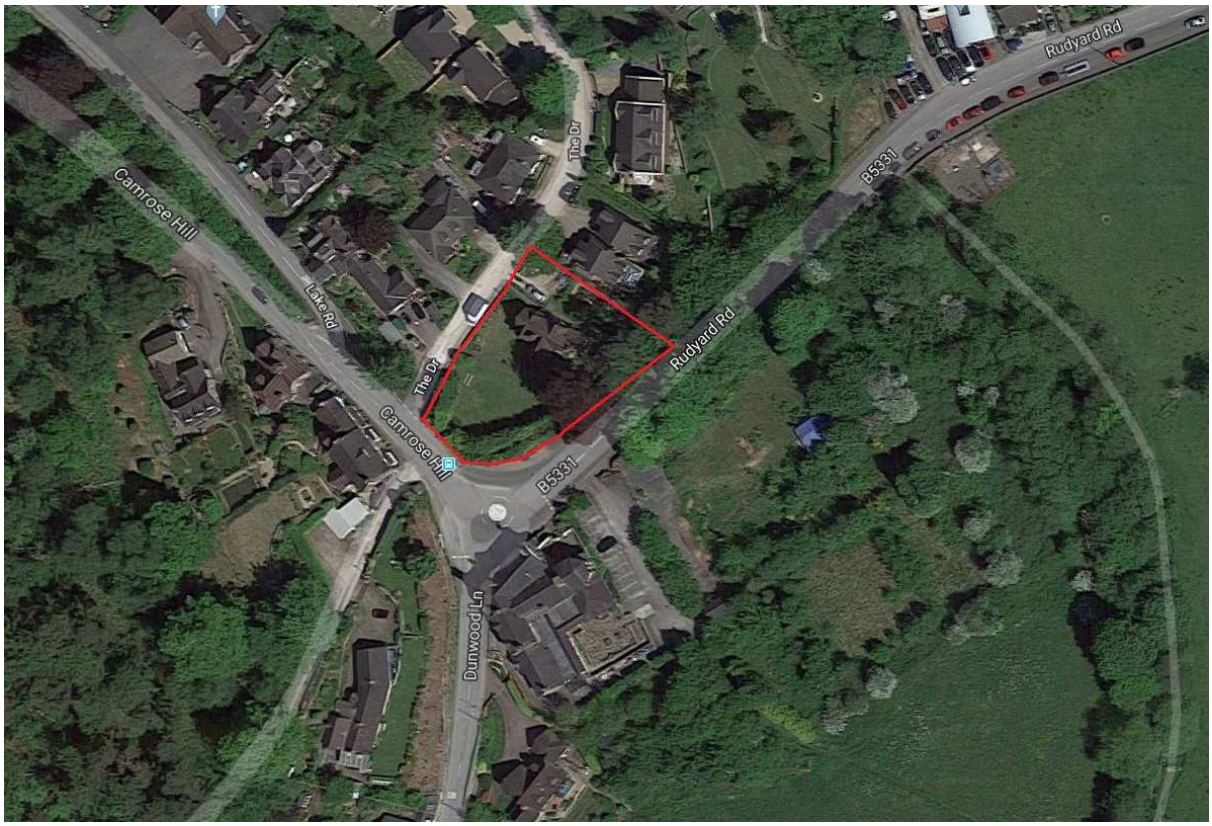
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Design and Access and Heritage Statement

PLANNING APPLICATION FOR A SINGLE GARAGE, WIDENING OF VEHICLE ACCESS AND OTHER LANDSCAPING ALTERATIONS AT KIPLINGS LODGE, ST13 8UX



September 2019

PLANNING APPLICATION FOR A SINGLE GARAGE, WIDENING OF VEHICLE ACCESS AND OTHER LANDSCAPING ALTERATIONS AT KIPLINGS LODGE, ST13 8UX

Introduction/Context

This design and access statement has been prepared to accompany the application for the proposed single car garage and widening of the vehicle access at Kiplings Lodge.

The site lies in the Rudyard Conservation Area therefore permission for landscaping materials and general garden alterations will need to be submitted

Proposal



The proposed garage has a single enclosed parking bay which is accessed off the driveway where external parking is also available on a proposed permeable block paved area. Due to the proximity to a horse chestnut tree, a Treetex T300 Geotextile separation fabric shall be laid across a section of the drive, which covers the calculated root protection area of the tree. The immediate area surrounding the tree shall not be paved, but left as a flower bed or area of grass. Also, a detached temporary structure that will be used as a yoga studio is proposed to be built alongside the dwelling on the South West corner. The image to the side shows the design of the yoga studio. The vehicle access to the property is to be widened to provide a width suitable to two vehicles. This will be done in a way to retain the appearance of the traditional entrance, with the stone gate post being shifted to the new position along the drystone wall.



Use/Amount

The proposed use is to provide secure parking for a vehicle and any potential storage uses it may have. Following the renovation of the driveway, an electric car charging point shall be added alongside the outdoor parking spaces. The separate garden room shall be used as a more private space for the client to perform yoga in.



Layout

The garage has been positioned alongside the house, just to the side of the entrance, so it is easily accessible for a vehicle pulling onto the drive. Further outdoor parking will still be available on the driveway. The yoga studio is a single open-plan space situated just off the patio area at the rear of the dwelling.

Scale



The scale of the proposed garage is suitable for the site, being 3.8m wide and approximately 6m long to be able to easily house a standard sized vehicle. The yoga studio is approximately 4.5m x 4m.

Appearance

The appearance of the proposed garage will be in a manner, in keeping with the house, so using a close matching bricks and tiles for the pitched roof. The existing driveway, where vehicles currently park, shall be paved using permeable block paving stones to increase the aesthetics of that area, which is currently hard standing that has become overridden with weeds. The yoga studio will be made out of high-quality materials by the manufacturer.

Landscaping



All the pathways and patio areas are currently concrete which has become unsightly and is in need of replacement. The proposal includes reforming the paths that lead to the side pedestrian gate and around the perimeter the property. As well as this, a new patio will be formed at the front of the house and these, along with the existing patio at the rear, will be re-paved with Indian Stone, all areas surrounding the paths and patios will be grassed as existing.

Access

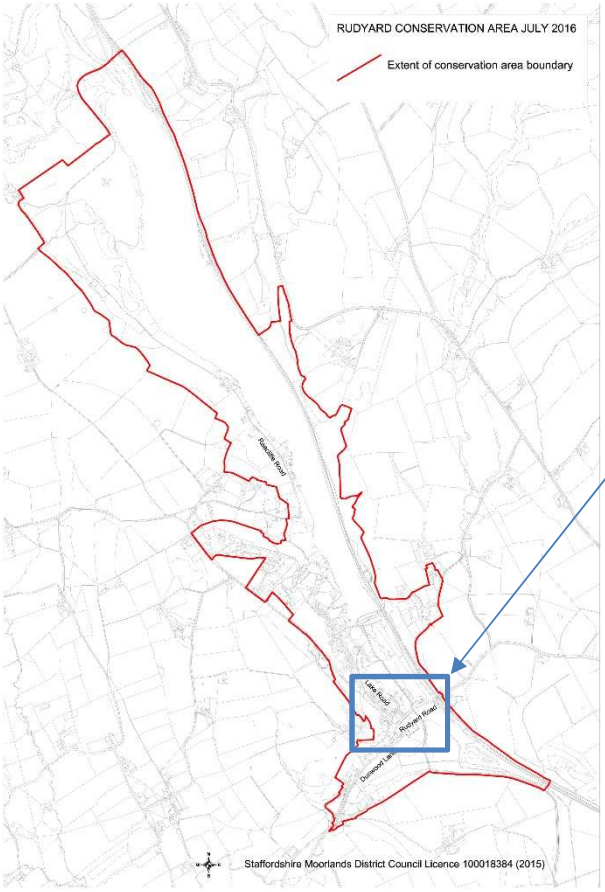
The access to Kipling lodge will be widened to allow room for two cars to pass through. The current drystone boundary wall will be retained, but taken back to give the wider opening. The traditional stone gate post will also be moved along to keep the aesthetics of the opening, which will no longer be gated.

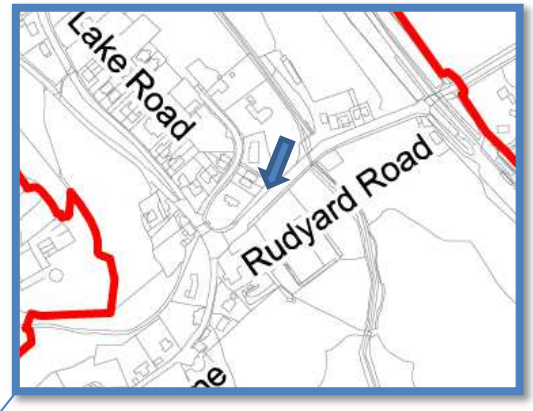
Statement of Historic Significance and Impacts

Kipling's Lodge is a detached dwelling which lies within the Rudyard conservation area, on a cul-de-sac called "The Drive." A study into the property shows the historic popularity of Rudyard because the North Staffordshire Railway saw the potential of Rudyard lake as a tourist destination, and benefited from trainloads of people visiting to enjoy the natural beauty and outdoor facilities. We believe there will be no impact upon the historic fabric or the appearance within the conservation area as a result of the proposed development. The Drive is an unadopted road, with pale yellow brick gullies, where development is largely hidden from main views. Our proposal does not alter the dwelling in any way and also is obscured by large trees located on the corner of The Drive, making it only visible at a closer proximity along the side of the development.

Kiplings Lodge is not an individually listed building as is bears no architectural or historical significance. The proposal will not detract from the special interest and character of the conservation area because the developments are only minor and are all in keeping with the appearance of the existing dwelling.

The garage has been designed to complement the dwelling with the use of close matching materials and its positioning parallel to the main dwelling is suited well to the site. The widening of vehicle access will be done in a sympathetic manner to the area as the traditional stone gate posts will be retained, but moved further apart once a small section of the drystone wall has been removed. The erection of yoga studio, which is a high quality, temporary structure, so won't have a long-term effect on the building, is proposed at the South East corner of the dwelling meaning it will be largely obscured from public view as it isn't in a prominent location. The other minor alterations within the garden include the replacement of the concrete pathways with a stone alternative and resurfacing the driveway from its current hard standing to a permeable block paving stone. Both of these alterations will enhance the amenity of the area.





A map showing the Rudyard Conservation Area and the relative location of the proposed site.