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**ALTERATIONS TO EXISTING BUNGALOW, ERECTION OF 3 NO  
OLD AGE PERSONS BUNGALOWS  
AND PROVISION OF NEW PUBLIC FOOTPATH FROM  
GARDEN VILLAGE TO DRAYCOTT ROAD**

**15 Garden Village  
Upper Tea  
Staffordshire**

**for  
PV Housing Ltd**

**PLANNING APPLICATION  
DESIGN AND ACCESS STATEMENT**

**JOB NO 2879  
January 2015**

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# **PLANNING APPLICATION DESIGN & ACCESS STATEMENT.**

## **Use of the Development and Relevant Planning Considerations**

### **Background**

The previous owner of 15 Garden Village Mrs Hazel Porter died in October 2013. As part of dealing with Mrs Porter's estate, the appointed solicitor had the property valued by two local estate agents, both identified the poor condition of the property, but also the development opportunity of the site.

During February 2014 Mr & Mrs Foster inherited half of the bungalow and purchased the other half from a relative of Mrs Porter. Having lived opposite the bungalow for nearly forty years they decided that rather than develop the site for a short term profit they would like to take a longer term view which supported local needs.

### **Rural Housing Needs Survey 2012 Checkley Parish**

As a start point Mr Foster obtained a copy of the Housing Needs Survey from the Staffordshire Moorlands District Councils website. The document identifies current and future housing requirements for the Tean and Checkley area. From this document it can be seen that a range of properties are required to support local needs. The objective was to match the current property at 15 Garden Village and the site on which it stands, with the Survey.

### **Meeting March 2014 Michelle Costello (Housing Strategy Officer).**

During March 2014 Mr Foster met with Michelle Costello the author of the Housing Needs Survey to discuss the opportunities available for the existing bungalow, and its large garden. During this discussion it was established that several key factors came into play when deciding what to build on the site. The position and shape of the site, proximity to the village, local bus stops and the existing bungalow all have an impact. These key factors indicated that the site was best suited for the development of bungalows for the elderly. To add further benefit, if the bungalows were made available to rent and fully managed it would make them available to those who don't have the ability to buy and who either no longer wish to, or have the ability to manage their own homes.

After this meeting the services of Smytheman Architectural were secured, a site survey conducted and outline plans drawn suitable for a Pre Planning Application

## **Site Analysis**

### **Current Bungalow**

Built in the 1960s the bungalow had been the residence of Mr and Mrs Porter until Mrs Porter's death during October 2013. Little work on the property has taken place over the years with the exception of double glazing and cavity wall insulation. The structure is sound and does not warrant demolition. However, it requires extensive renovation including all plumbing, electrical installation, a re-tiled roof, several ceilings, all kitchen and bathroom fittings and decoration.

### **Site Area**

The site borders Garden Village and Draycott Road. It is slightly elevated and rises in line with Draycott Road. Vehicle access is via Garden Village, with a drive running across the front of the property to a garage on the side. Pedestrian access is limited to both the site and the other 14 properties on Garden Village, as no footpath exists on either side of the road resulting in residents using the road as pedestrian access.

## **Design Concept and Principles**

The primary objective is to offer, for rent, five fully managed purposely designed homes, to semi independent pensioners, who either no longer wish to, or have the ability to manage their own homes. In addition, it is proposed to provide a footpath between Garden Village and Draycott Road to benefit the residents and local community.

- To design for the disabled. Internally, provide access and facilities including wider doors with no thresholds, wet rooms etc.
- To ensure the lowest possible running cost for the tenant, by using the latest technology in building design, materials and build processes.
- Externally, steps will be restricted and permanent ramps built for wheelchair access to and from each property. Wheelchair height raised flower beds will be constructed to facilitate gardening for those who cannot bend or kneel.

- To offer a safe and secure environment with CCTV recording facilities, and evening illumination on pathways powered by renewable energy sources.
- To manage all property maintenance and facilities both internal and external, including all plumbing, electrical installation, the provision of TV and Satellite signals, gardens, paved areas, parking and external cleaning, drains, gutters windows etc.
- Ground to be made available and a 1.8metre wide footpath to be constructed between Garden Village and Draycott Road to benefit new residents and local community.
- To ensure the proposed dwellings are designed in sympathy with the local environment and neighbouring properties adjoining the site.

## **Design Solutions**

The design of this site, has arisen from the Rural Housing Needs Survey 2012 Checkley Parish meeting with the Housing Strategy Officer and following the Staffordshire Moorland Pre Planning Application process. The financial limits of the client and the long payback period also needed to be considered, whilst at the same time ensuring that a 'well planned' development results.

## **Proposed Accommodation Layout**

The re-development of the site will provide three new single bedroom terraced bungalows, each having a floor area of approximately 46 square metres, while the existing bungalow will be sub-divided to produce two single-bedroom units with floor areas of approximately 41 and 37 square metres respectively.

## **External Appearance**

The design of the proposed new bungalows is sympathetic with the existing property in scale and appearance, having similar gable frontage features and matching roof pitch. The facing brickwork and roof tiling have also been chosen to blend in with the existing property. The individual new bungalows are at slightly stepped levels to follow the existing contours of the site as Draycott Road rises westward out of Tean village.

As the site is elevated, appropriate landscaping proposals are indicated on the planning drawings, with a view to screening the development from Draycott Road and providing a pleasant environment for the residents.

## **Access**

The site is on the western edge of Tean village and is within easy walking distance of all the local amenities including shops, schools, churches and public houses.

Several established bus routes affording easy access to nearby Cheadle, Uttoxeter and Stoke-on-Trent serve Tean.

The scheme has been designed to comply with the building regulations and will therefore afford satisfactory access for people with restricted mobility in accordance with Policy B13.

## **Pre Planning Application Process, Feedback and Resultant Changes**

Initial Application September 2014 (Ref PAD/2014/0080)

The Pre Planning Drawings and Application were submitted during September 2014. Rachael Simpkin was assigned as the planning officer. Rachael's initial Feedback was as follows:

"The site is located in a sustainable location within the settlement boundary. Upper Tean has a good range of services and facilities and is identified as a larger village in Policy SS6a. This policy seeks to increase the range of available and affordable house types.

Policy H1 allows for residential development on unidentified windfall sites of up to 9 dwellings within development boundaries in towns and larger villages and sets out criteria regarding density, amenity and design. Policy H2 requires that residential developments of 5 dwellings (0.16ha) or more shall provide a target of 33% affordable housing. The site is smaller than 0.16ha and as the scheme will produce a net gain of 4 dwellings I do not consider that there will be a requirement for affordable housing.

Policies DC1 (Design Considerations) and T1 (Development and Sustainable Transport) are also relevant.

#### Formal Meeting November 2014

A meeting with Rachael was arranged where additional issues were discussed.

#### Notes from the Meeting

- Dwelling Design considered generally OK
- It was considered that there was too much glazing on the front elevation of the properties both in the French windows and front doors making the front look like the back.

Action Taken: The elevations to the bungalows were revised to remove the French windows and replace them with cottage style windows. The entrance doors are of a more solid design, with part- glazed, opaque upper panels. The gables to the new bungalow elevations have been adjusted and the bedroom window widths reduced to achieve a more harmonious cottage appearance.

- Hip Roofs on the new bungalows were considered preferable, however, this was not considered critical.

Action Taken: The gables to the new bungalow elevations have been adjusted, the ridges have been kept as low as possible and follow the existing natural contour as Draycott Road rises out of the village.

Additionally, hipped ends would greatly reduce the efficiency of the proposed PV panel installation to the south facing rear roofs.

Without hips - Three full 16 panel 4KW systems one on each of the new bungalows.

With Hips On each of the end bungalows:

Reduction in solar panels from 16 to 10, resulting in a 37% reduction in electricity generated.

£120 per annum reduction in tenant saving from using own electricity with Carbon savings reduced from 2.0 Tonnes per year to 1.25 tonnes.

Return on investment increased by 2 - 3 years, as the hardware connecting the panels back to the grid is the same.

- The amount of land given to parking restricted the amenity space for the residents also parking alignment requires review.

Action Taken: Rachael to speak with Mr D Plant from Highways to agree number of parking spaces required for the development.

#### Items Outstanding Post Meeting

The amount of parking required and the position of the parking was left outstanding after the pre planning meeting.

- Mr Plant confirmed that a total of four spaces would be required for the development with the access to Garden Village increased to 4.2 meters. The moving back of the boundary wall by 1.8metres to construct a new footpath down to Draycott road was seen as highly beneficial with the added advantage of improving visibility.

Action taken: Plan re-drawn to show four parking paces (three standard an disabled) with all parking removed from the area in front of the existing bungalow to improve the view from the roadside and improve residents amenity space.

Opening access onto Garden Village increased to 4.2metres with planting to screen visibility of parking areas.

#### **Final Drawings for Full Planning Approval**

Having been through the pre planning process with all concerns raised and identified improvements addressed. The original plans have been modified throughout the process and are now submitted for full approval.