Design & Access Statement JMD 616-04

Residential development
Butlers Arms, Cheadle Road Forsbrook

Use:

The proposal is for the construction of 4no. detached properties. 2No 3 bed units and 2No. 2 bed units, all accessed from the Cul de sac East Bank Ride. The site was originally part of the demise of The Butlers Arms but has since been separated legally and is owned by the applicant. The site has not been maintained and is not of any use to the public house.

Quantum of Development

The site comprises approx 1357 sq.m.
The 2 bedroom unit is 78 sq.m. over two floors. The 3 bedroom unit is 116 sq.m. over two floors.

Both houses have 2 parking spaces each in excess of authorities parking standards.

Layout:

This scheme has been submitted for a pre app and replied to by Ms Lisa Howard. **PAD/2017/0053**. Ms Howard's advice is to include family accommodation within the submission. It was also suggested that tandem parking be incorporated down the side of the properties to allow grass landscaping to the front. The over flow parking included in the pre app submission is to be removed. We have followed that advice to the letter.

The estate this development is accessed from is predominately semi detached bungalows with gable to gable roofs. This site is to all in intents and purposes, at the end of the cul de sac in the corner of a 90 degree bend in the road. All the properties have a very rigorous building line, all very straight and uniform for the whole of the site.

Although Ms Howard's opinion is that this is an extension to the existing estate we feel this site is unique and has more in common with the public house, the site it derives from. The scheme does not follow the same regimented building line. The houses are set back and the semis are separated well apart with well established trees and large areas of grassed framing the site.

The proposed properties follow the same design philosophy having gable to gable construction to match the bungalows. The existing estate is quite monotonous and we feel a little change in design would add to the character of the estate.

The three bed houses sit beside The Butlers Arms, which is two storey, and will be read with that building. The two storey 2 bedroom houses are set down into the natural contours of the plot. The land dips down in level at this point of the site as it falls to the stream at the rear. The foul drains will need to be pumped up from these two plots to join the gravity drains leaving the site into East Bank Ride.

The amenity standards meet policy DC1. There are no opposing windows. There is a side first floor window at No. 2 East Bank Ride, but they are 27m away from the 2 bedroom houses.

Access:

The site is generally flat to the East from the access onto East Bank Ride. The site does fall away from the entrance of the site towards the West towards the stream. There are 2 car parking spaces per dwelling, to allow for off street parking.

The site is located within walking distance of Forsbrook Village Centre. The Village centre provides a number of shops including Fish and Chip and sandwich shop, A Spar convenience store, a further PH, Butchers, Indian Takeaway, Wine Shop and Hairdressers. The 6A bus route to Stoke On Trent passes through the village in front of The Butchers Arms. The bus also links to connected villages Blyth Bridge and Blyth Marsh. These villages have direct contact with the A50 from Stoke to Uttoxeter. A train line passes between Stoke and calls at Blithe Bridge. The site is in a very convenient and sustainable location.

Landscaping:

The site is generally level. Three Mountain Ash trees have been added to the north boundary. There a number of self seeded mature tress which will need to be felled to make way for the building plots. The tress that are not affected by the development will be retained for amenity. Most of the drives of adjacent properties are hard landscaped. This development will incorporate large areas of turf. The drives and circulation areas will have a bound Derbyshire stone chip finish of 12mm 19mm thick on a 75mm wayfarer Bredon sub base. There are a number of mature trees on site that will frame the development.