Design and Access Statement

Client:
Mr and Mrs Rushton

Project:
Briar Clough, Clay Lake, Endon. ST9 9DE

Demolition of Existing Dwelling, Construction of 2 Replacement Dwellings

Job reference:
1042

Design and Access Statement prepared by:
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Design and Access Statement

1.0 Introduction

This design and access statement is to accompany a planning application for the demolition of an existing dwelling with the construction of 2 replacement dwellings at Briar Clough, Clay Lake, Endon. The existing detached dwelling located on the site is in a dilapidated state of repair. With frontage on to Clay Lake (B5051), the dwelling is located only 3m back from the road with large gardens to the rear leading down to a brook.

2.0 Use

The use class of the site is C3 Dwellinghouse.

3.0 Amount

The proposal consists of the demolition of the existing dwelling and the construction of 2 new replacement dwellings.

4.0 Layout

The position of the dwellings on the site has been led primarily by the sites topography. The site naturally slopes both to the east following the road and also to the south, down towards the stream. The ground floor slab levels have been set to accommodate this and a natural progression of roof heights has been achieved with the neighbouring dwellings.

It is proposed that the new dwellings are set back from and aligned with the road on a similar building line to the adjacent dwellings. This enables adequate provision for each dwelling to have 3 parking spaces within their curtilage and also adequate turning space to ensure vehicles can egress the site in a forward gear. The dwellings are set back from the road, this will also help to soften any impact to the street scene.

The proposed accommodation for each dwelling includes,

Kitchen/Diner
Living Room
Snug
Laundry
Ground Floor WC
4 Bedrooms (2 en-suite)
Bathroom
WC and Shower room
Study

The accommodation is located around a traditional front to back rectangular plan with the entrance hall, WC, snug and laundry located to the front of the dwelling on the North West elevation. To the rear of the property, the kitchen, dining room and living room overlook the private garden and will benefit from the south facing aspect. Sleeping and sanitary accommodation is located on the first floor and within the attic space along with a home office. All rooms are located around a central hallway connecting all floors.

The existing vehicular and pedestrian access will remain to serve the lower eastern dwelling and an additional vehicular access will be created to serve the upper western dwelling.

It is proposed that boundary treatments will consist of close boarded timber fencing. Foul

drainage will be discharged in to the existing sewer connection and surface water will be dealt with via soakaways with an overflow to the existing watercourse.

5.0 Scale

Both properties are two storey, however additional accommodation has been located within the attic space effectively increasing the internal floor area whilst having no detrimental impact to the ridge and eaves heights.

The overall site area is approximately 1350m² with the eaves and ridge heights of each dwelling being 5150mm and 9700mm respectively. Each dwelling will have a footprint of 96m² and total floor area of 207m². From an analysis of dwellings in the vicinity of the site, a range of footprint sizes is evident, ranging from approximately 64m² to 174m² with an average of 121m². With the footprint of 96m² for each of the proposed dwellings, they will sit mid-way in the range.

The site layout provides generous separation between the dwellings and also to the existing dwellings to either side and to the front. A distance of 7.68m from Heather Clough, 6.55m between the proposed dwellings and 12.19m from Briar Clough. The distance set back from the road also provides almost 28m to the principal windows of Lance House, opposite, which is within the recommendations of 21m plus 3m for each additional floor.

As the topography of the site dictates, the difference in ground floor slab level between the proposed eastern dwelling and Heather Clough is approximately 1.5m. As the separation between the both the proposed dwelling and Heather Clough and their retaining wall exceeds 6m, the 45 degree rule for this will not apply under the party wall act.

6.0 Landscaping

Whilst there are established trees and hedges around the site, it is envisaged that a sensitive landscaping scheme would ensure that the proposed dwellings sit comfortably within the setting.

7.0 Appearance

The existing dwellings in the local vicinity of the site are a collection of varied architectural styles and age, the predominant materials being facing brickwork and clay roofing tiles. The proposed dwellings would be constructed from high quality facing brickwork walls and feature soldier course banding. Plain clay tiles would be used for the roofing material and both properties to feature an oak porch with a pitched roof also finished in plain clay tiles. High specification PVCu windows are proposed along with PVCu fascia's and soffits. The quality of materials aims to reinforce local distinctiveness and compliment the site and its surroundings.

8.0. Access

There is an existing vehicular and pedestrian access in to the site that will serve as the access for the lower dwelling. A new vehicular access is proposed for the upper dwelling off the B5057 Clay Lake. As there is no footpath on the development side of the road, it is proposed that crossing the road with a pushchair could be undertaken with ease from the existing dropped kerbs, located on the opposite side of the road.

Access off the road will not be gated. This will ensure that cars can pull straight off the road

and in to each plot.

9.0 Climate Change Mitigation

The application site is located within close proximity of Endon Village centre (approx. 1km) which offers a range of facilities and services including nursery, primary and secondary schools, village store, doctor's surgery, pharmacy, public house, hair salon and café. In the village there are also buses available giving access to both Hanley and Leek. With good access to footpaths from the site, bus routes and the feasibility of cycling, a number of journeys per week could be made without reliance of a motor vehicle. Given the amenities and transport possibilities the site could be classed as sustainably located.

The dwelling will be constructed to exceed current building regulations and the extensive south facing windows will provide passive solar gain.