



TOM WITHERS ARCHITECTURE

DESIGN & ACCESS STATEMENT

Proposed new build detached
bungalow.

Land opposite 1 Dorian Way
Endon
Stoke-On-Trent
Staffordshire
ST9 9EP

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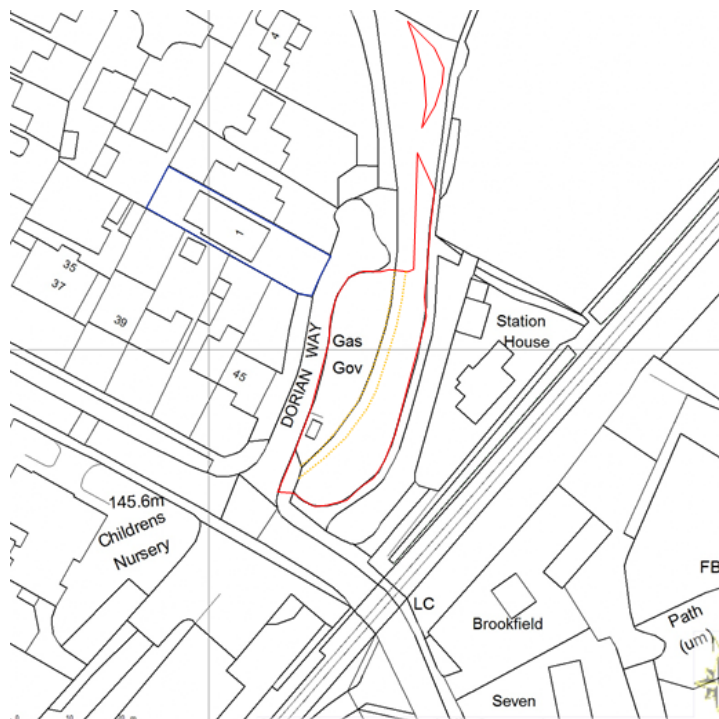
Overview

The following statement has been written to support the planning application for a detached bungalow on the land opposite 1 Dorian Way. It will demonstrate the design process and consideration of context and the surrounding area.

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 context

Endon is a small village around 4 miles from Leek in Staffordshire. A regular bus service come through the village and connects it to Leek, Hanley and Sneyd Green. The village featured a railway station which unfortunately was put out of service in 1988

Historical maps published in 1945 show no sign of Dorian Way, however, some of the other surround dwelling are present. Other buildings such as Alder House and the Parish hall date as far back as 1922 and still stand today. Currently, Dorian Way features a small selection of two storey detached houses, most of which were built between 1980 and 1990. Surrounding roads also feature larger detached houses and 1-2 bed bungalows.

The site sits on the corner of Dorian Way and Station Road and has access from Dorian Way. The rear of the site features some soft scaping down to Endon Brook. This leaves plenty of space for a garden to the right and walk way to the rear of the property. Due to the Brook the site is surrounded by 2 different flood zones. However the proposed development sits in flood zone 1 (Please see page 9). Furthermore the site does reside within a conservation area and has no protected trees or woodland spaces within or around itself.

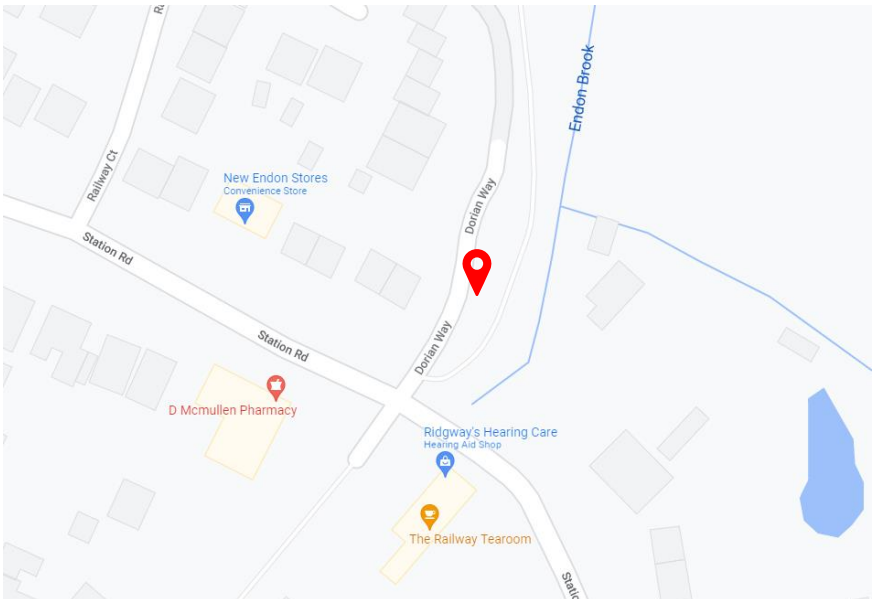
The land currently is home to a public footpath which will need to be extinguished to allow for the development. However, the footpath will be diverted to the rear of the development and follow alongside the Brook. This will give access to The Meadows and allow local residents to keep using the footpaths intend use, which is to cut through to the main amenities.

Images of the site as existing

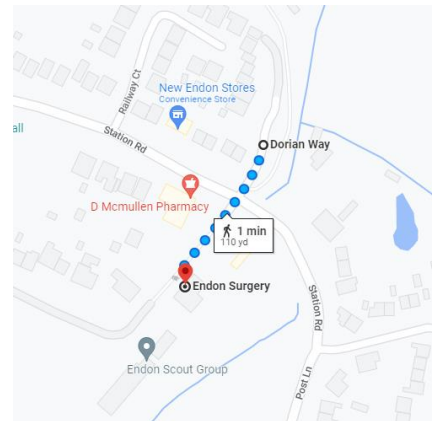
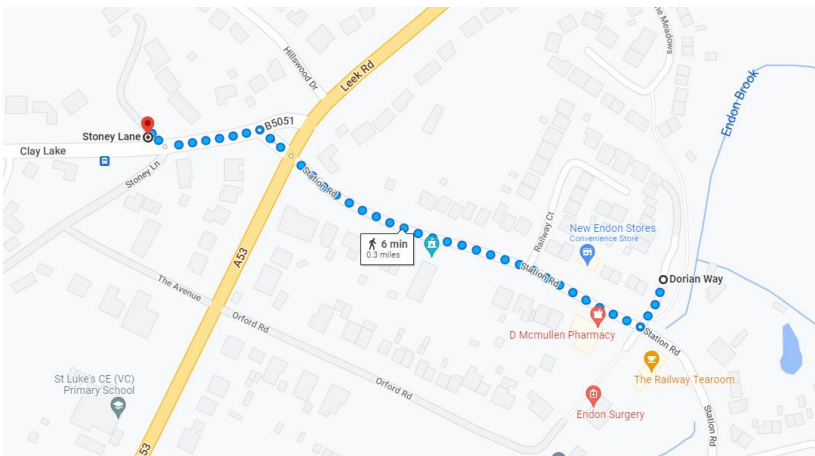
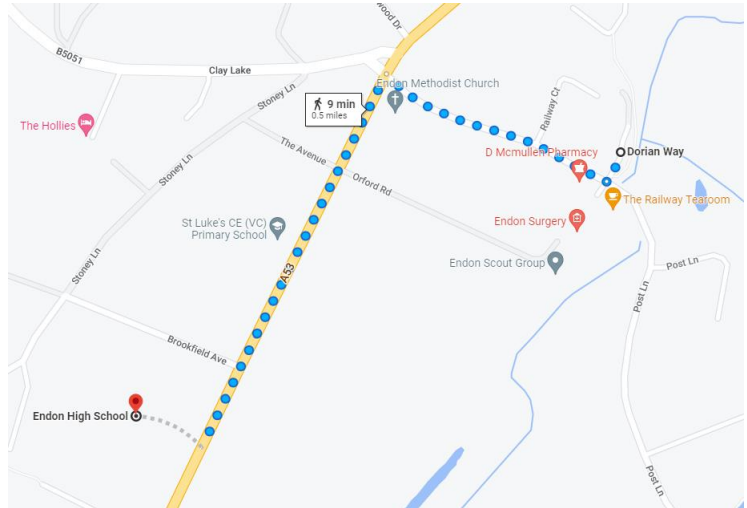
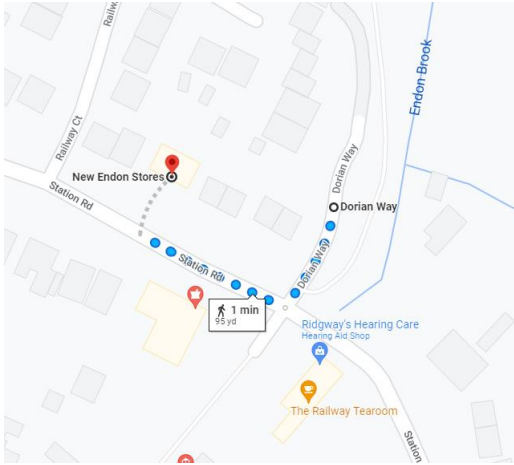


Map- Immediate context

Red pin indicating the site.



Walking times to local amenities



Shown above is the walking times to the closes local shop (top left), school (top right), bus stop(bottom left) and doctor surgery (bottom right).

Evaluation of the design process

The development will be in a style that is in keeping with the surrounding dwellings and use similar materials. The bungalow itself will contain three bedrooms and two bathrooms. The dormers to the first floor are similar to the small gable details on the houses opposite to once again let the new dwelling settle into its surroundings.

The property will feature solar panels on the rear elevation to bring down the cost of living for the residents and help make the development more environmentally friendly. The site also allows for ample parking without taking up any of the available space on Dorian Way.

The surrounding area is very well suited for a new bungalow development as it is well connected to local amenities while being situated in a quiet location. The dwelling would be suited for either retirement living or for a small family due to its connections to local schools.

Access to the site will be on Dorian Way, this will not effect the traffic due to this road being relatively quiet with only having 4 other dwellings present.

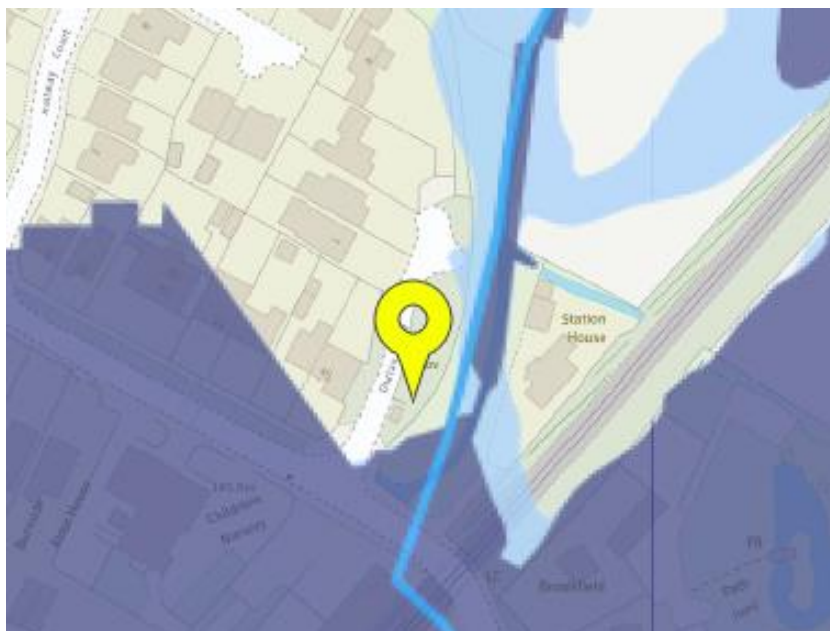


Flood Risk

The below map shows that none of the site sits within flood zone 3 and only a small corner of the site (top right) sits within floor zone 2. Due to the size of the site no other locations have been considered for the development. However we have considered the amount of soft scaping that will remain on the site to help with the soakaway of rainwater.

Furthermore, other surrounding properties have not been susceptible to flooding from Endon Brook and the site sits within floor risk zone 1. Which means the risk of the site flooding is very low.

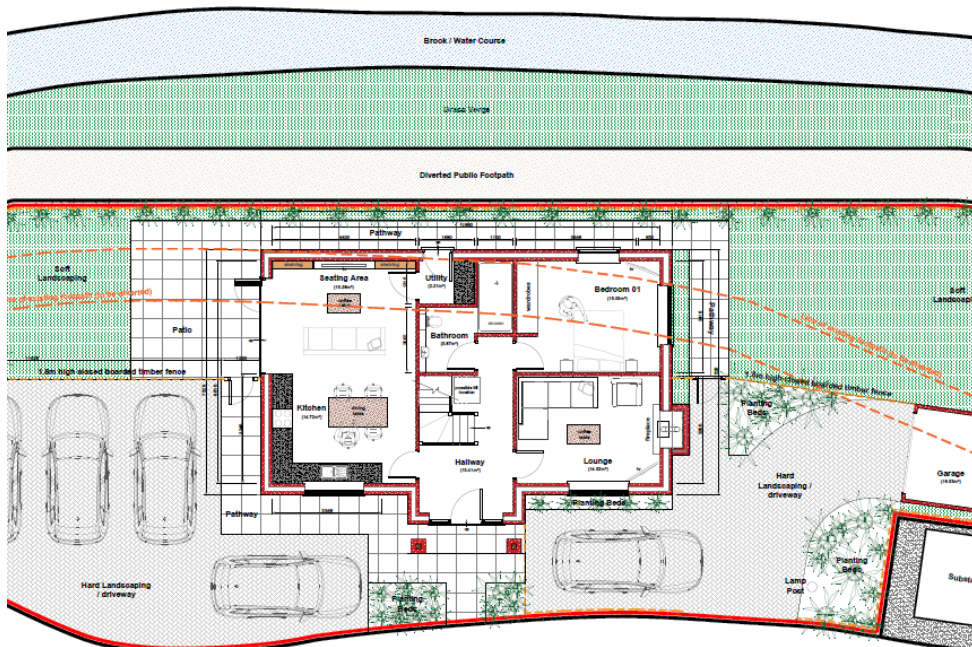
The surface water for this dwelling will be disposed of in a sustainable manner and will adhere to current building regulations. The land at the rear of the property will also be sloped to help prevent any potential flood water from entering into to the dwelling.



Conclusion

The location of the dwelling is appropriate and well connected and the design of the bungalow is in keeping with houses in the surrounding area.

Furthermore, the development should not impact the surrounding areas flood risk due to all water being disposed of responsibly and the amount of soft scaping that is to be retained.



Planning Policy

SMD/2021/0699 01/11/2021

Post Lane, Endon, Staffordshire, ST9 9DT.

Proposed detached double garage. Approved with conditions.

This application has assessed the flood risk from Endon Brook and concluded that this risk is insignificant.

Historical Maps (1922 top, 1945 bottom)

