Chartered Institute of
Architectural Technologists

E M E R Y A R C H I T E C T U R A L D E S I G N L T D

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DESIGN & ACCESS STATEMENT
for
New Dwelling on land to r/o
156 Queens Road, Hinckley

This statement has been prepared following guidance in CABE document 'Design and Access Statements – How to write, read and use them'.

ASSESSMENT

Physical Context

The land to the rear of 156 Queens Road fronts Southfield Road to the west of No.2.

The area of the site contains a large double garage and outbuildings with a vehicular access. No 2 Southfield Road is a commercial unit occupied by Dave Clark Plumbing Ltd. These premises have a two storey gable facing the highway. Directly opposite the site are a number of traditional terraced properties and a detached 'modern' dwelling.

A pelican crossing crosses Southfield Road to the south of the site and alines approximately with the garage/out building structures.

Social Context

The site is self contained and easily accessible to local facilities. A dwelling on this site would be an efficient use of land previously used as a private garage.

Economic Context

The local economy will benefit from an extra dwelling within the vicinity. Local builders will benefit during the construction phase.

PLANNING POLICY CONTEXT

The site is within a residential area and is not designated for another use within the local plan. The design has taken into consideration the guidelines on separation.

Car Parking

It is proposed to reposition the vehicle access to the west side of the pelican crossing which will give better visibility to the east than the existing access and parking can easily be accommodated within the site.

INVOLVEMENT

My Client and I have not had any liaison with the Planning Department prior to this application.

EVALUATION

The site is a suitable size for a single dwelling and is located with the accepted separation. The street scene is complimented by reflecting the style of the adjacent building.

DESIGN

The scale and massing of the dwelling is reduced from that of No.2 Southfields Road, and this provides a stepping down from the commercial to the domestic. Utilising the gable elevation to the road frontage provides a relationship to the two buildings, and provides enhancement.

LANDSCAPING

It will be necessary to remove 5No Leylandii trees forming a screen to Southfield Road to enable a new access to be formed. The remaining trees will be left for privacy. To the south of the new dwelling will be a soft landscaping strip and iron railings to provide security. The landscaping will be a precurser to the more extreme soft landscaping to Park Road, further to the east.

APPEARANCE

It is suggested that brickwork should be similar to No.2 and the rendering to the side gable is a feature seen locally.

ACCESS

Vehicle access to the site will be repositioned with separate pedestrian access close to the dwelling. There will be a level threshold to the dwelling. Access to local facilities can be via vehicle or pedestrian as the town centre is easily reached on foot.

ACCESS TO PUBLIC TRANSPORT

The site being within the central area of Hinckley it is served by public transport of buses and the train station is relatively close.

ACCESS FOR EMERGENCY VEHICLES

The building will be easily accessible from the highway for all emergency vehicles.

ARE/BE/11
13 June 2008