



DESIGN & ACCESS
STATEMENT

Proposed extension & remodel of existing
bungalow.

Foxearth Farm
Leek Road
Werrington
STOKE-ON-TRENT
ST9 0DG

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Overview

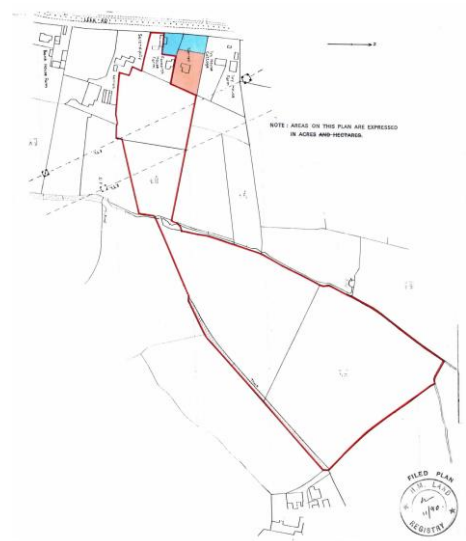
The following statement has been written to support the planning application for Foxearth Farm. It will demonstrate the design process and consideration of historical context and the surrounding area.

As shown on historical maps Foxearth Farm was established between 1890 and 1899. The original building still stands, however, it is unoccupied and dilapidated. A new dwelling has since been built and is occupied and serviced by all necessary amenities.

The statement will provide the following information:

- Site location and analysis
- History and context of the site
- Scale and materiality of the development
- Insight into the design process

Red line boundary indicates site location



Site overview and historical context

The site sits on Leek Road, a mile from Cellarhead and south-east of Werrington. The area is characterised by detached single dwellings and farm buildings. Historical maps show most of the surrounding dwellings being established between 1890 and 1950, making Foxearth farm one of the oldest in the area.

Currently on the site sits a two storey barn. This building can be seen from the road and as previously stated is dilapidated and unoccupied. Another dwelling is located on the site, a single storey, 2 bed bungalow. The bungalow is obscured by the roadside trees, therefore the view through to the dwelling from the road is minimal. The site has existing vehicular access from Leek road. This existing entrance provides access for all 4 fields shown on the title plan.

Leek Road connects the town of Leek to the south of Stoke-On-Trent, making it a busy though road. The site itself is not situated in a town, however, it is only 7 miles from Leek and 6 miles from Hanley. The closest supermarket to the site is 4 miles away in Bucknall.

Although the route is interrupted by short stretches of road, with pedestrian pavement, the closest town of Werrington is accessible via footpaths and bridleways.

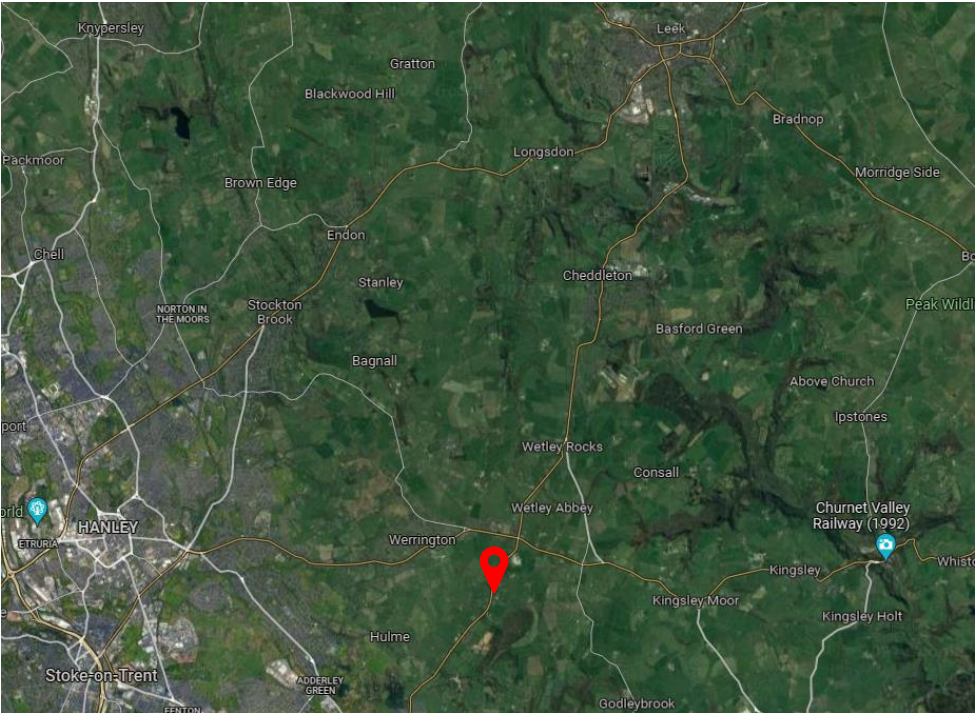


View of bungalow from road.

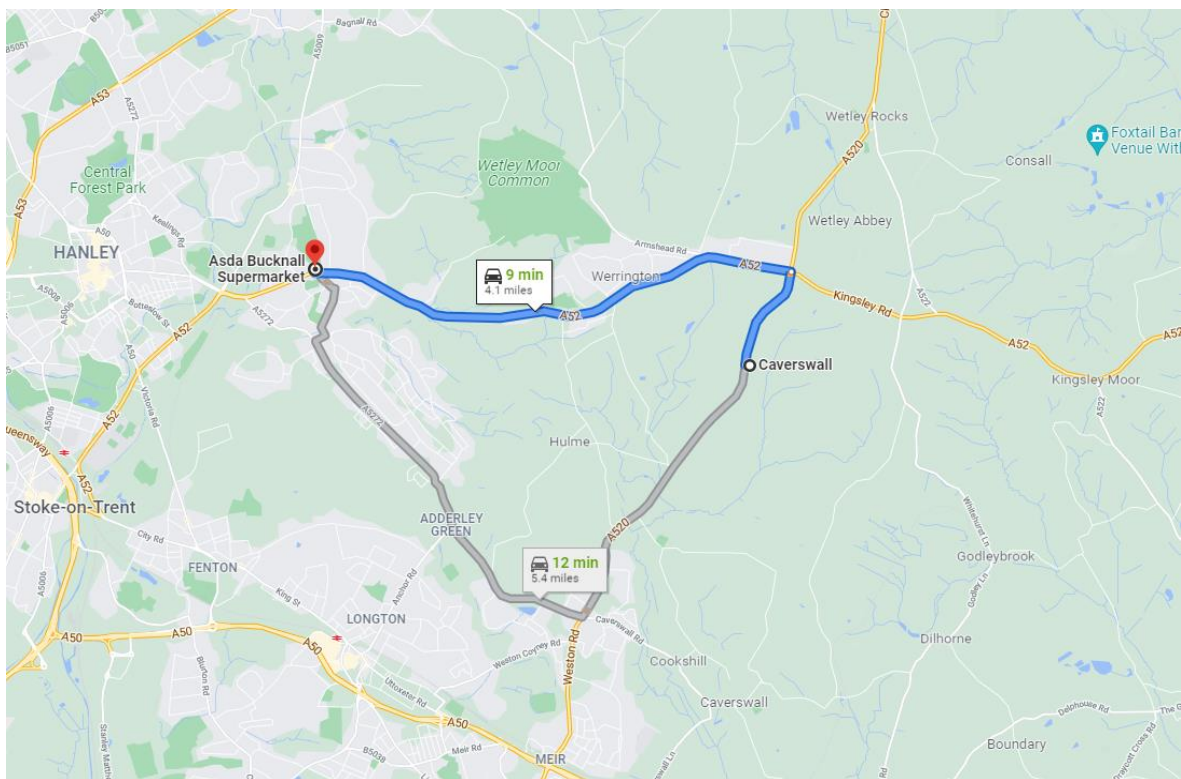
Images of the site as existing



Map- Immediate context
Red pin indicating the site.



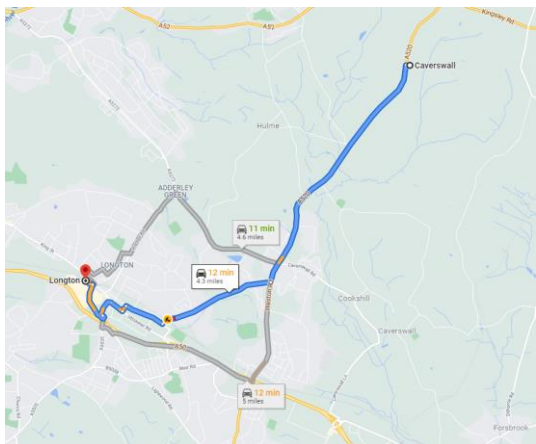
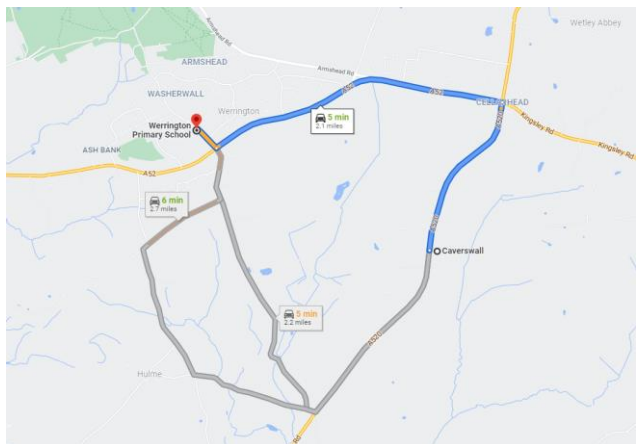
Driving times to local amenities



Local supermarket

Primary school

Train station



Evaluation of the design process

The design process had a final goal of producing a bungalow with 3 bedrooms. From the outset we opted for dormers to prevent increasing the footprint of the dwelling. The proposals include 3 bedrooms, a family bathroom and en-suite. Downstairs, the property features an open plan living space with a separate utility and living space.

Throughout, the design features large areas of glazing and upstairs the master bedroom houses an outdoor balcony, with views over to Kingsley moor. Due to the nature of the site the new glazing will have minimal impact on the neighbouring dwellings.

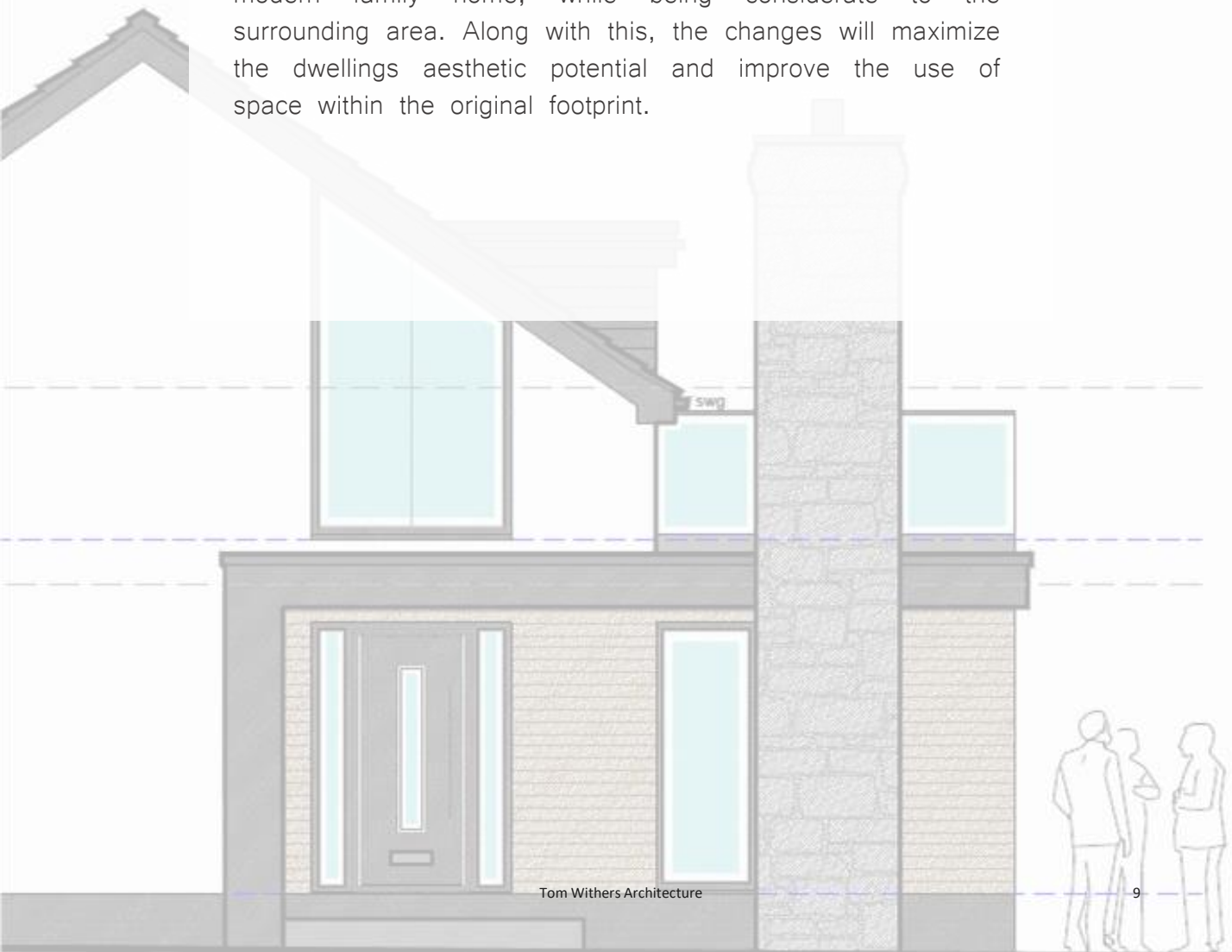
The existing bungalow is build from red brick, however, it does not match the brick of the existing barn on the site. The new materials on the dwelling will include, k-rend off white in colour and two types of cladding. These materials, especially render, are featured on other dwellings in the surrounding area. The proposed chimney will be made out of traditional style stone, which matches some of the nearby farm buildings.



Conclusion

Despite its rural location, the site is a short car journey away to a host of amenities which are more than adequate to support the proposed development.

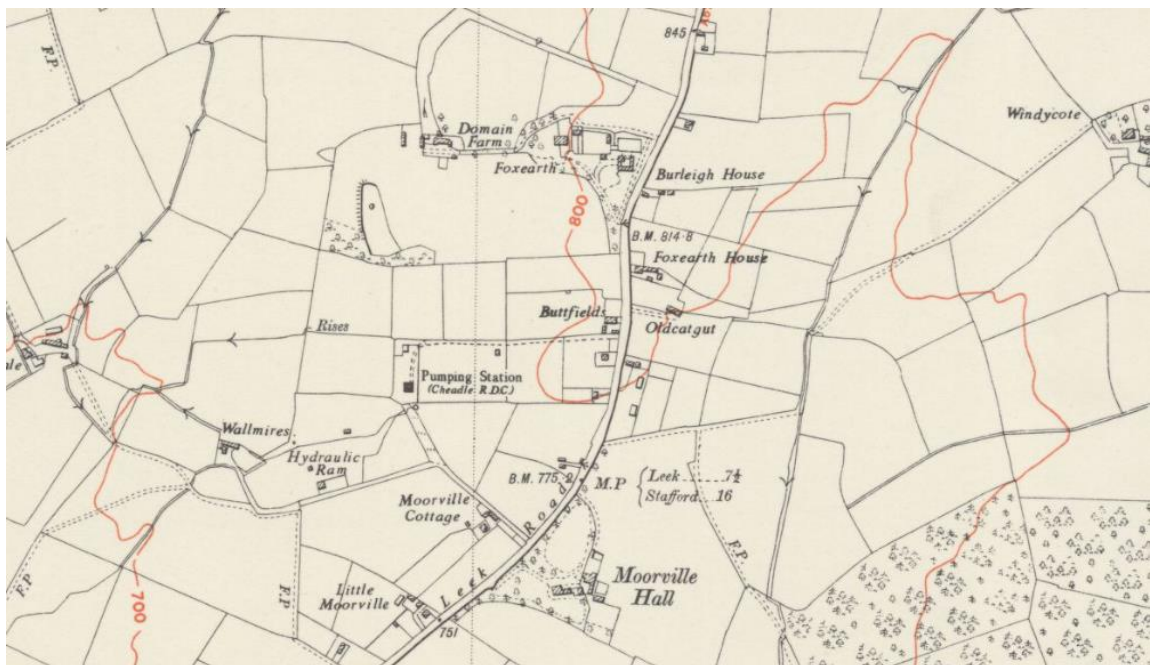
The proposals will transform the existing dwelling into a modern family home, while being considerate to the surrounding area. Along with this, the changes will maximize the dwellings aesthetic potential and improve the use of space within the original footprint.



Historical Maps



1897-1899



1937-1948