RITCHIE & RITCHIE LLP Architecture & Design

DESIGN AND ACCESS/ PLANNING STATEMENT



Proposal:
Demolition of existing outbuildings and construction of new workshop at Sibson Mill, Wellsborough Road, Sibson CV13 6LR

1. ASSESSMENT

Physical context

The existing site comprises a range of existing outbuildings and workshops within the grounds of Sibson Mill.

The proposal includes demolition of the existing poor quality outbuildings and construction of new workshop building.

Social context

The proposals will not adversely impact on the local community.

Economic context

Inevitably the additional space created will generate income in the form of rates to both the Local and County Councils without putting excessive pressure on their infrastructure resources, as well as creating work for local tradesmen..

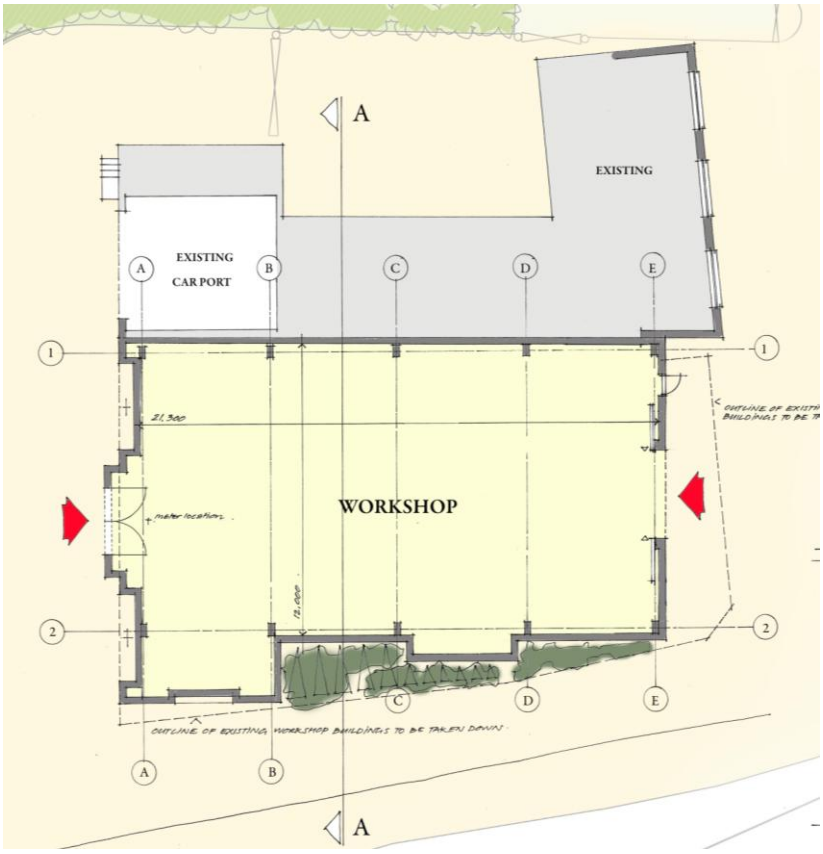
INVOLVEMENT

Pre-application advice has not been sought from the planning office.

EVALUATION

The existing buildings are in very poor general condition, together with style of existing construction and use of materials, beyond reasonable economic repair or refurbishment to achieve a satisfactory outcome.

In demolishing and rebuilding, a good quality building can be provided with energy efficient design with improved visual appearance, integrating with the retained existing buildings.



DESIGN

The proposal reflects the character of the existing development, infilling an area of currently under used land.

The workshop will be constructed using quality materials to produce energy efficient design with facing materials reflecting the colour and character of the existing surroundings.

Landscaping will soften the overall impact of this redevelopment.



PLANNING POLICIES

LOCAL PLAN
Hinkley & Bosworth Local Plan, Adopted 1st February 2001.

RELEVANT LOCAL POLICIES
Local Plan policies BE1, BE2, BE20, NE5, NE25 & T5.

USE

At present the buildings are not in use.

The proposal will provide new workshop space, and will be constructed to high levels of insulation and sustainability as well as incorporating current mobility requirements.

The proposal will therefore be a more efficient use of the site than at present, as well as meeting a need for further usable space.

AMOUNT

The development will comprise of demolition of a mixture of former farm buildings and the construction of a new workshop, within the footprint of the original buildings.

LAYOUT

The layout has been influenced by the following factors:-

To make efficient use of the site whilst endeavouring to incorporate some visual interest and articulation.

To respect the existing amenity of neighbouring properties.

To reflect the character of local established development.

To accommodate car parking without over dominance.

SCALE

The development is single-storey which reflects the character and scale of existing development on this site.

LANDSCAPING

Care will be exercised to retain existing mature planting on the site particularly around the perimeter where screening to neighbouring properties already exists.

As with all developments the quality of the landscaping is a crucial issue. The areas of soft landscaping will be concentrated and will involve the planting of specimen trees in some locations. A high percentage of evergreen trees and shrubs will be incorporated to ensure year round screening.

All shrub planted areas will have a minimum of 600mm of topsoil and be totally free of construction rubble to ensure their continued development. All trees will be located in tree pits and many will require metal tree guards and grilles. A detailed landscaping scheme will be prepared by a landscape consultant following determination of the application.

ACCESS

The existing access road is good quality concrete and will be retained unaltered.

The site is fairly flat. It will therefore be possible to provide flat and level access points to the new building for mobility purposes. Elsewhere the design of the internal spaces and sizes will respect the aspirations of part M of the current Building Regulations.

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