

PLANNING DESIGN & ACCESS STATEMENT

Development off Dovecot Close, Congerstone



In Support of a Full Planning Application to Erect One Detached Dwelling on the Land off Dovecot Close, Congerstone



Project No. 5188
Date: March 2023

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01 FOREWORD

Development off Dovecot Close

This Design and Access Statement has been prepared by Corporate Architecture on behalf of Tofino Homes Limited in support of a detailed planning application for the erection of one new build dwelling in Congerstone on a site that already has received approval for five dwellings.



Existing Aerial View of Site

02 PROJECT INTRODUCTION

This section will summarise the location of the development, and the Client's brief.

02 PROJECT INTRODUCTION

2.1 Site Location

The application site is located directly adjacent to the settlement urban edge of Congerstone. The village itself is 4.5km to the north-west of Market Bosworth.

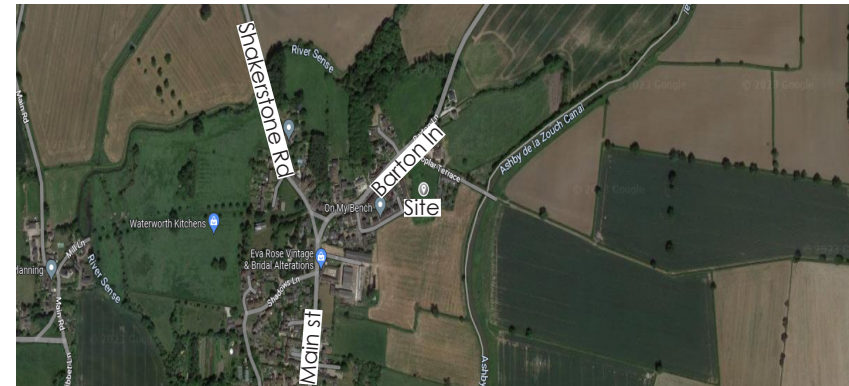
The overall site is currently in development and is contained on three sides by the settlement being situated immediately south of Barton Road, as this route leaves the village, and between Dovecot Close and Poplar Terrace to the west and north-east respectively.

To the east and south the site area forms part of a series of enclosures on the western edge of the settlement which connect the village and form a transition to the wider countryside.

As the site currently has approval for 5 dwellings, this application seeks approval for a sixth dwelling location north of the site where Barton Road and Poplar Terrace meet.



Macro Context



Meso Context



Micro Context



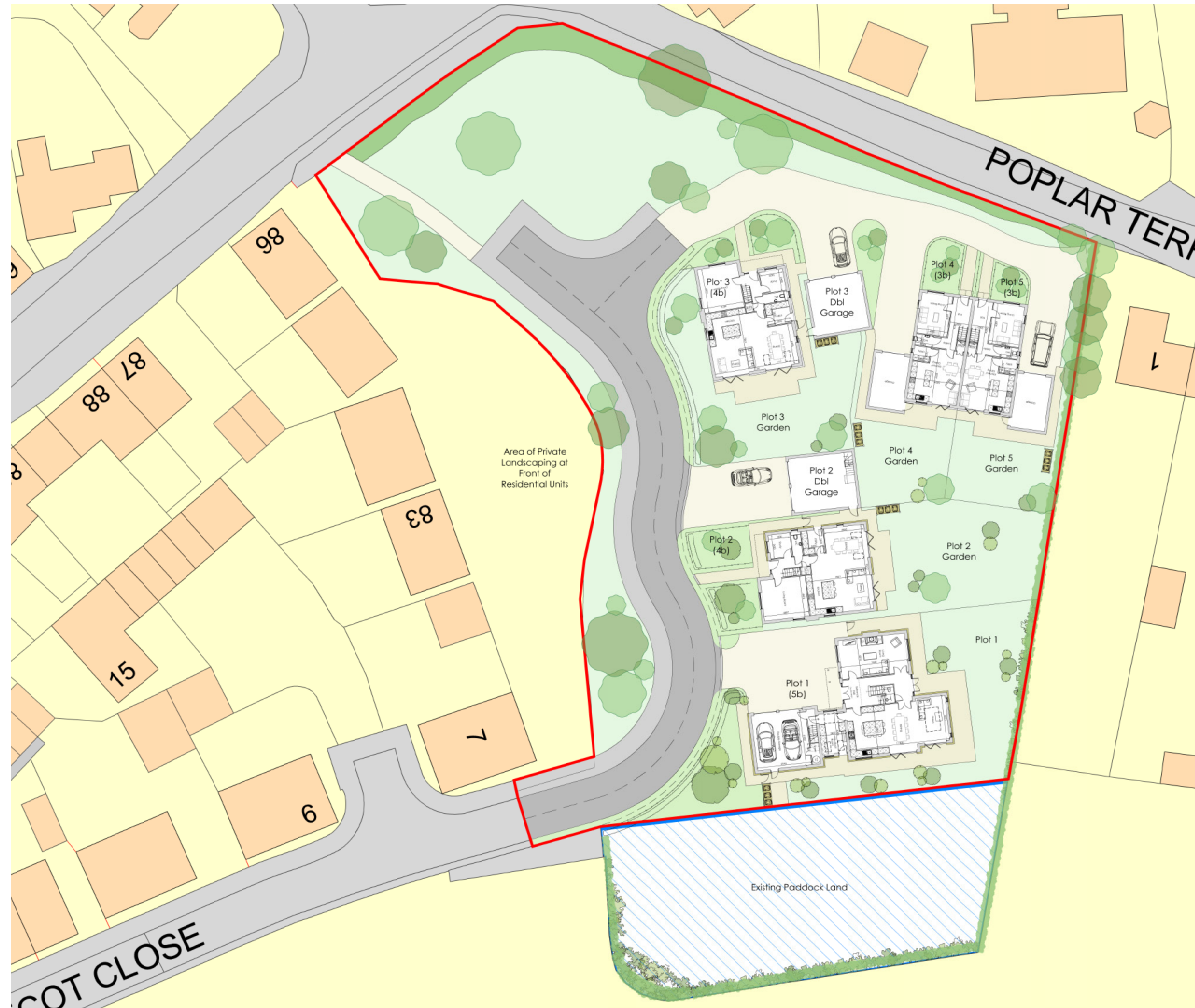
02 PROJECT INTRODUCTION

2.2 Existing Layout

The site previously consisted of a single field of unmanaged poor semi-improved grassland, the western extent of which was colonised by dense scrub. However, there is approval for five dwellings on the site and extending Dovecot Close into the southern part of the site which is currently under construction. South of the site is cattle grazed farmland.

The proposed area is located to the north of the site - above the Y-turning head - along the junction of Poplar Terrace and Barton Road.

The development area (red line) 0.45ha and 0.096ha of paddock land owned by the applicant.



Existing Layout



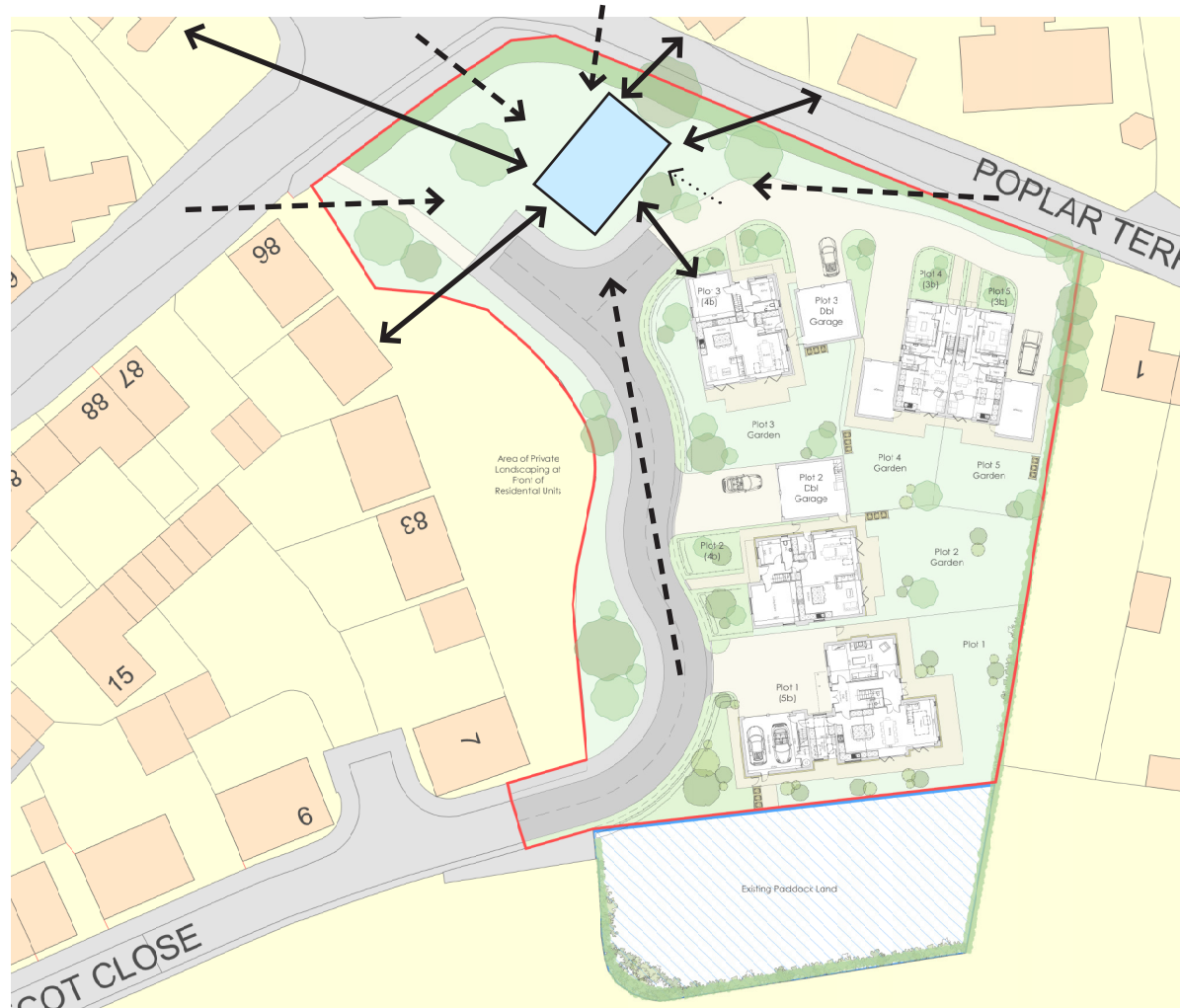
02 PROJECT INTRODUCTION

2.3 Site Constraints

- distance to neighbouring buildings
- existing trees
- site borders with main roads

2.4 Site Opportunities

- maximise site potential
- enhance the area
- Neighbourhood Plan requires additional dwellings
- developing unused land
- existing access onto site
- already approved access on the site via shared private driveway



Site Constraints and Opportunities Map

Key

↔ Building Proximity

-> Street Visual Impact

■ Proposed Development Area

.....> Proposed Access

02 PROJECT INTRODUCTION

2.5 Application Description

The proposal looks to erect one additional dwelling to the already approved five dwellings on the site at Congerstone.

The adjacent images show the already approved plots during construction.

Design Principles / Aims

- To enhance the existing site with a well-articulated design whilst responding appropriately to the surrounding context.
- Use a simple, but vibrant palette of materials to create a timeless building.
- Orientate the dwellings to maximise green space and retain as much trees as possible.
- Increase the off-road parking using visually sympathetic materials maintaining the green open feel.
- Follow a similar architectural language to the surrounding area.



View 1: Looking South-East



View 2: Looking South-West



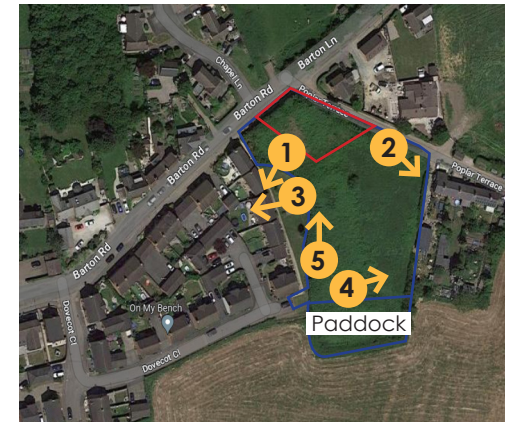
View 3: Looking West



View 4: Looking East



View 5: Looking North



Aerial View



03 UNDERSTANDING THE CONTEXT

This section will look at the nearby and surrounding character around the site, site analysis, and identifying the use of each area of the development.

03 UNDERSTANDING THE CONTEXT

3.1 Local Character

The character of Congerstone is derived from the agricultural origins of the settlement. Dilution to the areas agricultural past has been caused due to the loss of estate style thatched cottages, mature trees and smallholdings however many of these buildings remain.

The area is centred on Memorial Green at the intersection of Main Street and Barton Road. The basis of the materials is red brick and carlton stone wall, for the roofs, they are generally blue rosemary clay tiles.

Windows and doors are mostly traditional timber construction. Buildings are generally single/ one-and -a-half storey around the memorial green, as you digress further away from the centre properties will reach two storeys.

The village was once part of the Gopsall estate meaning distinct architectural features were incorporated into the buildings design such as decorative chimneys and barge-boards. Rendered properties are unusual however can be found on the new build properties.



View 1: Property style on Barton Road



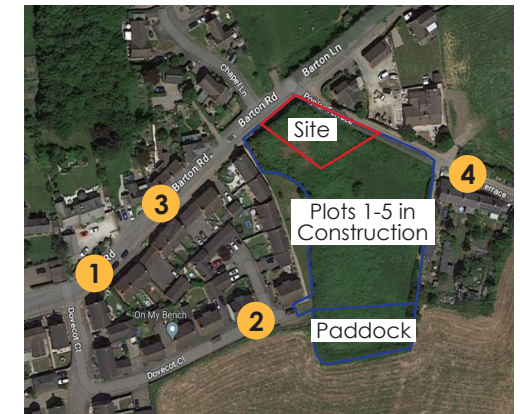
View 2: Proposed Access to site established from Dovecot Close



View 3: Detached and Terraced Housing on Barton Road



View 4: Poplar Terrace (running adjacent to the site) occupies terraced housing, a bungalow, and sheds.



Aerial View



03 UNDERSTANDING THE CONTEXT

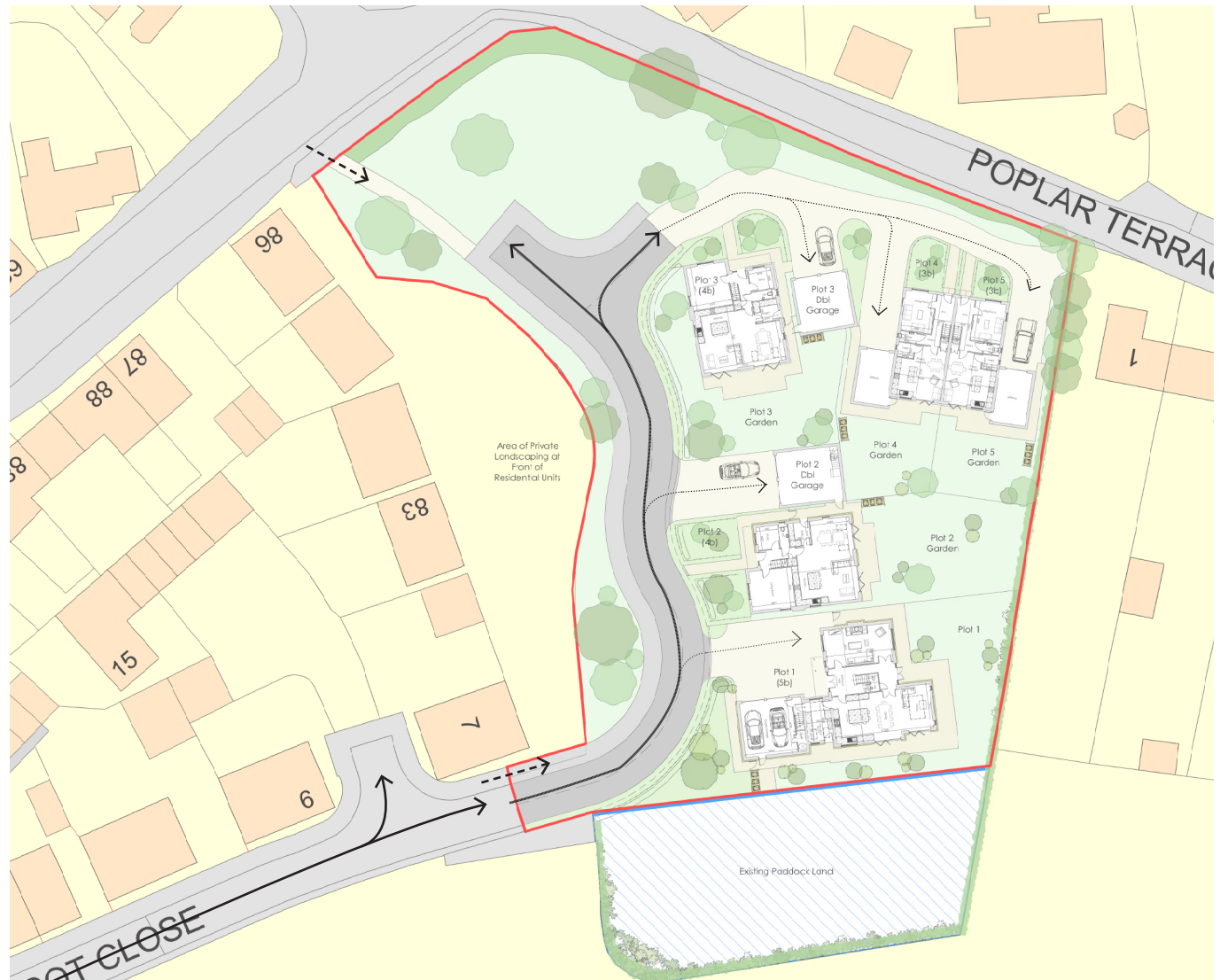
3.2 Movement and Access

The site is currently under development where 5 dwellings have already been approved with an access road from Dovecot Close. This road extension created a Y turning head to the north of the site where one direction is towards Plots 3, 4, and 5 along a shared private access driveway. This also acts as a turning head for visitors, delivery drivers etc.

The presence of the Y-turning head creates opportunities in adding an additional drive and dwelling without the need to increase the road, whilst retaining the ability for vehicles to turn around and leave in a forward manner.

There is an approved pedestrian access via Barton Road to the North-West.

The proposal looks at retaining the Y-turning head as originally proposed and adding access via the shared private access driveway to avoid any disruption to the pedestrian pathway in the North-West.



Key

---> Pedestrian Access

.....> Private Movement

—> Vehicular Movement - approved

—> Vehicular Movement - existing



04 PLANNING HISTORY

This section will explore previous planning applications and pre-applications on the site.

04 PLANNING HISTORY

4.1 Applications on Site and Area

There are varying applications that have been made on the site and the surrounding area. A previous proposal was by a different applicant which included 5 dwellings: 3x detached houses and 1 semi-detached.

2x Section 73 applications were submitted by the applicant for the current proposal. These were split into an application for Plot 1 and one for Plots 2-5.

A discharge of conditions applications has also been submitted.

Construction has started on the 5 plots.

A list of applications are listed below:

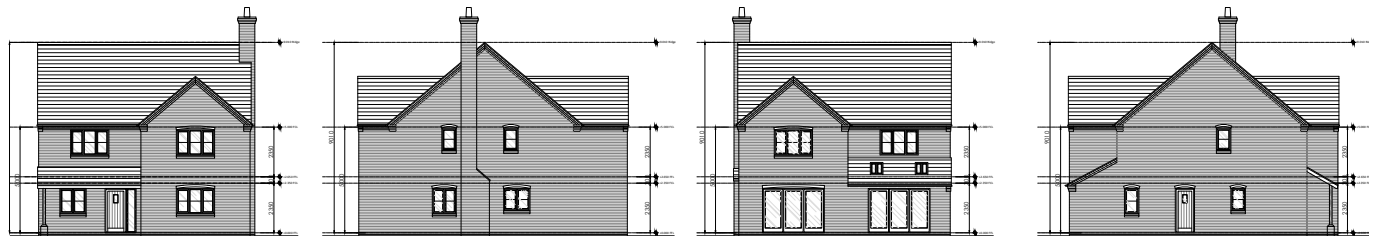
- 22/01044-CONDIT
- 22/01030-CONDIT
- 22/00885-DISCON
- 22/00982-DISCON



Application 22/01044-CONDIT Plot 1 Visual



Application 22/01030-CONDIT Plot 2 Visual



Application 22/01030-CONDIT Plots 2 and 3 Elevations

05 DESIGN DEVELOPMENT

This section will explain the reasoning behind the proposed layout by exploring the needs of the Client. It will also highlight the design development of the external appearance of the proposal illustrating massing, aesthetic decisions and its relationship the existing buildings with accompanying influenced precedents.

05 DESIGN DEVELOPMENT

5.1 Layout

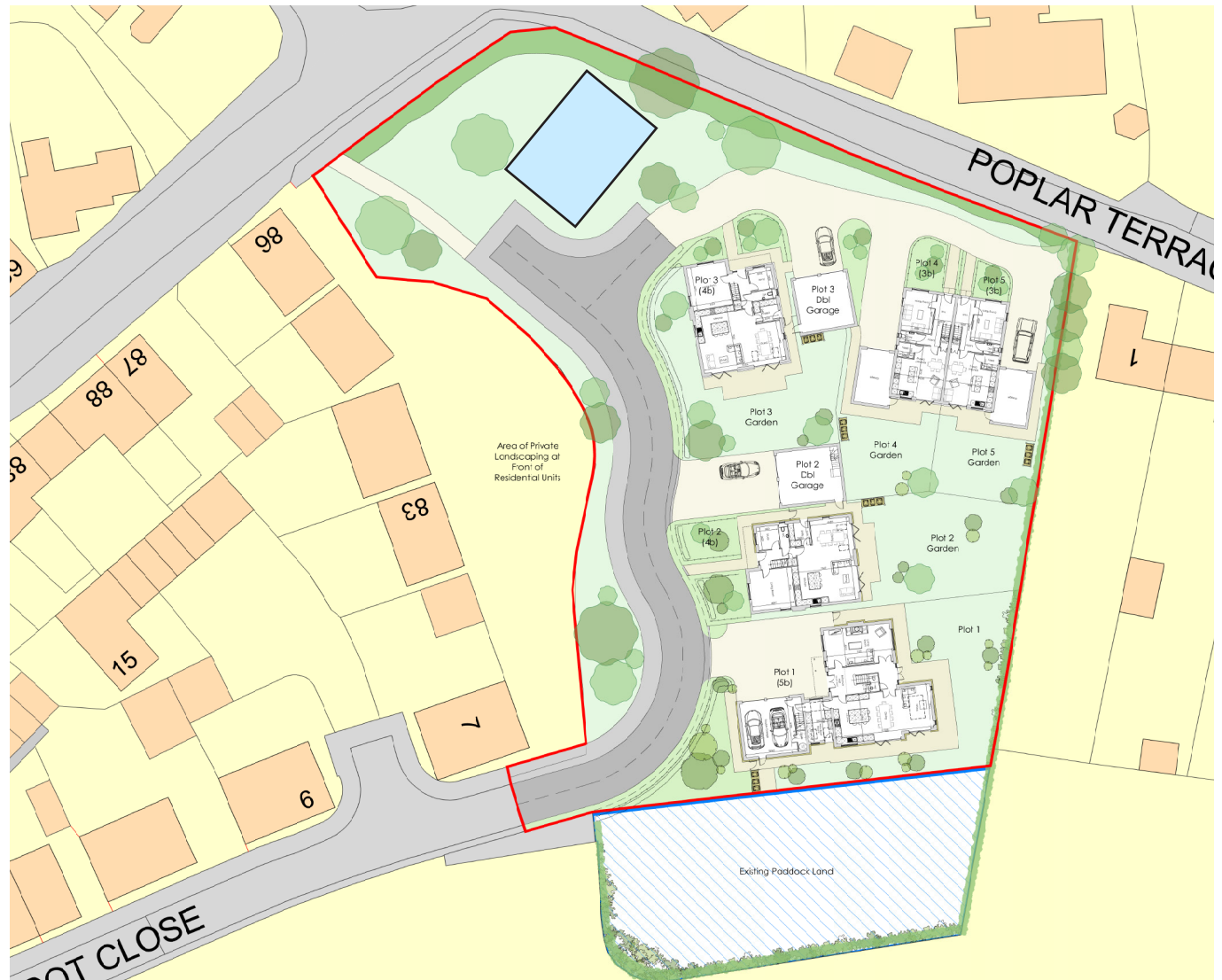
The site has had many variations of proposals to see what is the most suitable for the area and client. The original proposal included two detached houses that reflected the surrounding house types.

The latest approved scheme includes 5 dwellings: 3no. detached and 1no. semi-detached. The proposal is located to the North of the site in the green area.

The aim is to use the approved road and shared private access driveway to reduce the amount of infrastructure.

Its orientation is to align with the Y-turning head, Poplar Terrace, and Barton Road.

The proposal is to be a 3 bed detached dwelling with a similar internal layout as the other detached houses with a single car garage.



Proposed Development on the Existing Site Plan

Key

Proposed Development Footprint

Parking Area

Proposed Access

05 DESIGN DEVELOPMENT

5.2 Massing and Scale

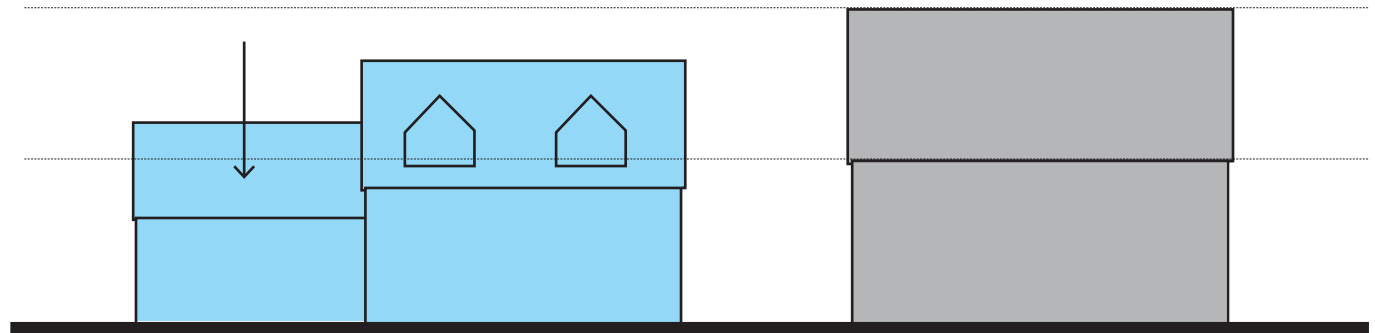
The massing and scale of the proposal has been influenced by the topography of the site and the surrounding houses.

The ridges and eaves to be lower than the approved plots to reduce visual impact from Poplar Terrace and Barton Road.

The adjoining garage to also be lower in massing to illustrate an architectural hierarchy.

Dormer windows are added to maximise floor space yet keep the height down.

The height would be well-suited to the area and topography, and would not obstruct any important views.



Diagrammatic Streetscene of Approved Dwellings and Plot 6

06 PROPOSAL

This section will illustrate the design proposals, comparing the proposed elevations to the existing, and how the design has changed in response to feedback.

06 PROPOSAL

6.1 Proposed Site Plan

The adjacent image illustrates the proposed Plot 6 dwelling in context with the approved five-dwelling scheme.

Plot 6 is proposed to be located north of the site via the shared private access driveway with a north-west facing rear garden.

The pedestrian path to Barton Road is retained.



Proposed Site Plan

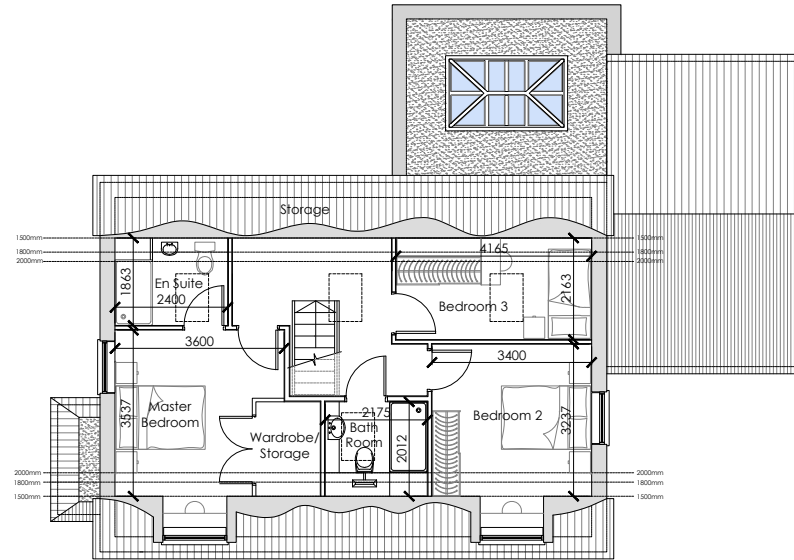


06 PROPOSAL

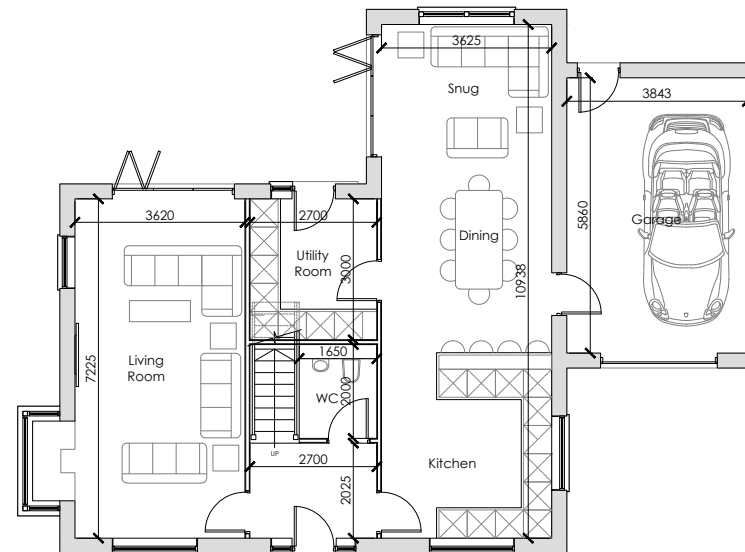
6.2 Proposed Floor Plan

The proposal for Plot 6 is a mix of the other five plots on the site: a 4 bedroom house with a single-car garage attached which contains a separate living room as well as a large open plan kitchen-dining-living space.

It's shape, was influenced by its location and the surrounding houses.



Proposed First Floor Plan



Proposed Ground Floor Plan

06 PROPOSAL

6.3 Proposed Elevations

The houses are of a similar height and form to the surrounding area. The height was kept as low as possible to reduce any visual impact it may have whilst maximising its internal space through the use of dormers and roof-lights.

A rear flat roof 'extension' was added to increase natural light into a internal space which would get used the most by the occupant, yet keep the height, massing, and scale to a minimum.

The materials proposed are brick, tiles, and lead as per the surrounding dwellings.

Plot 6 includes the finer details to match the development, Dovecot Close, and the surrounding area such as arched brick lintels, blue cant sills, and corbelling and brick detailing.



South East Elevation



South West Elevation

06 PROPOSAL

6.4 Visuals

The adjacent images illustrate the proposal from various angles.



3D View Front View Looking North West



3D View Rear View Looking East

07 CONCLUSION

07 CONCLUSION

This Design and Access Statement has been prepared in support of a planning application for the erection of one detached dwelling.

The positioning, massing, material, and orientation have been influenced by the surrounding context to reduce visual impact along Poplar Terrace and Barton Road, as well blending in with its surroundings through the use of local vernacular materials.

It is considered that this scheme takes the opportunity to develop the site to its full potential and utilise the existing land without the loss of pedestrian access and minimise additional infrastructure from the approved application in development.

The proposal meets all the planning policy requirements. This document is to be read in conjunction with the other submitted documents, forms, and drawings.

March 2023



Proposed Site Plan

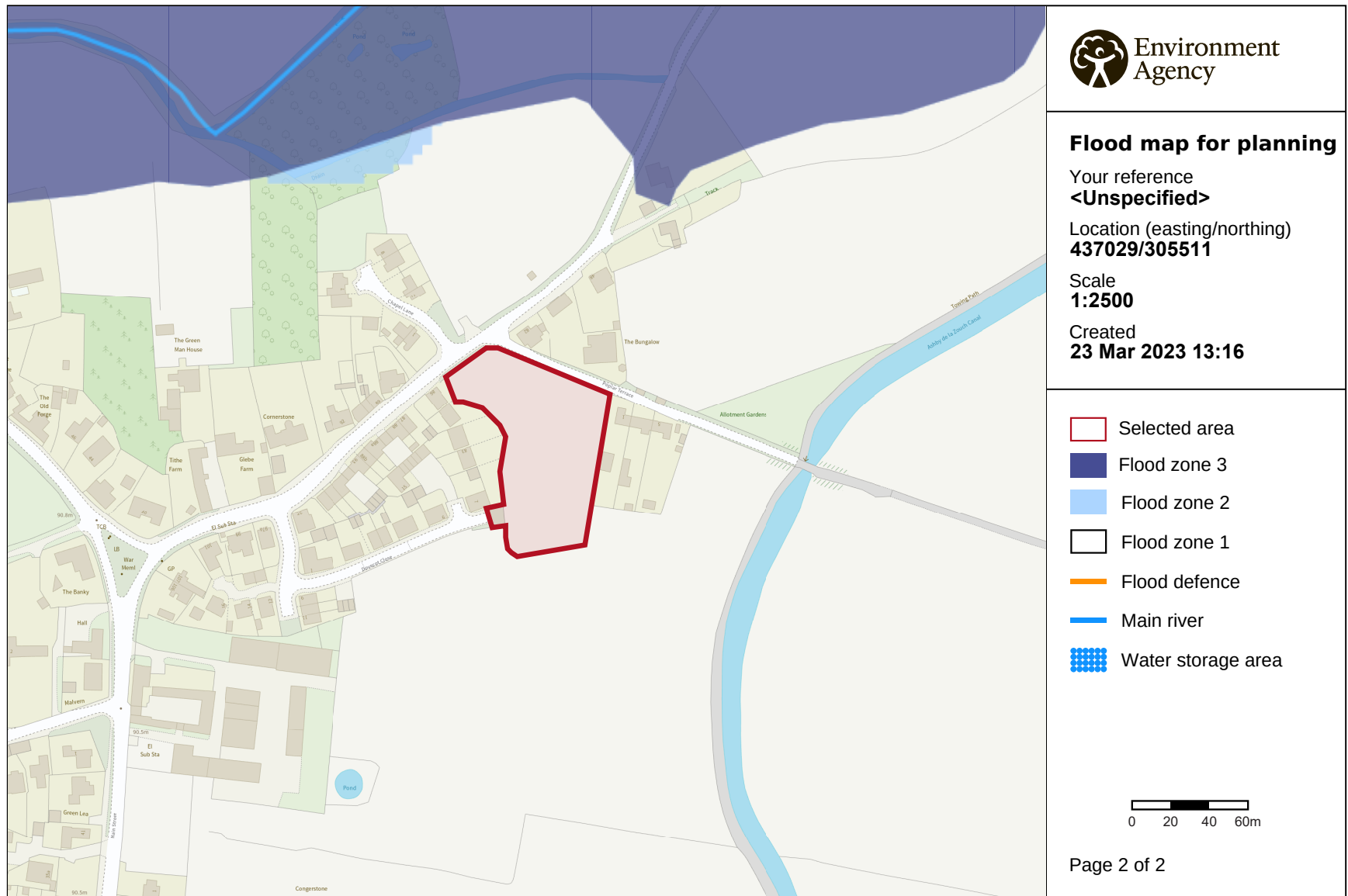
08 APPENDIX

This section will contain external resources used for any analysis, design influence and other information that accompanies this application.

All existing, proposed and other drawings will be submitted alongside this document.

08 APPENDIX

Environment Agency Flood Risk Map



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