

Design and Access Statement & Planning Statement

Proposed new 5 bed house development off Station Road, Stoke Golding

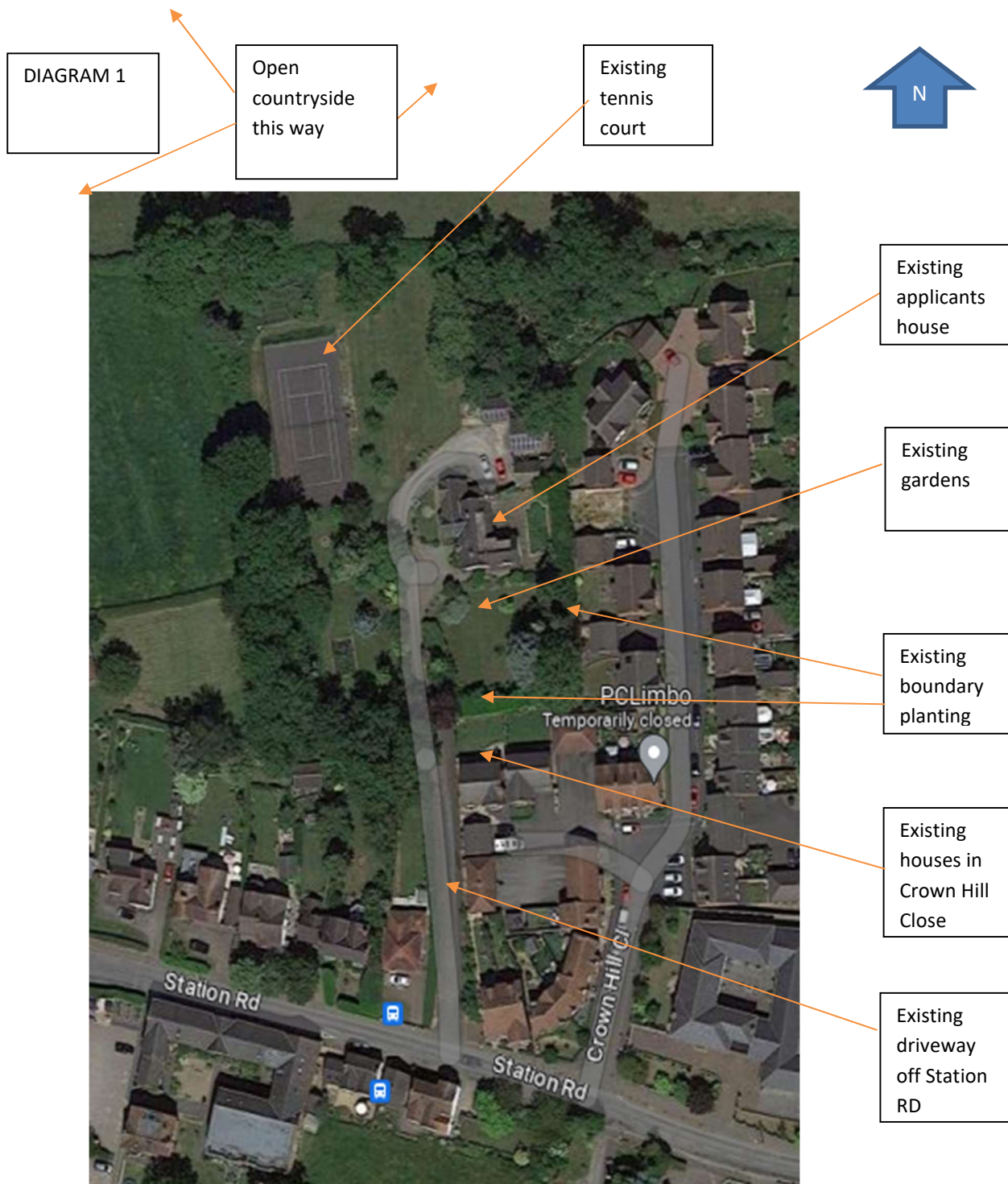
1.0 INTRODUCTION

This statement is in support of the full planning application made by Hayward Architects on behalf of our client for the development of a new 5-bedroom house in the grounds of their existing home off Station RD, Stoke Golding (see site location plan)

The site has recently been subject of an outline planning application for the development of one detached dwelling house ref 22/00589/OUT which has been approved (approval date 23/09/22)

2.0 CONTEXT

The site is formed out of part of the existing house garden located in the village of Stoke Golding which is accessed from a driveway off Station Rd and located behind the residential cul de sac of Crown Hill (see site location plan and Diagram 1 below)



The proposed house plot has mature planting to the south and east boundary which in turn backs onto the rear gardens of neighbouring houses. To the north of the plot is the existing house which is the centre of the existing gardens, the existing gardens spread further to the north and west, and contain lawn areas planted with trees and shrubs and a tennis court. To the north and west of the existing gardens is open countryside made up of farmland

3.0 REASONS FOR SITE SELECTION

The owner of the existing house wishes to develop part of the garden space for a one-off residential development to eventually sell on the open market, this part of the garden is more suited because:

A It is located between existing houses, one being the applicants house and the other houses are those that form part of Crown Hill Close

B It can be accessed easily off the existing drive which the applicant owns

C The section of garden to be developed is also big enough to provide a separate garden space for the new house

4.0 Layout

The new house location and layout has been set out in the manner shown for a number of reasons (diagram 2 and site plan 22-62-17) :

- 1 The new house is located to front on to the drive in a similar manner to the older dwelling, with its own separate private garden to the rear and garden space to the front.
- 2 The new house has been aligned with the front building line of the existing applicants house to provide a more complete street line.
- 3 The new house front provides views over the open countryside to the west and away from the existing house and other surrounding properties and similarly the rear windows provide views into the private garden area behind which itself is screened by existing boundary tree planting.
- 4 The front area of the house has a new driveway space with new separate gate access off the existing driveway to provide access and movement space for cars, the double garage is also located to allow for cars to be reversed in and out more easily (tracking shown on site plan and diagram 2)
- 5 The main garden area is located to the rear where the best existing landscaping is located.

- ## 5.0 Scale

2 The lowering of the section of roof at the more visible front façade of the new house also helps to reduce the visual bulk of the front façade.

3 The use of a dormers in the roof also helps to reduce the visual mass overall and allows the eaves to be lowered.

6.0 Appearance

The scheme is designed with several features intended to improve its appearance and relate it to the immediate context (see also elevations and 3D views drawings 22-62-16, 13, 17 and 30):

1 The use of similar materials to that which are used on the clients existing house such as white render, matching roof tiles.

2 The front façade of the new house contains eyebrow roof dormer features which are distinctive features of the existing house.

3 The incorporation of a traditional chimney and date stone features helps to give the new development a more traditional appearance relevant to the architectural context of the rural village.

4 The use of warm materials such as oak for the entrance canopy gives a rural feel to the scheme and again helps relate it to the traditional architecture of the village context.

5 The incorporation of garden space around most of the perimeter of the house with landscape planting helps to soften the scheme into the rural context, and likewise the use of traditional timber post and rail fencing along the front of the house will further aid this.

7.0 Landscaping

The scheme aims to retain as much of the existing landscaping as possible with the retention of the existing boundary trees and shrubs to in the rear garden area (see proposed site plan 22-62-17) although where trees and shrubs do have to be removed it is the intention of our client to provide replacement where possible (indicative planting shown on drawing 22-62-17)

8.0 Access

The vehicular, pedestrian access to the new house development will be via the existing driveway off Station RD as is the present situation for the existing house see site plan 22-62-17

