Design and Access Statement

Client: Ms M Mason

Location:

No 1
The Dale
Alton
Staffordshire
ST10 4BG

Project:

Proposed extension to existing residential annex to provide a Garden Room.

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is for a small extension to the existing residential annex situated within the Domestic Curtilage of No 1, The Dale to form a Garden Room.

Physical Context

No 1 The Dale is a semi detached property located on the perimeter of the village of Alton. The property is in a relatively isolated position accessed off The Battlesteads. The property sits within a former stone quarry and is enclosed on three sides by the resultant stone quarry face and is therefore visible mainly from the western perspective. To the north and west of the site is open countryside, to the south and east of the site are the outlying properties of Alton village located on The Battlesteads and Cedar Hill.

The existing dwelling is a two storey property built on a split level site, resulting in the appearance of a single storey bungalow from the rear (north) of the building. The existing building is constructed in a concrete based artificial stone which is no longer available and is covered with a concrete tiled roof.

The existing annex to be extended was approved under planning application SMD/2020/0665 and is a single storey structure with a tiles, pitched roof.

The dwelling sits within a large domestic curtilage.

Other properties in the immediate vicinity are varied in style and materials. These include cottages, houses, bungalows, detached and semi-detached. Materials include natural stone, red facing brickwork, render and pebble dashing with roof coverings of Staffordshire Blue plain tiles, red plain tiles, natural blue slates and concrete interlocking pan tiles.

The area immediately surrounding the building is part of the existing domestic garden and is currently part lawn and part cultivated flower borders.

Social Context

The area is rural and with the exception of a number of bed and breakfast enterprises is residential.

Design Principles and Concepts

Amount

The existing domestic curtilage has an area of approximately 1850m2.

The existing residential annex has an internal floor area of 69.00m2

The proposed extension would add 12.00m2 to the floor area.

Layout

The Annex is situated in the north east corner of the site with their rear and northern side elevations enveloped by the existing rock face that folds around the site.

The Annex is 'linked' to the existing dwelling by tarmac paths that facilitate easy interaction with the main dwelling.

Parking is within the area of parking utilized by the main dwelling.

The existing driveway, car parking and turning area can accommodate approximately six vehicles is unaffected by the proposal.

Scale

The existing building is a single storey structure with a pitched roof that sit well, within the site. The backdrop of the rock face reduces considerably any visual impact of the buildings.

The proposed extension will be constructed in conformity to the details of the existing structure.

Landscaping

No changes to the existing landscaping are proposed.

Appearance

The existing building is constructed of concrete blockwork with blue, interlocking, plain tiled, pitched roof.

The proposed extension is to have a high level of glazing in order to take full benefit from the garden location. The roof is to be a continuation of the existing roof with the same tile covering. The windows are to be grey UPVC to match the existing and the walls are proposed to be in red facing brickwork to match brickwork found elsewhere on the site.

Access

The existing vehicular and pedestrian access onto the site, remain as existing, unaffected by the development.

Vehicular and Transport Links

Although The Dale is in a relatively isolated location on the outskirts of the village, vehicular access to the site is straight forward and the space within the site is more than adequate to accommodate the number of cars that would be at the building at any one time.

Access to the site is directly off The Battlesteads, this is one of the main, through roads into the village. The occupant of the accommodation has easy access to the local services within the village.