PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR PLANNING PERMISSION TO ERECT A DETACHED DWELLING HOUSE ON LAND TO THE WEST SIDE OF **ABBEY GREEN ROAD** LEEK STAFFORDSHIRE ST13 8JX

MARCH 2019

LAND USE: The land is currently vacant. The previous use was as a builders yard.

SETTING: The site is located adjacent to the River Churnet and Abbey Green Road. It is on the edge of but adjacent to the township / market town of Leek.

Directly adjacent are lock up garages and opposite, pre 1919 terraced houses.

Nearby is the recently developed supermarket and industrial units (on land to the opposite side of the river) and further along Abbey Green Road to the north and south there are industrial units.

The site is attractively bounded on the road side by a well-constructed stone wall as is the boundary to the the adjacent lock up garages.

The site is therefore in a largely built up area and can be reasonably designated as “brownfield” site.

FLOOD RISK: The site boundary adjacent the river is in part retained by stone walling and to some extent by sheet piling. The river level is some 1200 – 1500 below what is a flat site and remains fairly constant at that due to recently completed flood control mechanisms introduced a little further downstream to the south when the supermarket site was developed. The river flow is also moderated by STW Ltd who own and control the large catchment reservoir a mile or so upstream and from where the river water is mostly sourced.

However; the site is inside a flood risk zone 3; whereas the adjacent road and footpath are not. The site is flat and so flood risk can be simply addressed by forming finished ground floor levels to the proposed dwelling some 150 above the level of the adjacent footpath.

BIODIVERSITY AND TREES: The site has recently been cleared of concrete and other land surfaces and debris relating to it’s former use as a builders yard and is without trees or anything of botanical interest. It is however intended to plant the narrow northern end of the site with trees and shrubs so as to at least enhance the setting of the proposed dwelling and to compliment the trees on the opposite bank and so as to provide bird nesting / feeding opportunities.

DRAINAGE: Foul water will be to the public sewer in Abbey Green Road. All rain water entering the site will percolate into the ground, as presently , through permeable surfaces proposed throughout. Roof water will discharge into a soakaway under the car parking area.

ACCESS: Access to the dwelling is to be via a standard pavement crossing. The existing crossing will be taken up. The footpath reinstated and the boundary wall extended to block the opening. Leaving a pedestrian gate way.

Vehicular parking spaces are shown provided numbering two and with turning space so as to enable vehicles to enter and leave the site in forward gear.

DESIGN: The edge of settlement setting merging with rural suggests a design approach which reflects the local vernacular. To this end the proposal has mellow red brick walls and a steeply pitched roof covered with Staffordshire Blue plain clay tiles, without barge or fascia boards. Window openings are simple and with frames recessed in openings maintain a strong solid to void relationship. Details include black half round guttering on rise and fall brackets, corbelled brick verges, projecting brick eaves, stone lintels and flush cills and a chimney stack.

The dwelling is capable of achieving a degree of carbon neutrality by the introduction of pv panels to the south facing roof with a battery storage system which could fuel a combined air source heat pump and heat recovery / ventilation system. There is scope with the chimney stack to provide a wood burning (non fossil fuel) stove.

ROB*ert* L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68 68 86