APP 2009

DESIGN AND ACCESS STATEMENT

PROJECT

Extension and alterations to improve accommodation and provide garage and new vehicular access.

LOCATION

22 Town Head
Alton
Staffs
ST10 4AW

CLIENT

Mr and Mrs D Khadjenouri

Description of Application

The proposal is for the extension of the existing residential property to improve the existing accommodation. The proposal includes some internal alterations, also the provision of a garage and new vehicular access onto the road.

Physical Context

No 22 is a semi-detached property located within the village development boundary. The property is located to the south west of St. Peter's Primary School and immediately opposite to St. Peter's Churchyard. To the south west of the site progressing along Town Head is a row of terraced cottages and to the rear of the site and adjoining the site are the rear gardens of the residential properties which are accessed off Castle Hill Road.

The property is listed. The front (southeast) elevation is constructed in stone and incorporates three windows, the opening to one of which includes molded stone mullion, head, cill and projecting hood. The property has been previously extended at the rear, this extension and the original south west elevation of the main house have been pebble dashed and painted. The roof is covered with Staffordshire Blue plain clay tiles.

Other properties in the immediate vicinity are varied in style and materials. These include terraced cottages, detached houses, bungalows and St. Peter's School. Materials include natural stone, painted stone, render, both red and yellow brickwork, Staffordshire Blue plain tiles and concrete interlocking pan tiles.

Social Context

The area is rural and with the exception of the adjacent school and a number of bed and breakfast enterprises is residential.

08/00913/F

Design Principles and Concepts

Amount

The proposal is for a single storey side extension and a detached garage towards the rear of the plot. The existing house footprint measures 62 m2, the extension footprint measures 13.70 m2, the garage measures 33 m2 and the retained garden amenity area measures approximately 535 m2.

The proposed extension improves the kitchen/dining facilities and the associated alterations provide a ground floor wc/shower.

The site and the proposals enable continued compliance with the requirements of Appendix 3 Space about dwellings

Layout

The orientation of the proposal is determined by the orientation of the existing house, its side garden and its relationship with the adjacent road. The extension to the internal living accommodation extends the previous extension rather than adding to the original portion of the house. The application therefore does not detract from the proportions and form of the retained house.

The extension is on the south west elevation of the existing house. The front of the extension with its entrance door, faces approximately south towards the road. The position of the extension increases the screening of the rear garden area, thus providing a more private and a safer environment for children to play.

The garage has been positioned at the rear of the plot, behind the house itself following consultation with Gill Bayliss, Lisa Goldstraw and of Staffs Moorlands District Council.

The orientation of the proposal facilitates a straight forward and clear access to the main entrance of the property within the site boundaries, ensuring the shortest possible travel distance on a very slight gradient, thus providing optimum accessibility.

Scale

No 22 Town Head is a traditional two storey house with the additional provision of an original attic space room. The properties in the immediate vicinity of the proposal are also predominately two storey houses. The proposed extension is compatible in scale with the original property and also the other properties in the immediate built environment. The eaves height of the extension is that of a low single storey structure and is therefore much lower than that of the original two storey property. This assists in presenting the extension as being sub-ordinate in appearance to the original house.

48/00913 2008 - SMO

Landscaping

The site as it exists is enclosed on three sides by the surrounding properties or their gardens with traditional dry-stone walls forming the boundaries. Similarly, the boundary between the property and the road is defined by a dry stone wall. The house, being semi-detached, sits on the extreme north east boundary of the site, with the majority of the plot being domestic garden space. The area of the garden behind the proposed extension and garage would remain unaffected and being out of site when viewed from the road will provide a more private space than currently exists. The front roadside boundary wall will be partly removed to form the new vehicular entrance. Natural stone gate posts or similar detailing will finish off the opening. The existing pedestrian access will be incorporated with the new drive. Flower beds or shrubbery will be formed alongside the drive and turning/parking area. The driveway will be surfaced in some form of bound surface finish, subject to Local Authority approval.

Appearance

The proposal has been developed having regard to the following considerations:-

- The need to retain and enhance the character of the existing building.
- The need to leave the form and scale of the original building unaltered.
- The desire to retain all internal and external features which contribute to the character of the building.
- The need to provide sufficient improvements in the accommodation provided by the extension and garage to justify the necessary investment.

The existing front elevation of the house will remain unaltered.

The painted pebble-dash on the south west gable wall of the original house will be removed. Subject to the condition of the exposed surface, the wall will be either repaired and re-pointed or rendered with a smooth trowelled finish.

The external walls of the extension and garage will be rendered with a smooth trowelled finish.

The roofs of the extension and garage will be covered with Staffordshire Blue plain clay tiles.

Windows and doors within the extension will be in timber, the exact details of which will be agreed with the Local Authority prior to manufacture but the windows will be of traditional construction with flush fitting, side hung casements.

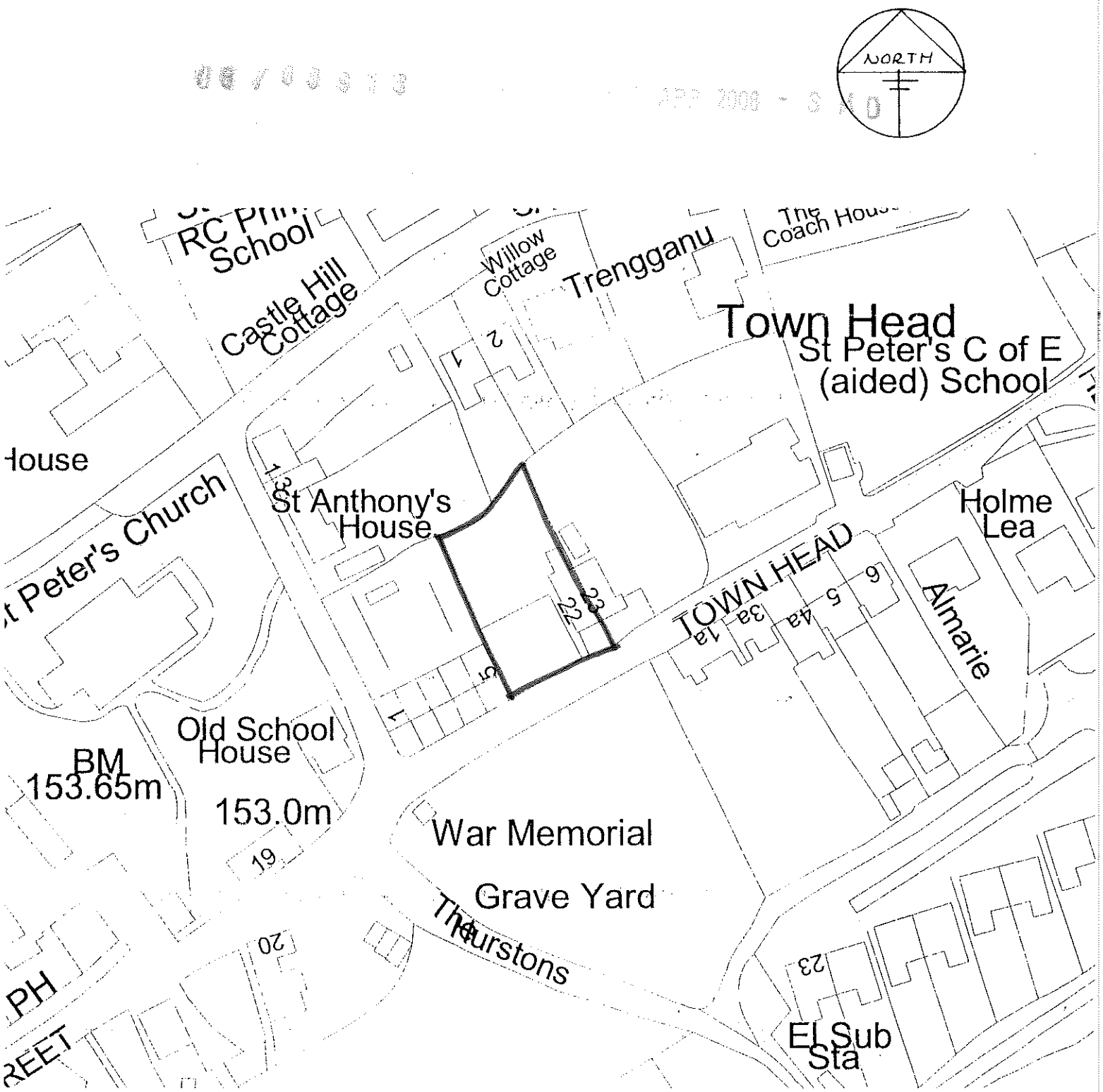
Access

A new vehicular access is to be formed, this will have the same minimal gradient as the existing path and will provide level access off the highway enabling vehicles to pull off the road and passengers to load and unload in a safer environment.
The level driveway with its parking facility and pathway will facilitate convenient and equal access to the building for all users irrespective of age or disability.

Vehicular and transport links

Being located within the village, the occupiers of the property are as pedestrians able to access the village centre with all its shops and facilities. They also have direct access to the local bus services which are available from several points within the village.

The formation of a new vehicular access with off-street parking will alleviate some of the parking problems associated with this area of the village and brings the dwelling up to the standards detailed in Appendix 4 – Parking Standards.



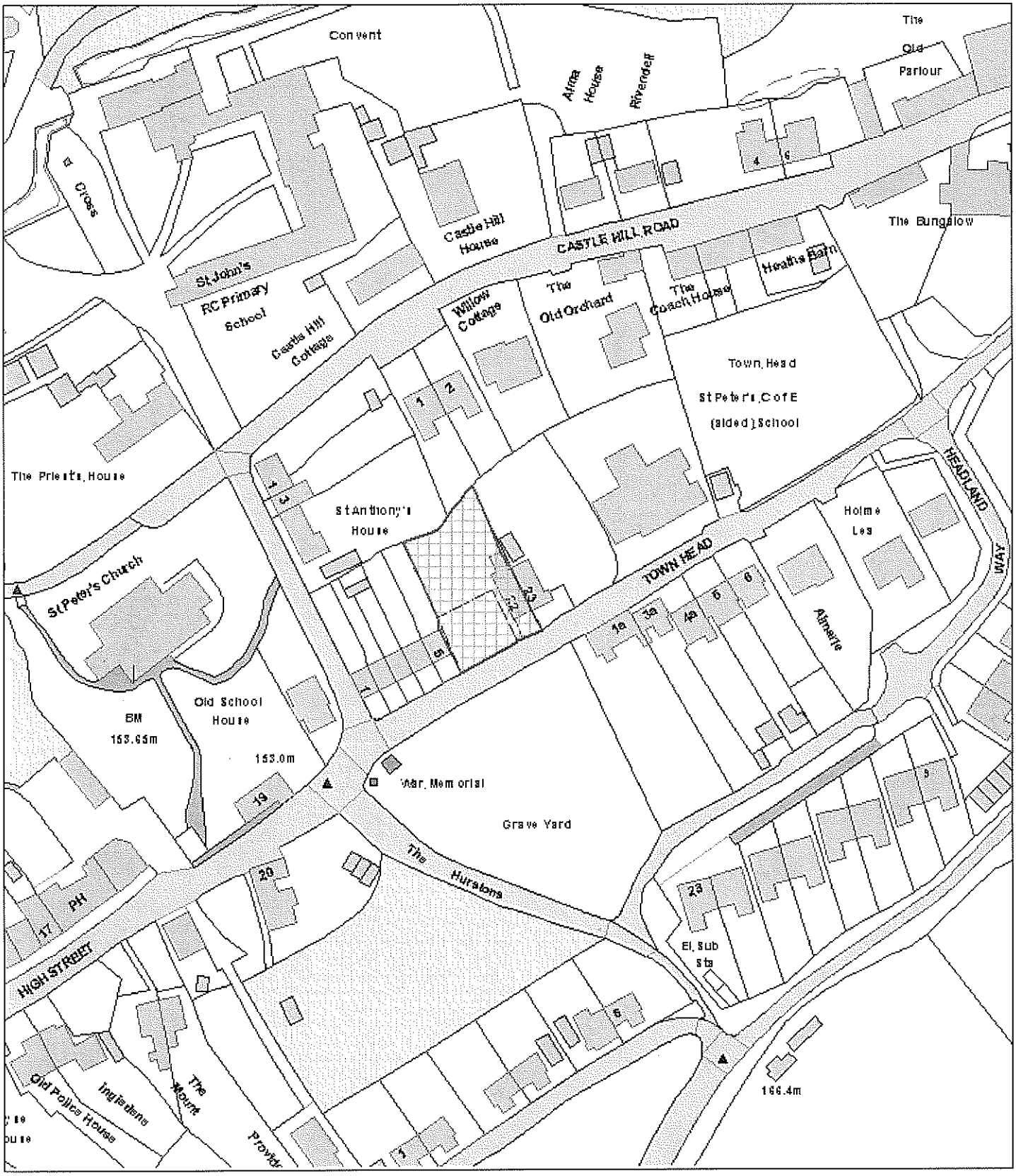
N° 22 TOWN HEAD

ALTON

ST10 4AW

LOCATION PLAN Scale 1/1000

Reference:	08/00913/FUL Alton



Scale : 1:1250

Organisation	SMDC
Department	Planning

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council