haus

Design and Access Statement

supporting

Detailed Planning Application

for

New 3-bedroom dwelling

at

Land adjacent 185 Cheadle Road Cheddleton ST13 7BB

for

Mr & Mrs Sutton

Introduction

Site Context

The site is located in a quiet rural setting within the village of Cheddleton, formerly garden space of the neighbouring property at 185 Cheadle Road. It faces the main road with an attractive stone wall, behind which are matured hedges. Towards the east of the site, the ground inclines up from the road and then flattens, and from North to South is a slight gradient parallel with Cheadle Road. An attractive mature beech tree lies towards the boundary at the rear. This makes for an ideal secluded building plot set back from the main road, and one that is able to capitalise on a panoramic view of the Peak District National Park on the northern horizon.



Site layout plan with proposed footprint

Use of the site

A new-build family home is to be created on-site, deliberate in the choice of a more traditional colour and scale that is in-keeping with the surrounding buildings of Cheddleton village. It will, however, be constructed with modern methods of construction to provide a sustainable and efficiently designed home.

Amount of development

A single dwelling is proposed on the plot, which will exceed building regulation requirements of insulation and airtightness, incorporating Passivhaus design principles and modern technology. The dwelling is to sit at a considerable distance from the street and has been consciously designed so as to not encroach on the privacy of neighbours, as is set out in Appendix 3 of Staffordshire Moorlands Local Plan 1998.

Scale of development

The proposed footprint is of a suitable size for the plot. The roof ridge line sits lower than those at both 185 Cheadle Road and 3-5 Basford Bridge Lane so as to maintain a suitable scale with neighbouring plots and also not to infringe their privacy. The scale of the dwelling is comparable to that which has been previously approved on the site.



Elevation to Cheadle Road

Design Principles

Appearance

The design concept is such that on the surface the proposed dwelling appears traditional with its choice of façade materials, colours and shape. The decision to use a soft burnt orange render has been made by consideration of the brick in the local area. An archetypal house shape is mimicked on the symmetrical western elevation with four simple windows. These elements combine to form what will be a sympathetically designed house that both blends into the local vernacular and is aesthetically pleasing, with elegant modern touches.

Technology

The design utilises the speed and quality benefits of off-site fabrication. Prefabricated construction and a consequently short construction period mean that disruption to neighbouring landowners and vehicular / pedestrian movement along Cheadle Road will be kept to a minimum.

Sustainable living is a key driver for this development; a technical room at ground floor level houses a mechanical ventilation and heat recovery system with a mini air-source heat pump. The result of this is high-quality filtered air, a relatively low heating demand and consequently lower running costs.

Specific Sustainability Proposals

Low energy requirements for the new dwelling at Cheadle Road will be achieved by the incorporation of the following measures:

- Well-insulated and airtight structure to exceed building regulations U-values and airtightness requirements
- Triple-glazed windows with electrically-operated blinds to facilitate solar gain and shading where appropriate
- Mechanical ventilation and heat recovery system (MVHR) which exchanges heat from stale air in order to warm fresh air
- Intended use of structural timber sourced from sustainably managed forests
- Off-site fabrication and cranage of wall structure, limiting materials wastage and reducing overall number of vehicle movements for construction
- Rainwater harvesting tank

Landscaping

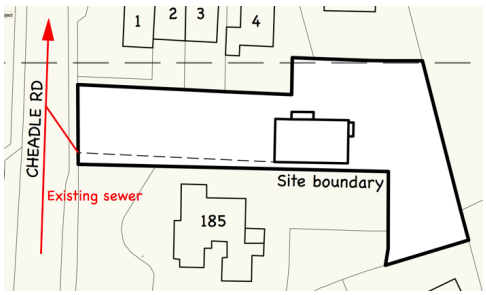
The existing garden areas will largely be maintained with all existing trees and fencing. A forecourt area to the front will provide adequate parking on site for one car with additional space for manoeuvring and for visitors. The surface material for the parking area will allow adequate porosity for drainage of surface water.

The dry stone wall which forms the site boundary will be retained as an attractive street frontage that reinforces the local vernacular in Cheddleton and the wider Staffordshire region.

Drainage

It is proposed that surface water will be collected and recycled in a rainwater harvesting system.

Foul drainage will be discharged into the existing sewer connection at Cheadle Road.



Site map indicating existing sewer

Access

As the site used to form part of the garden of 185 Cheadle Road, new vehicular access is proposed from Cheadle Road. The proposed new crossover is adjacent to the existing central island bollards, which will ensure reduced traffic speeds and therefore safe entry and exit.

The parking area provides a turning circle to allow vehicles to exit onto Cheadle Road in a forward gear. Cycle storage is envisaged to the rear of the house.

Fire brigade access is within permitted distances from Cheadle Road.

Bin storage is provided adjacent to the parking space and is screened from street view by the existing wall and hedges. Due to the long open driveway and parking, the user has easy access to put rubbish/recycling bins out on collection day.

Bedrooms and a bathroom are located on the ground floor, which facilitates wheelchair access inside the dwelling. Doors have been designed to a minimum 900 mm width for access. A notional lift position is also designated for future conversion.

Conclusion

Overall the objective of this proposal is to enhance the local environment on Cheadle Road with an attractive and sympathetically designed low energy house, using modern methods of construction to achieve this.

The built form itself lends itself to a 'typical' house shape viewed from the street elevation, with four symmetrical windows and a traditional roof pitch. The mixture of colours and materials chosen will allow the house to blend into and complement its surroundings.

This Design and Access Statement is intended to be read together with the Planning Statement prepared by Murray Planning Associates and the planning application drawings which are included in support of this application.