is open countryside. To the west is a small group of houses.

2.3 The proposal is for the construction of a 4 bedroomed dwelling and the formation of a garden.

2.4. It is considered that the proposal meets the terms of the guidance contained in PPS 3, and that the density of development proposed also meets the aims of national policy and will achieve an effective use of land and ensure that new development fits its surroundings sensitively.

## 3.0 Amount

3.1 The proposal is for a single house which is to be10.8m wide with a depth of 7.25m and a height to the ridge from the lower ground level of 9.7m. The ground level rises up towards the rear of the dwelling by approximately 2.5m and the rear eaves height is 4m above ground level.

3.2 The size and scale of the surrounding properties has been considered and it is felt that the scheme proposes a dwelling which will be of an appropriate size to sit comfortably on the site and relate to other buildings within the vicinity.

## Aerial View of the Site and Surrounding Land



## 4.0 Layout

4.1 The layout is designed to make an efficient use of the site whilst ensuring that the character and amenity of the locality meeting the guidance of the council's space about dwellings policy.

4.2 The layout of the proposal has been influenced by the site constraints and adjacent dwellings and the aim to provide a property which will sit comfortably with the existing pattern and scale of development.

4.3 The proposed layout provides adequate private amenity areas around the dwellings.

## 5.0 Landscaping

5.1 A landscaping scheme is included with this reserved matters planning application with the general principles being that hard and soft landscaping will be in keeping with the locality and all new planting being native to the development site which will enhance the area.



## 6.0 Appearance / Scale

6.1 In the immediate vicinity of the site there are differing styles of dwellings which vary between small cottages and Bridge House which is a substantial building which was separated into three individual dwellings many years ago.

6.2 The proposed structure is of a size which will relate to the existing buildings which surround the site.

6.3 It is proposed that the dwelling will be constructed with natural stone external walls and the gabled roof will be constructed with plain Staffordshire blue roofing tiles which we feel will match the palette of materials found locally.
The doors and windows will be timber with a preservative stain finish or upvc with a wood grain finish.
Set upon the roof slope are two dormers which will be finished with lead or vertical tile hanging

## 7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement, the definition of "disability" is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 A lift is proposed to provide access for wheel chair users or persons with mobility difficulties between the lower ground floor and upper ground floor.

7.4 Vehicular and pedestrian access to the site will be obtained from the Leek-Macclesfield Road (A523) by using the existing roadway which then connects to an existing private drive which leads to the site.