

Design and Access Statement

CLIENT: Rudbrook Limited

LOCATION:

Land adjacent to 'Sandfields'
Kingsley Road
Cellarhead
Stoke-on-Trent
ST9 0DJ

PROJECT:

Proposed 3No new dwellings. (Amended application)

Introduction.

See separate Planning Statement provided by Rob Duncan Planning Consultancy.

The amended application that is the subject of this statement is a resubmission of the previously refused application SMD/2021/0133. The details of the proposal having been amended in order to address the reasons stated for refusal.

The following is a brief summary of the changes that have been made to the proposed scheme in order to address the previous objections.

- The width of the properties have been reduced in order to enable an increase in the spacing between the dwellings.
- The roof structures have been redesigned in order to re orientate the primary ridge line, thereby presenting a less dominant ridge line from the front elevation.
- The ridge lines have been reduced and broken up to give a greater degree of variance.
- The ridge line height, as viewed directly from the public highway has been reduced by over 700mm compared to the corresponding ridge line of the previous application. The primary ridge line which now presents as a gable when viewed from the public highway has been lowered by 250mm.
- The eaves heights generally have been lowered by 175mm with the front facing eaves height having been lowered by 775mm.
- The properties have been designed and orientated in order to present an elevation to the adjacent property (Pathways) with an overall lower height roof structure and a reduced massing of brickwork.

Description of Application

The proposal is for the construction of 3No, detached, two storey houses on land adjacent to 'Sandfields'.

Amount

The area of the site to be developed, measures 1960m².

The site would be divided into three roughly equal plots with the central plot including an area of shared driveway.

A strip of land along the south eastern boundary is set aside for the accommodation of a footpath.

Plot 1 would measure 575m²

Plot 2 would measure 600m²

Plot 3 would measure 660m²

Each property would have a footprint of 140.00m² and a combined ground and first floor habitable floor area of 217m²

Each dwelling would include:

On the ground floor: A sitting room, a living/kitchen/diner, a utility, a WC and an integral garage.

On the first floor: Four bedrooms one en-suite, a Jack & Jill en-suite and a family bathroom.

Plot 1 would have a rear garden (private amenity space) of 185m²

Plot 2 would have a rear garden (private amenity space) of 214m²

Plot 3 would have a rear garden (private amenity space) of 254m²

Layout

The orientation and positioning of the proposed dwellings is determined by the orientation and nature of the site and is in general compliance with the previously approved layout of application SMD/2019/0452

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the site is not compromised.

The proposed scheme layout provides 'Space about Dwellings' levels considerably in excess of the required minimum standards.

Account has been taken of the need to avoid impacting upon the amenity and privacy of the adjacent dwellings.

The design of the proposed dwellings is such that there are no 'principal' windows conflicting with adjacent properties or proposed boundaries.

The proposed dwellings would be accessed by a new vehicular and pedestrian access from off Kingsley Road. The details of the access are exactly as previously approved under application SMD/2019/0452.

The front elevations of the properties are staggered and be set back from the site boundary all as previously approved.

Scale

The nearest dwellings adjacent to the proposal are 'Pathways' and 'Moorcliffe' which like the majority of properties in the vicinity are traditional two storey properties.

Landscaping

The landscaping will be as detailed on drawing No 21/616/04/B.

The pathways immediately around the new dwellings will be paved with Raj, Green Indian Stone.



Raj, Green, Indian Stone.

The drives and parking areas would be surfaced with tarmac.

An area at the front of each property defining the extents of the driveways, would be lawned.

The splayed access will be formed with a continuation of the existing drystone walling detail.

Two small areas of lawn/low shrubbery will be formed immediately inside of the road side wall providing a soft landscape visual break between the road and the hard landscaping of the internal driveway and parking areas.

Existing hedges will be retailed.

The rear gardens will be predominantly lawned.

Boundary divisions between the properties to the sides and rear of the properties will be a combination of native hedging and 1400mm high timber panel fences.



Timber panel fence.

Appearance

The principle behind the design is to achieve the required level of accommodation in a manner that conforms to and compliments the existing character of the site.

The proposal has been developed having regard to the following considerations:-

- The desire to provide high quality properties with a tradition character complimenting and enhancing the setting.
- The need to be compatible in form and scale to the majority of the surrounding buildings.
- The desire to retain all features which contribute to the character of the site.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development
- The need to comply with access and other details previously approved under application SMD/2019/0452.

The external walls of the dwelling would be in facing brickwork with 'Weinberger Trentino' facing bricks subject to Local Authority approval.



Weinberger Trentino

The roof would be covered with Staffordshire Blue tiles.



Staffordshire Blue tiles

Fascias, barge boards and soffits would be in UPVC.
Windows and external doors would be in UPVC.

Access

The development would provide for occupation by less well abled people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc: measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.

The access onto the site would be a combined vehicular/pedestrian access. All users of the site, irrespective of age or disability would have convenient and equal access to the building.

Pedestrian and Transport Links

Vehicular access to the site is proposed to be off Kingsley Road, in full accordance with the details previously approved under application SMD/2019/0452.

Access proposals are simple and straight forward and provision has been made within the proposed domestic curtilage for the parking and turning of vehicles.

The site is located within reasonable walking and cycling distance of local amenities. The occupants would have easy access to the local bus services which are available from several points within the vicinity.

The proposed development represents a sustainable form of development.