

BASE

Commercial:

DESIGN & ACCESS STATEMENT

PROJECT REFERENCE: CA4032

PROJECT NAME: 2 Merrylees Road

PROJECT DESCRIPTION: Creation of 1no. dwellinghouse.

PROJECT LOCATION: 2 Merrylees Road, Thornton, Coalville, LE67 1AN.

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EXECUTIVE SUMMARY

- The proposal looks to create a high-quality, new-build, detached, two-storey dwelling within the former garden land to the west of 2 Merrylees Road, along with new car parking spaces, hard-standing areas and private amenity spaces.
- Careful consideration has been given to the impact of the proposed design by reflecting the scale, massing, orientation and architectural style of the existing neighbouring properties and local setting of Thornton.
- A site constraint's study shown on drawing PL-002 Site Constraints, has highlighted considerations regarding overlooking from adjacent properties, vehicle and pedestrian access and car parking arrangements, and the presence of existing trees and foliage which has further informed the layout and position of the proposed development.
- A pre-planning enquiry (Ref: 23/10198/PREHMO) with Hinckley and Bosworth Borough Council has been undertaken for advice on the principle of development for the erection of a new-build, detached property on the site at 2 Merrylees Road. The design that is subject of this full planning application has been further refined to reflect and respond to local-authority pre-planning feedback.

1 INTRODUCTION

The applicant would like to gain full planning approval for the construction of a two-storey detached property of 5 bedrooms to be situated adjacent to the existing property at 2 Merrylees Road, within its former amenity space.

The proposal aims to provide a high-quality, single-family, residential dwelling that reflects and responds to the site and local surrounding vernacular to be appropriate and welcomed within its context. Design aspects such as scale, massing, orientation, architectural style and relationship to the public realm have been carefully considered and further informed by pre-planning advice (Ref: 23/10198/PREHMO) provided by the local planning authority.

2 THE LOCATION & CONTEXT

The site is located in the southern region of Thornton, approximately 7 miles south of Coalville and is accessed via the driveway serving 2 Merrylees Road which slopes upwards from the main road. The site is the former north-western garden amenity land for the detached property at 2 Merrylees Road and is set back from the street and surrounded by a cluster of bungalows. The northern boundary of the site is formed by the former private driveway for 2 Merrylees Road which is proposed as shared access to include the development outlined within this application. The site is bounded by residential curtilages along the eastern, southern and western boundaries which are separated by timber fencing. Tall mature trees and foliage are line the north-western boundary. The site benefits from a raised topography that provides partial views to the north.



Aerial view of the site. (source: Google Earth)

This statement is to be read in conjunction with the associated supporting documents including:

- PL-001 Site Location Plan
- PL-002 Existing Site Plan
- PL-003 Site Constraints Plan
- PL-004 Proposed Site Plan
- PL-005 Proposed Floor Plans
- PL-006 Proposed Elevations
- PL-007 Proposed External 3D Visuals
- PL-008 Proposed Internal 3D Visuals
- Arboricultural Impact Assessment



Image of the access driveway



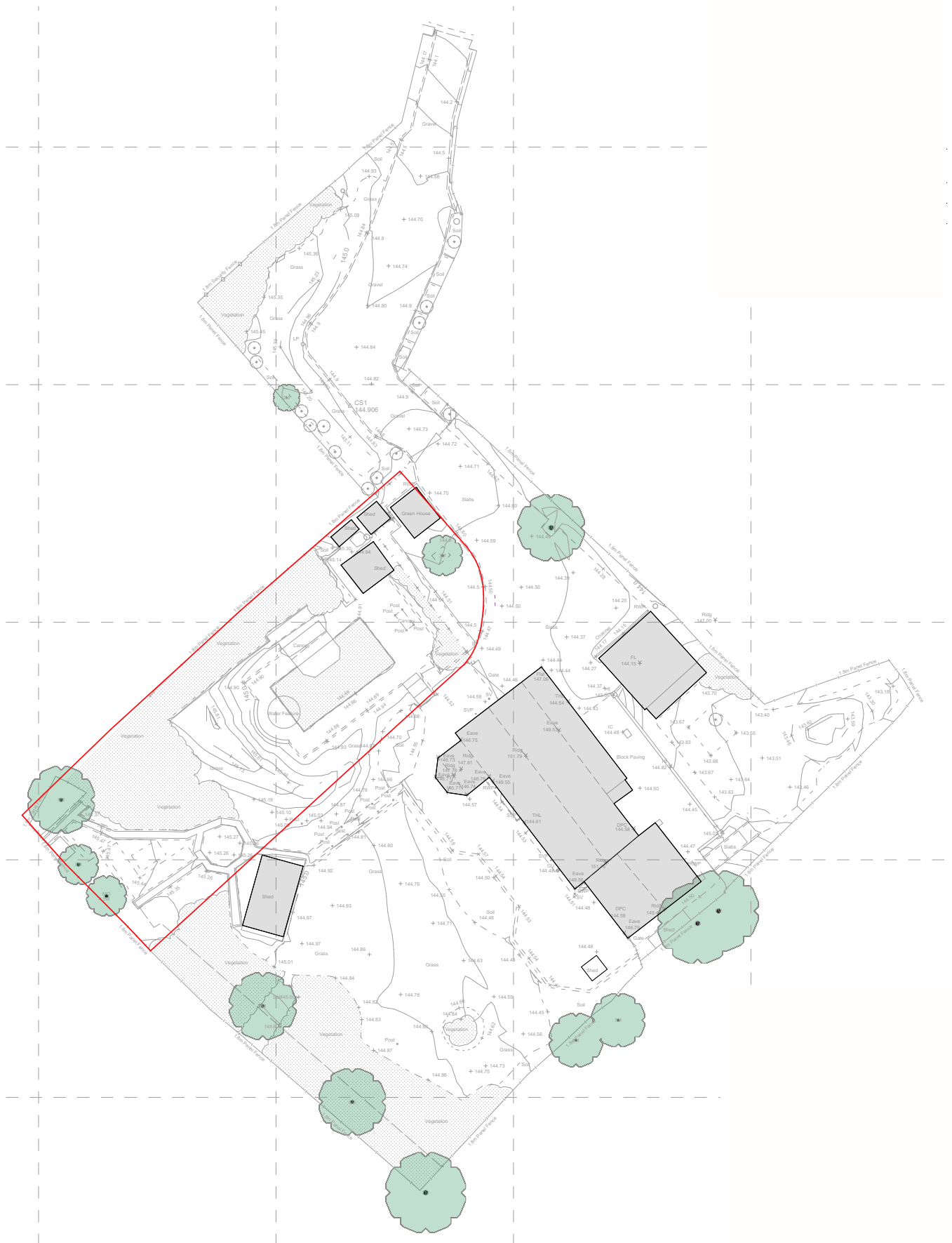
Image of the site entrance



Image of the front of the site



Image of the site looking south



3 DESIGN

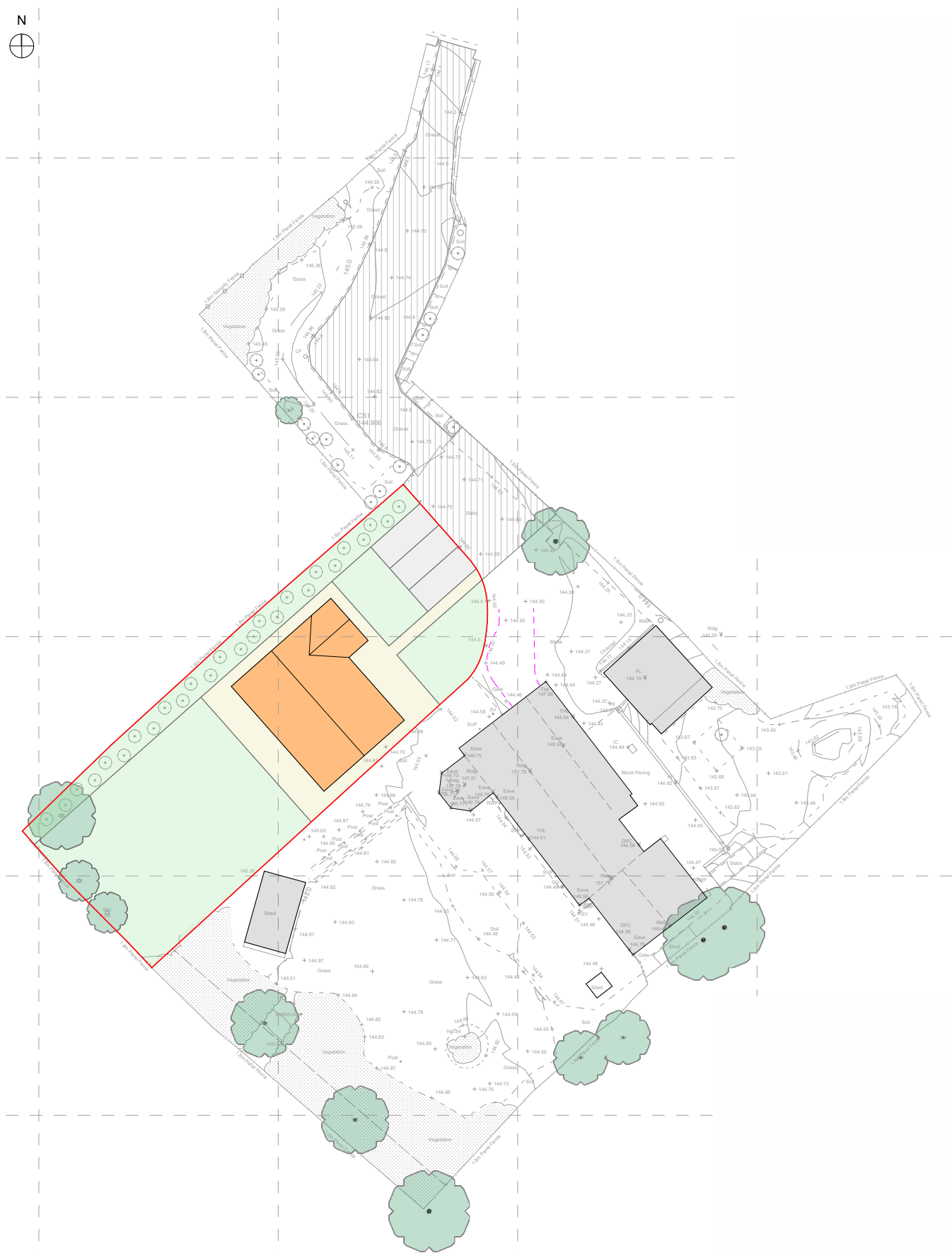
3.1 DESIGN PROPOSAL

This full planning application proposes the construction of a detached, two storey dwelling on the land adjacent to the existing property of 2 Merrylees Road. Following a pre-planning enquiry (Ref: 23/10198/PREHMO) with Hinckley and Bosworth Borough Council, the design of the proposed development was further refined to reflect and respond to the advice provided by the local authority. The scale, massing and orientation of the proposed dwelling has drawn close attention to the surrounding properties, with a traditional pitched roof facing perpendicular to the road, to reflect that of the adjacent property of 2 Merrylees Road.

The design is proposed to accommodate five spacious bedrooms including three en-suite bathrooms. At ground floor, an open-plan contemporary kitchen and dining area is proposed with the dining space overlooking the rear private garden amenity. The proposed dwelling will also boast a comfortable snug space along with a separate formal living space with direct access to the rear garden amenity. Proposed ancillary accommodation includes a utility space and large storage areas beneath the stairs. At first floor, the layout has been further refined to provide built-in wardrobe storage areas for each of the five bedroom space. The layout of the first floor bedroom spaces have been orientated as to avoid overlooking with windows to the en-suite bathrooms along the eastern and western elevations to be of obscured glazing.

The proposed design incorporates traditional architectural features that reflect and respond to the local area including formal sash windows and French doors to the rear elevation. The front elevation includes a projecting gable feature to assign individuality and presence to the new dwelling, with contrasting contemporary features such as a fine white render finish and centred apex glazing to the first floor bedroom. This contrasting contemporary feature has drawn from recent examples in the local area such as No.40 along Main Street, Thornton and intends to reflect the current trend for residential design within the local setting.

The site will feature 3no. car parking spaces to the front of the property with 50% of this area retained as front garden amenity to reflect pre-planning advice provided by the local authority. Feather-edge timber fencing is proposed between the site boundary of the proposed dwelling and the existing property of 2 Merrylees Road. The existing raised planting area along the northern boundary is to be retained and the proposal will have no impact upon the row of mature trees along the northern boundary of the site. The existing driveway access is to be shared between the existing property at 2 Merrylees Road with the proposed dwelling.



Proposed Site Plan



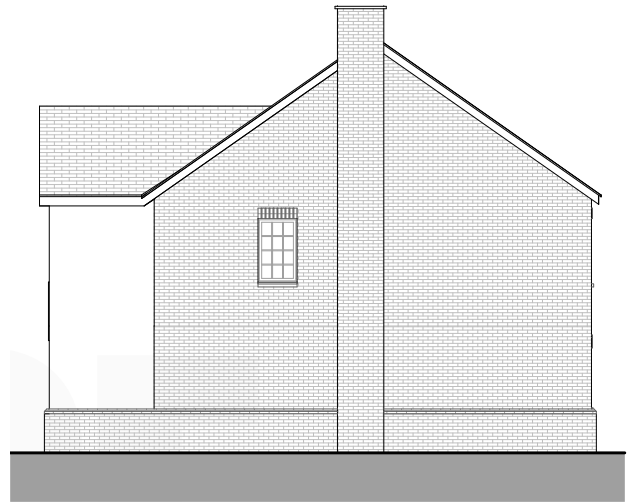
Proposed Ground Floor Plan



Proposed First Floor Plan



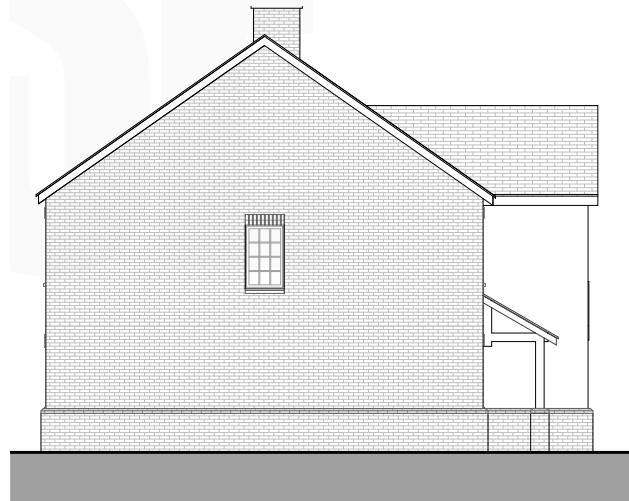
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed 3D Visual - Front Elevation



Proposed 3D Visual - Rear Elevation



Proposed 3D Visual – Front Elevation



Proposed 3D Visual – Rear Elevation

3.4 USE

The proposal dwelling will be used as a single family residential property (C3(a)) of five bedrooms, including provision of 3no. car parking spaces along with 4no. shared visitor parking spaces along the driveway access.

3.5 SCALE

The proposed two-storey new-build dwelling is for five bedrooms of 196m² gross internal floor area. The front elevation is positioned along the existing build-line of the adjacent bungalows with a roof pitch and height to reflect that of 2 Merrylees Road next door.

3.6 APPEARANCE

The style of the proposed dwelling is primarily of a traditional architectural appearance with formal sash windows and French double doors. The design incorporates a projecting gable mass on the front elevation as a contrasting contemporary feature, including a white render finish and a large apex window to the first floor bedroom.

4 ACCESS & HIGHWAYS

Vehicle access is to be made use of the existing private access to the existing property of 2 Merrylees Road, which will be shared between the existing and new-build dwellings. Consideration of visitor parking spaces are proposed along the existing private access road with no further alterations to access proposed.

5 BIODIVERSITY

Arborist and Ecological Services Ltd have undertaken a Arboricultural Impact Assessment on behalf of the applicant to provide a method of work for individual trees retained in proximity to the proposed development. Site activities including the storage of construction waste, materials and equipment must be located outside of the root protection areas as demonstrated within the AIA supporting this planning application so as to avoid undue damage to those trees retained.

6 FLOODING

Upon review of Environment Agency Flood Mapping, we have ascertained that the site is not at risk from rising flood water.

7 CONCLUSION

- The proposal looks to create a high-quality, new-build, detached, two-storey dwelling within the former garden land to the west of 2 Merrylees Road, along with new car parking spaces, hard-standing areas and private amenity spaces.

- Careful consideration has been given to the impact of the proposed design by reflecting the scale, massing, orientation and architectural style of the existing neighbouring properties and local setting of Thornton.

- A site constraint's study shown on drawing PL-002 Site Constraints, has highlighted considerations regarding overlooking from adjacent properties, vehicle and pedestrian access and car parking arrangements, and the presence of existing trees and foliage which has further informed the layout and position of the proposed development.

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