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ARCHITECTS

Proposed dwellings
26 Barton Road
Market Bosworth

DEVELOPMENT
SERVICES

2 8 MAY 2008

RECEIVED

Mr J Milham

Design & Access Statement

April 2008
07/73

1 Introduction

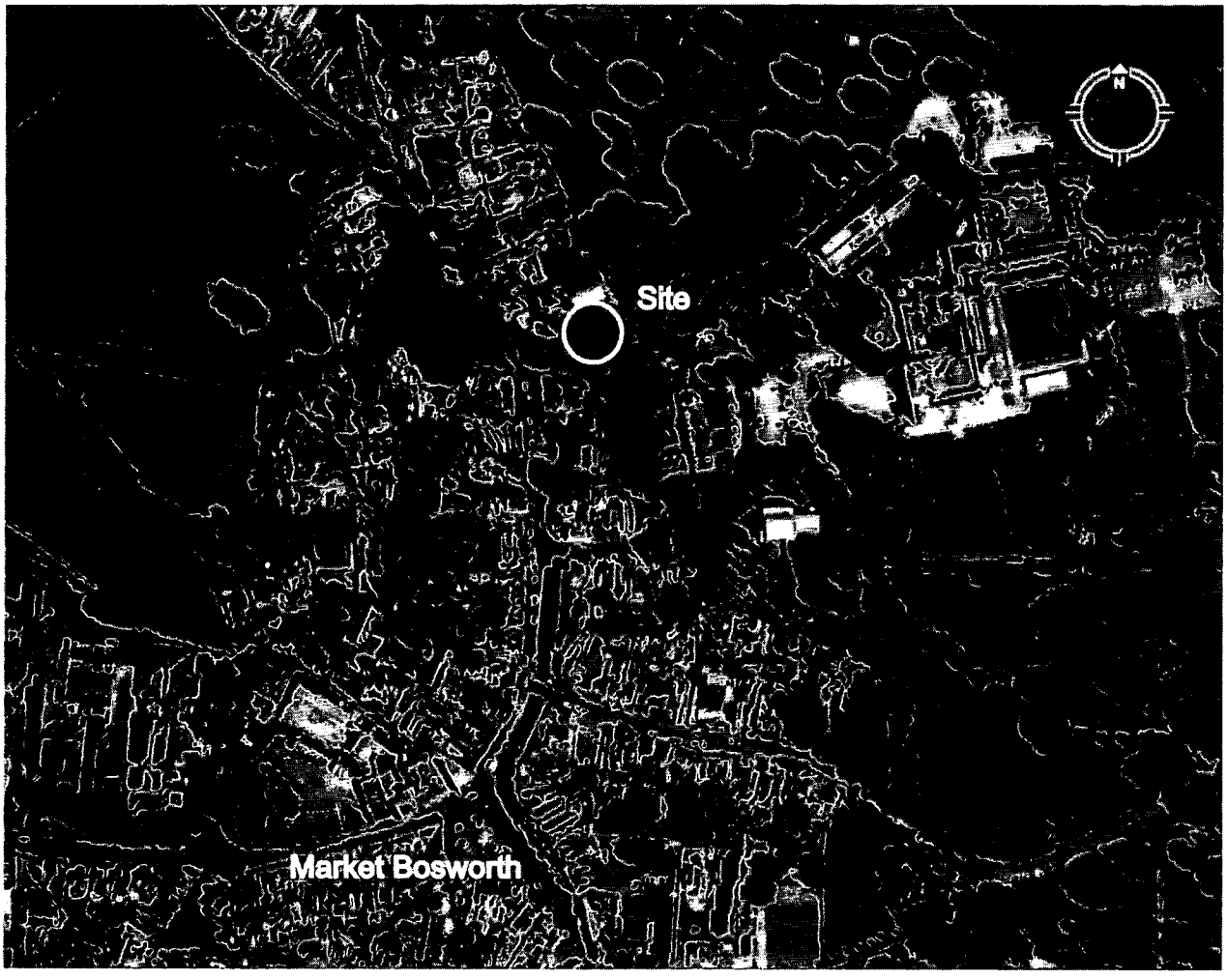
1.01 Savage Hayward Architects have prepared this Design & Access Statement in support of the Outline Planning Application by Mr J Milham for the erection of two detached dwellings and extensions to existing house at 26 Barton Road, Market Bosworth.

1.02 This Statement is prepared with reference to:-

DCLG Circular 01/2006
CABE: Design & Access Statements
Hinckley & Bosworth Local Plan 2001
Disability Discrimination Act 1995
Building Regulations Approved Documents

1.03 The site is within the Bosworth settlement boundary and just outside the Conservation Area.

1.04 This report will consider the physical and social context of the site.



aerial view

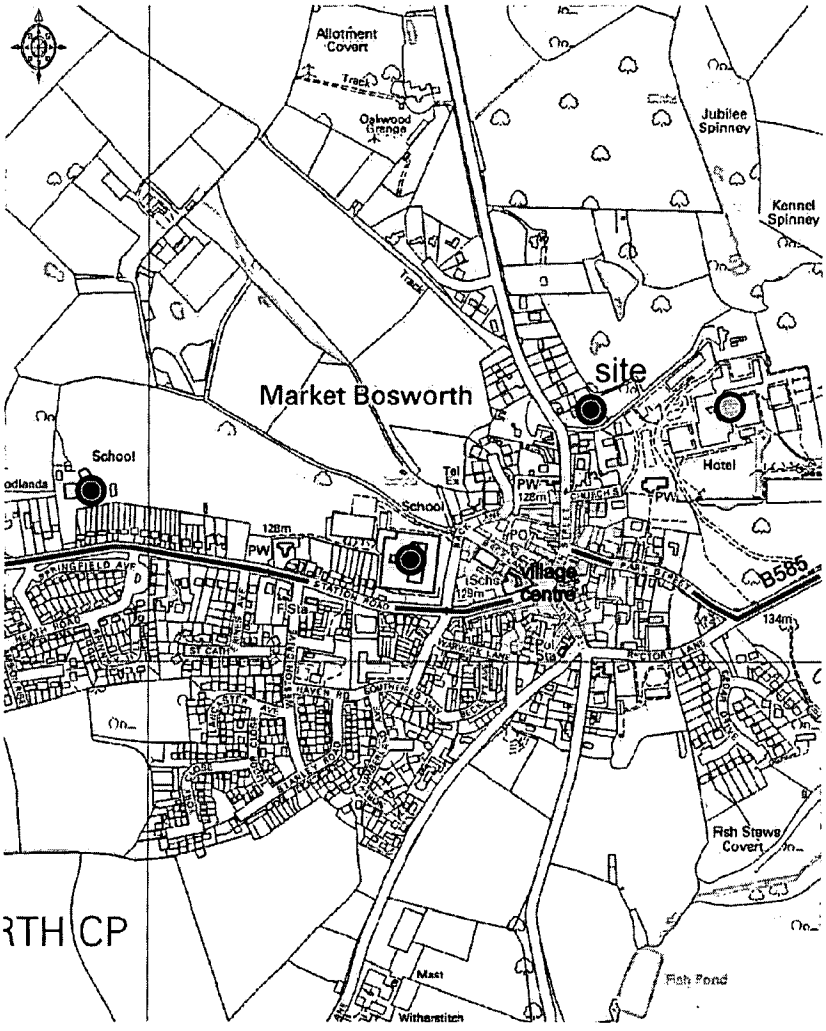
2 Contextual Analysis

Site And Location

2.01 The site is located to the north of the centre of Market Bosworth, on the Barton Road which links other small villages, Carlton and Barton in the Beans

2.02 It is in a very sustainable position, being approximately two hundred metres from the commercial centre of Market Bosworth. Here is located all the local convenience shops, bars and restaurants.

2.03 The site is just within the settlement boundary and just outside the conservation area. An 'Area of Particularly Attractive Countryside' is immediately to the north where there is also the site of an Ancient Monument.



2.04 Barton Road leaves the village to the north and is characterised by ribbon development of individual executive style houses set back from the road in large plots. This site is the first of these plots.

2.05 There are both private and state schools within walking distance, as is the Bosworth Hall Hotel with its leisure facilities.

Topography

2.06 The general topography of the area is a gradual fall from the south east to the north west. The site itself rises quite sharply from the road and has a 1.0m high retaining wall at back of footpath. Once inside the site there is a more gradual rise to the rear.

Communications

2.07 The B585 runs east to west through the village linking the A444 and the A447. These major roads provide good access to Hinckley, Nuneaton, Burton and Ashby.

2.08 A regular bus service serves Market Bosworth linking it with Hinckley and the surrounding villages.

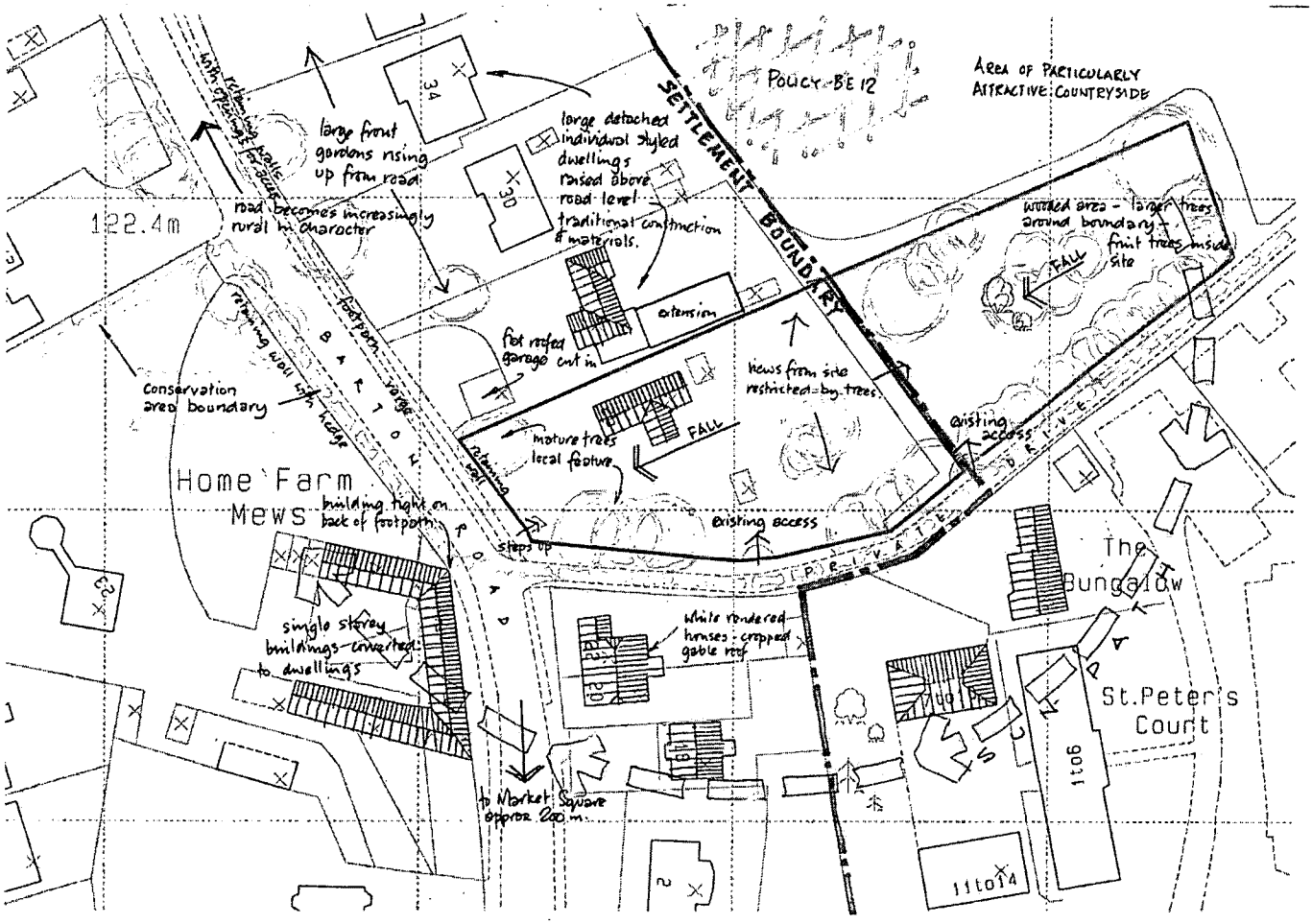
3 Site Analysis

3.01 26 Barton Road is essentially in two parts: the front part within the settlement boundary contains the existing house with cultivated gardens; the second part to the rear is a wooded area containing larger indigenous trees around the periphery with fruit trees in the centre. The latter does not form part of the application site.

3.02 The existing house is relatively modest in scale compared to the size of the plot and the other properties along Barton Road. It dates form around the late 1950's.

3.03 The existing house will have to be adapted to maximise any development within the grounds. It has primary windows on the south elevation which will need repositioning if any new building is proposed in front of them. The existing layout of the house lends itself to alteration and extension.

3.04 Although there is a site of an ancient monument to the north of the application site, any new development will not impact upon its setting and thus complies with Policy Be12.





3.05 Although the site is elevated, the views from it to the north, east and south are surprisingly limited due to the trees. These will however have the benefit of reducing the amount of overlooking onto neighbouring properties.

3.06 No.28 Barton Road has had a long single storey extension to the rear of the house. This runs adjacent to the site's northern boundary.

3.07 Positioning the new access in the south western corner will offer the best visibility. Most of the existing front retaining wall can be retained.

3.08 The position of neighbouring houses is such that adequate distances between dwellings should be achievable.

3.09 The character of Barton Road changes about the position of this site. This is the beginning of the ribbon form of development of the more modern detached houses. As such the proposed development should take its cues from the properties to the north.

3.10 This application is in outline only therefore detail design, including materials, will be subject to later approval.

Landscaping

3.11 Trees are a dominant feature of the site, although many are ornamental and are not of the type requiring special consideration. However a report has been carried out by John Vernon, Arboricultural Consultant, in support of this application.

3.12 The most important trees which provide visual amenity to the area are located on the boundaries of the site, therefore it will be possible to retain these without being detrimental to the development potential. They will also enhance the new scheme.

3.13 A detailed landscaping scheme will be reserved for future approval.

3a site photographs

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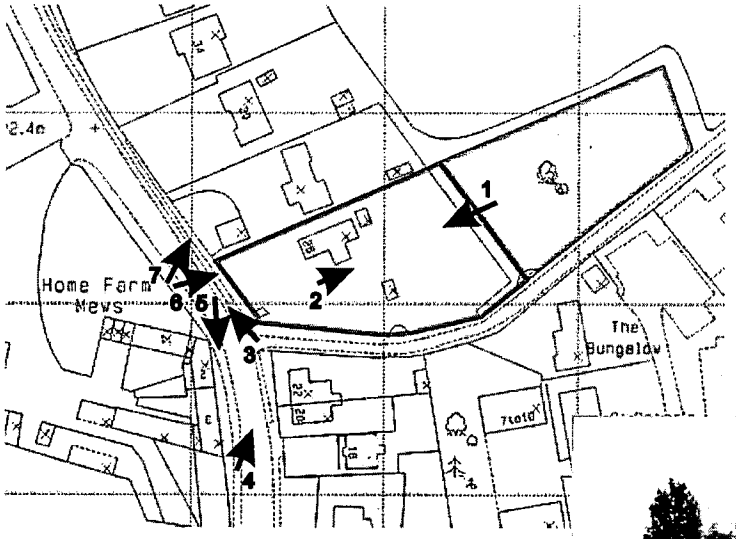

view points



view 1
rear of existing house - note windows on side which will require repositioning



view 2
past the side of the house towards wooded area behind the site



view 3
along Barton Road - rural in character

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view 4
site is behind white cottages -
mature trees define boundary of site



view 5
up towards the village centre
becoming more urban in character



view 6
towards existing house in elevated position -
note retaining wall along back of footpath



view 7
garage and forecourt to No.28 cut into ground
to make level with road - extensive use of
hard materials incongruous with general
street scene

4 Design Principles

4.01 Early discussions with LPA confirmed agreement in principle to the development of the site. It was also accepted that the logical siting for new building would necessitate work to the existing dwelling.

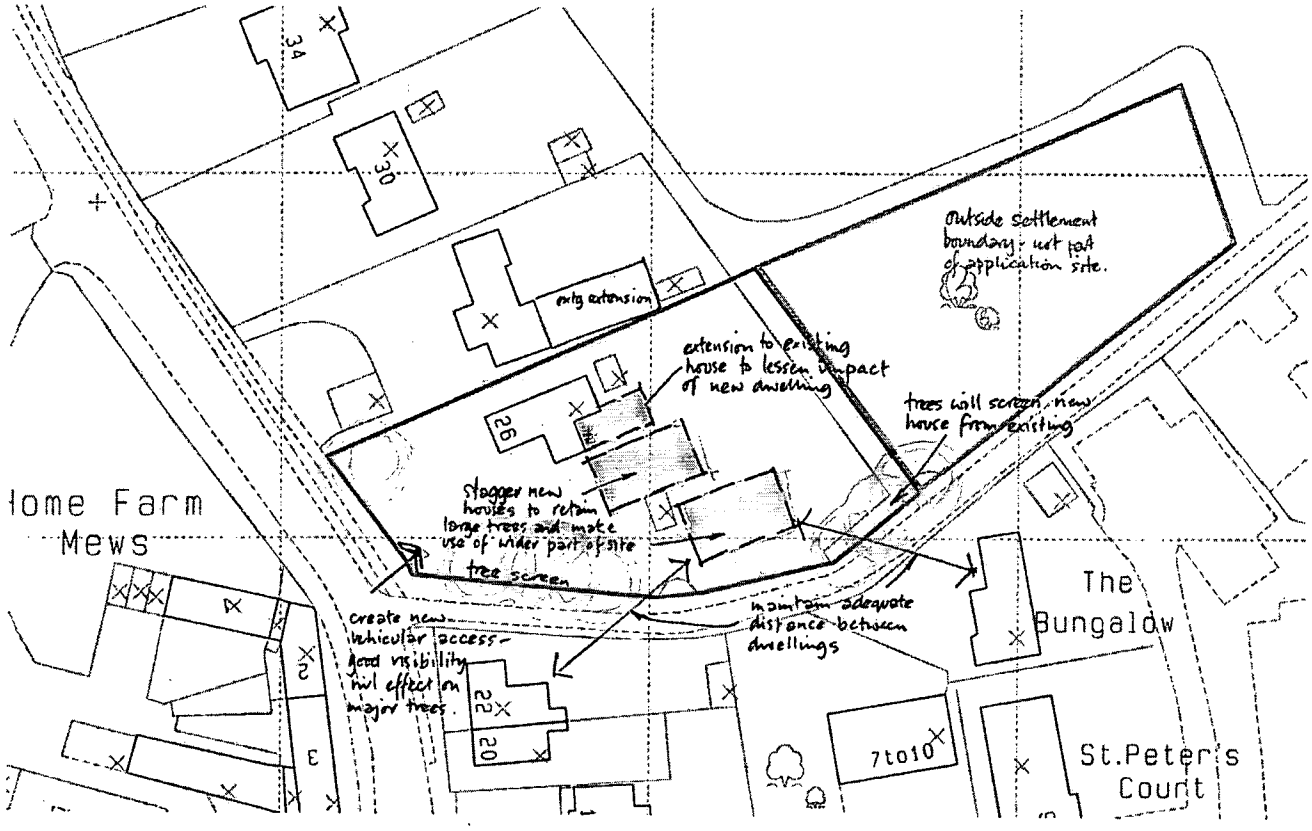
4.02 The application is for outline approval only including siting and access.

4.03 A proposal for large detached houses would be consistant with the character of Barton Road to the north, however a slightly tighter form of development would acknowledge current pressures for higher density and also provide an appropriate transition to the tighter form of development to the south.

4.04 The siting of the houses and the access will be to minimise the impact on the major trees.

4.05 An arboriculturalist's report is included as part of the application in respect of the trees.

4.06 Proposals are submitted as part of this application to demonstrate how the existing house could be extended and altered to enable the new dwellings to be accommodated. These again are only indicative and will be subject to later detailed approval.



concept plan

5 Access

The Access Statement relates only to "access to the development" and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals.

Access To Site

5.01 All users will have equal and convenient access to the site by means of a comprehensive network of roads and footpaths. This will connect the site with all local amenities, including the nearby bus stop.

5.02 The existing pedestrian access off Barton Road will be adapted to create a new combined vehicular and pedestrian access.

Access Within The Site Area

5.03 Due to the natural topography of the site, it will be necessary to excavate for the new access drive in order to provide acceptable gradients to cater for the elderly or disabled pedestrians.

Access Up To And Within The Building

5.04 Access up to and within the building will be in full compliance with the Approved Document Part M, Access to and Use of Buildings, 2004 Edition. The areas that will be designed in line with Part M are:

1. The approach to the building.
2. Access into the building
3. Entrance doors, corridors, passageways, and internal doors within the entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the building.
6. WC provisions in the entrance storey of a building.

Access For Emergency Services

5.09 Access for Emergency Services will be from Barton Road.

5.10 The buildings will be designed to ensure the Fire Safety of all occupants. This will include maximum distances the fire tender vehicle shall be located from the proposed new building in line with the Approved Document; Part B.

5.11 Specific details for this will be provided at the Building Regulations stage, however the specification for the construction of this development will be in accordance with Approved Document Part B.