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Design and Access Statement

PLANNING APPLICATION FOR A NEW BUILD ON THE LAND BEHIND BRYN HELYG



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partner LABC

Chartered Institute of Architectural Technologists

Constructionline
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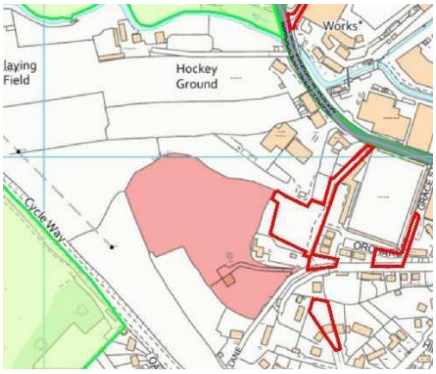
PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE DWELLING DUG INTO THE HILL SIDE AT THE LAND AT REAR OF BRYN HELYG.

Introduction/Context

This design and access statement has been prepared to accompany the application to build a new dwelling at the bottom of the hill behind Bryn Helyg. The land is currently undeveloped, and the hill will require to be dug into to create a level ground for the dwelling to sit within. From the east side of the site, the crown of the hill, the dwelling will appear to be a bungalow, however from the west side it will reveal the full two storey dwelling.

The site lies at the end of Kiln Lane in Leek. The site currently has a shed on it so the proposed development will not be the first on the site, nor will it stand out any more than the existing shed does. Whilst the site itself is classed as agricultural land, it does fall within the town boundaries and therefore is not classed as greenbelt land. This is demonstrated in the image below; the area highlighted in green indicates the greenbelt land surrounding the site whilst the red indicates our site.

The original application (SMDC/2019/0507) was refused due to reasons relating to its massing and prominent location on the hillside. The proposal has now been revised and the new scheme shows a reduced size dwelling and an alternative location on the site which is in a less prominent position that previously.



Current plans to build 3,000 new homes in Leek across greenfield land dwarf our proposal to build a single dwelling, which due to its design and location will have minimal negative aesthetic impact on the site, on an agricultural piece of land. It is one off dwellings, such as this, that can have a positive effect on areas, and we believe this dwelling would be a benefit to the area.

Proposal

The application proposes a new dwelling is to be built into the hill at the land behind Bryn Helyg. It is the clients wish to have a dwelling which makes the most of the views down towards Rudyard. They also wish to create a dwelling which is unique. To ensure the dwelling is both unique and in keeping with the site, we have proposed that is to be built into the hill. This will lower the impact that the dwelling will have on views from the A523, views from the south west will be screened by a layer of trees and shrubbery.

Use/Amount

The proposed use is to provide a new family home for our client, wanting to take advantage of the views towards Rudyard. The proposed dwelling is a 4 bedroom “upside down” house and will feature a games room with a courtyard patio area outside on ground floor.

Layout

In order to make the most of the views and to fully utilise the site available, the proposal is to dig into the hillside in order to allow for a larger building footprint without effecting the view of the site from the roadside. The views down towards Rudyard shall be exploited with large full height glazing providing views from the Kitchen and Master Bedroom and a large set of bi-folding doors to the dining area.

To further utilise the views, the dwelling shall be an “upside down” house, allowing the client to have the views from the rooms they would spend the most time in. In order to help screen any impact artificial lights could

have at night; the proposed dining room shall be set slightly back from the living room and kitchen in order to create a screen for the lighting in the room, so not to negatively affect the view from the A523.

As mentioned above, the dwelling shall have an attached garage to the east side of the dwelling, this will be used solely for vehicle storage and will be single storey.

Scale

The proposed development, by being dug into the hill, will appear to be well within the scale of the site and will take on a ground hugging form of development, appearing as a bungalow from the crown of the hill. This ground hugging form of development is listed as an desirable design feature in the Staffordshire Moorlands design guide for rural development. Obviously from the west elevation the full scale of the dwelling will be revealed, however the natural screen from the roadside will limit any negative impact the dwelling may be deemed to have on the views.

The scale and footprint of the dwelling has been reduced for this new application. From the crown of the hill, the ridge line shall sit a maximum of 5.9m this is a similar ridge height to that of the neighbouring shed, sitting at 5.3m. From the west side, the ridge line shall sit a maximum of 8.6m, however in front of this elevation shall be the natural screening created by the trees and shrubbery which sits at around 5m high.

Appearance

The aim for the appearance for it to not stand out from the surrounding landscape. To achieve this, we have proposed that the picture windows featured on the previous scheme are to be replaced with traditional windows, so to allow for an impressive appearance whilst not effecting the aesthetic of the site. The new design has given the dwelling a more barn like appearance.

The dwelling shall be constructed mostly of a light grey brick and will have a slate tiled roof so to stick to a theme of it looking like a farm building and not look like a modern block on the hillside. We feel that the use of a grey brick and slate roof is much more sympathetic use of materials in regard to this particular site.

Landscaping

Either side of the dwelling shall be a sweeping retaining wall to provide the site with a level garden area. For the dwelling to fully function as a family home, it is necessary to have a level garden area.

Access

The proposed dwelling shall use the existing access from the roadside which is pictured as approaching the site in images 1-5; however, it shall split off and a new driveway shall be formed to take people down towards the dwelling, which is shown in images 6 and 7. The remaining images (10 and 11) show the road access from the perspective of leaving the site. This is also shown on the proposed site plan.

Sustainability

The proposed development shall utilise modern technology to be ‘off grid’ where practical to do so to reduce the carbon footprint and exceed current building regulation requirements. For this proposal there are solar panels situated on the South West elevation to take maximum advantage of the sunlight. Also, a ground source heat pump shall be installed using a bore hole, as the applicant is keen to have off-grid and renewable style energy sources, to follow the governments encouragement for these technologies.

Principles of sustainable development have been the guide all stages of the design process from orientation of the proposed buildings, its use of energy and water, to the selection of materials for construction and decoration. Climate change is the biggest global issue we face. The Government is committed to reducing the UK’s carbon emissions by 60% by 2050. Buildings are responsible for over half of those emissions (with 27% being produced by our homes), sustainability here is crucial. Planning Guidance recommends the following order of priority in relation to buildings:

- Reduce the need for energy.
- Use energy more efficiently.
- Use renewable energy.



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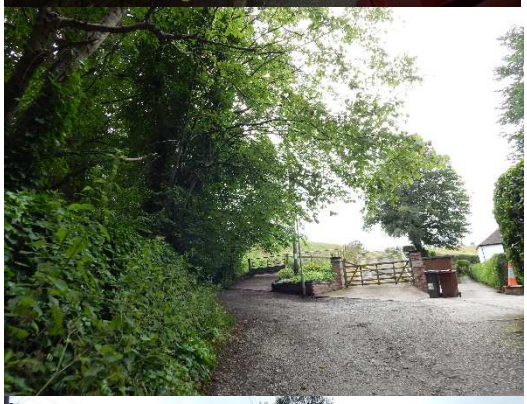
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