

DESIGN AND ACCESS STATEMENT

151 Ostlers Lane, ST13 7DQ

Conversion of existing ancillary domestic stores to ancillary domestic accommodation.

August 2024

To be read in conjunction with IAA Documents 151OL-SC-01 Plans as Existing and 151OL-SC-01 Plans as Proposed.

1.0 BACKGROUND

1.1 Location

The site is located within the settlement boundary of Cheddleton, Staffordshire Moorlands.

1.2 Site/ Building

The detached stores lie to the North of the semi-detached dwelling house, separated by the driveway. The building is constructed from rendered brick walls with a Staffordshire blue clay tile roof. Windows are double glazed in Upvc frames; the South elevation single door is timber; the East elevation bi-fold door is painted aluminium.

1.3 Proposals

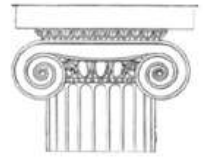
The Proposals seek to convert the existing ancillary stores to ancillary domestic accommodation being: Living space with kitchenette; Bedroom with ensuite. The proposed accommodation will be used by the applicant's ageing parent who requires a greater extent of care provision, which will be provided by the family. Although the accommodation will provide sufficient facilities to allow limited independent living (kitchenette and ensuite) it is proposed the building and use will remain ancillary to the main dwelling house with meals and recreation time being within the main dwelling house. Use as accommodation for individuals outside of the family unit (i.e. airbnb) is not being sought.

2.0 DESIGN STATEMENT

The proposals seek to convert the stores with minimal impact to the current building fabric and external appearance. No alterations to the number or location of external apertures are being proposed, with minor revisions to the South elevation fenestration to aid compliance with building regulation standards for habitable rooms. It is proposed to replace the metal bi-fold doors to the East elevation with a set of glazed bi-fold doors, to provide a vista to the garden. No external changes are proposed to the existing walls or roof.

The extension's effect on the outdoor amenity is minimal and limited to the loss of patio space where construction is proposed, however improved outdoor amenity and parking facilities are included in the application (see 2.2).

Being to the rear of the property and not visible from the public highway the extension shall not detract from the visual appeal or typical forms found in the conservation area. The design is of high quality and compliments the existing building form and typical scale and massing of a detached Victorian villa. The



3.0 ACCESS STATEMENT

3.1 Site Access, Vehicle parking provision and disabled Access to the building:

As part of the plans, a level access threshold shall be included to the East bi-fold doors to allow level access to the ground floor of the building.

The plans do not include for any changes site access or parking provision. The current parking provision is sufficient for 4 vehicles. The proposals include for one additional bedroom, taking the overall site bedrooms from 4 to 5.

4.0 SITE IMAGES



Fig 1.1 Stores North Elevation

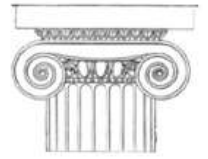


Fig 1.2 Stores East Elevation