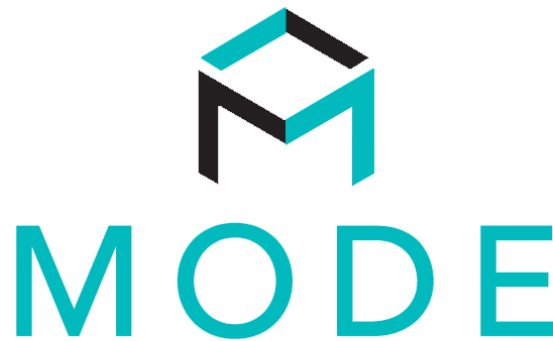




MODE Architects Limited

DESIGN & ACCESS STATEMENT

Development of 7, Railway Cottages, Cheddleton Road, Leekbrook, Leek, ST13 7AU.

Issued: February 2024

Job Reference: 23 050/DA/V01

Site Address:

7, Railway Cottages, Cheddleton Road, Leekbrook, Leek, ST13 7AU.

Client:

Jon Kerr

Proposal:

Proposal of new two-story front extension and single storey Rear extension.

Report Prepared By:

Rahat Abid BA(Hons) B.Arch

MODE Architects Ltd

Contact Details:

MODE Architects Ltd

2nd Floor, Piccadilly House,

59 Piccadilly, Hanley,

Stoke-on-Trent,

ST1 1HR

Email: info@mode-architects.co.uk

Tel: 01782 479644

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- 1.1 MODE Architects Ltd. have been instructed by Jon Kerr to seek planning permission for the erection of a two-storey front and single storey rear extension, for the purpose of downstairs bathroom and new kitchen space.
- 1.2 The application seeks to request approval for the client as they work on the local railways. Resulting in the client returning home covered in oil and dirt from the tracks.
- 1.3 The original dwelling requires the occupant to enter from the kitchen and to travel upstairs across the hallway to reach the bathroom to clean up.
- 1.4 Relocating the kitchen and creating a downstairs bathroom allows the occupant to use this space without having to traverse the whole house.
- 1.5 The site is shown in the google maps image below.



2 THE SITE DESCRIPTION

- 2.1 The dwelling is a terraced house, located opposite the railway tracks, not in any conservation area or the green belt.
- 2.2 The adjacent properties are also terraced houses, with similar additions that have been approved for planning.

3 AMOUNT

- 3.1 The proposal seeks to extend the front and rear of the property to improve the standard of living for the occupant, as the building currently stands it is a total of 78.3m² which falls below the 84m² standards listed in the technical space standards.
- 3.2 The extension is seeking to improve the occupant's life and to update the standard of the house by adding the spaces listed previously, which would result in a total of 91.2m²

4 LANDSCAPING AND ENVIRONMENT

- 4.1 Due to the nature of the development replacing an existing structure within the existing footprint of the outbuilding, there is no major changes to any landscape or any loss of environmentally valuable land.

5 LAYOUT

- 5.1 The layout of this development has been devised to suit the client for the nature of his local work on the railway.

6 APPEARANCE

- 6.1 The external appearance of the existing dwelling is red brick, this will be kept the same for the proposed extension, the windows and doors to match existing.

