

DESIGN AND ACCESS STATEMENT

Proposed Replacement Dwelling

at

**The Croft
Dunwood Lane
Rudyard
Staffs Moorlands
ST13 8RG**

for

Mr and Mrs A Cimino

March 2026

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1.0 Introduction

- 1.1** This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on 10 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 and Access Statements; how to write, read and use them*.
- 1.3** This is an application for the demolition of an existing dwelling and the construction of a replacement dwelling

2.0 Uses

- 2.1** The application site lies at The Croft Dunwood Lane Rudyard and is currently occupied by a detached bungalow and a couple of storage sheds.

This application seeks approval for a replacement detached dwelling.

- 2.2** The existing bungalow, which is constructed in single skin timber framed outrigger to the side set below a tile roof has an internal footprint size of 74.3sqm along with a shed and linked greenhouse of a further 8sqm giving a total area of 82.3sqm to be demolished,

It is proposed to replace this unattractive structure with a dormer style dwelling which will be more in keeping with the character and appearance of the site and its surroundings.

- 2.3** The proposed dwelling will occupy a building footprint of 120sq m.

2.4

Although situated in the Green belt It is considered that the application fully complies with both local and national planning policy. re a replacement dwelling is acceptable within the general terms of the policy, high design standards will be needed and the proposal should reflect the character of the area. The existing property is not of a rural character; nor is not a traditional dwelling'. The application proposal offers a much more traditional response to the character of the site and surroundings by providing a property which will meet modern space and accommodation requirements in a building form which is of a clearly traditional character and appearance in terms of building footprint, elevational appearance, proportions and mass, and materials. It is therefore concluded that the application satisfies the requirements of local planning policy.

2.5

The proposal constitutes a replacement dwelling in the North Staffordshire Green Belt and as such is not considered an inappropriate development In this case, the test is whether the proposal results in a materially larger dwelling which is more intrusive, as per its position in comparison to the dwelling it replaces, impact on the landscape and character of the area, increase in floor space, volume, form, bulk and height of the building. The applicant notes that none of these tests provide any detailed or numerical guidance on what constitutes a "materially larger" dwelling. The existing dwelling on site does not offer any architectural value or particularly distinctive traits of local character and as such there is an opportunity to improve the appearance of the site. This is on the proviso that the new building that can more successfully blend within the Green Belt setting and be more energy efficient than the existing.

Planning policy

Legislation and Policy Planning (Listed Buildings and Conservation Areas) Act 1990 The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72). National Planning Policy Framework (NPPF) 2024 In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210). Local Development Framework Consideration should also be given to the following documents and local development framework policies: • Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment • Rudyard Conservation Area Appraisal (2016) Conclusions and Recommendations In summary, the proposal would have a neutral impact on the character and appearance of the Conservation Area

3.0 Amount

- 3.1** The application seeks permission to construct a single detached family residence to replace the existing property comprising a lounge, kitchen, utility and bedroom on the ground floor with a further 2 bedrooms and bathroom within the first floor roof space,

This proposed dwelling will replace the existing dwelling which has a total floor area of approximately 82.3sqm.

- 3.2** The dwelling is set in a generous, larger than average sized plot, of approx 1591sqm.

- 3.3** It is considered that the site can easily accommodate the proposed dwelling whilst achieving a generous private amenity garden area all around the property and still easily exceeds the minimum Space About Dwellings Standards.

- 3.4** Consideration had been given to upgrading and extending the existing property but even with the permitted development rights available the layout would not have been suitable and with the existing structure being of such poor quality and having to virtually rebuild the structure any way it was not deemed economically viable

4.0 Layout

- 4.1** The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised.

The desire to have far reaching views over the countryside to the frontage of the site has also determined that the principal living areas are sited to the front,

- 4.2** The layout has been further influenced by the requirement to provide a suitable turning facility within the curtilage of the site.

- 4.3** The layout of the proposal has been influenced by the site constraints and character of dwellings found elsewhere in the vicinity with the aim being to provide a property which will sit comfortably within the semi rural location.

The proposal will sit on virtually the same footprint as the original which sits in an elevated position set well back from the road frontage

The pattern of development in the immediate vicinity is fairly irregular with some properties set right on the road frontage and others set well back.

5.0 Landscape

5.1 It is intended to provide a detailed landscaping scheme as a condition of any planning consent and so only the general principles are described in this statement.

5.2 The site presently comprises sporadic shrub planting set amongst a rockery on an otherwise steeply rising site with tiered walls and some grassed areas.

The site is bounded by sporadic hedge planting which will be retained and enhanced where appropriate,

5.3 It is intended to extend the driveway to form a turning area and provide parking closer to the dwelling with new steps up to the main entrance door.

Upon completion of the excavations the retaining walls will be constructed in stone and the shrub planting reinstated with a private amenity area provided to the side/rear which will comprise slab paving,

5.4 It is proposed to provide native tree and hedge planting to the periphery of the site particularly to the adjoining neighbours side to enhance the screening, the exact species and number to be determined as part of any landscaping planning condition.

6.0 Appearance/Scale

6.1 The property is set in a semi rural location where the general form of development generally comprises 2 storey properties of a traditional vernacular generally comprising reasonably steeply sloping tiled roofs set above red brick or rendered walls.

The existing property which is a bungalow constructed of a rendered finish to the walls set below a concrete tiled roof which along with the design of the property incorporating some unsympathetic design features could be considered out of character with the area.

6.2 The proposed dwelling is of a simplistic design echoing the original dwelling albeit being constructed of a white render finish set below a tiled roof and of a slightly larger scale to incorporate rooms in the roof

Dormer windows are proposed to add character to the building.

- 6.3** The Proposal incorporates dormer windows which are found on many properties within the area and incorporates large areas of glazing to the frontage which due to its elevated position would enable occupiers to afford open views over the countryside beyond

In summary it is considered that this scheme in terms of its form, scale, appearance, materials, construction method is very much reflective of traditional dwellings and therefore can reasonably be considered to represent a dwelling of traditional style and construction, The dwelling will constructed in accordance with latest standards thereby making it highly energy efficient and sustainable.

7.0 Access

- 7.1** For the purpose of this statement compliance with the current edition of the Building Regulation part M is assumed to be covered with the detailed design and 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 the statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

- 7.3** The existing access to the site will be retained and slightly widened in its present central position along the frontage
The siting of the dwelling enables an extended driveway to be formed which will follow the general fall of the site and enable a turning facility to be provided within the curtilage of the site and enables more than adequate car parking to be provided, this will have a tarmac finish.

8.0 Heritage Statement

Description of the Area /Asset

Rudyard is a small lakeside village situated to the west of Leek and close to the Staffordshire-Cheshire border. The 3km long reservoir at its centre was constructed at the turn of the 19th century, as a method of feeding the growing canal network. The development of the Cliffe Park Estate between 1818 and 1930, together with the opening of the Churnet Valley Railway in 1849, saw the village expand and the lake became a popular weekend destination for day trippers travelling on excursion trains from Manchester and Stoke.

The Cliffe Park Estate was sold in 1875, and a number of plots of land were auctioned off in 1885, before the remainder was purchased by the North Staffordshire Railway Company in 1903. This encouraged the lake to reach the height of its popularity during the Edwardian era, as visitors could hire out motor launches or rowing boats, visit the newly laid golf course or dine at one of many local tearooms that benefitted from the increased tourism.

Summary of Significance

The proposal would be situated in Rudyard Conservation Area, which was designated for its origins as a reservoir constructed c.1797-1801 to feed the Caldon Canal. The area became popular for tourism from the mid-19th century through to the early-20th century after the development of Staffordshire Railway. The area's significance derives from its picturesque beauty with the lake as the focal point, large areas of vegetation and landscaping, historic associations with the development of the canal, popularity as a tourist destination in the Victorian and Edwardian period and collection of 19th century villas. Buildings are predominantly constructed in dark pink gritstone which adds to the quaint charm of the character and appearance of the Conservation Area.

The Croft is a mid 20th century building of no historic value, particularly when compared to the attractive villas elsewhere in the village. The building could probably be considered to make a negative contribution to the character and appearance of the Conservation Area.

The village itself is characterised primarily by late Victorian and Edwardian architecture, including a number of gritstone cottages, large villas and holiday chalets, all set within a splendid woodland landscape. In addition, "picturesque groupings of traditional and modern boathouses and chalets punctuate the lakeside."

The pallet of materials found are Stone with some rendered and facing brick external wall finishes all set below pitched tiled roof

Assessment of its Significance

In order to assess the significance, we must look at the contribution the property makes to the heritage asset which, in this case, is the Rudyard conservation area.

The Croft is a relatively new structure and offers very little in historical or evidential value within its conservation area setting.

The dwelling was constructed in the Mid 20th Century with a few unsympathetic flat roofed extensions added more recently.

The dwelling itself is out of character with the other dwellings both within the immediate vicinity and the wider conservation area and is of a poor construction being only single skin external wall construction and having a predominantly modern tiled roof which is out of character with the conservation area,

The ceilings internally are collapsing and on the whole is very poorly insulated, and in need of substantial refurbishment to meet modern living standards.

The Design Concept

The proposed dwelling is of a simplistic design echoing the original dwelling albeit slightly taller and being constructed of a rendered wall finish set below a more sympathetic plain tiled roof and of a slightly larger scale to incorporate rooms in the roof.

The Proposal incorporates dormer windows which are found on many properties within the area and incorporates large areas of glazing to the frontage which due to its elevated position would enable occupiers to afford open views over the countryside beyond,

The Impact

The proposal is considered to have a net beneficial impact upon the conservation Area with the replacement of an unsympathetic structure with a dwelling of more modern traditional style and construction,

The dwelling will be constructed in accordance with latest standards thereby making it highly energy efficient and sustainable

In conclusion, it is felt that the proposals represent a well-proportioned development that is in keeping with the surrounding area and has less than substantial impact on the conservation area.