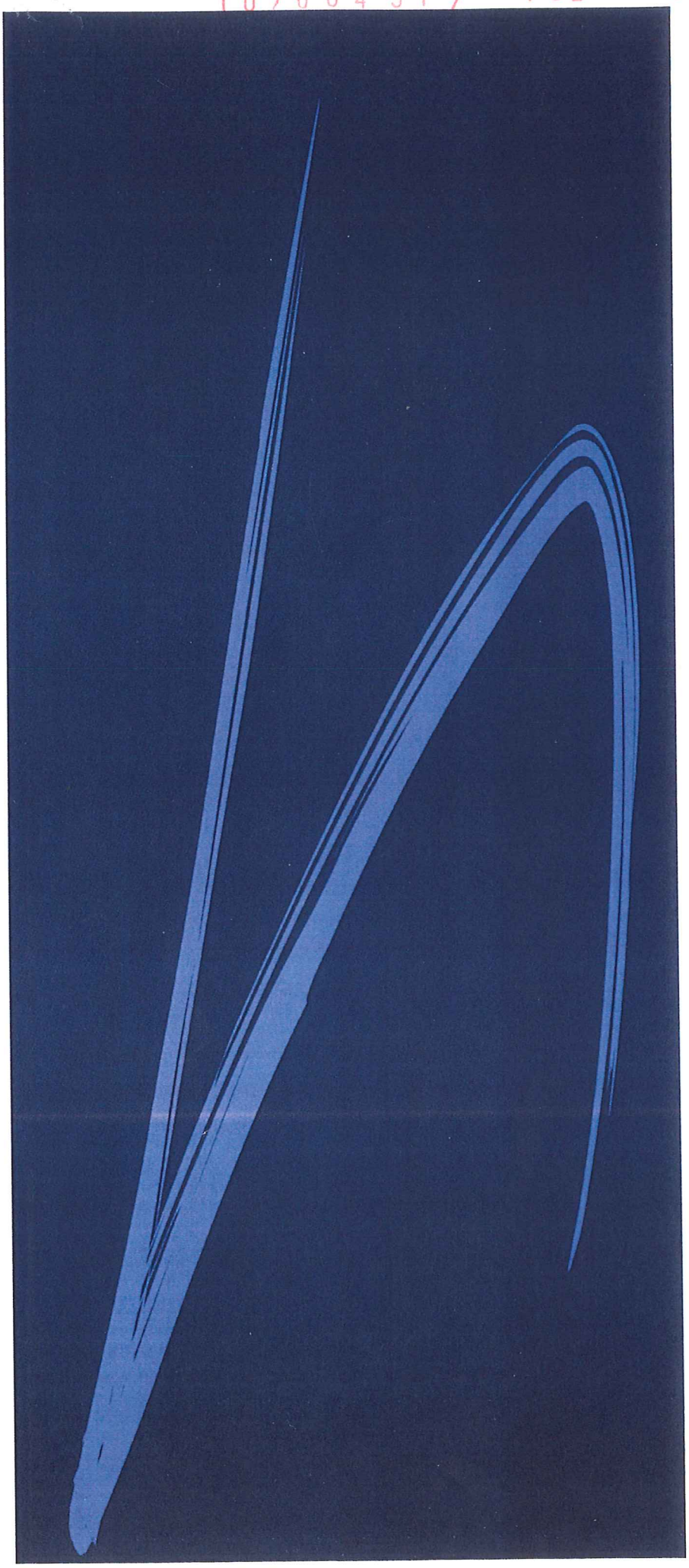
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DESIGN & ACCESS STATEMENT

Proposed Extensions, Alterations & Conversion to form dwelling at Laburnum Cottage 1 Church Street, Kingsley Stoke on Trent

Client: Mr H Redmayne

Ref: 20789

Date: May 2010

Highpoint,
Festival Park,
Stoke-on-Trent,
Staffordshire
ST1 5SH
t 01782 208600
f 01782 206080
e stoke@hu-arch.co.uk

www.hulmeupright.co.uk

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *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 line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application seeks to convert a large property with adjacent garage and store into 2no. properties together with a rear extension to the outbuilding to provide additional accommodation.

1.4 This is a further application following the withdrawal of application ref SM09/00234/FUL and the refusal of application number 09/00991/FUL.

1.5 Council records will show that the reason for the refusal was that a full 'Bat emergence' survey was required in order to assess the impact of the proposal on protected species which has now been undertaken and the report is enclosed with the application.

1.6 It is understood that in all other respects the proposal was considered acceptable.

2.0 Uses

2.1 The building at the moment is currently used as a dwelling house with an attached residential outbuilding which comprises a garage and store together with a bedroom over accessed from the main residential unit.

2.2 The proposal seeks to retain this residential use albeit now sub-divided into 2no. smaller units.

2.3 The property itself is sited within the settlement of Kingsley which is described in the local plan as a 'medium sized village'. Policy H5 states that within development boundaries planning permission will be granted for residential development unless there is a material planning objection and it is considered that the submitted scheme, both in policy terms and as a matter of detail, would not raise any material planning objections as the appearance and character of the area would not be unduly affected, the extension would be sub-ordinate to the existing building.

3.0 Amount

3.1 The total existing building floor area, including the garage/outbuilding is 203 sqm and comprises 2 ground floor reception rooms, kitchen, store utility and garage whilst at first floor level there are 4 bedrooms, a bathroom and store.

3.2 It is proposed to construct a 2 storey extension to the rear of the garage element of 32 sqm which is less than a 20% increase. The sub-divided dwelling units will both create 3 bedroom dwellings along with lounge, dining, kitchen and utility facilities on the ground floor.

3.3 It is considered that the creation of one additional dwelling unit in a village of this size will have no social or economic impact on the village apart from additional support to local shops/amenities and possibly primary school.

4.0 Layout

4.1 The layout of both the dwellings has been determined by the existing room layouts and site constraints.

4.2 The existing physical features of the present structure fairly readily dictate the boundary between the two buildings and the present internal layout especially in the main house separates fairly easily to make adequate family sized living accommodation.

4.3 The garage/outbuilding conversion together with the rear extension again sub-divides fairly simplistically with the extension being positioned at the rear so as to avoid unduly affecting with streetscene appearance.

4.4 The rear garden sub-division has again been determined by the building split which divides the large rear garden almost equally to leave each property with still a generous sized private garden area both of almost 300 sqm.

4.5 In this revised scheme the layout has been amended and the projection of the extension reduced to improve the distance between the principal windows to the rear of proposal and the existing cottages to the rear.

4.6 In reducing the depth of the extension the footprint has been slightly increased in width. A small porch to the front has now also been included.

5.0 Landscaping

5.1 The landscaping proposals are described in general principle only and it is envisaged that a detailed landscaping scheme will be provided as a condition of a planning consent when the precise number, size and type of species together with boundary treatments can be determined.

5.2 The existing property faces onto the highway and has an existing 2m high privet and conifer set above an attractive stone dwarf wall which will be retained.

5.3 The rear garden rises to the rear and is predominantly grassed with some hedging, trees and ornamental shrub planting. The rear garden is bounded by brick and stone walls which will on the whole be unaffected by the proposal although a holly shrub is to be removed to enable the rear extension to be constructed.

5.4 The rear garden will be sub-divided by a 1.2m high timber post and rail fence with native hedge or tree planting adjacent to this new fence to soften the impact.

5.5 The existing entrance drive / yard is hardcored and it is proposed to provide a new porous brick paver driveway and turning area to the frontage with the remaining area grassed.

5.6 In conclusion it is proposed to retain the semi rural landscaped quality of the application site as the proposals will only have a minimal impact on the locality.

6.0 Appearance / Scale

6.1 The existing property is a traditionally built brick and tile structure with a regular pattern of windows fronting onto the streetscene with the garage/store being a stone built sub-ordinate element although this may well have been the original structure on the site.

There has been an unsympathetic extension to the front to provide a garage which is to be demolished.

The property itself is set within a fairly irregular pattern of development and building styles although the properties could all be considered as 'traditional' design broadly following the road line frontage.

6.2 The application will not greatly impact upon the streetscene with the majority of window and door openings being retained.

The most significant alterations to the front elevation involves the removal of an unsympathetic garage extension, the slight raising of the eaves level to the garage / storage building and the formation of additional window openings.

The porch has now been omitted.

The raising of the eaves which is necessary to achieve a reasonable ceiling height will still leave this element sub-ordinate to the original house and will incorporate matching facing materials to the walls and the original reclaimed roof tiles.

6.3 The rear 2 storey extension has been sited to minimise the impact upon the streetscene and designed to be of a similar scale and form to the existing gable profiles albeit sub-ordinate in height to the main dwelling.

A matching palette of facing materials are proposed comprising reclaimed brickwork with stone quoins to the walls with stone heads and cills to door and window openings, together with reclaimed blue/grey roofing tiles.

All principle windows have been positioned to the front and rear to avoid any overlooking of private amenity areas to the properties adjacent to the site.

6.4 The revised scheme is similar in appearance to the original schemes with the eaves level being set below that of the main roof. The building form of the extension is of a simple form and style, which reflects other properties in the village.

6.5 There is a small window to the side gable to provide additional light – this will be fixed with obscure glazing.

The garage/store is suitable for conversion being of a traditional form and will ensure that there will be no loss of Greenfield sites to meet local housing needs.

Furthermore, it is considered that conversion / refurbishment particularly using reclaimed materials rather than redevelopment or new build has environmental advantages namely by reducing the scale and volume of material needed / associated traffic movements to carry out the development and provide housing.

6.6 This latest scheme provides a slightly different window fenestration to the front elevation which now incorporates a large glazed screen to the former main garage door opening.

7.0 Access

7.1 For the purpose of this statement compliance with the current edition of the Building Regulations 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 of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

7.3 The site is situated in a reasonably sustainable location with public transport available between Stoke on Trent and Cheadle along the A52.

There are also some small local shops and a Primary School within the village.

However it is recognized that most access to the site will be by motor car and so we have indicated a car parking arrangement that provides 2no. car parking spaces per dwelling together with turning facilities within the curtilage of the site.

7.4 Access into the site will be via an existing vehicular access set behind a footpath and grass verge which provides reasonable visibility for vehicles exiting the site in a forward direction.

Although the traffic generated from 2 smaller houses instead of 1 larger house is likely to increase it is not considered to be significant regarding overall vehicular movements through the village.

7.5 In order to overcome concerns raised by the County Surveyor in the previous application the access into the site has been increased in width to 4.8m to facilitate two vehicles side by side. The parking areas have also been amended to provide improved turning facilities within the curtilage of the site.

7.6 As part of the last application a traffic speed survey was requested which is also again enclosed to overcome previous concerns raised about the visibility splays available.