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Design & Access Statement
Proposed Dwelling,
Jubilee Terrace, Leek, PP-08495306

1. Site:

1.1 Site Location:
Jubilee Terrace,
Leek,
Staffordshire,
ST13 8DW

Easting: 397684
Northing: 356544



Fig. 1 The Plot

2. Applicant Details:

2.1 Applicant:
Mr H Grindon,
Edge Top Farm,
Longnor,
BUXTON,
SK17 OPS

3. Application Summary

3.1 The applicant is seeking consent to build a dwelling on land and off Jubilee Terrace in Leek.

3.2 This application follows a pre-application enquiry, ref: PAD/2019/0038.

3.3 The officer advised that since the site lies within the development boundary of Leek, there were no policies restricting development and a dwelling in this location would be acceptable. The proposal would be judged against Core Policies SS1, SS1a, H1, DC1 and space about dwellings and policies in the NPPF.

3.4 The officer went on to advise that ecology and tree surveys be carried out and the specialist advice from SCC highways be sought.

4. Description of the site

4.1 The site lies on the north western side of Jubilee Terrace.

4.2 The site lies within the town's development boundary.

4.3 Leek is the largest town in the District with a wide range of local services, employment opportunities and good access to public transport.

4.4 The site is not in the Conservation Area.

4.5 The site area measures approximately 222 sq. m. The plot is relatively long and narrow. It tapers with a relatively narrow frontage onto North Street: ~10m at the upper end, tapering to ~8m at the lower end. The plot is approximately 23m long measured along Jubilee Terrace.

4.6 Although, the plot might have once have formed been part of the rear gardens of numbers 1, 3 and 5 Westwood Grove, the 2nd edition map of 1899 shows the plot subdivided with (out)buildings at the south western end.

4.7 Map regressions show that Jubilee Terrace and the surrounding terraces date from circa 1890. They were built to accommodate mill workers employed in the nearby Wellington and Waterloo silk mills.

4.8 Jubilee Terrace slopes down towards North Street, so the houses on the eastern side of the terrace have a stepped roofscape. They are typical Victorian terraced houses with brick elevations under blue clay tiled roofs.

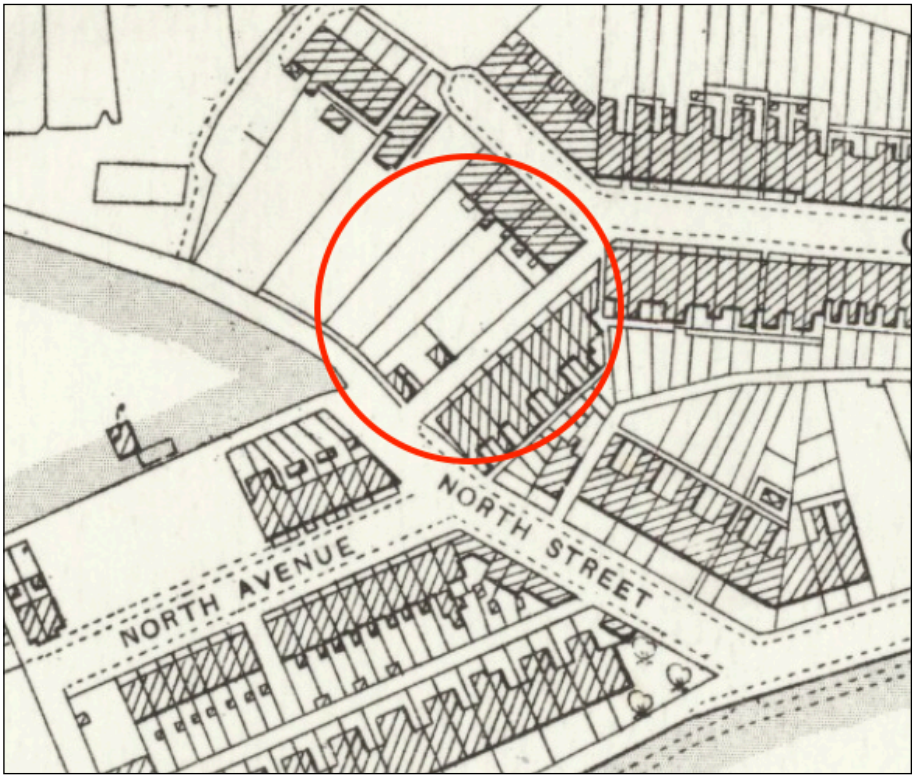


Fig. 2. Extract From 1-25 inch map, of 1899, sheet VIII.9.9



Fig. 3. Jubilee Terrace.

4.9 Although most of the terraces are late Victorian, there are one or two modern developments along North Street including a section of small bungalows and detached garages. There are clearly modern in character and don't exhibit a strong sense of place.



Fig. 4. Bungalows on North St.

4.10 The plot currently contains a pair of utilitarian concrete garages and is rather overgrown and unkempt.

4.11 The site is used for informal off-road parking. Littering with drink and laughing gas containers is suggestive of a level of antisocial behaviour.

4.12 The access to the garages is surfaced with bituminous macadam which has cracked and overgrown.

4.13 Boundaries are formed by a combination of hedges, wooden fences, a drystone wall and a brick wall.

Please refer to the accompanying 1:200 Existing Block Plan for further details.

5. Description of the proposed development

5.1 The proposal is for a three bedroom bungalow with a total floor area of 80 sq. m.

5.2 The proposed building is a simple rectangular design with a kitchen-dining room, living room, hall and w/c on the ground floor with three bedrooms and a bathroom in the loft.

5.3 The rear garden measures approximately 80 sq. m. The front garden measures approximately 50 sq. m.

5.4 The principal windows are at the gables and face northeast and south west. The windows on the south east side, facing the properties on the opposite side of jubilee terrace, serve a utility room and w/c and are obscurely glazed.

5.5 The walls of the building will be clad in red brick: Ibstock Birtley Olde English.

5.6 The roof of the dwelling will be clad in blue clay tiles with a dentilled eaves and verge. The tiles will be: Hawkins Staffordshire Blue.

5.7 Four Velux GGL CK04 roof-lights will be fitted, two on each side. These serve the stairwell, bathroom and middle bedroom

5.8 The windows and doors will be grey double glazed uPVC.

5.9 The design will be compliant with Building Regulations, Part M with a ramped access to the front door. The ground floor bathroom and w/c comply with the lifetime homes standards for space.

5.10 Rainwater goods will be black half round.

5.11 Soil pipes will be internal.

5.12 Foul and surface water will discharge to the public sewer system.

5.13 Electricity will be provided by means of a below ground service connection.

5.14 No external lighting is proposed.

5.15 The parking will be surfaced in permeable block paving.

5.16 The patio, perimeter path and steps will be surfaced with Indian stone paviours.

5.17 Boundaries will remain as existing, supplemented by a drystone retaining wall at the rear of the garden.

5.18 An area has been set aside for refuse and recycling wheelie bins.

Please refer to the Proposed Block Plan and Proposed Plans & Elevations for further details.

6. Trees and Ecology

6.1 A protected species survey has been carried out and finds that the site holds no potential for roosting bats and there were no signs of badger activity.

6.2 The ecologist recommended that any external lighting be directed downwards and timed to avoid the hot after dusk and before dawn when bats are most active. He also recommended that site clearance should avoid wherever possible the nesting season, generally March to August and outside of theses time, the advice of an ecologist be sought.

6.3 As an ecological enhancement, it was advised that the trees be replaced with species more suitable to the surroundings but that the western hedgerow be retained.

6.4 An arboricultural assessment has been carried out and finds that there are three mature tree on site, a Sycamore, a Silver Fir, and a Leyland cypress. These are low quality trees which have outgrown the site and are wholly wholly inappropriate species for a small urban garden and should be removed. No trees on site are subject to a tree preservation order, TPO.

6.5 To mitigate for the loss of the trees on site, replacement planting is advised. Species suitable for small urban gardens should be chosen. Japanese maple, or dwarf crab or cherry would be suitable.

7. Conclusion

7.1 The development is a sustainable development in accordance with Policy SS1a of the adopted Core Strategy and paragraph 11 of the NPPF.

7.1 The principle of the infill development on windfall sites within the development boundary of towns is in agreement with Policy H1 of the adopted Core Strategy.

7.3 The dwelling makes efficient use of the plot, has adequate outdoor amenity space, respects principal window interfacing distances and will not cause loss of light the the ground floor windows of properties on Jubilee Terrace. The space between dwellings is comparable with the terracing at the top end of the terrace and at Westwood Grove.

7.4 The design employs traditional facing materials, detailed to match the nearby terracing and the scale and layout respect the surrounding. The proposal is therefore in agreement with policy DC1 of the Core Strategy.

7.5 It is proposed that the building be heated with an air source heat hump, in agreement with policy SD3 of the Core Strategy.

7.6 The site is in a location which reduces the reliance on vehicles and the Highway Authority have no objections to the provision on grounds of highway safety. The proposal therefore accords with policy T1 the Core Strategy.

7.7 In conclusion, the proposal is a sustainable form of development in accordance with policies in the adopted Core Strategy and NPPF.

A W Newby, B.Sc (Eng). DMS.
PME Planning Services
Tuesday, 11 February 2020