Design & Access Statement

Proposed Detached Dwelling on Land Adjacent to
Rose Hill, Stoney Lane, Endon, Stoke on Trent, Staffordshire, ST9 9BX.

For Ms J. Walker

April 2020

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Due to changes in global and personal circumstances the Outline Planning Permission Ref SMD/2017/0277 is due to lapse on 27th June 2020. It was the applicants desire to progress the project to Full Details Application followed by construction phase allowing the family to move into their new home. Unfortunately, there are still infrastructure issues to be resolved for Full Detailed Application to be made, this coupled with the construction industry now being in a different level of lockdown, the whole process has seen delays in moving matters forward. Therefore, in order that we are better positioned once the nation is more aware of the 'new norm' we resubmit the details for Outline Planning Permission to construct a detached dwelling and garage on an area of the large garden which is still very much surplus to requirements.

The land to which the application relates is at the end of a private driveway which includes Rose Hill. The driveway currently connects with the driveway which services the property off Stoney Lane and provides dual access. Rose Hill is one of four large Victorian semi detached villas fronting Stoney Lane. The 'back lane' which would also have served these properties now provides access to a number of new properties built over the past 25 years in these large garden areas.

The site levels naturally fall north to south and also west to east and provide an opportunity to create a two storey property with a single storey façade fronting the main access at the higher levels which is both relative to the driveway, existing sun terrace and garages. The two storey portion creating a lower ground floor level being of similar level to existing summer house and lawn area which can bee seen through a site visit or available Site Plan

The layout of the property provides family sized accommodation with adequate garden area which would have little or no effect on neighbouring property. Principal windows have been carefully positioned to provide adequate natural light taking reasonable care to maintain suitable levels of privacy to existing property. All aspects of the Staffordshire Moorlands District Council Planning Guidelines have been taken into consideration in meeting the approved standards.

The scale and proportion of the proposal is considered unobtrusive and in keeping with nearby recently constructed more modern designed property being a pleasant

contrast to the Victorian villa design. The materials proposed for the new dwelling would be traditional red / brown facing brickwork walls with a smaller portion of cement rendered panels together with plain tile roof finish creating an appealing modern vernacular in this area.

Landscaping proposals would be reserved for detailed planning proving suitable finishes to the forecourt areas, garden walls, boarders and screening where necessary.

Access Statement.

The Upper Ground Floor Area proposal will include corridors and doorways which will meet Part M of the Building Regulations and will accommodate a toilet with Study / Bedroom.

Access to the Lower Ground Floor area can be accommodated with a chair lift to the proposed staircase. This in turn will also provide reasonable access to the garden area accessed through doorways at this level.

Access to vehicle parking and garaging will be at the Upper Floor Level. The upper ground levels providing existing vehicular and pedestrian access through to Clay Lake where there are nearby Bus Stops running between Leek and Hanley.