
Project: Proposed detached bungalow on former annexe within Meadow View, Clewloes Bank, Stanley Moor

Title: Design and Access Statement

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Introduction

This Design and Access Statement has been produced to support the Full Planning Application for the development of a single storey detached bungalow on land where a current annexe exists within the grounds of the dwelling known as 'Meadow View' Clewloes Bank, Stanley Moor.

This formal application follows significant discussions and liaison with the Planning Department of Staffordshire Moorlands District Council, the site is currently a detached residential property with separate annexe, elevated from street level.

Background

The site is located approximately 6 miles southwest of Leek via the A53. Stanley Moor is a rural setting with predominately a blanket green belt. Clewloes Bank is the main contributory from the A53 Endon through to Bagnall.

The northern tip where it meets Stanley road and the Rose and Crown Public House is located at the bottom of the bank, the southern tip where it meets Bagnall village is elevated. The residential properties are mainly on the left of Clewloes Bank when travelling up the bank. Meadow View, a substantial, established property is located on the left elevated from the road. Meadow View sits within an established and generous plot.

The immediate stock consists of varying property types, to the north comprises 1930's traditional semi detached properties with 1970's/1980's detached properties within 500 yards.

To the south, bungalows, semi detached and detached properties sit within the street scene. Materials also vary from traditional red brick to a mix of red brick and render to the immediate semi detached properties and full render to Meadow View and neighbouring bungalows.

The proposal will utilise the existing access with a short 'shared driveway' to serve also 'Meadow View'.

Several TPO's exist within the vicinity with 2 no being sited to the front of 'Meadow View' although the proposal will not be affected by such.

The proposal will sit back and fit 'snug' within the site, be elevated to achieve westerly views over the fields bordering Clewlow's Bank.

Design Development

The whole site known as Meadow View achieved approximately 1942 sqm. It is proposed to subdivide this for a separate bungalow. The site area for this proposal will achieve 620 sqm. The principle of developing the site for a single dwelling house would comply with both local and National policies as long as it does not have a greater impact on the openness of the green belt. Therefore consideration under paragraph 145 (g) of NPPD and policy H1 (5) (e) as a proposal to redevelop previously developed land is justified.

The existing annexe which is currently located on the site measures 6.2m wide and 7.4m long with a flat roof 2.6m high (measured in the centre from ground level to the principle front elevation).

Taking into consideration a 30% increase over and above the existing annexe a footprint of 6.2 x 9.4m is the basis of the proposal. $6.1 \times 7.3 = 45.88 \text{ sqm}$ @ 30% increase an additional 14 sqm can be achieved. $45.88 + 14 = 59.88$.

$6.1 \times 9.4 = 58\text{sqm}$.

A traditional symmetrical bungalow having glazed elements to the front elevation to achieve westerly far reaching views.

It is proposed to be traditional brick (low maintenance for occupants) with a blue feature band and simple detailing throughout.

Layout

The layout will be traditional front facing set back from Clewlow's Bank and sited to maintain necessary space about dwelling standards i.e. from the rear of adjacent neighbour known as 'Loreto' and also from the rear of the dwellings sited in 'The Avenue'.

The existing annexe will be demolished to make way for the proposal.

Parking provision for 2 vehicles will be maintained together with ample parking for Meadow View. Internal layout is such that kitchen/dining/living rooms will be to the front having large, glazed elements to achieve maximum views.

The bedroom is sited at the rear.

Utilising the existing entrance point on the site, the gently inclined drive will remain, shared access to both properties is proposed.

Scale

The proposal is for a stand alone self-contained bungalow, dimensions are governed by the size of the existing annexe + 30% increase.

External dimensions are 6.2m x 9.4m.

2.5 to eaves and 4.7 to ridge from ground level.

Traditional mono pitch roof with gables to front and rear likewise the next door but one bungalow known as Way Side.

Large rear private garden set slightly higher due to topography achieves approximately 231 sqm.

Landscaping

The existing TPO's will not be affected by the proposal, please see enclosed Arboricultural survey. The front will be mainly off road parking, the rear garden will be mainly laid to lawn with traditional residential type design. A small retaining wall to the side and rear garden will be required.

Appearance

Traditional approved facing brick with distinctive blue plinth, large glazed elements to principle frontage and rear bedroom being symmetrical.

Dry corbel eaves detail and verge being maintenance free for the occupier.

The overall design will sit comfortably within the street scene as no defined design exists.

Access

Via the existing vehicle access from Clewloes Bank, ample vehicle turning within the site will be achieved, all vehicles will be able to access and exit in a forward gear.

Conclusion

Through numerous designs and correspondence the principle of development under paragraph 145 (g) of the NPPF and policy H1 (5) (e) as proposal to redevelop previously developed land is justified. The location and siting of the proposal meets all criteria when compared with space about dwellings and amenities area and will be less visually prominent than the existing annexe.

We believe that the proposed scheme will provide an intervention of high quality which will compliment the existing surrounding areas and satisfy a key theme of Staffordshire Moorlands Council in the promotion of a cohesive and sustainable community with quality robust design.