TarpeyWoodfineArchitects

1122 Proposed new dwelling at

Churnet View Road, Oakamoor, Staffordshire Moorlands, ST10 3AE

Design Access Statement

Use

The existing use of the site is residential, having formed part of the curtilage to 10 Woodside Cottages, Churnet View Road on the opposite side of the highway.

Amount

The proposed site has an area of 290sqm, a proposed dwelling footprint of 73sqm, and the total gross internal floor area is 120sqm over 2 storeys with 3 bedrooms located on the first floor. The proposed dwelling has 2 car park spaces and an external garden amenity area of 135sqm. The proposed eaves and ridge heights are 4.6m and 7.3m respectively which is in keeping with the adjacent dwellings.

Layout

The proposed dwelling is double fronted with a central covered entrance porch. The central hall and stair beyond provide access to all habitable rooms with the kitchen/dining room being located to the East to take advantage of views over the River Churnet and private gardens. The living room is located to the South-West and has views over the river and garden area. The toilet, utility, and kitchen areas all face the highway and are set back from the footpath with a 1.5m defensible garden space. The two principal bedrooms are South facing with views over the River Churnet.

Scale

The proposed dwelling has a central recessed entrance porch and is flanked by two gables which break up the scale and massing to the front elevation. Similarly, the rear elevation has a central recessed area flanked by two gables.

The building has a similar scale and massing to the adjacent semi-detached dwellings and smaller detached dwelling on the opposite side of the highway.

The proposed dwelling sits within the same building line as the adjacent new-build dwellings and therefore has minimal impact from the approach road.

Landscaping

The proposed building is already located within a green, rural setting and there is very little requirement for landscaping beyond the private front, side, and rear garden areas. There is an existing native hedgerow to the Eastern boundary of the site which provides mature screening from the approach road.

Access

Churnet View Road provides vehicular access to the frontage of the dwelling. The proposed dwelling has a private driveway with off-road parking space for 2 cars. The facilities at Oakamoor can be easily accessed and the village centre is approximately 600m away from the site which is within easy walking distance.

Appearance

The proposed dwelling would be constructed from handmade weather-struck bricks and clay tiles with flush casement upvc windows and aluminium doors.

The windows to the principal front and side elevations have arched window heads and stone sills. Windows and doors on the rear elevation have stone lintels and sills. These details are consistent with the character of the area and can be seen on many other residential buildings in Oakamoor.

The building is traditional in form with 45-degree pitched roof to accommodate clay tiles. The fenestration is traditional and residential in scale however, the South facing living spaces have larger areas of glazing to take advantage of the views and provide good levels of natural light. The proposed dwelling has an open porch which gives depth to the front elevation and protects the entrance area from adverse weather.

Character assessment

Churnet View Road is around 600m long and runs from the centre of Oakamoor village and runs parallel to the river Churnet. The Road and River are set within a valley with a backdrop of mature trees and fields. There are existing houses along the North side of the approach road, but the South side is undeveloped, enabling all the dwellings all enjoy open views. Beyond the proposed development, there are seven new dwellings which are located on the South side of a private highway, with a wooded embankment to the North. This access road is terminated with a turning head.

The older dwellings along Churnet View Road comprise mainly of short runs of terraced housing which are framed by gables at each end. There are also several single storey garage units which provide off-site parking for these dwellings.

Where the existing adopted road ends, there is an older detached property on the North side of the road (10 Woodside Cottages). After this dwelling, the character changes to predominantly larger detached dwellings which are relatively new and have been constructed within the last 10 years.

The larger new detached dwellings further along the private driveway are also double fronted but with a larger footprint. These dwellings all have a dual aspect looking towards open fields and woodland embankment to the North and over-looking the River Churnet to the South. These dwellings are predominantly brick with some having a rendered finish.

The existing dwelling at 10 Woodside Cottages is an older detached property which is obliquely opposite to the proposed development site. The proposed dwelling has been sited so that it does not encroach on 10 Woodside Cottages and has no impact on the new dwellings beyond.

The proposed dwelling has similar characteristics to this dwelling. Both dwellings are double fronted with a central entrance and have a similar scale, frontage, and footprint. The proposed dwelling also has principal windows on the East elevation which provide an active frontage from the approach road.

The proposed dwelling would have a similar character and scale to the existing detached dwelling (10 Woodside Cottages) and uses the same palate of materials and architectural language. The proposed dwelling would therefore reflect the appearance of this dwelling while loosely defining a gateway to the new development beyond.