



DESIGN AND ACCESS STATEMENT

Proposed Loft Conversion and Front
Extension of 62 Rakeway Road Cheadle
Stoke on Trent

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1.0 Introduction

This Design and Access statement was initially prepared for the Applicants by Hulme Upright Architects, amended by G & C Powell and its purpose is to support a planning application for a loft conversion and front extension. This statement has been prepared in accordance with Assessment, Evaluation and Design process recommended by circular 01/2006 and best practice as set out by CABI in its document 'Design and Access Statements: How to write, read and use them (2006).

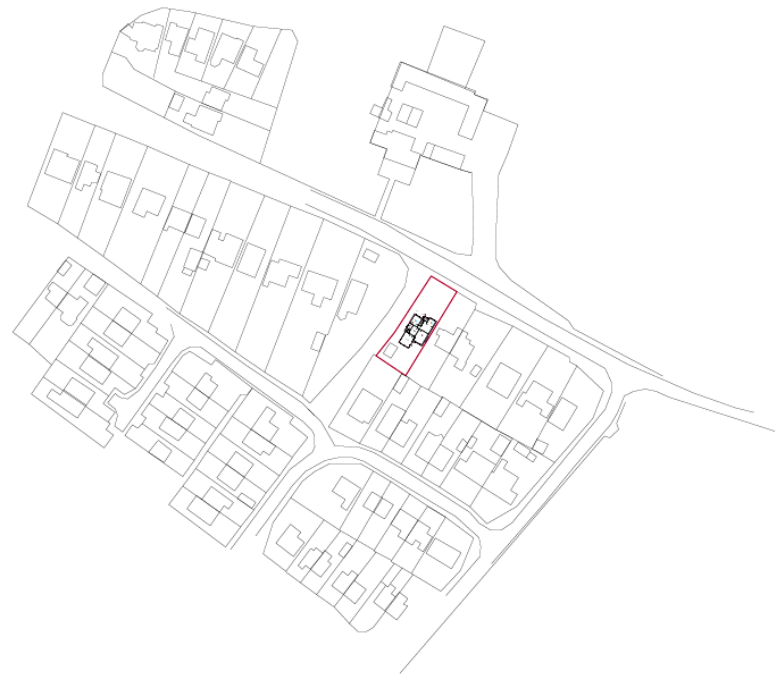


AERIAL VIEW OF SITE AND
SURROUNDING AREA

2.0 Description of Site, Context, and History

The site is located on Rakeway Road, Cheadle. The site is in a residential area comprising of buildings of differing ages and styles and is accessed off Rakeway Road.

The original dwelling was built in the early 2000's and the site was previously part of the garden of the semi-detached house next door. Since the original dwelling was built it has had a conservatory added under permitted development onto the rear elevation.



LOCATION PLAN

3.00 Access

Pedestrian Access

There is three existing pedestrian access points into the site, which it is not proposed to alter.

Vehicular Access

There is an existing vehicular access into which will not be altered.



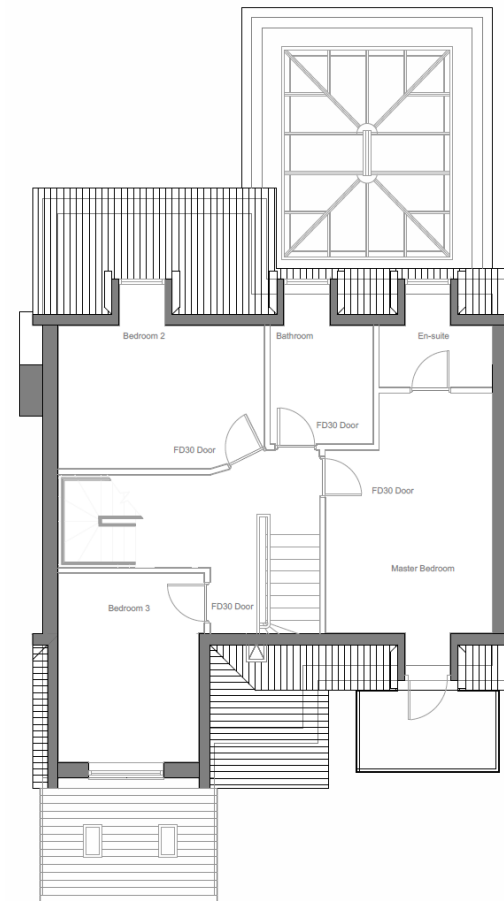
PROPOSED SITE PLAN

4.0 Layout

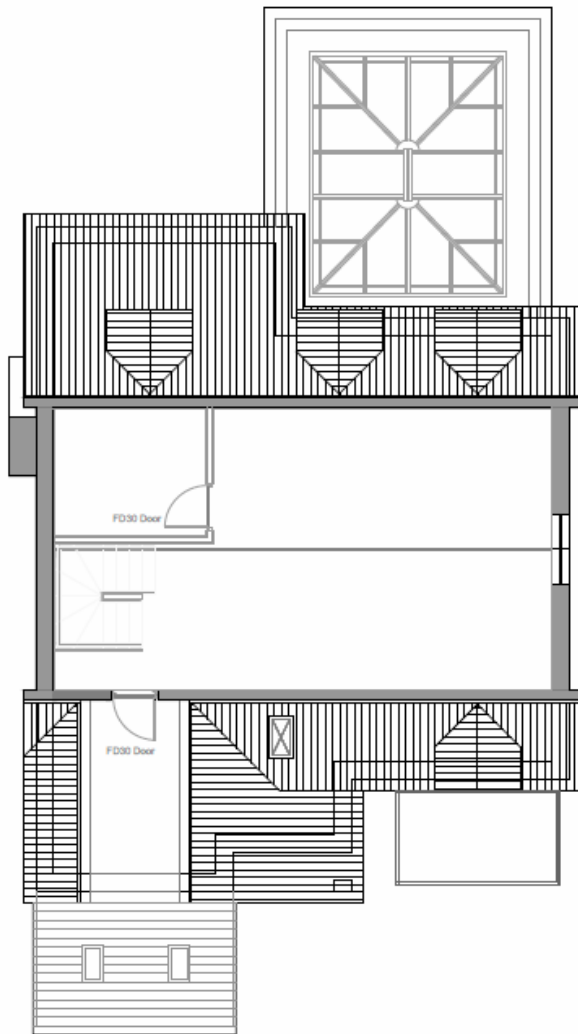
The only alteration to the external layout is the small extension at the front of the dwelling and the balcony to the master bedroom. The remaining alterations are all contained within the footprint of the original dwelling.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

5.0 Use and Amount

The proposal is for additional space to the ground floor study, additional bedroom in the existing roof space and a balcony.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



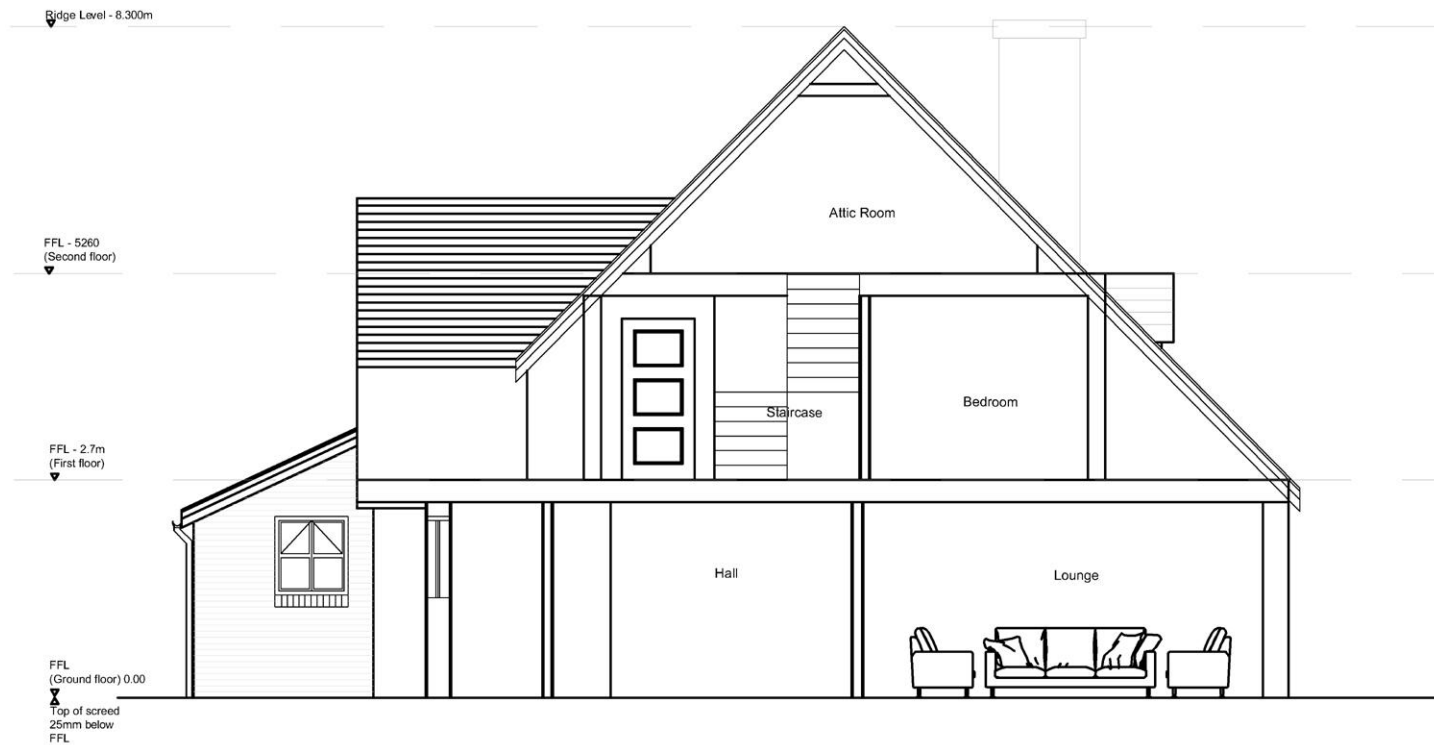
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

6.0 Scale and Materials.

There is no change to the external materials or scale of the building. The only additional ground floor space is the ground floor extension which does not impact on the scale of the dwelling.



PROPOSED SECTION

A separate 'Supplementary Addendum' Document has been added in addition to this Design Access statement.