08/00095/OUT - 8 APR 2008

Proposed Dormer Bungalow at Meadow Stile Caravan Site Off Newpool Road, Brown Lees, Knypersley, Staffs. For Mr & Mrs A.Simcock.

SUPPORTING STATEMENT

Date: April 2008

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1:00 Introduction:

Scheme design proposals contained within this application for Planning Consent have been prepared in consultation with the client & local residents. The design has been approached in a methodical manner, commencing with the collation of information available concerning the physical, and architectural constraints on the site. All as per Outline Approval dated 7/3/05, File Ref No 05/00039/out

2:00 Description of Site and Surroundings.

The site is located within the area of Brown Lees. It is situated off Newpool Road an area characterised by red brick, two & single storey residential buildings. The area around the site contains a traditional brick built bungalow constructed with red facing brick and tiled roof, It is surrounded by residential buildings with red brick & render walls & plain/ patterned tiles.
The site is located close to Tower Hill road with bus routes serving Hanley, Tunstall, Blythe Bridge & Biddulph. Local shopping can be carried out at Biddulph offering all necessary amenities. Local refuse collections are made weekly and a postal service daily.

3:00 Summary and Justification of Proposals

3:01 Statement of Need and Use:

The existing brick & metal clad garage is to be demolished to make way for the Proposed bungalow and area of land allocated to it which may be allocated to Relatives at a later date.

3:02 Improvements in standards / provision:

The development would create 1No residential dwelling offering 3/4 bedrooms, living/dining areas, kitchen and bathrooms together with 2No car parking spaces externally. An existing double garage will be allocated to the dwelling
Provision will be made to create a road through to the site to serve the dwelling and achieve a turning space.

4:00 Design Statement.

4:01 Design Principles: The objective of the design proposals is to provide a cost effective residential dwelling suitable for a family residence in keeping with the adjacent properties and surrounding area.

4:02 Amount of Development: Proposals are based upon the a dormer style bungalow with pvc double glazed windows facing brickwork externally and to include brick features to enhance the elevations , the roof shall be constructed using traditional methods and finished with clay tiles.

4:03 ***Layout :*** The building will adopted the design of the existing residential properties in the surrounding area offering entrance lobby, living/dining room areas, kitchen cloaks & 3/4 beds with bathroom & en suite facilities

4:04 ***Scale, Height and Massing***: Details relating to scale, height and massing will be illustrated on the design drawings accompanying a Full Planning application. They are largely dictated by the height required to create a Dormer Bungalow approx 6m high x 16m long x 8m deep. (Subject to final design proposals) following consultation with the Local Planning Dep't.

4:05 ***Details and Materials***: External walls will be constructed in facing brick (to be approved by Local Planning Dept) possible dark red/blue brindle to match surrounding properties with grey or blue clay roofing tiles. Plinth brickwork or soldier courses will be in blue brickwork together with any brick features incorporated.

4:06 ***Services***: The building will be designed to ensure that heat loss will be reduced to a minimum. The electrical installation will utilise low energy light sources in conjunction with lighting controls to reduce energy consumption to a minimum. Hot water will be provided via a mains supply. A mixture of natural and controlled ventilation will be provided to all rooms as required by the building regulations to ensure good environmental conditions and reduction in sound transference with minimum energy consumption.

4:07 ***Landscaping:*** Landscape proposals relate mainly to the making good of the existing ground works where disturbed, mainly seeding and tarmac or paved areas.

4:08 ***Phasing***: The project will be procured in a one phase operation

5:00 **Context Appraisal and Design**: The design proposals and size are dictated by the existing usage of the site. The proposal is situated on the west boundary of Meadow Stile Caravan site with the entire area and surrounding attached fields being owned by Mr & Mrs A Simcock including the new access road to the site leading directly to Newpool road