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Design & Access Statement

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Project	Mr L. Millward & Ms P. Walford Churnet Croft Cottage Wood Road Longsdon Stoke-on-Trent ST9 9QB	Project No.	LEMI/2020

1.00 INTRODUCTION

1.01 This Design & Access Statement is submitted in support of the Householder Planning Application for the replacement of an existing timber framed and glass conservatory with an orangery, together with passageway linking the main house with the existing garage. The application address is known as Churnet Croft Cottage, Wood Road, Longsdon, Stoke-on-Trent.

2.00 CONTEXT

2.01 The property is a period cottage which has been extended and modified to a high level of specification. The site enclosure naturally slopes away from the northerly position where the house is located towards the garage which sits at the bottom southern section of the of the garden area.

2.02 The property is situated on land adjacent to Churnet Croft which itself lies above the Caldon Canal (Leek Branch). Churnet Croft Cottage and Churnet Croft are access off Wood Road and are the two end properties located 1/3 mile off Sutherland Road. Wood Road is a private road, primarily of single vehicle width which merges with a track connecting Mollatts Wood Road through to the Caldon Canal and Wallgrange.

2.03 The existing property purchased by the current owners in 1982 was a basic derelict two up two down house which with the benefit of planning permission has been extended to provide modest accommodation. Applications SMD/1983/0466 provided permission for kitchen accommodation with a bedroom over. Application SMD/1988/1467 provided permission to form a conservatory. Application SMD/1991/0313 gave permission to create an extended dining room with berdoom over.

2.04 An application for a Certificate of Lawful Development was made in August 2018 which through consultation with your planning office as now been withdrawn (Application

reference SMD/2018/0545). The application was submitted on the basis that the orientation of the property would have provided Permitted Development Rights for the proposal and as this was a case of planning impretation it was considered best to submit an application. As it was the area concern was considered to be side extension and the fact that the property had already had the benefit of a previous side extension the aggregate width would have increased the overal width by more than 50% deeming the proposal as not meeting permitted development rights.

2.05 Application SMD/2018/0687 was approved on 28th May 2019. For the Replacement of the UPVC Conservatory with a stone constructed Orangery, a glazed Link Section and extended Garage section to for Utility and Ground Floor Toilet. The total increased floor area of approximately 9m2.

2.06 The proposal sets out to address the replacement of a dated UPVC conservatory with a more in keeping grey painted, hardwood clad, cavity wall construction orangery and Link Section. The increased floor area between the existing conservatory (6.3m2) and the new orangery being the same floor area (6.3m2).The addition of the linked passageway adding a further (8.7m2).

3.00 DESIGN COMPONENT

3.01 The proposal would seek to create an orangery which would reflect the high quality improvements made to the property replacing the rather dated dark timber finish UPVC conservatory. The replacement orangery and linked passageway would be built with a base of square coursed stone to match the main dwelling together with dark grey painted hardwood window frames, columns and raised and molded panels. The roof area for the orangery and linked passageway will be of flat roof construction. The section of roof linking the passageway to the garage would be formed as a pitch roof which would marry in to the existing plain clay tile roof of the garage.

3.02 The replacement of the conservatory with the orangery would see a significant improvement in energy efficiency in this area of the property. Unfortunately, the present conservatory was constructed in a period when building regulations insulation standards for Part L were less demanding.

3.03 Due to the nature of ground levels and their association with the proposal and the boundary areas, the height of the proposal in this location was considered to be an important factor in terms of its potential mass and its relationship to neighbouring property. Although it would have been preferrable to have designed all of the roofs with a tiled pitched form, this approach was considered overstated and disproprtionate. The decision therefore to design a flat roofed structure which would sit comfortable with the existing dwelling, allowing an articulation of orangery and flat roof linked passageway to abut the new gable of the garage link area was a considered choice.

4.00 ACCESS STATEMENT

4.01 The property is situated on sloping land and during winter month access to the garage from the main entrance can sometimes be a challenge. The proposal will provide direct safer access to the garage area.

4.02 The property currently only has toilet accomodation at first floor level, the linking up of the garage with the house will also provide much needed access to the w.c. which is currently an existing integral facility within the detached garage.

5.00 Conclusion

5.01 The proposal seeks to address improvements to the delightful cottage and providing a more energy efficient replacement ground floor addition. The linked passageway addresses many logistical issues including providing access from the main house to ground floor toilet facilities.

5.02 The dwelling has been designed with due consideration of its size, mass and its minimal impact on neigbouring property.

5.03 The proposal seeks reconsideration the details approved under SMD/2018/0687 as the glazed Link Section would produce a contempory element of the cottage which is considered to be inappropriate. The proportional balance and finish of the grey painted timber clad Orangery, being the more appropriate and prefered format for that of the Link Section, which has been very carefully considered in my clients review.