

0873 Proposed Dwelling adjacent to Cornhill House, Cornhill Gardens, Leek, ST13 5PZ

Design Access Statement prepared by Tarpey Woodfine Architects

01. Use

The proposal is for a new build, two storey, four bedroom dwelling to be located within an existing residential garden. The garden is currently within the curtilage of Cornhill House, an existing dwelling.

Outline planning approval has already been obtained for a dwelling in this location – see application no. 13/00064/OUT for details.

The current owners of the site intend to sell the southern half of their land to the Applicant so they can construct the proposed dwelling. For the purposes of this application the 'Application Site' (edged with a red line in the accompanying drawings) has therefore been defined as the proposed curtilage of the proposed dwelling.

02. Amount

The application site area is approximately 1230m².

The dwelling has an external footprint of 110m² and a total floor area of 207m².

The main body of the building measures 9.0m long x 10.8m wide x 5.9m high, with an additional entrance porch measuring 3.6m long x 3.6m wide x 2.9m high.

03. Layout

The dwelling is arranged on two floors. On the basement level there is an open plan living / kitchen / dining room, along with a study, utility and WC. The four bedrooms, together with an en-suite and a family bathroom, are located above on the ground floor.

The general arrangement of the dwelling is therefore broadly similar to most 2 storey homes. However, the topography of the site drops significantly from front to back and the building is set down into the slope. This means that the floor levels relate to the ground in a more unusual way.

The entrance porch, located at the front of the building, is set at street level for ease of access. Once inside, stairs lead both up half a level and down half a level to the ground floor and basement respectively.

This configuration benefits the amenity of the property by placing the living accommodation at the same level as the rear garden, which can be accessed directly through glazed doors. It also serves to reduce the visual impact of the scheme, and this is discussed below under 'scale'.

In terms of site layout, the dwelling sits towards the front of the plot, maximising the garden to the rear and preserving the majority of the trees already existent on the site. The front of the building is set 5m back from the front edge of the site and this maintains a distance of 15.3m to the side elevation of No.11 Cornhill Gardens. The building also maintains a distance of 14.9m from its other immediate neighbour, Cornhill House.

The habitable rooms within the new dwelling have all been placed against the east and south elevations. This allows the majority of the principal windows to be grouped together on the east elevation, facing the garden to the rear. Smaller 'habitable' windows also face south, whilst windows serving the non-habitable rooms face north and west. The building's immediate neighbours are to the north and west, so this arrangement minimises overlooking and maximises privacy for both the existing and proposed dwellings.

04. Scale

The building comprises a two-storey, flat-roofed main element with a smaller single-storey element in front which forms the entrance porch.

The porch has a parapet of 2.9m. The two-storey element behind is tucked down into the sloping ground, resulting in a parapet height that varies between 4.5m at the front and 5.9m at the rear.

This change in height relative to the ground is an important aspect of the scheme. Whilst the building is a full two-storeys at the rear, the front facade (which faces the public road and the adjacent No. 11 Cornhill Gardens), is only one storey high at the porch and one-and-a-half storeys high overall, thus minimising the visual impact of the building on neighbours.

0.5 Landscaping

The portion of the site in front of the building will comprise a tarmac drive and parking, supplemented by planting. The sloping site immediately adjacent to the building will be terraced with brick retainer walls.

The site benefits from the presence of several existing trees, located mainly towards the rear of the site. We intend to retain the majority of these, whilst enhancing the existing lawn and planting. A tree survey was commissioned and we have followed the recommendations made within this report regarding which trees should be removed.

06. Appearance

The proposed dwelling is a compact cubic form finished with high quality natural materials. The principal cladding material is untreated, horizontal timber boarding. The porch is to be clad in zinc and doors and windows are to have grey powder coated frames.

07. Access

Vehicular access to the site is from Cornhill Gardens, a public highway. Two off-road parking spaces will be provided with a turning head to allow vehicles to exit the site forwards.

Level access will be provided from the parking spaces to the threshold of the porch.

08. Climate Control Mitigation

The dwelling will be constructed to exceed current building regulations and east-facing windows provide passive solar gain during the morning. Natural, low energy materials will be specified where possible.