

## DESIGN AND ACCESS STATEMENT

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**Proposed 6 Dwellings and 2 Flats inclusive of Garages and Parking Spaces  
Located on land at the former Crown PH, Tean Road, Mobberley, Nr Cheadle,  
Staffordshire ST10 1TZ.**

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### SITE & SURROUNDINGS

The curtilage of the proposed development is located on land located off Tean Road, Mobberley, Staffordshire and is indicated on the Site Plan No.2.

The proposed development is located within the Special Landscape Area and covers an area of approximately 0.167ha.

The o/a building footprint measures approx 238.400M2 e.g. 16.000 x 14.900m, and the outbuildings measure approx 152M2 e.g. 16.000 x 14.900m.

The total = 390.400M2 = 0.039ha.

The plot of land measures approx 0.167ha.

The site has a gradient fall across the site from East to West.

It is proposed that the existing former PH that also included residential accommodation and the outbuildings will be demolished and the proposed development indicates with reference to the Illustrative Site Plan No.2, reference number 303 and 304 regarding 4 dwellings, reference number 201, indicating garages and 2 flats over the garages and reference number 307, relevant to 2 detached dwellings inclusive of parking spaces could be constructed on this brown field site.

There are gas, electric and water services already on the site that can be adapted to supply the proposed new dwellings.

There are bus stops in close proximity to the site that provides excellent transport links with services connecting the site to Cheadle Town Centre and wider area.

There is also post box located adjacent to the site.

The proposed development is considered not to be in an isolated area but is located adjacent the main road into Cheadle and Tean and is considered to be in a reasonably built up area in close proximity to Cheadle Town Centre with an industrial site located to the west of the site.

Cheadle town centre provides a wide range of retail facilities and there are community facilities, schools, shops, hostpitals, health centre and leisure centres within reasonable distance of the proposed development.

Shopping can of course be ordered online and delivered to the properties.

As indicated in the attached details of The Crown PH, the premises have not been open since 2006, and having been neglected for so many years inclusive of its very poor design that the above proposed development would no doubt significantly improve the character of the area.

It is considered that the proposed development will create a significant environment improvement to the character of the area and that the development will be sustainable in this particular location.

The proposal will not create traffic or noise problems either on the site or in the vicinity of it, neither will the development affect any residential principal windows and therefore will not be a significant impact on the amenity by loss of light etc, and the character of the area will be retained and enhanced.

## **SCALE**

The proposed buildings have a total ground floor footprint of approx 724.2 square metres (approx 0.072 ha) and will be two storey high constructed of traditional brick and clay tile construction and will achieve a minimum Level 4 of the Code for Sustainable Homes.

The external walls of the buildings will be constructed in approved facing bricks with the roof being constructed of traditional clay tiles on timber rafters.

There are garage and car parking spaces proposed as indicated on Plan No.2.

It is considered that the proposed development is of a size and scale that is commensurate with the character of the area.

The topography of the land in this area generally falls from east to west.

## **APPEARANCE**

The proposed residential dwellings with their pitched roofs, external brickwork and traditional form inclusive of permeable paving or other approved surface finish and boundary treatment will give a pleasing visual impression.

The proposed development will not be visually intrusive into the existing landscape, the design of the buildings being of a traditional appearance will blend in with the existing character of the area.

The proposed buildings and proposed use are considered to be in keeping with the surrounding character of the area.

A landscape scheme will form part of the approval of reserved matters if this application is approved by the L.P.A along with other conditions imposed on any planning consent granted.

## **ACCESS**

There is an existing vehicle access existing as indicated on Plan No.2, that is proposed to be neutralized and to include for a gated access.

The access is considered to be of adequate width to accommodate the proposed development without endangering other highway users, the visibility from the access to the site will be adequate to cater for the proposed use with regards to the numbers of vehicles that will use the access at any one time.

The said access parking and turning area is indicated on Plan No.2. The access and drive will be surfaced with an approved material.

The accessibility to and within the site for vehicles and pedestrians will be consistent with the surrounding accesses and circulation routes and will be compatible with the surrounding access network.

## **LANDSCAPING**

Landscape and drainage details will be provided as part of the conditions imposed on any planning consent granted for this outline planning application.

Any disturbed land relevant to any other excavation works relevant to the development will be re-graded and surfaced and seeded with an appropriate mixture of seed.

## **DESIGN**

The proposal is in outline form and includes an illustrative Plan No.2, of the site layout.

Whilst design is a subjective matter, the site proposal has been considered and designed to meet the needs of the applicants, the proposal making the most efficient use of this brownfield site.

There are existing services available on the site to facilitate the proposed building.

## **DRAINAGE**

The storm water/roof water will discharge to the existing system or to soakaways located a minimum distance of 5.500 metres away from any structure designed to BS8301, the roof water could discharge to water butts or other approved method. The foul drainage system will connect to the existing foul public sewer system.

## **CONCLUSION**

It is considered that the proposed development is a windfall site and will not injure the visual amenity or character of the area but will actually enhance the character of the area and provide suitable accommodation for new purchasers and will also assist in being part of fulfilling the Council's part in providing for the current housing demand.

The proposal would appear to be supported by the adopted Core Strategy Development Plan Policies H1, SO6, DC1, DC3, SO6 and R1 and also the National Planning Policy Framework, Chapter 6. Delivering a wide choice of high quality homes paragraphs 55 and 56, and Chapter 7, Requiring good design paragraph 56, and 61.

**PETER GALLIMORE F.F.B.,M.I.Const.M.**

**20<sup>th</sup> February 2015.**