ACCESS AND DESIGN STATEMENT

Project Ref:	**H009**
Address:	**Moorbeck Butt Lane Close Hinckley Leicestershire**
Proposal:	**Proposed extensions and alterations to existing dwelling and creation of two 4 bed houses on part of the remaining site**
Date:	**16th April 2007**
Document Revision:	**B**

Document Revisions:

A	17/04/07	JGF Initial issue
B	29/04/07	JGF Updated site access info and supplement design information

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1.0 Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 **Physical** context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. This statement aims to avoid going into too much detail – it is an opportunity to explain the scheme – not record local history.

1.1.1.2 **Social** context means how people in the locality will be affected by the development, including any aspirations they may have for the site.

1.1.1.3 **Economic** context means the contribution the development will have on the local economy. The value of the land and its effect on development options may also be discussed here.

1.1.1.4 **Planning policy** context means what policies and guidance exist to affect and shape the development of the site. There is no reason to reproduce planning policies word-for-word, but the applicant should draw attention to particularly relevant policies that exist.

1.1.2 Involvement

Consultations were held regarding two previous applications for this site. The reference numbers for the previous applications are 02/00027/FUL and 03/00434/FUL. The Planning Officer, Highways Officer and local residents were approached to discuss the possibilities and potential problems associated with redeveloping the house.
A further pre-application meeting was held in 2007 with the case officer to finalise the details of the current submission.

1.1.3 Evaluation

Following consultation with the Planning Officer and local residents and in line with the previously approved scheme (02/00027/FUL), there were two issues that required further consideration. They were:-

- the effect of the redevelopment of the existing house and the creation of a pair of semi detached three storey town houses within the existing site curtilage, and the appearance and character of the surrounding area; and
- the living conditions of the occupiers of the adjacent dwellings both in terms of the existing properties as well as the construction of the new adjacent semi-detached houses.

The proposal is subject to the following Planning Policy:-

- Policy RES5 of the Hinckley and Bosworth Local Plan
- Supplementary Planning Guidance (SPG) 1A – New Residential Development

The area is typified by closely spaced large dwellings of varying styles, heights and periods. The extensions and alterations to the existing Moorbeck property have been designed in such a way as to not detract from the surrounding area, by maintaining the green and open residential character to the Butt Lane Close frontage.

In order to minimise the effect on the outlook from the neighbouring properties, it was agreed that the existing house should be re-orientated to reduce the number of habitable rooms with windows facing the side boundaries.

The large coniferous hedge to the rear of the property is to be retained to assist in the screening of the property from any neighbouring dwellings.

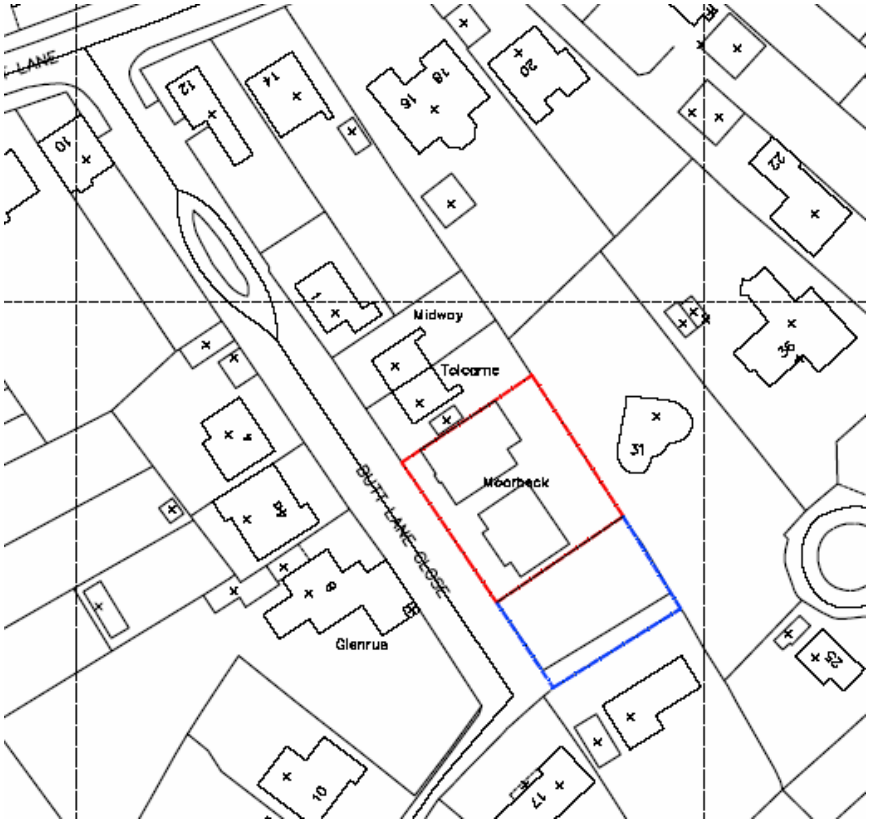
Please refer to JS+P drawings with references H009-00-302 and H009-00-303 which indicate the landscape proposals.

1.1.4 Design

The proposed extensions and alterations to the property have been modified from the approved scheme in order to improve the design in the following ways:-

- to re-orientate the house in order to reduce the overlooking to neighbouring dwellings;
- to relate the house to the road frontage;

- to improve some of the living spaces in regard to increasing the amount of natural daylight; and
- to facilitate the development of the garden for residential uses (as approved 02/00027/FUL).



Existing Site Plan

The main living spaces (kitchen / living room) of the dwelling have been located to the rear of the property which affords them with views and access directly to the secluded garden area.

The new extension which has been added to the side of the property contains mainly bathrooms and dressing rooms. The bedrooms are arranged to have their major windows on either the front or rear elevations. Any windows to the side elevation will be small and generally frosted.

The property is intended to provide the client with a large family home, with areas of open plan living, with good visual and physical connections to the garden and road frontage.

In addition to this there will be the creation of two additional 4 bedroom town houses on part of the garden. (The general size, principle and elevational treatment of which is very similar to the approved scheme 02/00027/FUL.) The design has been modified to address issues of massing, and improve the interior space to increase bedroom sizes and general living space.

The adjacent houses in Butt Lane Close are large family homes with the general appearance being a mixture of brick and render treatment. We have adopted the design principle of the surrounding area in the creation of a pair of semi detached town houses; these have been split into 3 vertical elements in terms of elevational treatment to reduce the overall appearance in size. To further reduce the appearance in height, dormer windows have been introduced taking pointers from within the immediate area, and the window fenestration replicates that which has been used on the adjacent Moorbeck property.



Moorbeck Street elevation



Moorbeck view from garden



View down Butt Lane Close



View up Butt Lane Close



View along private drive



View of number 15 Butt Lane Close

Site photos

1.2 USE

The proposal is for the alteration and extension of a dwelling and for it to remain as a residential property and the creation of 2 additional residential properties within the existing site.

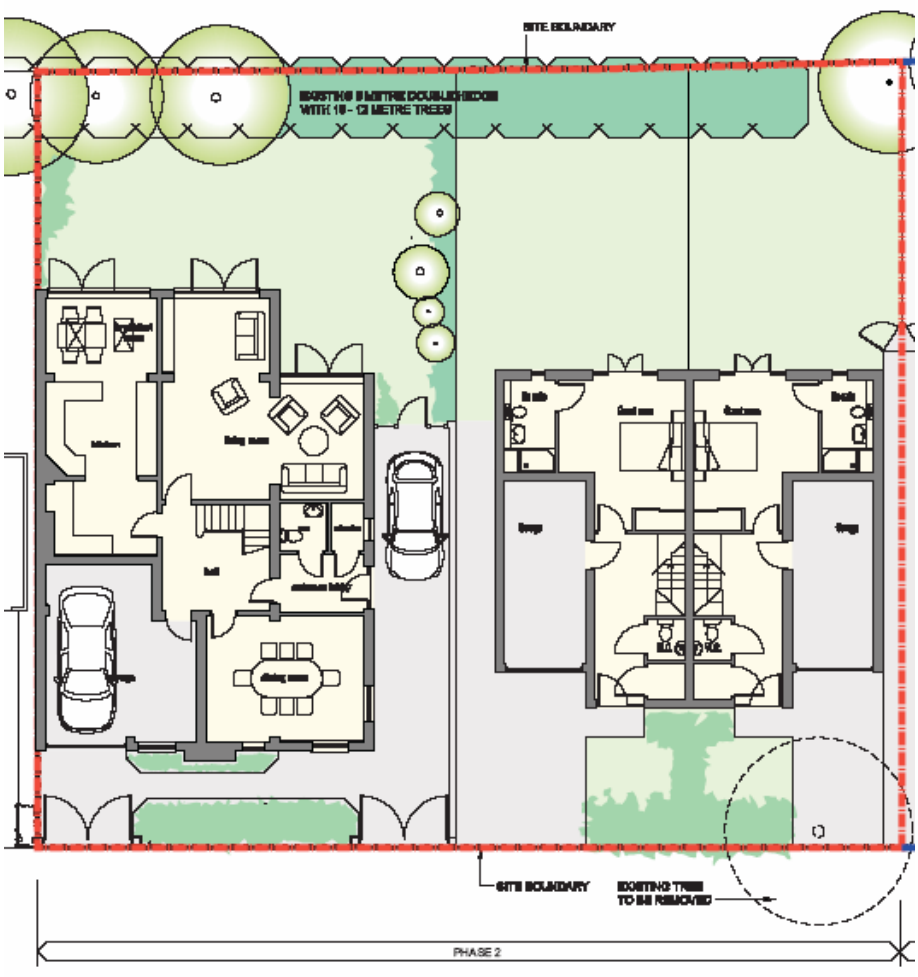
As such, it remains in accordance with Policy RES5 of the Hinckley and Bosworth Local Plan 2001.

1.3 AMOUNT

The proposal is for the alteration and extension of a single dwelling and the creation of two semi detached properties on the existing plot.

1.4 LAYOUT

The house retains a frontage to Butt Lane Close which remains as the main route of access for vehicles and pedestrians.



The proposed alterations to the property have allowed for the inclusion of two points of vehicle access to the site – one that provides access to a large garage (which has been formed as part of the extension works) and another that affords access to a drive to the other side of the property as combined pedestrian and vehicular access.

1.5 SCALE

The proposed alterations and extensions have been developed to respect the character and scale of dwellings within the local area. The extensions have amended the Butt Lane Close elevation but the roof will be replaced to help unify the house.



The scale of the two additional semi detached properties are of a similar scale to the Moorbeck property following completion of the extension. The materials used to create the new properties will be the same as Moorbeck to help unify the street scene.

1.6 LANDSCAPING

The alterations to the street frontage will include the creation of two strong gate features and will also aim to retain existing vegetation. The well-established coniferous hedges to the boundaries will be retained, subject to agreeing suitable protection with the Council tree officer.

1.7 APPEARANCE

The visual appearance of the scheme is the creation of a development that is designed to blend seamlessly with its surroundings, whilst offering 3 well-appointed family homes. The overall development of the site is to be phased in two parts, the first part being the creation of two homes on the lower part of the site which is covered in a separate planning application. The second part is covered within this application and will complete a comprehensive development of the site.





2.0 ACCESS

This statement will look at the two main facets of access relating to the application, vehicular and transport links and inclusive access.

2.1 Vehicular and Transport Links

Butt Lane Close is an un-adopted private road serving a number of properties. The access points are in logical positions in relation to the road.

2.1.1 Access and Egress Locations

The site prior to redevelopment has two pedestrian access points and one vehicular access from a private driveway.

The proposal seeks to open up the frontage to create new combined access points to the 2 semi detached properties.

The existing property pedestrian access point is to be opened up to create a combined vehicular and pedestrian access. In addition to this a new vehicular access point is to be created to serve a new garage formed as part of the extension.

2.1.2 Local Public Transport

The site is well serviced by public transport with bus stops located nearby on Leicester Road. The town centre of Hinckley is approximately 5 minutes walk. Travelling further a field the town's train station is within approximately 15 minutes walk from the property.

2.2 Site Access

Sources of Guidance:

Advice has been sought from a number of sources in the preparation of this design. These include:

- The Approved Document Part M (2004).
- BS 8300: 2001 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice.
- The sign Design Guide (The Sign Design Society)
- Disabled Rights Commission Code of Practice.
- Planning and Access for Disabled People – A Good Practice Guide (ODPM).

Section 6 - Access to Dwellings:

6.4 Approach to building:	Answer
Has the project been designed with a full level approach from the boundary to the principal entrance, in accordance with M1 – provisions 6.13	Yes.
6.18 Approach to building via driveway	
Has the project been designed to facilitate parking in accordance with M1 – provisions 6.11 – 6.27	Parking for cars in driveway location has be design to allow a zone of a minimum 900mm access strip to front the front door.
6.19 Access into the dwelling	
Has the access been provided in accordance with M1 – provisions 6.13 6.15	Access to the entrance is via a flush threshold the driveway has been graded local toward the entrance to facilitate this.
6.23 Entrance door provisions:	
Has the entrance door been design in accordance with M1 provisions 6.22 - 6.23	Yes.

Section 7 Circulation within the entrance storey of the dwelling

7.1 Corridors, passageways and internal doors within the entrance storey:	
Do any corridors, passageways and internal doors within the entrance storey comply to M1 provisions 7.5	Yes.
7.2 Vertical circulation within the entrance storey:	
Does any vertical circulation within the entrance storey comply to M1 provisions 7.7	Yes.

Section 8 – Accessible switches and socket outlets in the dwelling

8.1 Switches and socket outlets:	
Do switches and sockets outlets comply to M1 provisions 8.3	Yes all sockets and switches are located with a zone of 450mm off of floor and up to 1200mm off of floor.

Section 9 – Passenger lifts and common stairs in blocks

9.1 Common stairs:	
Do common stairs comply to M1 provisions 9.5	Yes.
9.2 Lifts:	
Do any lifts installed comply to M1 provisions 9.6-9.7	A Decision was taken as individual private residence a lift would not be provide as the staircase was deigned M1 provisions

Section 10 – WC provision in the entrance storey of the dwelling

10.1 WC provision:	
Is a WC provided in the entrance storey of the dwelling in accordance with M1/M4 provisions 10.3	Yes. Clear space with oblique access