



Supporting Design & Access Statement

19th July 2021

Client: Mr & Mrs Jones
Project: P256 – Land Rear of 44 Grange Road, Biddulph,
Staffordshire, ST8 7RY

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1 INTRODUCTION & BACKGROUND

This planning, design and access statement has been prepared by Epoch Architecture Ltd to support a planning application for works at; Land rear of 44 Grange Road, Biddulph, Staffordshire, ST8 7RY. Planning permission is sort for the demolition of an existing storage building and re-positioning and replacement.

The purpose of this statement is to inform and support the proposals within the application, ensuring that the design is considerate to the site, its context and history, whilst providing an inclusive environment.

The statement has been prepared to present the following information;

- Site location and analysis
- History and character of the site
- The design principles behind the proposals
- The positive impact that the proposals will have on the surroundings
- Scale, massing, density and orientation of the development

The planning application is supported by the following information;

Epoch Architecture

P256 – 200 Existing & Proposed Plans & Elevations.

P256 – 201 Existing Block Plan.

P256 – 202 Proposed Block Plan.

P256 – 203 Location Plan.

This statement provides a review of the above information and provides further support to the application itself.

2 SITE AND CONTEXT

a) Location

The site is located on Grange Road, Biddulph within a small cluster of residential development. The site is outside of the settlement boundary of Biddulph and within the green belt. The application site itself is outside of the residential curtilage of no. 44 Grange Road.

b) Site Characteristics

The application site consists a parcel of land 2745sqm in size. An existing storage building is located on the site as can be seen from the plans. The perimeter of the site is bordered by numerous trees and hedgerows. Those within striking distance of the proposals have been surveyed and are indicated on the plans. A small brook runs alongside the southern boundary of the site which is an outfall from Poolfold. The stream progress to become part of the Biddulph brook at Whitmore.

c) Site History

It is estimated that the surrounding properties were constructed around the early-mid 20th century. It is anticipated that the host property has always remained in residential use.

d) Character of the Surrounding Area

The surrounding area is generally residential with the Talbot public house found immediately to the West and its car park borders the application site just the other side of the brook.

e) Site Access

The site is accessed through the garden of no. 44 Grange Road or via the existing gated access point off Grange Road adjacent the Talbot PH car park access point.

3 PLANNING HISTORY

The SMDC interactive planning site was used to search for previous planning applications at the site. The following was established;

Reference: SMD/2014/0405 – Front and rear single storey extensions and detached garage with integral coal & wood store to the rear – **Approved with conditions.**

4 DESIGN PARAMETERS

The scheme proposes the demolition of the existing building on the site and construction of a replacement building that is circa. 30% larger by volume than the existing building. The building has also been re-position slightly further to the South-East to provide a greater distance to the existing trees and hedgerow.

(a) Amount

The existing gross internal area of structure to be demolished is 13.5sqm. The proposed new building has a gross internal floor area of 19sqm.

(b) Layout

The layout proposes a building very similar to the one it replaces. The building has been re-positioned slightly to improve the health of the adjacent trees.

(c) Scale

The proposals within this application are sympathetic to the existing building. It has a matching form however with a slightly larger volume of circa. + 30% in-line with local green belt policy requirements.

(d) Appearance

The proposed building shall be finished in materials to match those of the existing building.

Materials proposed are as follows;

Brickwork – A two course engineering brick plinth will be provided from ground to dpc level.

Roof – Corrugated metal roofing sheets are proposed – colour as stated on the plans.

Windows and doors – A mixture of upvc and metal as stated on the plans.

(e) Landscaping

Generally landscaping shall remain as existing.

5 CONCLUSION

The proposals within this design and access statement and the supporting information present a well thought through scheme. The relevant National and Local design policies have been examined and it is our opinion that these policy requirements have been met. The replacement building is sympathetic to the setting and materials proposed are currently present on the site and are again sympathetic to the wider green belt setting.

It is therefore our view that the application for planning consent should be viewed favourably by the local authority and recommended for approval under delegated powers.