

Design & Access Statement

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Project Sandra Willis
3, Rochford Close
Leek
Staffs. ST13
Project No. SAWI/2021

1.00 INTRODUCTION

- 1.01 This Design & Access Statement is submitted in support of the Planning Application for the proposed new dwelling on land adjoining 3, Rochford Close, Leek, Staffs.
- 1.02 The submission follows the applicants meeting with a James Stannard who was Duty Planning Officer for a Wednesday Planning Surgery in November 2018. The officers comments relative to the proposal are listed in the Conclusions.

2.00 CONTEXT

- 2.01 The site lies in the westerly section of the garden to 3 Rochford Close which is a cul de-sac and is part of the Wallbridge Park Estate created in the 1960-1970. The property is situated on a corner plot within a linear development of 2 storey properties.
- 2.02 As the site itself is located within the defined Leek Town Boundary it is considered that there is a presumption in favour of development. This being subject to meeting the requirements of the Space about Dwelling standards.
- 2.03 The existing property has a large hardstanding on the frontage which is able to accommodate several cars including space which would form part of the proposal.
- 2.04 The site area as illustrated on the Site Plan and Block Plan edged red is equal to 220m² with elongated roadside garden areas. The garden areas is terraced both from the side of the existing house and also to the rear.
- 2.05 As the existing property is part of the Wallbridge Housing Estate all mains services are available for the development.

- 2.06 The existing garden area is well screened to the side and rear boundaries with fence panelling and a coniferous hedge. Any screening lost in the development would be replanted to maintain screening to the garden areas.
- 2.07 The site area which is part of the garden to 3 Rochford Close does not lie within any known flood zone area and there is existing foul and storm drainage available to connect to.
- 2.08 Car Parking in Rochford Close not dissimilar to most of the Wallbridge Park Estate a high percentage of car owners either parking on the roadway or driveway. Most garages are not fit for purpose being too small for the modern day family car are being used to store garden equipment, bikes and general storage. Vehicles reversing onto the highway is a daily occurrence and although not ideal this does not appear to be the issue in this cul-de-sac.

3.00 DESIGN COMPONENT

- 3.01 The proposal would seek to build a high standard a two storey property of similar dimensions and accommodation of that of the existing dwelling (3, Rochford Close). The levels of the proposal slightly higher to produce the consistency of the changes in level which runs from No.1 Rochford Close up to the westerly boundary of the proposal.
- 3.02 Due to the nature of ground levels the proposal would sit below the southerly section of Rochford Close, the existing retaining wall would be repositioned to allow the clear space required to construct the property on a level area of the site.
- 3.03 Whilst visually the property would look very similar to the existing, the building specification in meeting the current Building Regulations would see changes in producing a property with significant energy saving benefits.
- 3.04 The proposed dwelling would aim to replicate most external facing materials including Marley Ludlow Major grey roofing slates and traditional red / brown brickwork. White UPVC Windows, external doors, fascias, soffits and bargeboards. UPVC rainwater goods and external waste pipes to be brown in colour. Materials carefully selected to harmonise with existing property on Rochford Close.
- 3.05 It is proposed that in addition to the single car parking space to the frontage a further space would be provided in the far southerly section of the garden area close to the head of the cul-de-sac.
- 3.06 A shrub and tree planting proposal would be considered as part of any approval which would help to soften the landscaping in these areas.

4.00 ACCESS STATEMENT

- 4.01 The property would be accessed from a main entrance situated on the front northerly elevation of the building which would have the benefit of a porch area. Further access provision through the bi-fold doors would be available from the Lounge into the garden area. The main doorway providing a level access to a 830mm clear width opening and level to meet the requirements of Part M of the Building Regulation.

- 4.02 In addition to the parking space to the frontage of the property , a new vehicle parking area located to the southerly section of the rear garden area.
- 4.03 The provision of a sizable living area and ground floor toilet facilities would create facilities which meet the requirements of Part M of the Building Regulations.
- 4.04 Public transport is available in Wallbridge Drive the bus stops located approximately 125m to the southerly section of Wallbridge Drive The First bus services route 165 providing a connection to Leek Bus Station. In turn this is a hub to bus services to Buxton (Sheffield), Ashbourne (Derby), Macclesfield (Manchester), Cheadle (Uttoxeter), Hanley (Stoke on Trent). Local school bus services connect with various primary schools and secondary school, Leek High School and Westwood College and Painsley RC College (Cheadle)

5.00 Conclusion

- 5.01 As the site is located within the Development Boundary and not constrained by any sensitive statutory designation. It is believed this would in principle be seen as an acceptable development
- 5.02 The advice provided by the Duty Planning Officer was that the development should respect the street scene of uniform character in scale, height, layout, massing and visual appearance. Producing a balanced and proportionate development comparable to neighbouring properties. Importance of keeping consistent front and rear building lines, ridge height and roof pitch.
- 5.03 The Space about Dwelling standards and amenity space have been carefully considered in the design and meet all required standards.
- 5.04 Car Parking as outlined in 2.08 necessitates all householders in Rochford Close having to reverse their vehicles onto the highway. The proposal would be to provide off road parking for the occupants of the proposal. However providing turning facilities within the curtilage would have a detrimental effect on the garden area and create an unneighbourly relationship. In consulting with the SCC Highways Department it is understood that vehicular turning space is only required where the roadway is a category A or B road. And therefore the road safety is at a lower risk and it is therefore believed the proposal is considered a reasonable option.
- 5.05 The provisions of the NPPF (2019) means that the proposal should be determined in accordance with the presumption in favour of sustainable development.
- 5.06 Leek Town along with the Staffordshire Moorlands has a target for significant housing growth before 2026 and the granting of planning consent would help to fulfil its housing obligation.
- 5.07 The site lies within easy walking distance of local services and facilities and also has the benefit of public transport connections.

