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## Introduction.

This application is for the submission of 1no. residential dwellings on land to the rear of 1 Nailstone Road, Barton In The Beans. The proposed site will be accessed off an existing driveway that currently leads to 3no. dwellings between/to the rear of 7A + 7B Nailstone Road. The land forms the end to the current garden of 1 Nailstone Road which is circa 75m in length. The land to be utilised for the dwelling totals 0.07Ha.

Planning has previously been granted for 1no. detached dormer bungalow.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

The purpose of this statement is to explain:

*“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”.*

*[Para. 80, DCLG Circular 01/2006]*



## Site + Context.

This application site comprises of an area of land to the rear garden of 1 Nailstone Road. The rear garden of 1 Nailstone Road projects to the side of the property and runs along the rear boundary of 3-7A Nailstone Road. This is where the proposed site is located and will occupy circa 41m in length of the original 75m long garden. The site slopes upwards from the rear of 1 Nailstone Road to the site boundary by circa 2m.

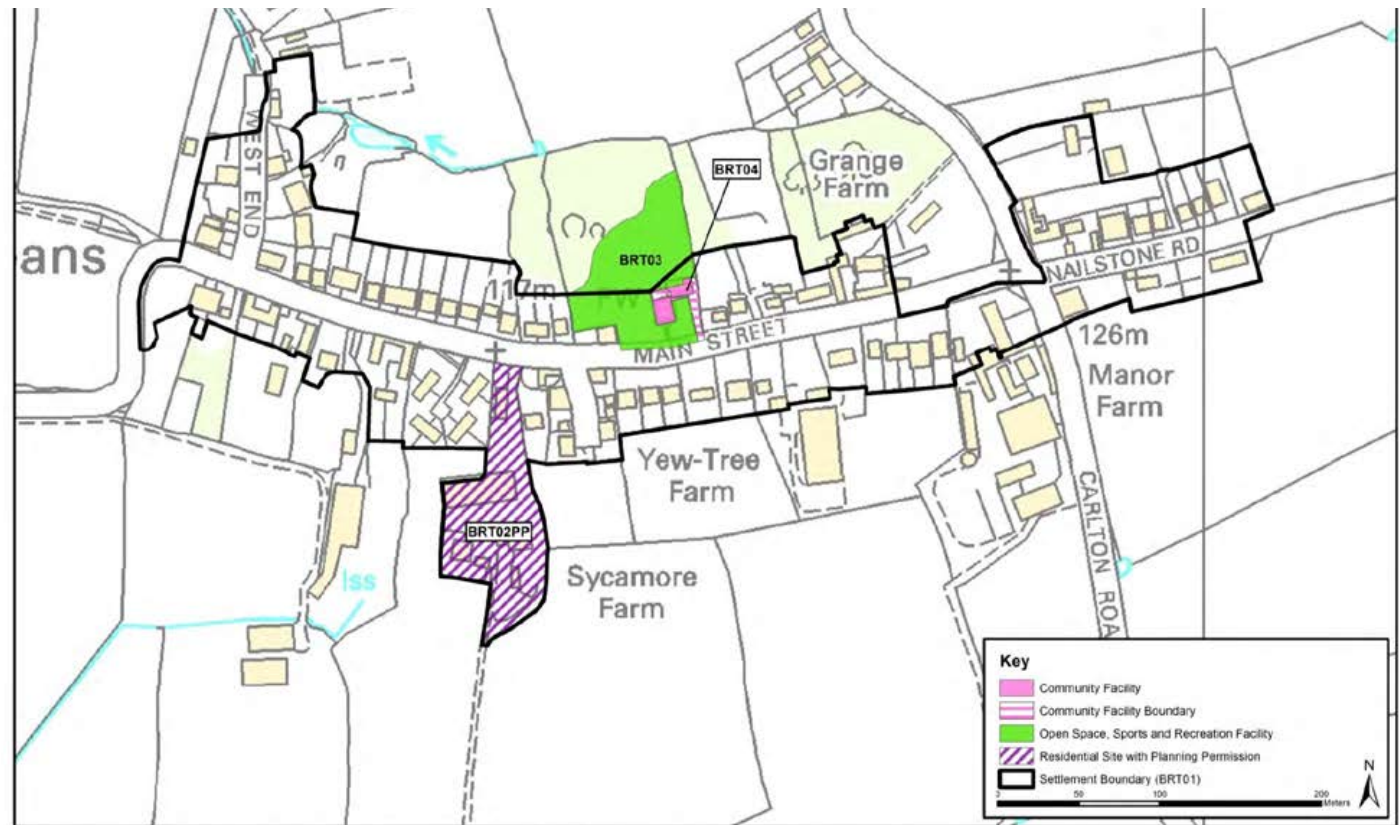
Adjacent to the site boundary to the east, there is a shared driveway accessed off Nailstone Road. This driveway is used by 3no. residential dwellings to the north of the site; these 3no. dwellings sandwich the site between dwellings with those to the south fronting Nailstone Road.

There are a number of existing trees within the site and outside of the site boundary to the north and south that will influence the design of the development. A number of these have Tree Preservation Orders. These have been outlined within the Arboricultural Survey and then further reviewed against the development within the Landscape Proposals/Tree Impact Assessment.

The site is located within the settlement boundary of BLT01- Barton In The Beans of the Hinckley & Bosworth Local Plan 2006-2026 [Site Allocations & Development Management Policies DPD].

The existing property boundaries comprise of the following:

- Northern Boundary: Existing 1.8m High Panel Fence, a number of existing mature trees and a number of existing dwellings to the north of the boundary.
- Eastern Boundary: Existing 1.8m High Panel Fence with a shared access driveway adjacent [to be utilised by the proposed dwelling].
- Southern Boundary: Existing 1.8m High Panel Fence, Post + Wire Fence, Dense Hedgerow and existing mature trees.
- Western Boundary: New 1.8m High Close Boarded fence to boundary with 1 Nailstone Road.





## Dwelling Types + Materials.

This application site comprises of an area of rear garden to 1 Nailstone Road. The garden to 1 Nailstone Road projects to the side of the property and runs along the rear boundary of 3-7A Nailstone Road. The site is bound on all sides by residential dwellings.

The dwellings surrounding the site are all of individual design which reflects the character of Barton In The Beans. The dwellings fronting the site along Nailstone Road are a mixture of bungalows and traditional two storey properties. The curtilage for the dwellings varies, however most of the dwellings that front onto the site have limited garden sizes. This is evident with 3 Nailstone Road that is in close proximity to the boundary of 1 Nailstone Road and therefore has a limited side aspect garden. The adjacent dwelling, The Old Barn is in close proximity to 3 Nailstone Road and has a narrow north facing garden. These two properties back onto the retained garden of 1 Nailstone Road.

The first dwelling that fronts the site onto Nailstone Road is a large detached bungalow, 5 Nailstone Road. This property has a large hardstanding frontage with a limited rear garden circa 5m in depth. The further dwellings to the east that front the site onto Nailstone Road 7 & 7A are both more traditional two storey dwellings; however, 7 Nailstone Road has a accommodation within the roofspace. Both of these dwellings have similar sized rear gardens at circa 11-12m in length. Along the boundary to the site there are a number of existing mature trees and a native hedgerow.

Adjacent to 7A Nailstone Road is a driveway allowing vehicular access to 3no. dwellings to the north. These dwellings are located to the rear of the site and utilise the existing access. The proposals seek to also utilise the existing access driveway.

The dwellings fronting Nailstone Road are a mixture of styles; 1 & 3 Nailstone Road are of a similar design with white rough rendered facades with traditional chimneys and similar eaves and ridge heights. However, 1 Nailstone Road has slate roof tiles with 3 Nailstone Road having brown clay roof tiles. Both dwellings are set back from Nailstone Road with car parking fronting both dwellings and a more modern brick built garage fronting 3 Nailstone Road.

The existing barn conversion to the east of 3 Nailstone Road, The Old Barn fronts onto Nailstone Road with a narrow grass verge between the property and the highway. This dwelling is brick built with feature brick eaves and verges. The property shares access onto Nailstone Road with No. 3 with both properties located behind gated accesses.

The existing bungalow, 5 Nailstone Road is a large detached modern looking 'L' shaped building. The property has a large area of hardstanding to the frontage utilised for car parking with a private access onto 1 Nailstone Road. This property is more modern brick construction with a feature stone panel adjacent to the garage fronting onto Nailstone Road. This property has white PVCU windows, doors, fascias & Soffits.

The two dwellings further to the east 7 & 7A Nailstone Road that back onto the proposed site are both traditional brick-built two storey dwellings with 7 Nailstone Road having accommodation within the roofspace. This property also has a detached single storey garage that fronts onto Nailstone Road and private access onto Nailstone Road. However, 7A utilises the existing shared driveway which is further utilised by the existing dwellings to the north of the site & for field access to the north east.

The dwellings further to the east along Nailstone Road are all of traditional brick build and of a more modern style compared to 1 Nailstone Road, 3 Nailstone Road and The Old Barn. This is the same with the 3no. dwellings to the north of the site that are a more modern traditional brick build.

As indicated, the surrounding properties have an eclectic mix of traditional and modern development with a range of slate or clay tiles to the more traditional properties and concrete roof tiles to the more modern properties. There are a mixture of brick types utilised also within the more modern dwellings and rough render and imperial bricks utilised for the more traditional dwellings. The window treatments range from white to brown PVCU which is also the case for doors, fascias and soofits with the more traditional dwellings utilising brick eaves and soffit details.







## Policy.

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies. This is outlined within the accompanying planning statement prepared by Macdonald Planning Consultancy.

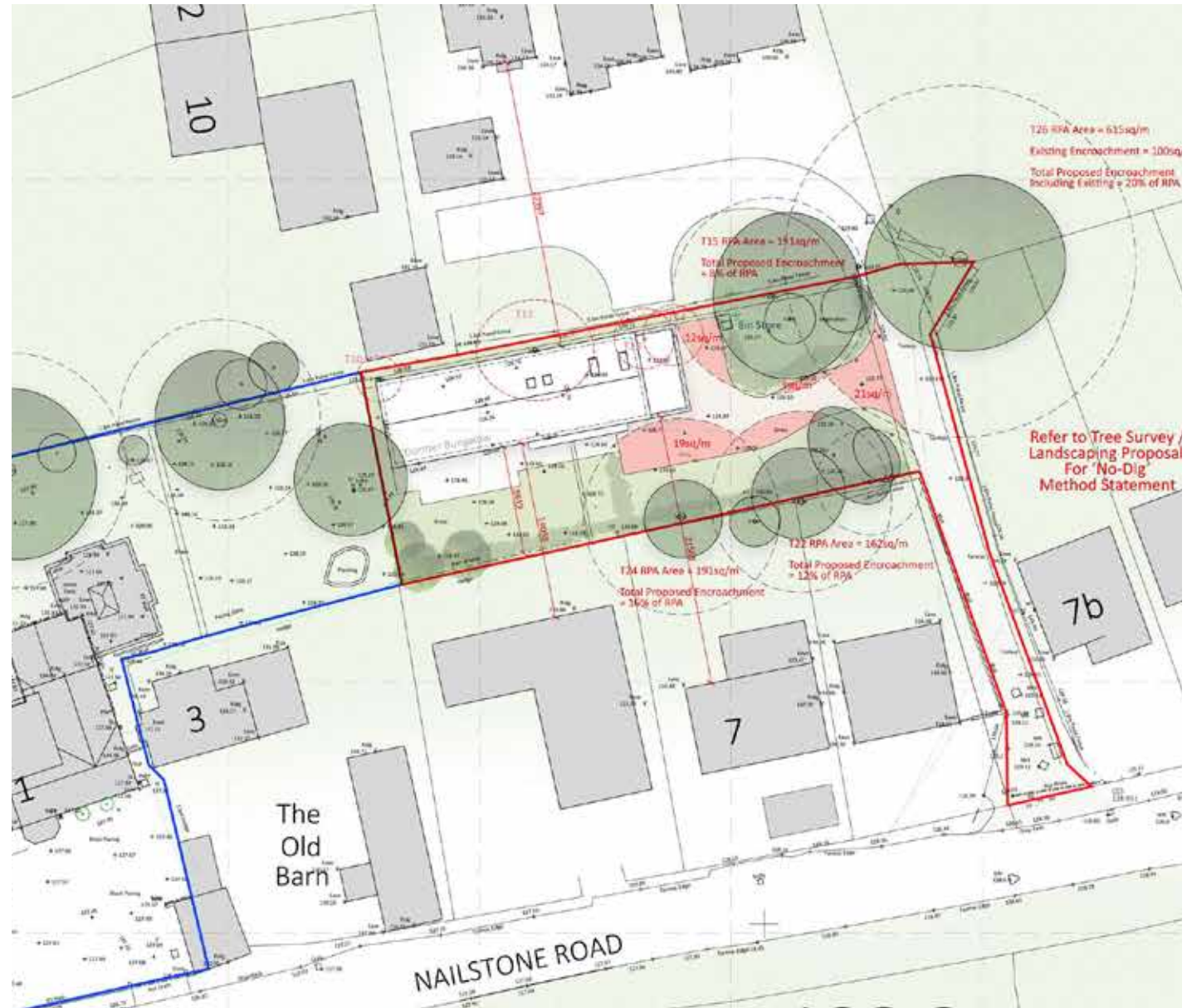
Planning has previously been granted for 1no. detached dormer bungalow within the proposed site.

## Constraints + Opportunities.

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

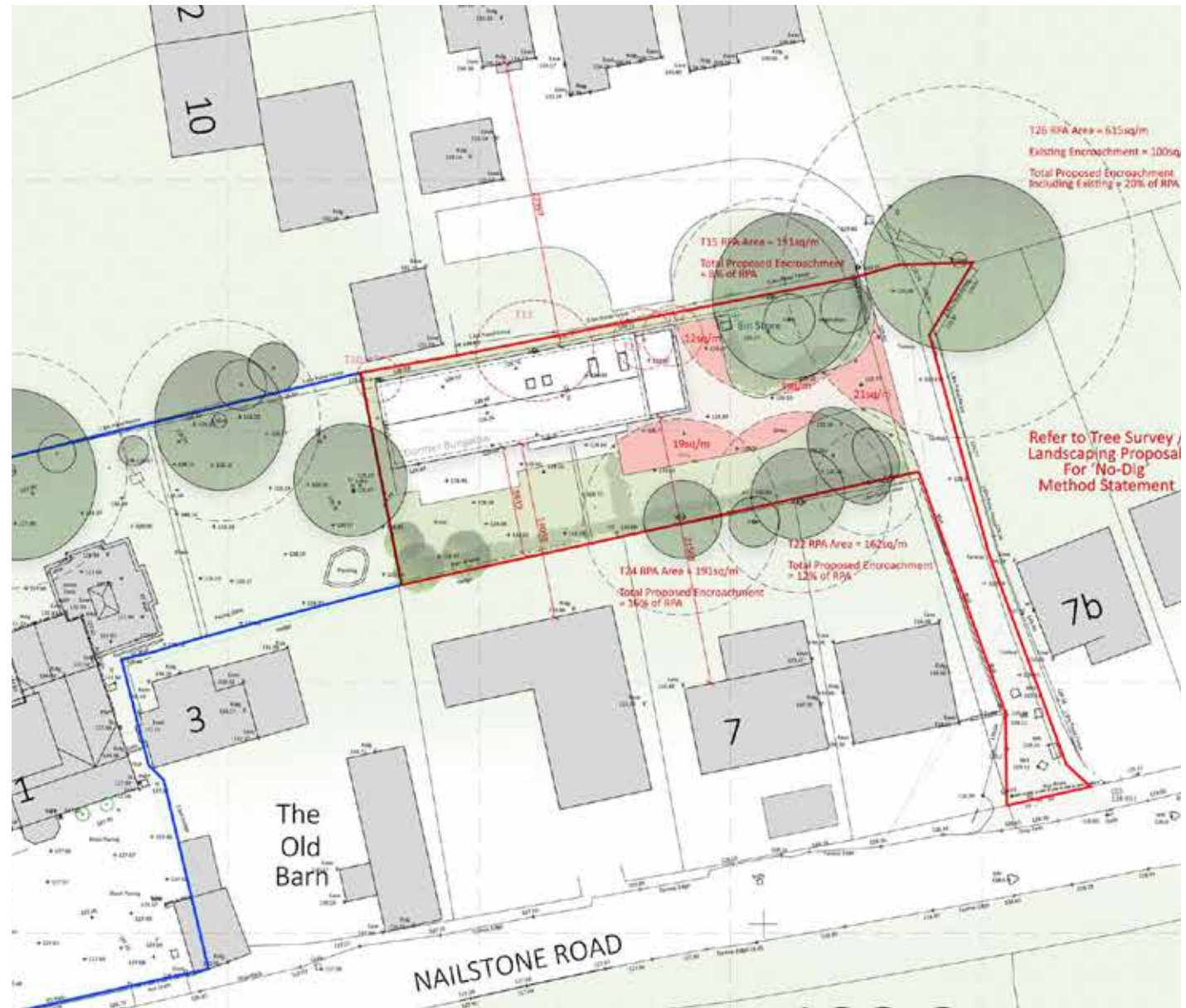
### Constraints

- Proximity & locality of dwellings to the south and the north.
- Locality of existing trees to the northern and southern boundaries including TPO'd trees.
- Existing ground levels within the development with the ground rising up from west to east by circa 2m.
- Existing access driveway to the east of the site between 7A + 7B Nailstone Road which is currently utilised by 3no. existing dwellings to the north and field access to the north east.
- Existing mature hedgerow that runs along the southern boundary of the site.



### Opportunities

- Opportunity to utilise an existing site within the development boundary of Barton In The Beans.
- Opportunity to create a more manageable garden for 1 Nailstone Road.
- Opportunity to create a stand alone dwelling that continues the varied mix of properties along Nailstone Road.
- Proposed dwelling located away from the existing TPO'd trees including the root protection areas all of which have been assessed within the accompanying proposed landscaping/tree impact assessment.
- New individually designed dwelling to be in the form of a barn-type conversion as a modern three bedroom dormer bungalow.
- Proposed low eaves and ridge to the dwelling utilised to reflect the varied character of development surrounding the site and to reduce the visual impact of the development on the surrounding existing properties.
- Enhanced character of the site with the inclusion of high-quality designed dwelling and new areas of landscaping.



## Use + Amount.

The application site will comprise of 1no. individually designed detached three bedroom dormer bungalow. The dwelling will respond to the sloping site with a stepped internal arrangement comprising of the following accommodation:

### Ground Floor:

Entrance Hallway | Kitchen + Dining + Living Room  
| Utility | Bedroom 1 + En-Suite | Bedroom 3 |  
Bathroom | Store | Single Garage

### First Floor:

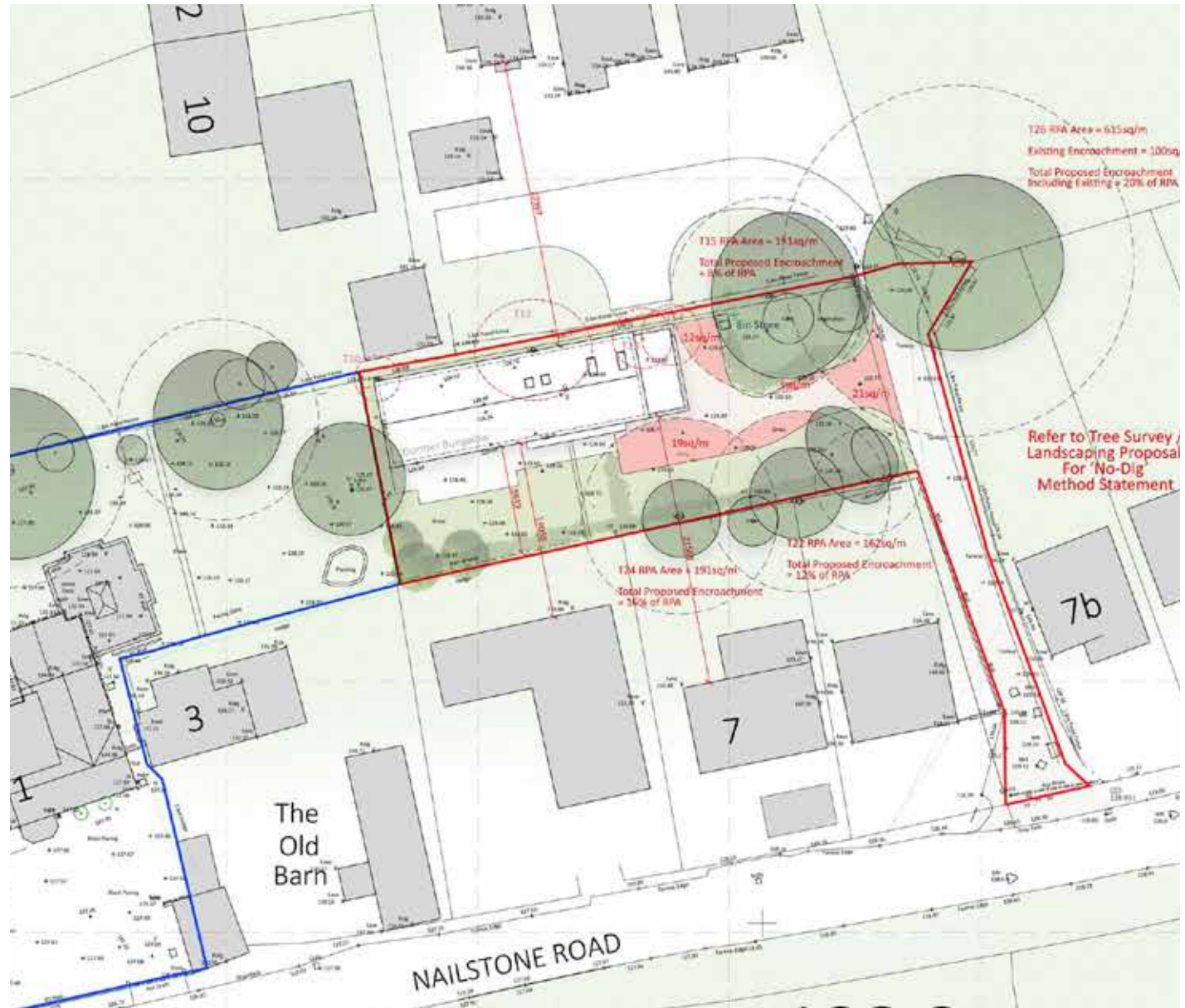
Bedroom 2 + En-Suite



## Access.

The proposed access to the site will be via an existing driveway to the east. The driveway is accessed off Nailstone Road and is currently utilised by 7A Nailstone Road, 3no. existing dwellings to the north of the site and a field access to the north east. The existing access is circa 4m wide and incorporates a turning head fronting the dwellings to the north.

The proposed access into the development will incorporate a loose gravel driveway utilising eco permeable gravel grids. The proposals incorporate car parking for 2no. vehicles including a single garage. The garage will be utilised for cycle & bin storage. Bin collection will be via Nailstone Road which is the same for the dwellings to the north of the site and the existing dwellings along Nailstone Road.



## Scale + Appearance

### Scale + Appearance.

The proposed dwelling has been designed to reflect the character of the rural location. The existing dwellings fronting Nailstone Road are a mixture of traditional and more modern brick built dwellings. The proposals seek to incorporate a barn-type conversion dwelling. The property is to be a dormer bungalow to reduce the impact on the existing dwellings to the north and south. The low eaves and ridge heights sit well within the site context with all required separation distances achievable. The dwelling will have a similar ridge height to the garages to the north of the site and therefore will have minimal impact on the surroundings. This is evident through the site sections that have been produced as part of the application.

The surrounding properties range in scale, albeit all dwellings are large detached properties of individual styles. It is evident from the street scene that the building levels step with the natural fall of the ground along Nailstone Road. Due to the proximity of the existing dwellings to the southern boundary the proposals seek to incorporate a single storey property. This has also been dictated by the existing mature trees, some of which are TPO'd, including the associated root protection areas.

The proposals seek to incorporate more natural materials to reflect the rural characteristics of the site. This will be through the facade treatment being vertical timber effect fibre cement cladding with slate roof tiles.

The dwelling will incorporate large glazed openings fronting onto the southern facing garden. The proposals seek to also incorporate a vaulted kitchen/family/living room to further enhance the high quality design. The proposals incorporate a modern overhang to the entrance with PPC aluminium cladding proposed.

New feature tree and hedgerow planting will be incorporated fronting the garden which will separate the car parking from the development. Further new hedgerow planting will also be incorporated along the southern boundary to strengthen the green buffer between the existing dwellings and site.



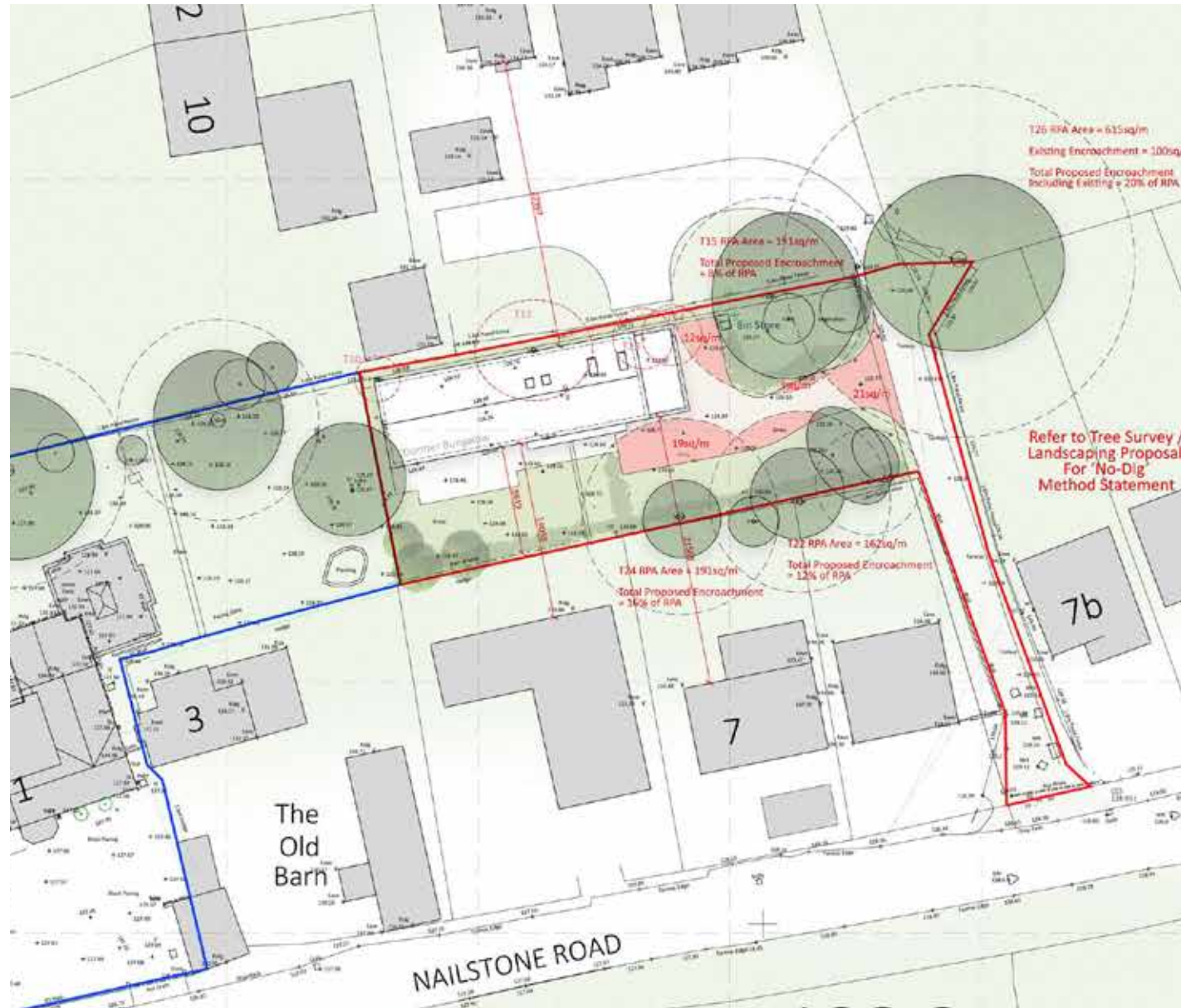
## Landscape Strategy.

The landscaping for the development has been at the forefront of the design. The proposed dwelling has been set away from existing mature trees and hedgerows to the northern and southern boundaries, some of which are TPO'd. The proposed driveway will meander through the existing trees and will run over some of the root protection areas. Therefore, the proposed driveway will be in the form of a loose gravel driveway utilising eco permeable gravel grids. This will sit above the existing ground level to therefore incorporate a no-dig-construction.

There is an existing mature dense hedgerow along part of the southern boundary. This is to be retained and further enhanced with new areas of native hedgerow where required to retain the green buffer between the existing dwellings to the south and proposed site. New pockets of landscaping will be proposed surrounding the car parking to help to reduce the visibility of vehicles. This will also help to enhance the rural features of the development and act as soft barriers to the boundaries and the existing trees. A new 1.8m high close boarded fence is proposed to the western boundary between the existing 1 Nailstone Road and the proposed dwelling.

Further landscaping has been proposed within the landscaping proposals that accompany this application.

The hard landscaping will generally be kept to a minimum. This will comprise of the new vehicular access and two car parking spaces fronting the proposed new dwelling. There will also be bin storage and cycle storage within the garage.



## Biodiversity.

The current site comprises of an area of unused garden to the rear of 1 Nailstone Road. The garden for this property is slightly at odds to the dwelling as it is projects to the side of the property and runs along the rear boundary of 3-7A Nailstone Road. The proposals will seek to utilise an existing driveway to the west of the site onto Nailstone Road. There are a number of mature trees to the northern and southern boundaries that will be retained, some of which have TPO's. There is an existing hedgerow to the southern boundary that is to be retained and enhanced. There will be new pockets of landscaping proposed within the development allowing for new areas of biodiversity.

## Sustainable Drainage.

Appropriate drainage of the site is of high importance. There is a presumption under Building Regulations and Sustainable Drainage Systems [SUDs] that soakaways be used for surface water disposal where subsoils are sufficiently permeable, subject to permeability tests etc.

It is anticipated that consumption of water within the home will be minimised via a variety of means such as aerated taps and dual flush W/C's.

Materials & labour would be sourced locally with preference given to sustainable materials.

## Sustainability.

The layout has been designed to limit overshadowing. The proposed dwelling incorporates a south facing garden. The open plan kitchen/dining/living room opens out onto the south facing garden with a large sliding glass opening. The proposals incorporate roof lights within this vaulted area to help with the control of heat. There is a deep overhang to the two bedrooms that again both face south, this will help to reduce direct sunlight through the large glass openings in summer months to further aid the control of heat within the property. However, in winter months when the sun is at a lower level these large openings will help to incorporate passive solar gains.

## Waste + Recycling Facilities.

The proposed dwelling incorporates waste and recycle storage within the single garage. It is proposed that waste and recycle collection will occur off Nailstone Road which is the same for the dwellings to the north *[further away from Nailstone Road along the access driveway]*, and the same for the dwellings that front onto Nailstone Road.

