



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2070b
Date: 01 June 2022

Peak District National Park Authority
Aldern House
Baslow Road
Bakewell
Derbyshire.
DE45 1AE

Proposed Variation and Removal of Conditions on Planning Approval SMD/2018/0023 for a Replacement Dwelling at 'Blakeley', Reacliffe Road, Rudyard, Staffordshire For Mr Whawell

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is located on the western shore of Rudyard Lake, approximately 4km north-west of Leek. The eastern boundary of the site is defined by the shoreline of Rudyard Lake, whilst the western boundary adjoins Reacliffe Road. To the south lies another detached residential property ('Hideaway') and to the north (and also to the west, beyond Reacliffe Road) lies an area of woodland. As is typical for the land around a lake, levels across the site fall towards the water's edge.

The building to which the application relates is a detached timber framed and timber clad dwelling. Part of the building has vertically boarded timber, with the remainder being timber panels with a mixture of a green painted finish, and a brown stained finish. There are some small areas of brickwork, limited to the supporting structure and a chimney stack on the western elevation. The roof is covered with roofing felt.

Additional Information

The application site is within Rudyard conservation area.

The property does not carry Listed status.

An application (SMD/2018/0023) for the replacement of the existing building with a new dwelling was submitted in February 2018 and approved in December 2019.

Proposed Development

The Proposal

The proposal is for the variation of Condition No.s 2 and 3, and the removal of Condition No. 6 on the extant planning approval for the replacement of the existing dwelling.

Since the original approval was granted the property has exchanged hands and is now owned by our client, Mr Whawell. The approved development has not yet been commenced on site, and now Mr Whawell would like to make some changes to the approved design so that the resultant dwelling better suits his needs. The first part of this application seeks to amend Condition No. 2 so that the references in this condition to drawing numbers 15240/PO1 Rev. C, 15240/PO2 Rev. C, 15240/PO3 Rev. B, 15240/PO5 Rev. C and 15240/PO6 Rev. C are removed, and replaced with our new drawing number 2070-06, which details the proposed new design for the replacement dwelling.

The slight change to the design of the replacement dwelling means that the specification of approved materials described in Condition No. 3 also needs amending so that the reference to dressed coursed stone be specified for the externally visible basement walls, the stone panel on the south elevation and to the supporting pillars on the eastern elevation. The remainder of the walls to the upper floor will be weathered vertical timber boarding, and the roof will be covered with Staffordshire Blue Tiles.

Finally, Condition No.6 stipulates that the proposed triangular dormer window on the western roof slope be omitted. This triangular window has been removed from this new design and so this condition is now redundant, and as such we seek its removal from the planning approval.

Design Considerations

The design of the proposed dwelling has been simplified so that it is easier to construct, with the footprint for the ground and first floors now being the same. In order to achieve this, without increasing the overall floor area created, the ground floor has been made smaller, and the first floor slightly larger. The gross floor area of the dwelling approved in December 2019 is 151.67sq.m, with the gross floor area of the dwelling in the new scheme being slightly smaller, at 151.36sq.m.

Externally, the revised scheme seeks to simplify the appearance of the proposed dwelling, with some of the areas of glazing removed from the proposal. In particular, all glazing on the south elevation will be removed which both simplifies the appearance of the elevation, and removes all windows facing towards the neighbouring property at 'Hideaway', thus removing any possible issues of overlooking between the two properties.

The ground floor windows and lightwells on each side elevation, and the further lightwell to the west of the dwelling have all been removed from the scheme as part of the amendments, further simplifying the appearance, with natural light gained from the large areas of glazing on the east and north elevations, and the glazed entrance door way.

The balcony on this revised scheme has been extended around the northern elevation of the property. This is intended to create outdoor space for the dwelling which is away from the near neighbours at 'Hideaway' and which is on the northern side of the dwelling where inhabitants wont have views of the neighbouring property. The position of the balcony on the northern side of the dwelling will give views across the lake, and over land to the north which is in the applicant's

ownership, and so presents no overlooking issues. This alteration to the balcony has very little impact upon the appearance of the property, particularly from any public vantage points, and allows the dwelling to maximise the benefit to the inhabitants of the views provided by the uniqueness of the location of the site.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring dwelling is 'Hideaway' immediately to the south of the application site. The revised scheme has removed all glazing on the southern elevation so that all views out of the proposed dwelling will face across the lake and to the north, where there are no neighbouring properties and therefore ensuring there are no issues of loss of privacy to neighbouring properties.

Access Arrangements

The proposed variations of conditions will not affect the parking provision provided in the already approved application.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

a) Dwg No. 2070-06

Proposed Plans and Elevations