08/00863/FUL_MY

STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Part One

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

08 / 00863 FUL - 4 APR 2008 SMDC

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	J
Last name:	KEATES
Company (optional):	—
Unit:	—
House number:	—
House suffix:	—
House name:	—
Address 1:	—
Address 2:	—
Address 3:	—
Town:	—
County:	—
Country:	—
Postcode:	—

2. Agent Name and Address

Title:	—
First name:	—
Last name:	—
Company (optional):	HULME UPRIGHT MANNING
Unit:	—
House number:	—
House suffix:	—
House name:	—
Address 1:	HIGHPOINT
Address 2:	FESTIVAL PARK
Address 3:	HANLEY
Town:	STOKE-ON-TRENT
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	ST1 5SH

3. Description of the Proposal

Please describe the proposed development, including any change of use:

LAND ADJACENT TO ALVERTON HOTEL, DENSTONE LANE, ALTON.
DEMOLITION OF EXISTING HOLIDAY UNITS AND ERECTION OF 17NO
2 BEDROOM STARTER HOMES.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: LAND ADJACENT TO ALVERTON HOTEL

Address 2: DENSTONE LANE

Address 3:

Town: ALTON

County: STAFFORDSHIRE

Postcode (optional): ST10 4AX

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: JANE CORLEY

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

INITIAL DISCUSSIONS IN MID 2007 CONCERNING THE PRINCIPLE of THE PROPOSAL. NO FUNDAMENTAL OBJECTIONS WERE ENVISAGED.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

DRAWING:- 20326-04

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

DRAWING:- 20326-04

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

DRAWING:- 20326-04

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	—	RENDER AND CEDER BOARDING	☐	☐	20326-05
Roof	—	ETERNIT SLATES	☐	☐	20326-05
Windows	—	TIMBER	☐	☐	20326-05
Doors	—	TIMBER	☐	☐	20326-05
Boundary treatments (e.g. fences, walls)	—	TIMBER FENCEING	☐	☐	20326-05
Vehicle access and hard-standing	—	CONCRETE AND RESIN BONDED GRAVEL	☐	☐	20326-04
Lighting	—	TO BE AGREED	☐	☐	
Others (please specify)	—	—	☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING:- 20326 - 01
DRAWING:- 20326 - 04
DRAWING:- 20326 - 05
DRAWING:- 20326 - 06

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	26	24	-2
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	—	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

20326 - 04

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

HOLIDAY ACCOMMODATION

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		12				12
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							12

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		5				5
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							5

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 17

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐	526m²	NIL	1258m²	732m²
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total		526m²	NIL	1258m²	732m²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐	22		
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				✓
Proposed employees				✓

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	~~Sunday~~ and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.357

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

Other:

Amount (tonnes):

Other:

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 03/04/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the ~~day 21~~ days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: L. Hughes For Nulme Upright Manning

Date (DD/MM/YYYY): 03/04/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

3 copies of a design and access statement: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 03/04/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: 01782 | National number: 208 600 | Extension number:

Country code: | Mobile number (optional):

Country code: 01782 | Fax number (optional): 206080

Email address (optional):

30. Site Visit

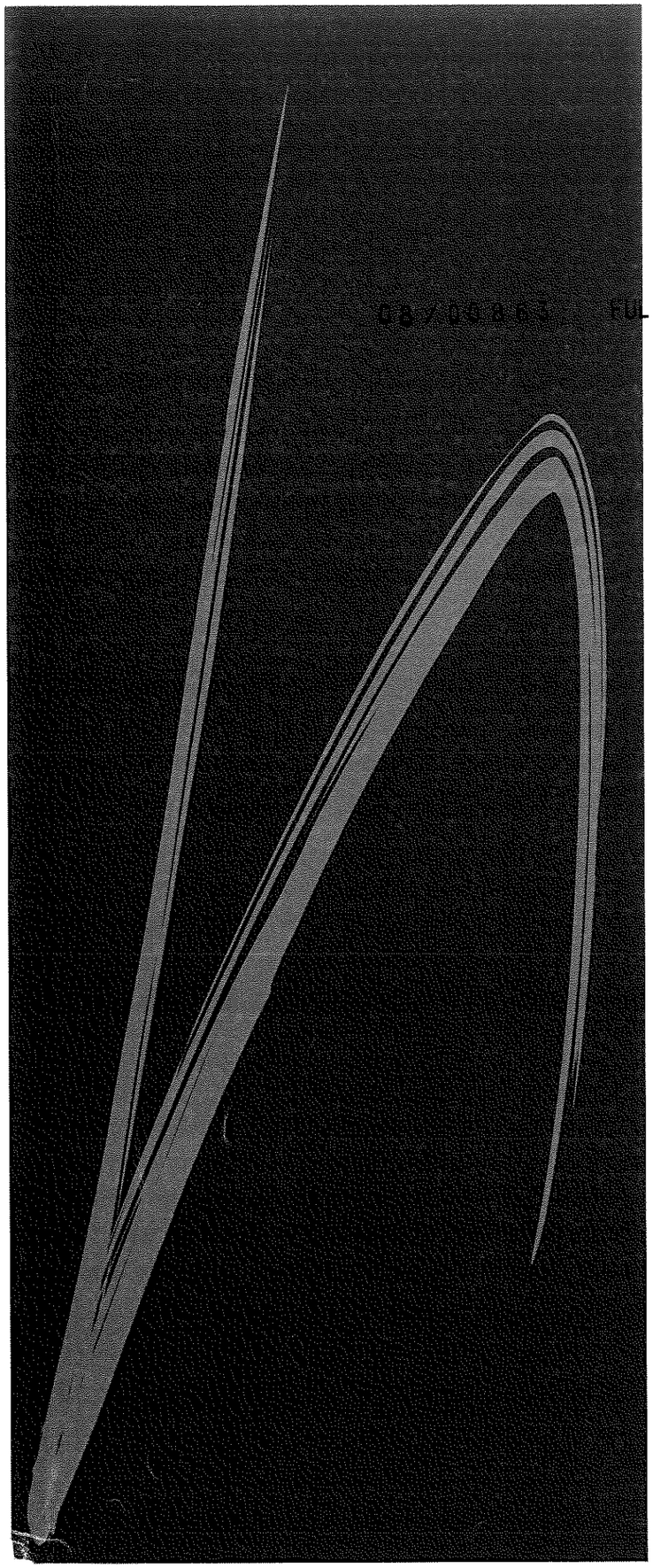
Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:



HULME UPRIGHT MANNING
ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

08/00363/FUL

- 4 APR 2008 SMDC

DESIGN AND ACCESS STATEMENT

Proposed Residential Starter Homes

at

Alverton
Densontone Lane
Alton

Client: Mr J Keates

Ref: 20326

Date: April 2008

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
T 01782 208600 F 01782 206080
www.hulmeupright.co.uk

CONTENTS

1.0	Introduction
2.0	Use
3.0	Amount
4.0	Layout
5.0	Scale
6.0	Landscaping
7.0	Appearance
8.0	Access

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The Statement is intended to meet the following objectives:-

1.2.1 Provide an analysis of the proposal and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.* (This breaks down the Statement into the following headings: Use, Amount, Layout, Scale, Landscaping, Appearance and Access).

1.3 Permission is sought for the construction of a total of 17 starter homes within the curtilage of the Alverton Hotel, Denstone Lane, Alton.

1.4 The site is of a previously developed nature and currently contains a variety of buildings and driveways associated with the Hotel. It is located within Alton's settlement boundary.

1.5 The size and form of the dwellings reflects their role as providing starter homes within the village. Notwithstanding the development's starter homes focus, it is acknowledged that the requirements for affordable housing will need to be properly secured. In this regard, an established Registered Social Landlord, Moorlands Housing, has already expressed a strong interest in securing the units for affordable housing provision. At this stage, Moorlands Housing is unable to commit to the project in the absence of confirmed funding and a valid planning permission. It is therefore proposed that any planning permission granted is subject to the satisfactory completion of a S106 Agreement which would guarantee that an appropriate level of affordable housing units would be allocated, and retained in perpetuity through the involvement of a Registered Social Landlord or similar housing organization/charity/trust.

1.6 The provision of starter homes in the settlement is very much in line with the principles of creating sustainable communities as set out in PPS1 and other established or emerging policy documents including regional, strategic and local spatial strategies. At a specifically local level, the proposal will not only add to the village housing stock, but will do so in a way which addresses a shortage of a particular form of housing at a site which displays strong sustainability qualities.

2.0 Use

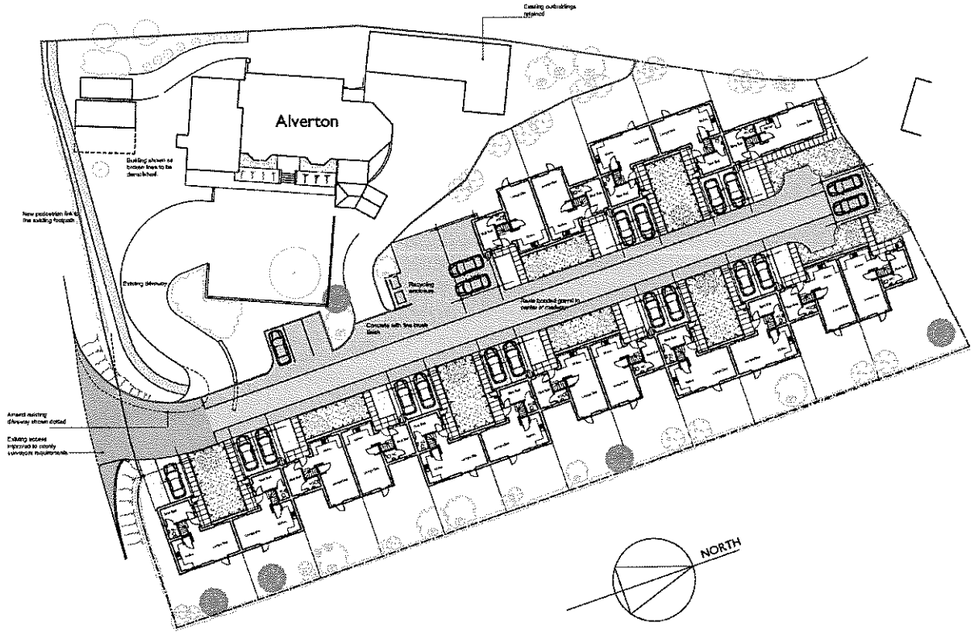
2.1 The site is owned by Mr J Keates and is currently occupied by a variety of lettable accommodation, car parks and tennis court.

2.2 The proposal is for the construction of 17 No single and two storey starter homes with 24 No car parking spaces.

2.3 The access to the site comprises:

(a) Improved vehicular access from Denstone Lane all to meet County Surveyors requirements.

(b) It is proposed that a safe pedestrian access will be formed linking the existing footpath on the western boundary of the site to the main site entrance.



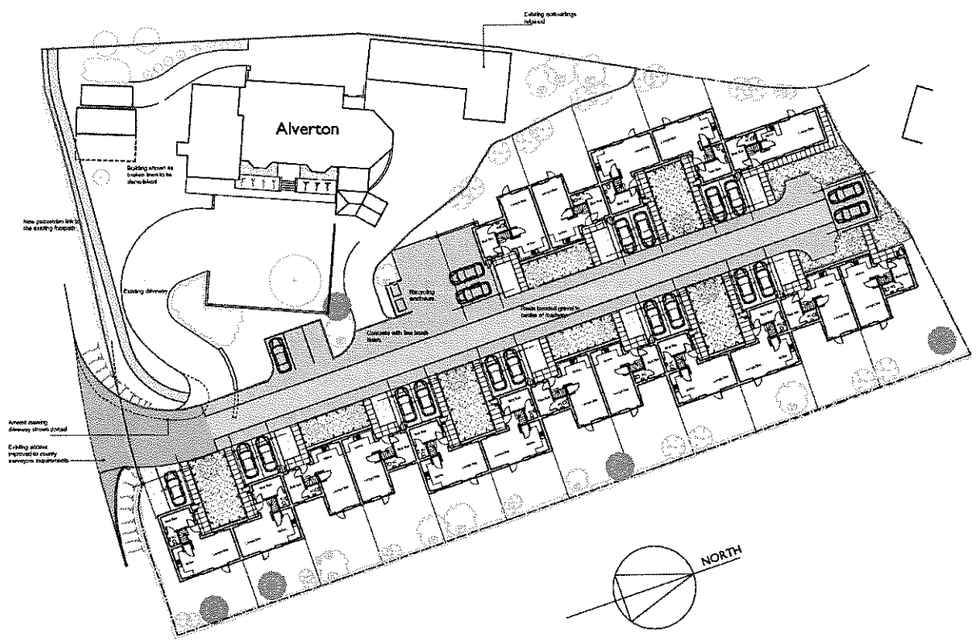
3.0 Amount

3.1 The amount of development proposed has been carefully considered and informed by a clear design intention to avoid over development of this site. This is clear from the provision of generous landscaping zones adjacent to the car parking facilities. Also, the introduction of single storey elements to the design breaks up the ridge lines and reduces the overall mass of the development.

3.2 The site is 0.357 hectares or thereabouts.

3.3 The proposal starter homes are approximately 74 sq metres and there are 17 No houses over a maximum of 2 No floors.

3.4 A total number of 24 car spaces are proposed. These are mainly in covered car ports adjacent to the dwellings.



4.0 Layout

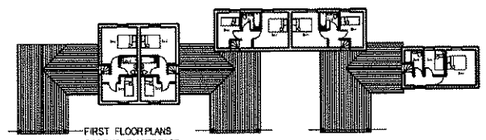
4.1 The site is currently part of the Alverton Hotel and has a variety of single storey lettable units within the curtilage.

4.2 The overall layout of the site has been carefully designed to allow for the site shape, orientation and levels.

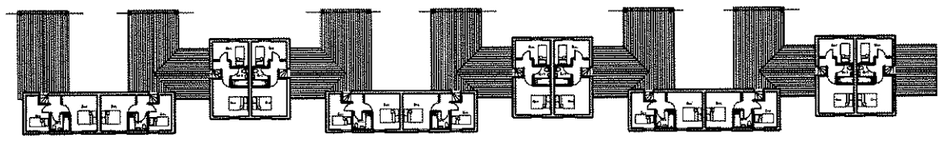
4.3 The buildings have been positioned so that the existing (modified) access can be retained and that good (West and East) natural light can be utilized during the full daylight hours.

4.4 The houses have been arranged around the central roadway and allows for off street parking to each and every unit. The development also provides reasonable garden areas to the rear of each house.

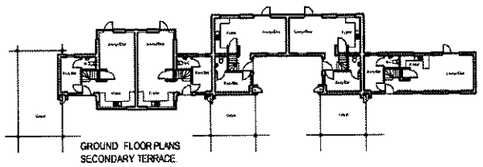
4.5 The principle windows to the rooms have been positioned so that the available views can be utilised and as previously described achieve good natural light.



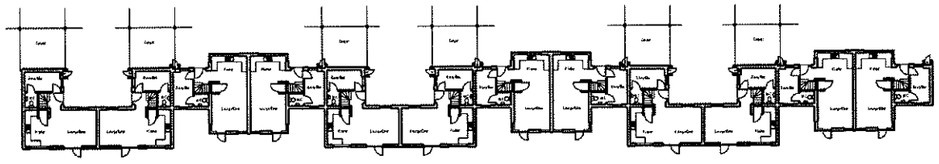
FIRST FLOOR PLANS
SECONDARY TERRACE



FIRST FLOOR PLANS MAIN TERRACE



GROUND FLOOR PLANS
SECONDARY TERRACE



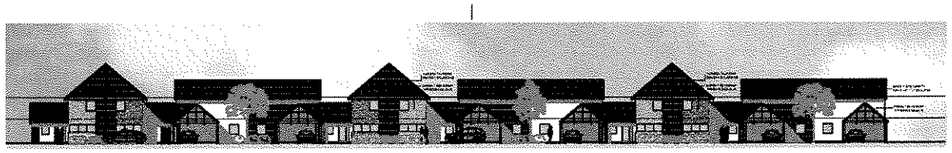
GROUND FLOOR PLANS MAIN TERRACE

5.0 Scale

5.1 The existing residential properties, adjacent to the site are of varied architectural styles. These dwellings including Alverton Hotel are predominantly two storey in height.

5.2 Whilst the scale and appearance of the existing residential is acceptable as appropriate to its setting, it is intended to provide a more architectural interesting and varied scale to the proposal development in order to both respect the scale and appearance of the near-by housing, while also increasing the architectural diversity within the area.

5.3 The proposed design also includes for the use of contrasting coloured cement render and cedar boarding arranged to give an interesting blend and aesthetically pleasing. The windows will be set back to create a deep shadow line.



MAIN TERRACE FRONT ELEVATION.



MAIN TERRACE REAR ELEVATION.



SECONDARY TERRACE FRONT ELEVATION.



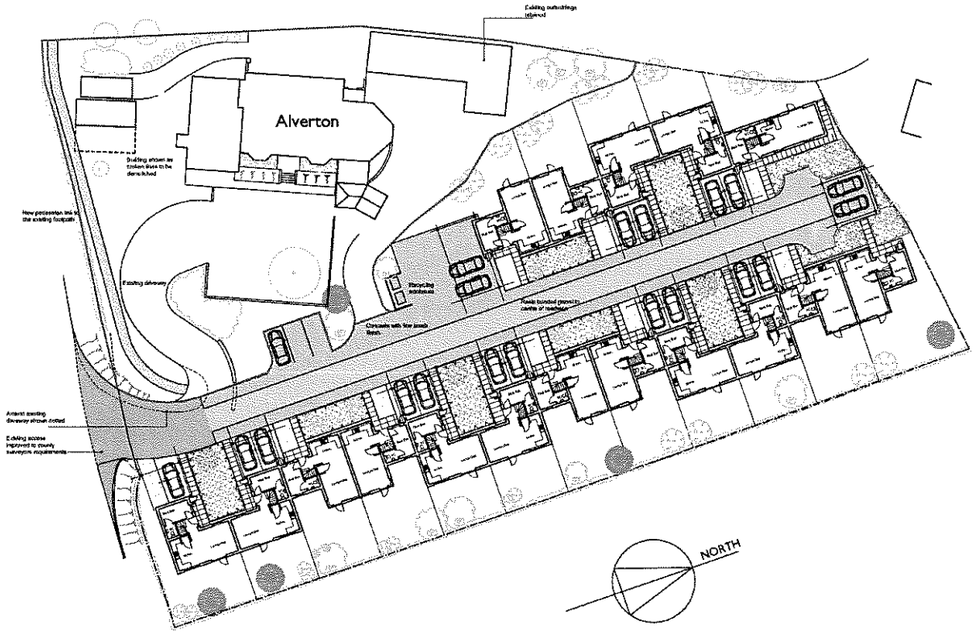
SECONDARY TERRACE REAR ELEVATION.

6.0 Landscaping

6.1 Though the landscape principles described within the application are very general at this stage, only the general landscaping principles are described with a detailed scheme to be prepared as part of any landscaping condition with the approval.

6.2 The topography of the site is relatively flat falling slightly to the North of the site.

6.3 The species chosen for the landscaping will tolerate drought which has been a feature of the UK's climate in recent years. Shrub beds and hedges will be mulched to conserve water. A contrast of evergreen, deciduous and seasonal colouring will be chosen to create an overall amenity value for users of the space.



7.0 Appearance

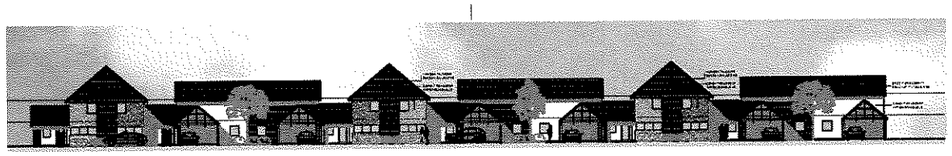
7.1 In the immediate vicinity of the site there are a mixture of two storey and single storey traditionally designed properties varying in style mainly semi-detached but some detached.

7.2 The existing facing materials are predominantly redish facing brickwork with a brown/blue/grey plain tile.

7.3 The proposed scheme seeks to provide two and single storey accommodation to each side of a central roadway. The buildings will be finished in cement render with a blue/red/off-white colour range and horizontal tongued and grooved cedar boarding.

7.4 The roofs will be covered with blue/grey fibre cement/reconstituted slates to a 40° pitch.

7.5 The intention is to create a vista of modern buildings simple in form with crisp clean detailing and at the same time providing an aesthetically enhanced development.



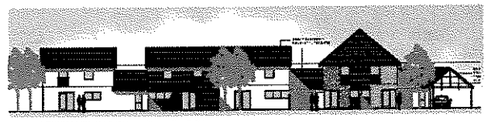
MAIN TERRACE FRONT ELEVATION.



MAIN TERRACE REAR ELEVATION.



SECONDARY TERRACE FRONT ELEVATION.



SECONDARY TERRACE REAR ELEVATION.

8.0 Access

8.1 For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purpose of this statement of the definition of "disability" is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3 All entrances to the buildings will be fully compliant with Part M of the Building Regulations having a level approach and entrance door threshold.

8.4 The site will also enable the entrance drives and pathway levels to be fully compliant with Part M.

08/00863 FUL - 4 APR 2008 SMDC

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Rev.	Drawn	Comments	Date



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Client

MR J KEATES

Project

PROPOSED RESIDENTIAL STARTER HOMES, DENSTONE LANE, ALTON

Title

LOCATION PLAN

Status

PLANNING

Date APRIL 2008 Drawn LH

Scale @ A3 1 - 1250 Checked

Job Ref. Drawing No. Revision

20326 [06]

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