

Design and Access Statement

CLIENT: Mr T J Barker

LOCATION:

No 2 Glebeville
Leek
Staffordshire
ST13 5QU

PROJECT:

Planning Application – Proposed new dwelling.

Introduction / Description of Application

The proposal is for the construction of a small, single bedroom bungalow within the garden of No 2 Glebeville.

The applicants objective is to provide a small dwelling for the rental market, suitable for a retired person/couple or a single professional person working in the town.

The site was part of the rear domestic garden belonging to No 2 Glebeville, which is owned by the applicant. The applicant has recently renovated No 2 with the intention of renting the property out. The applicant has a number of properties he rents out and it is his experience that large gardens are either not desired or not adequately cared for in the rental market. The application site has therefore been separated from the rental area of No 2

The application is a Full Application as it is thought that an Outline Application would leave too many issues unclear.

The existing property and garden is a corner plot and is located on the junction between Glebeville and Junction Road. The application site itself only fronts Junction Road

The existing property (No 2) has only pedestrian access off Junction Road. No vehicular access exists and the property has no driveway or off road parking.

The proposal includes for forming a new vehicular access off Junction Road, serving the proposed bungalow and includes for off road parking for the bungalow

Physical Context

The existing property, No 2, is a two storey, end of terrace house, post war house constructed of brickwork and render with a tiled, pitched roof.

The surrounding area is residential.

Other properties in the immediate vicinity are varied in style and materials, these include both detached, semi detached and terraced houses along with a number of bungalows. Materials include red facing brickwork, render, painted render, Staffordshire Blue tiles, slates and concrete interlocking tiles.

The site is at a lower level than the adjacent Junction Road and also the amenity area immediately to the rear of No 2.

The site is grassed but currently overgrown.

The site boundaries are defined by an 1800mm high concrete post and panel fence alongside Junction Road and a 900mm high timber panel fence along the rear/side boundary with No 4 .

Social Context

The site is located within the development boundary of Leek.

The area is predominantly residential, with Leek Cemetery located on the opposite side of Junction Road.

The site is close to a wide variety of services and facilities.

Design Principles and Concepts

This application is a Full application

Amount

The site allocated for the bungalow measures 210m².

The proposed bungalow would have a footprint of 63.46m² with an internal floor area of 53.20m²

The proposed bungalow would be single storey but due to the 'sunken' level of the site in relation to the levels of Junction Road, the ground floor slab level of the bungalow will be elevation from the natural ground level to raise it to a level corresponding with Junction Road. The raised floor will be constructed with concrete beam and block construction which will result in an unseen void beneath the floor.

The proposed accommodation would include a combined living room/kitchen. a bathroom/shower room and a double bedroom.

Layout

The orientation and positioning of the proposed dwellings is determined by the orientation and nature of the site

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 the required 'Space about Dwellings' standards detailed in Appendix 3 in regard to Principal Windows for both the proposed bungalow and the existing dwelling.

The gable wall of the bungalow (which has no windows) would be 13m away from the Principal windows on the rear elevation of the existing dwelling (No 2) which is 2m in excess of the minimum dimension specified in Appendix 3

The two windows on the rear elevation of the bungalow which are within 6m of the site boundary will be obscure glazed, high level windows with the cill heights being in excess of 3m above the external ground level.

The area of amenity space to the side of the bungalow measures 90m²

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

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

The proposed dwelling would be accessed by a new vehicular and pedestrian access formed off Junction Road.

The rear and side wall of the bungalow have been set in from the rear and side site boundaries by at least 900mm providing a pathway all around the building for access and maintenance and to allow construction to take place without disturbance to the neighbouring properties.

The front elevation of the property would be set back from the site boundary in general conformity to the adjacent street scene.

Scale

The existing dwellings either side of the proposal are two storey dwellings.

The proposed bungalow would present itself subordinate to its surroundings and is therefore totally compatible in scale.

Landscaping

The site lies within the garden of No 2 and as such the proposed plot is already domestic.

The pathway around the bungalow would be paved with concrete paving slabs.

The drive and parking area would be surfaced with tarmac.

A low level brick wall would be provided along the external boundary with Junction Road.

The existing timber panel fence forming the internal boundary with No 4 will be retained.

Appearance

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

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

- The need to be in keeping with the character of the site and surroundings.
- The need to be compatible in form and scale to the surrounding buildings.
- 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 external walls of the dwelling would be in facing brickwork to Local Authority approval.

The roof would be covered with single lap concrete tile.

Fascias 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 the building etc. that facilitate fully inclusive use.

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

The access arrangements for the existing house remain as existing.

Pedestrian and Transport Links

The proposed vehicular access to the site is simple and straight forward and provision has been made within the proposed domestic curtilage for parking.

The occupants would have easy access to the local bus services which are available from several points nearby.

The proposed development represents a sustainable form of development.