

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT SITE:

59 Main Street, Milton DE65 6EF

Proposed Replacement Outbuilding

CLIENT:

Mr. & Mrs. M. Cheeseman

May 2017

Table of Contents.

1.0	Introduction	3
2.0	Assessment.....	3
2.1	PHYSICAL	3
2.1.1	Site Location.....	3
2.1.2	Site Description	3
3.0	Proposal.....	4
3.1	The Proposal.....	4
3.2	Preliminary Consultation	4
4.0	Design	5
4.1	Use.....	5
4.2	Amount.....	5
4.3	Layout	5
4.4	Landscaping.....	5
4.5	Appearance.....	6
5.0	Supporting Documentation.....	6

1.0 Introduction

This statement is to be used to supplement the planning application for Mr. & Mrs. M. Cheeseman.

The statement should be read in conjunction with Drawings:

DWG No.	Title
150301/A.100	Site Location Plan & Block Plan
150301/A.101	Floor Plans As Existing
150301/A.102	Floor Plans As Proposed
150301/A.103	Elevations As Existing & Proposed

The statement has been prepared as part of a detailed planning application for the construction of a replacement structure

2.0 Assessment

2.1 Physical

2.1.1 Site Location

“Wysteria Cottage” 59 Main Street, Milton DE65 6EF

2.1.2 Site Description

The existing property is an unlisted property situated on Main Street Milton.

The property falls within the Milton Conservation Area.

The site is occupied by a 2 storey dwelling with a detached garage and associated car port to the south of the Main House.

The main dwelling is constructed of various facing materials principally facing brickwork with areas of roughcast render and roofed with Staffordshire blue tiles.

The detached garage and store is the focus of this application.

This structure is single storey in height incorporating an open traditional roof structure. The structure is of low quality and functionally is limited.

The site area is +/- 680m ².

There is a pedestrian access directly from the Street adjacent to the main gable of the dwelling with vehicular access located adjacent to the garage with an area of off street parking with the site bordered by a Boundary wall to the Main street and with open views to an area of agricultural land to the East. The property sits on a level site with a change in level at the southern end of the property at the location of the current Garage and Car Port.

3.0 Proposal

3.1 The Proposal

The proposal is for a Replacement structure incorporating a 2 bay garage and a garden room. The upper level is to incorporate a home office space that is ancillary to the main dwelling.

As described previous the site is located within the Milton Conservation area.

The primary purpose of designation is to control demolition of buildings contributing to the character of an area and by the application of Article 4 Directions remove permitted development rights over features which form part of that character.

The development has no adverse impacts on the environment or the amenity of the existing or Future occupiers within or around the proposed development. The proposal is for the structure to be built in a similar style as that of the existing buildings within Milton and to seamlessly blend with the existing vernacular of the Main Street of Milton and maintain a relationship with neighbouring properties.

As a development at the edge of the Hamlet the design has been considered to have minimal impact to the Street Scene and the orientation of the structure affords the development to significantly improve the current Street Scene.

3.2 Preliminary Consultation

Mr. R. Rodgers, Development Officer, SDDC provided guidance via an email dated 12th May 2016 regarding an initial proposal.

“I like its contemporary design and finish, we feel it would be detrimental to its conservation area/prominent roadside/village entrance position. The current situation in respect of outbuildings here is a brick built single storey garage that sits subserviently/quietly within the plot. The new form has been viewed as being significantly taller in comparison with a finish not of the local vernacular.

Whilst as I say I like the building/finish on paper, this is simply not the right place for it.”

Amendments to the proposal were made with further consultation made. No comments received that clarified the acceptability of the proposal.

4.0 Design

4.1 Use

The garage is ancillary to the main house; Incorporating additional storage and a Home office to the upper level along with additional garaging.

4.2 Amount

The Replacement structure will provide an area of 45m²; this is amounts to a reduction of ground floor area by approx. 2m².

The upper floor addition provides a space of 32m².

4.3 Layout

The proposed layout is indicated on drawing no. 150301-A.102.

The existing access and area of driveway will remain.

The aim of the design is to firstly replace an existing structure of low architectural merit.

The design has been informed in conjunction with the guidance offered by SDDC and also by the need to improve the location with the demolition of a poor quality structure.

The Proposal can be visualised on drawing No. 3710-A.102.

4.4 Landscaping

The existing planting around the property will be maintained. Boundary walls will be retained with an additional boundary wall proposed along the boundary with the adjacent field. The driveway will be retained with the existing concrete finished surface.

4.5 Appearance

The structure will have utilise facing brickwork. The number of window openings has been kept to a minimum in order to imitate an Agricultural building. It is proposed to use aluminium doors to match the roof lights. The roof will be tiled with Staffordshire Blue tiles.

All materials will be subject to approval by the Local Authority.

5.0 Supporting Documentation

Planning Drawings
Existing Photographs



A-Existing Front Elevation



B-Existing Rear Elevation