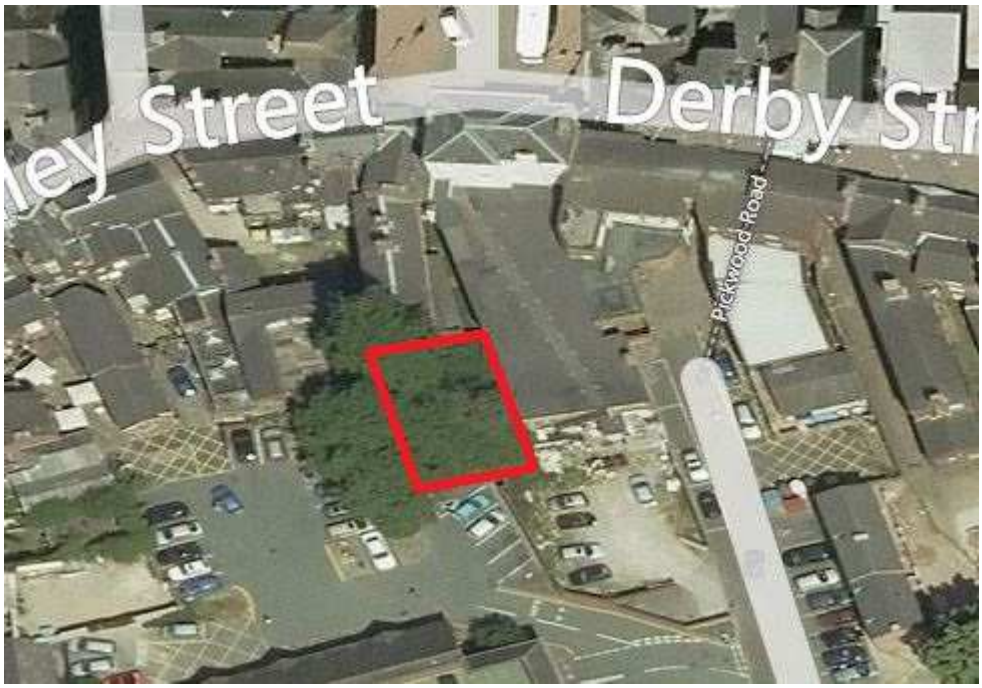
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DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR THE ERECTION OF A TWO STOREY BUILDING CONTAINING TWO APARTMENTS AT THE REAR OF 14 MARKET PLACE



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(*Image curtesy Bing Maps)*

Chartered Institute of Architectural Technologists Registered Practice
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DESIGN & ACCESS STATEMENT

Planning application for the erection of a two storey two bedroom semi-detached property at the rear of 14 market place

INTRODUCTION / CONTEXT

This statement is produced to support an application to build a two storey building on a plot of land to the rear of 14 Market Street, taking the form of a two bedroom pair of semi-detached dwellings. . The original approval no, SMD/2012/0057/FUL lapsed before the pre-commencement conditions could be discharged and a second application was approved SMD/2015/0386 which addressed many of the previous condition.

The previous applications were for a two storey apartment building, having a one bedroom apartment on each floor. An application was submitted in May 2018 to amend the approved plans to the scheme we have submitted with this application, unfortunately there were some issues outstanding in respect to the tree on the site that could not be resolved within the time frame so the application was withdrawn

This application is to construct the same two storey building that was originally approved, but with it being a two storey pair of semi-detached dwellings rather than the horizontal split between the dwellings that the apartments offered.

The overall external design of the building shall remain unchanged,



South Elevation

A site investigation has been carried out on the site with a watching brief Commercial Archaeology consultant Helen Martin-Bacon to assess the site for historic items of special interest. Excavation to the rear of the site closest to the carpark found nothing of any significance, pottery and fragments of animal bone, dating to early 18th and 19th Century. A copy of the report is included with this application.

Previous applications indicated that a piled foundation would be used on the site. Consultation with piling experts however indicated that the close proximity of the side wall of the alley way to the back to the property to the dwelling houses would have left the concrete ringbeam which would tie the piles tighter to form the actual foundation would have been exposed in the side boundary wall, and as such a traditional strip foundation was recommended.

It was erroneously thought that the methodology submitted by arboriculturalists for the protection of the large tree on the site had been accepted and supported by tree officer Steve Massey when the foundations were dug. Further information needed to be supplied prior to commencing excavation work which could not be provided within the time frame for determination of the application, so it was subsequently withdrawn.

A further tree survey has been carried out by Hamps Valley and in consultation with Steve Massey, remedial work has been carried out to the tree roots. A copy of the report is submitted with the application.

USE / AMOUNT

The proposed 2 storey building to the rear of 14 market place would create a pair of semi-detached dwelling each would contain two bedrooms.

LAYOUT

The footprint of the overall development remains the same as previous approved plans. A party wall is proposed to split the footprint into 2no pairs of semi-detached properties, each having lounge and kitchen on ground floor, and 2no bedrooms and a bathroom on the first floor

The proposed dwellings are position towards the rear of the site closer to the carpark, leaving a landscaped area between the proposed dwellings and the existing building.

SCALE

The scale of the proposed dwellings shall remain the same. The massing of the building shall be the same as the original approval. (SMD/2012/0057/FUL & SMD/2015/0386)

The mature tree on the site has a large root spread which prevents the ground level surrounding the proposed apartments from being reduced to a height closer to that of the adjacent car park.

LANDSCAPING

The proposed landscaping around the dwelling shall remain the same as the original proposal having a landscaped courtyard between the proposed apartments and the existing building (14 Market street). A root protection system shall be incorporated underneath the permeable block paving to spread the load over the ground allowing the roots to breathe and get hydration.

APPEARANCE

The site falls within the Leek town centre conservation area. The design of the 2 storey building will preserve and enhance the character and appearance to the conservation area.

The town centre conservation area has a number of special landmark buildings contrasting to the more simple terrace properties that are built between them forming the town centre and surrounding streets.

The design of the proposed property matches the existing buildings having vertical sliding sash windows with splayed stone lintels and stone cills. The proposed Ibstock Birtley Olde English facing brickwork has been approved for use in the conservation area when the pre-commencement conditions were discharged. The Staffordshire Blue plain clay tiles proposed for the roof are generally used on the roofs surrounding the site.

The existing brick retaining wall is in a poor condition, generally rebuilt and would be taken down in part to the carpark frontage only and rebuilt using Birtley Olde English to match the proposed apartment building and capped with iron railings.

HERITAGE STATEMENT

The site is located on the behind buildings on the southern side of Market Place approximately on the junction between Derby Street to the east and Stanley Street to the west, and to the north of the carpark (Wilkinsons) accessed from Pickwood road. The site is accessed from the car park via an alley leading towards the rear of The Valliant public house.

The site is located within the Leek Town Centre Conservation Area, the boundary of the Conservation Area cuts across the Wilkinson carpark.

This application is to consider a change of an existing permission of the erection of a 2 storey building containing two apartments on vacant land at the rear of 14 Market Place, Leek, with a pair of semi-detached dwellings. The alterations to the proposed development are generally made internally having the separation between the dwellings being a vertical party wall, instead of the party floor. The overall principle of appearance and design of the dwellings remains the same. A front facing ground floor window originally serving the ground floor apartment has been replaced in the new design with a front door, and a similar alteration is proposed to the rear.

The proposed dwellings would be situated within the Leek Town Centre Conservation Area so there will be a need to preserve and enhance the character and appearance of the conservation area without compromising the special character and interest of the Conservation Area. However the principle for 2no dwellings has already been established on the site, and the overall appearance has not changed significantly. It is considered that the proposal to use the approved building for 2no storey dwellings would not affect the character of the conservation to any greater or lesser extent.

The proposed dwelling are to be brick built using the approved brick from the previous permission with natural stone heads and cills to the windows and doors. The dwellings will have a pitched tiled roof with a central gable to the front and rear. The proposal would be generally symmetrical in appearance, and it is considered that the proposed design of the dwellings would be sympathetic to the general character of brick built buildings within the conservation area, particularly within this location.

It is considered that the new development is designed to respect the site and its surroundings and will improve the character and appearance of the area, but is isolated from the street frontage of the townscape and therefore will not impact upon the Conservation Area.