DC DESIGN

PLANNING DESIGN & ACCESS STATEMENT
FOR
NEW SINGLE STOREY DWELLING TO REAR OF
86, LEICESTER ROAD, HINCKLEY

3 March 2011

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1. SITE ANALYSIS

1.1 Planning History
A planning application was submitted in 2007 for the demolition of Nos. 84 and 86, Leicester Road and the erection of 10 new two storey four and five bedroom dwellings under application reference 07/01486/FUL. Notwithstanding the officers' recommendation for approval, council members expressed concern with regard to drainage issues and the overbearing impact on neighbouring properties in Island Close by reason of its height and design of the development.

Severn Trent Water Ltd raised concerns regarding proposals to connect new surface water drainage into the existing public sewer in Leicester Road because of flooding issues affecting properties along Island Close, Hinckley, which appears to be caused by this development cutting or diverting the brook which previously served the land in this area.

Local residents raised concerns regarding the two storey house designs with the potential overlooking and loss of privacy.

It should be noted that single storey residential development has previously been permitted to the rear of Nos. 92 and 96, Leicester Road.

1.2 Site Location
The proposed site currently forms part of the extensive rear garden to No. 86, Leicester Road, Hinckley, which is within a residential area.

1.3 Site Features
The site falls approximately 2 metres from Leicester Road to the north western boundary, although the proposed development site is relatively flat and is laid to lawn with hedges and shrubs along the two main boundaries, which screen the adjacent properties. There is a vegetable patch and are six old fruit trees located within the lawn. There are a small number of conifers and fir trees to the front of 86, Leicester Road, which need to be removed because they have become overgrown and were planted too close to nos. 86 and 88, Leicester Road.

1.4 Tree Preservation Order
There is a group of trees with a tree preservation order, which are located at the bottom of the garden to No. 84, Leicester Road, adjacent to the western boundary of No. 86, Leicester Road. These trees will not be affected by the development.

1.5 Existing Parking Provision to No. 86, Leicester Road.
Parking to 86, Leicester Road, is located at the front of the property directly off the highway. There is a detached single asbestos cement garage adjacent to No. 88, Leicester Road, which is to be demolished.

1.6 Adjacent Built Form
Leicester Road includes a mix of architectural styles with natural slate or plain tile roofs and Island Close is a typical speculative development of houses.

No 84, Leicester Road is built up to the boundary with No. 86, Leicester Road and has a blank mono-pitched gable facing down the garden.

No. 88, Leicester Road has a hipped roof but has been altered over the years. There a small secondary windows facing No. 86, Leicester Road.

1.7 Planning Policy Context
The design of the new dwelling will need to meet the requirements set out in the Supplementary Planning Guidance for New Residential Development, which has been issued by Hinckley & Bosworth Borough Council, and which includes guidance for parking, recycling, private gardens, boundary treatments and spaces between buildings.

2. DESIGN PRINCIPLES

2.1 Vehicle Access
Leicestershire Highways Development Control have been consulted regarding a new shared vehicle access located to the east of No. 86, Leicester Road and Dominic Young confirmed by email on 15 November 2010 that the proposals are acceptable from a highway point of view.

2.2 Impact on Neighbours
The new dwelling is to be designed to avoid any overlooking or privacy issues with the existing properties on Island Close and those to the rear off 92 and 96, Leicester Road. The existing boundary treatments provide screening to the adjacent properties.

2.3 Parking Provision
A total of 3 no off street car parking spaces are to be provided to serve the new four bedroom dwelling and a setting down area is to be provided for persons with disabilities in accordance with current building regulations set out in AD Part M 2004. All surfaces are to be pervious SUDS finishes.

2.4 Public Transport
The site is located close to public transport routes, which link Hinckley, Leicester and Coventry.

2.5 Foul Drainage.
Severn Trent Water Ltd have been consulted and confirmed acceptance to the new foul drainage being connected into the existing public sewer in Leicester Road, which would be pumped via the existing domestic drainage to the rear of No. 86, Leicester Road, to avoid working in the highway.

2.6 Surface Water Drainage
No rainwater is to be connected into the public sewer as required by Severn Trent Water Ltd. The new vehicle access is to have a pervious gravel finish without rainwater gullies to avoid rainwater being collected and deposited into the existing sewer.

The new dwelling is to have a below ground soft water storage tank so that the stored filtered water can be re-used for flushing toilets, laundry, general cleaning, car washing and garden irrigation. The tank will have an overflow connected to a drainage field or soakaway chamber designed in accordance with BRE Digest 365 1991.

Hinckley & Bosworth Building Control have confirmed acceptance of the principal of soft water storage and overflow soakaway system.

2.7 Standard of Construction.
The new dwelling will be constructed to meet the new building regulations which were implemented in October 2010, including AD Part L1A and AD Part F, and will be designed to the Green Guide to Specification: An environmental Profiling System for Building Materials and Components and other associated BRE publications.

2.8 Carbon Emissions
In order to reduce carbon emissions, it is necessary to incorporate solar collectors on the roof and these are located on the south east elevation.

3. DESIGN SOLUTION

3.1 Single Storey Layout
The new dwelling must be limited a single storey to avoid overlooking issues with the adjacent properties.

3.2 Screening by existing hedges and shrubs
All of the existing hedges and shrubs along both long boundaries are to be retained to screen the new development.

3.3 Access within the Building
All new doors to habitable rooms and WC are to be 838mm wide to allow clear opening width for wheelchair provision. The internal corridors are to be a minimum of 1000mm wide. The front entrance door of the building is to have a level threshold for wheelchair access.

A toilet is provided within the ground floor layout for persons with disabilities in accordance with the current building regulations as set out in AD Part M 2004.

3.4 Electrical Fittings
All new electrical fittings including switches and socket outlets are to be positioned between 450mm to 1200mm above finished floor level in accordance with AD Part M 2004.

3.5 Materials
The new roof is to be finished in plain tiles to match the existing properties in Leicester Road.

New walls are to be constructed in Cedar cladding with tilt and turn windows to permit cleaning from inside.

3.6 Solar Collectors
Solar collectors have been provided on the roof as part of a solar hot water system.

3.7 Solar Shading
Solar shading has been provided to the windows in the south east elevation.

4. ACCESS.

4.1 Access from Leicester Road.
Vehicular access is proposed off Leicester Road by a new pervious shared vehicle access 4250mm wide. The new access is created by the demolition of a single asbestos cement garage and the removal of a small group of conifers and firs which have been planted too close to Nos. 86 and 88, Leicester Road.

4.2 Off Street Parking Provision
New parking provision for 3 no. vehicles is located adjacent to the new four bedroom dwelling, with 3 no. spaces for No. 86, Leicester Road.

4.3 Approach to the Dwelling
Provision is made for a level approach to the building for persons with disabilities including smooth hard surface for wheelchair users with cross falls no greater than 1 in 40 in accordance with AD Part M 2004.

5. PHOTOGRAPHS

A. Front view of 84 and 86, Leicester Road.
B. View of 86, Leicester Road, with overgrown conifers and fir trees to be removed to form the new vehicle access.
C. View of 88, Leicester Road.
D. Group of overgrown conifers and firs to be removed with detached garage hidden from view.
E. Side view of 88, Leicester Road, showing secondary side windows.
F. North eastern boundary showing screening by existing hedges and shrubs.
G. Rear view of 84 and 86, Leicester Road showing blank gable to 84, Leicester Road.


A


B


C


D


E


F


G


H