



Design & Access Statement

Land adjacent to the Houghwood Cottage Farm, Stanley Road, Stockton Brook,
Stoke-On-Trent, ST9 9LL

Proposed Left and Rear Extensions

Introduction

The proposed development is for a detached residential property and comprises a left elevation first floor extension, as well as a single storey rear extension. The left elevation extension will utilise the current single storey extension already in place, building up from this to provide first floor accommodation. The information below provides details of the proposal and the thought processes involved in its development.

Use

The outlined proposals have been designed to provide additional accommodation at ground and first floor levels. To the ground floor, the rear extension has been designed to provide a large open place kitchen, living and dining area with bi-folding doors opening to the rear garden. To the first floor, the additional floor area will form a new relocated family bathroom, a larger third bedroom, and 2 no. ensuite WC's.

Layout

The proposed layout is to utilise the footprint of the existing property with internal alterations to provide a freer flowing arrangement throughout the ground floor whilst increasing the overall usable floor area to the first floor. The proposed rear extension will face the large rear garden and neighbouring fields. It will not overlook the neighbouring property as it is single storey.

Amount

The proposed aesthetic external appearance of the property is to blend in with the existing residential properties and developments within the locality, including scale and proportionality to the site. The proposed front elevation has been designed in line with the original construction in order to preserve the character.

Landscaping

The landscaping of the external areas of the property will largely be unchanged with the exception of a small area of hard landscaping lost to the rear of the property due to the proposed rear extension. The property currently has a rear conservatory which will be removed to allow for the proposed extension. To the front, left and right elevations of the property, the landscaping will remain untouched.



Appearance

The proposed front elevation of the property has been designed in line with the existing structure, with the new pitched roof to the left side extension mirroring the pitch of the original cottage. Masonry details at eaves level have also been mirrored to maintain the character. The proposed rear extension has been designed with a green roof to compliment the surrounding soft landscaping and neighbouring fields.

Access

The existing entrance driveway accessed via Stanley Road is to be maintained in its entirety. There are no proposed changes to the access of the site.

There will be no disruption to the public highway and unloading and loading of vehicles as required will be only during the allocated times. Pedestrian access will also not be affected. There will be no effect on emergency vehicles or people accessing the site at any time. There is a large gravel parking and driveway area to the right hand side, and rear of the original property which will be maintained in its entirety. This can also be utilised for site storage as necessary for the duration of the project.