

Design & Access Statement

Proposed Detached Dwelling

On Land at
Rear of
4 Friars Close
Cheadle
Staffs
ST10 1AT

For

Mrs D Millward

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Architectural Services

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1.0 Introduction

- 1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on the 10th August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them*.

2.0 Uses

- 2.1 The present site is presently unused garden area serving 4 Friars Close, .

3.0 Amount

- 3.1 The application seeks permission to construct a single detached residence with with an internal footprint area of 87 sqm which provides a reasonably generous level of accommodation comprising lounge, kitchen/dining/ with 2 bedrooms on the ground floor with a single further bedrooms in the first floor roofspace .
- 3,2 The new dwelling will be set in a plot size of approximately 320 sq m.which leaves 4 Friars Close with an area of 630sqm

4.0 Layout

- 4 1. The layout has been designed to take advantage of the site constraints to ensure the main principal windows are sited to the front and rear to ensure no adverse impact on the existing property.
The proposal seeks to make the most efficient use of the site whilst also ensuring that the character and amenity of the locality is not compromised.
Furthermore, it ensures that appropriate separation distances can be achieved between the new and existing properties adjoining the site

- 4.2 The layout has been further influenced by the requirement to provide suitable car parking to the new dwelling within the curtilage of the site. Account has been taken of the need to avoid impacting on the amenity and privacy of the adjoining dwellings and a hedge is proposed to subdivide the two garden areas.

5.0 Landscape

- 5.1 The site presently comprises a vacant unused area of garden which due to the steeply sloping nature of the garden is becoming increasingly difficult to maintain for the present owners and as a result is becoming overgrown.
The site will generally be redeveloped with lawned areas to the side and rear with brick pavers or concrete paving slabs formed to the frontage to form a parking area and a retaining wall is proposed as shown to form a level amenity area to the front..
Hedge planting is proposed to the front and side boundaries

6.0 Appearance/Scale

- 6.1 In the immediate vicinity of the site there are varying styles, and sizes of dwellings varying from individually designed properties on the Friars Close side which were constructed in the 1980s and small cottages served off Monkhouse which were constructed around the turn of 20th century generally comprising a traditional built form predominantly render or brick set below gabled pitched tiled roofs
- 6.2 There is no particular architectural style prevalent in the area although most properties comprise a fairly simple traditional style and form.
- 6.3 The proposal would continue this existing theme utilising a palette of traditional materials comprising brick and render set below a tiled pitched roof and it would provide an opportunity for the new dwelling to incorporate some individual architectural features and details in a bespoke new dwelling.
It is considered that the scheme creates an intelligent, individual contemporary response to the site and the character of the local surroundings and although the site rises steeply would not be visually dominant from Friars Close

7.0 Access

- 7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

- 7.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.
- 7.3 The site is considered to be in a sustainable location being within walking distance of Cheadle Town centre.
- 7.4 The site would be accessed of a new access off Monkhouse to the rear and would enable 2 spaces to be provided for the new 3 bed dwelling