

8883 – Design & Access Statement

Proposed Dwellings

Land to the rear of 34 Keats Lane

Earl Shilton

Leicestershire

LE9 7DR



RIBA 

Chartered Practice

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK.

Issue Record

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1.0 Introduction

1.1 Design Considerations

The proposals have been formulated having regard to both National Planning Guidance and the Borough's guiding principles and detailed policy considerations.

In so far as the National Planning Policy Framework (NPPF) is concerned, the proposal responds to the following guidelines:

"Local authorities should positively seek opportunities to meet the developments needs of their area." (14)

"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" (para 17)

"encourage the effective use of land" (17)

Local planning policy is the starting point and principal consideration in the planning decision making process and it is an established principle, that all development should follow the local development plan unless material considerations dictate otherwise.

1.2 Brief and aspirations

Our client has asked HSSP Architects to prepare an outline application for 10 new bungalows on land to the rear of 34 Keats Lane, Earl Shilton, Leicestershire. LE9 7DR.

The proposal is for the retention of the existing dwellings of 34 Keats Lane.

This document sets out:

- The principle of design for the site
- The proposed development layout
- Compliance with design specific local and national plan policy

This document will look to explain the characteristics of the existing site, in context to its location, and how the design of the proposed new dwellings has been developed.

This document will promote the merits of high-quality design and how, through sensitive and considerate architecture, a scheme for 10 dwellings is able to harmonise with its environment.

Key needs:

- Develop the existing paddock.
- Provide the local area with high quality dwellings.

2.0 Site Assessment

2.1 Site Location

- Earl Shilton, Leicestershire.
- Easy access to the A47 into Leicester and Hinckley.
- Located only 4.7 miles from the M69 motorway.
- Located only 4.2 miles from Hinckley railway station.
- The site lies off Keat's Lane to the northeast of the town centre.
- The site is not located within a conservation area.
- The scale of the proposals will be in keeping with the existing buildings and will not detract from the original built form.

● Site



2.0 Site Assessment

2.2 Site context

The proposed dwellings will all be accessed off the existing access on Keats Lane.

The site is currently vacant.

The proposed building form is intended to create a series of dwellings that are based on traditional brick buildings, similar to those commonly found in this area of Leicestershire.

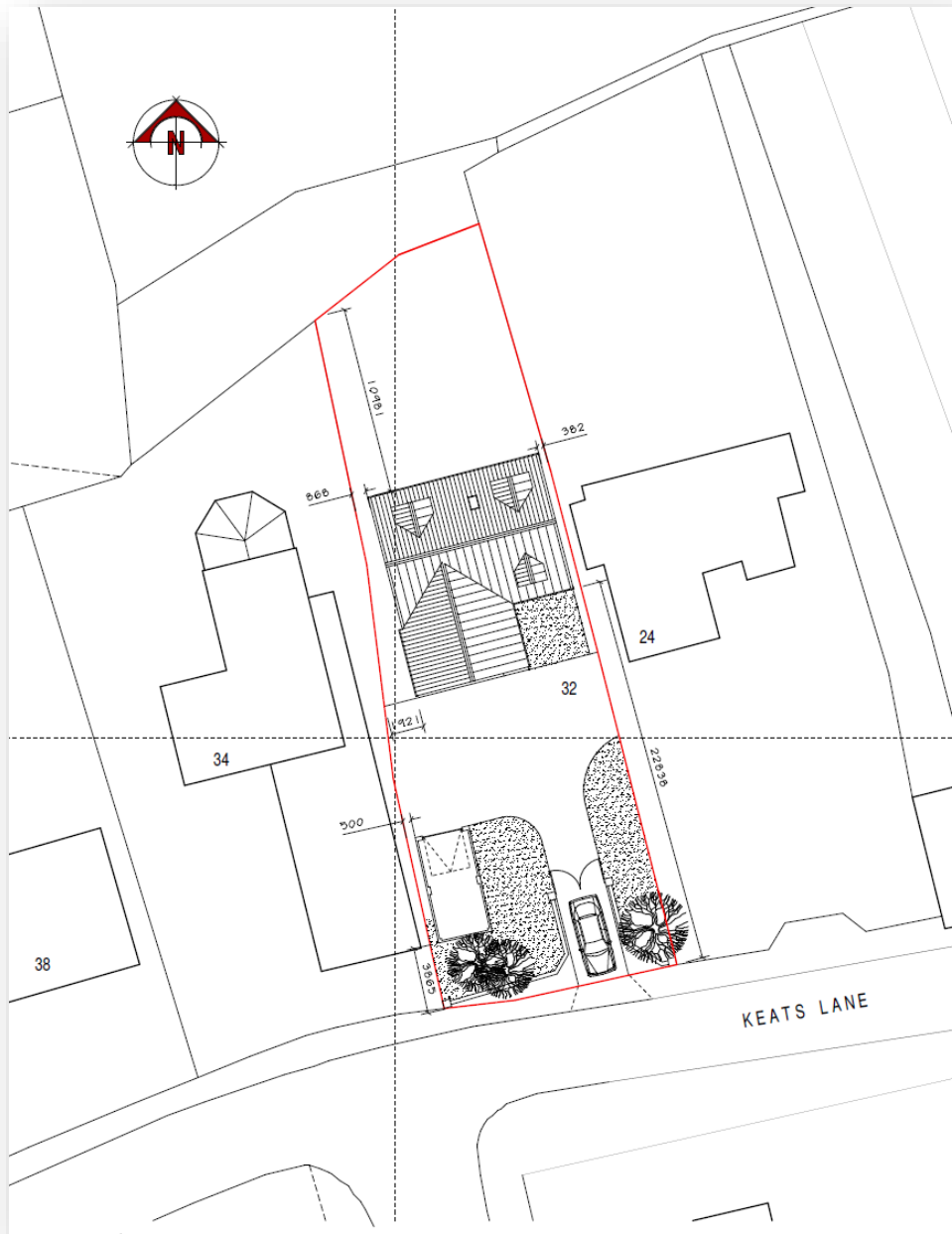
The proposal is for 10 bungalows.



2.3 Site history

There have been two applications for the site since 2013. These are:

- Demolition of existing dwelling (No.32 Keats Lane) and outbuildings and the construction of a new dormer bungalow with detached single garage Ref. No: 13/00460/FUL | Status: Planning Permission
- Erection of dormer bungalow with detached single garage Ref. No: 19/00403/FUL | Status: Planning Permission



2.3 Site history

The proposed site (shown in red below) is bounded by Earl Shilton to the South and open fields to the East, West and North. However, the open fields are all subject to recent approvals for a total of 190 dwellings (see below).



The neighbouring land (green on the plan above) for 50 detached dwellings (20/00916/FUL) was approved 10 November 2022.



The neighbouring land (yellow on the plan above) for up to 140 dwellings (21/00135/OUT) was approved 5 July 2022.



3.0 Design Concept

3.1 Opportunities and constraints

Opportunities

- Established approval for up to 190 dwellings adjoining the site.
- Keats Lane established as suitable for further development.
- No immediate impact on local context, road network or neighbours.

Constraints

- The site is not in a flood zone and is located 700m from the nearest water course.

3.2 Client brief

- To create a high-quality development of bespoke dwellings to the rear of the existing dwelling.
- Provide a unique group of high-quality buildings in the town that reflect the scale, form, and relationship to surrounding dwellings.

3.3 Proposed design strategy

Look at options for:

- Outline approval for 10 contemporary bungalows.
- Better use of the 0.89 acres site.

3.4 Proposed detail

Materials are indicative only and to be dealt under a reserved matters application:

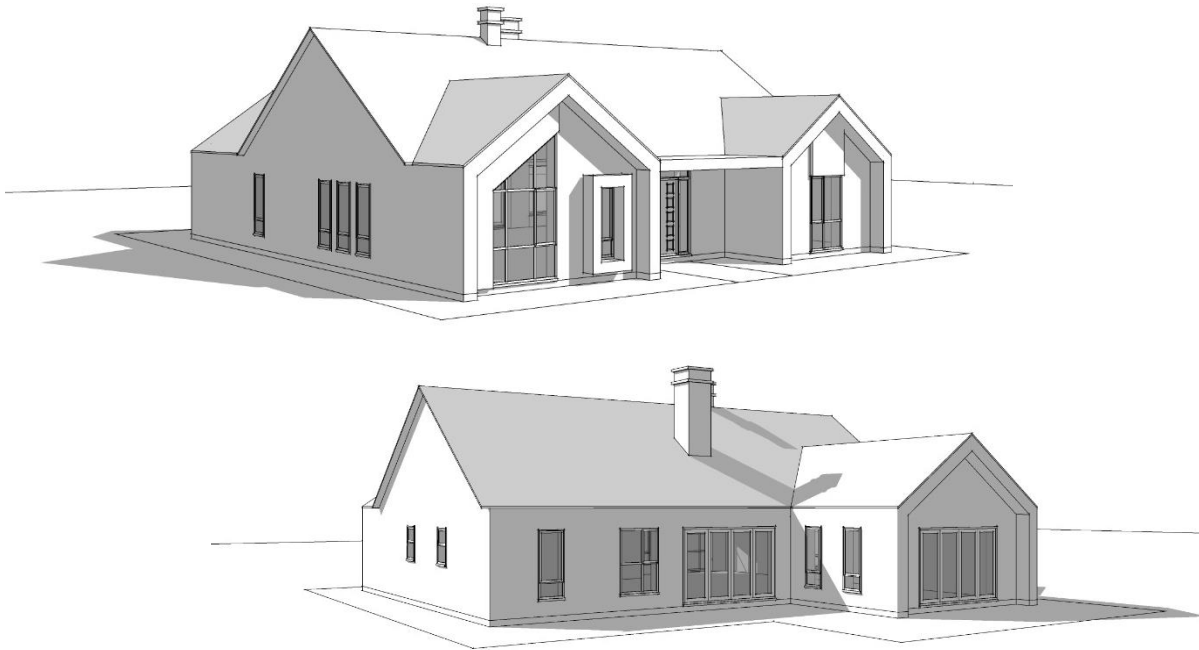
- | | |
|---------------------------------------|-----------------------------|
| • Feature double height glazed gables | • Standing seam roof |
| • Chimneys | • Vertical timber boarding |
| • Zinc clad oriel windows | • Red facing brickwork |
| • Grey aluminium windows | • Through colour render |
| • Dark grey Slate roofs | • Aluminium rainwater goods |



4.0 Proposed Design

4.1 Use

The proposed dwellings are intended to create stunning contemporary residential homes that will be unique places to live.



4.2 Amount

Bungalows will all be 3 bedroom and all dwellings will benefit from 2 parking spaces to meet highways requirements.

4.3 Layout

From the site's main entrance, the rich variety of form, materials, ridge heights etc. can be appreciated. The buildings will appear as a cohesive group that work together to create a sense of place and occasion. The group of buildings will also complement the existing buildings in the locality.

The intention is for the existing hedges to the South, and Western boundaries to be retained where possible. The Eastern and Northern boundaries will be planted with a new native hedge and internal boundaries will be a mix of matching brick walls and timber fencing.

There are few trees on the site, so it is intended that the proposed scheme would introduce several native trees.

This development will not be a typical mass housing development with standard bungalows, instead it will deliver 10 individually designed high quality dwellings to stand out from neighbouring schemes. We believe this approach is a more appropriate proposal for Earl Shilton.

It is intended that the public right of way, U28, running across the site will require a minor diversion. There will also be a pedestrian link running through the centre of the site.

4.3 Layout

The proposed bungalows make use of the existing topography of the site through a series of terraces which allow the access road to wind its way through the site. Retaining wall will be kept to a minimum and screened through careful hedge planting and trees.

Through the use of shallow roof pitches, the views from the existing dwellings, over the valley towards Kirby Mallory, are only marginally compromised.

The ariel view of the site, with the existing two storey houses shown at the back of the site, can be seen below.



4.4 Site Plan

The existing paddock is approx. 100m x 100m (8,900m²) and is located to the North of the existing garden.

The intention is for a modest single storey development. There is a fall off approximately 11.5m from the proposed access to the bottom of the site, requiring a carefully designed access road to reach the lower level whilst minimising proposed road falls.

The application looks to enhance the existing paddock and maximise the potential from, redundant paddock land and provide a suitable and sustainable group of family homes.

The general principle of erecting new dwellings within residential land, in the heart of a sustainable location is supported in policy terms, both the local core strategy and NPPF guidance.



5.0 Access

5.1 Design and policy approach

The proposed development will comply with the Earl Shilton and Barwell Area Action Plan 2006 – 2026 (adopted 2014).

5.2 Consultation

This application is being brought forward as a modest scheme on land that is surrounded by established development land.

5.3 Vehicular access

During recent years a number of planning applications have been made to Hinckley and Bosworth Borough Council seeking planning consent for new dwellings surrounding this site.

The site already benefits from an existing access off Keats Lane which served the now demolished bungalow. The access will be remodelled accordingly with the Highways Statement prepared by Edwards & Edwards.

A former stable in the SW corner of the site had access via No.32 Keats Lane dwelling. The stable will be removed as part of this application and this access closed. The driveway to the stable will be incorporated into the rear garden of No. 34 Keats Lane.

Vehicular access is to be remodelled with parking provision for 20 vehicles provided across the site which is in line with Leicestershire Design Guide. The former plot of No. 32 Keats Lane provides sufficient access to the dwellings.

Our application includes for a 5.0m access road and 2m footpath to all dwellings. The PROW will be tarmacked in accordance with LCC requirements and include a 1m verge on both sides.

A dedicated refuse storage area will be provided adjacent to the site entrance.

5.4 Pedestrian access

Pedestrian access off Keats Lane will be provided with a 2m fully tarmacked footpath running the extent of the site in accordance with the Highways Statement prepared by Edwards & Edwards.

5.5 Site and accessibility

All new dwellings will have the appropriate parking to meet highways requirements, feature level access to main entrances and gardens.

All dwellings will be fully accessible to cater for all current and future needs and benefit from large, open plan spaces, wide corridors for inclusive design.

Wheelchair access is provided in the houses to all internal rooms including all bathrooms. Designing for later living was at the forefront of the design, creating spacious circulation space throughout each property, to allow for potential mobility issues.