AXONBECKETT

DESIGN & ACCESS STATEMENT

Project Ref:	**07054**
Address:	**Bloomfield Barn Goatham Lane, Osbaston Leicestershire**
Proposal:	**Proposed Residential Alterations**
Date:	**14-04-08**
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A	15/04/08	NA	Initial issue

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1.0 Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

Osbaston is situated between the B585 and the A447 and lies to the East of Market Bosworth. Goatham Lane runs between the A447 and Osbaston Lane which continues on to the B585. The intersection of Goatham Lane and Osbaston lane leads to Hall Lane which continues on to the A447. Osbaston is a typical Leicestershire village settlement that has retained a hamlet setting with very little development over the years. Hinckley & Bosworth Borough Council have established the village as a Conservation area. Osbaston Hall resides to the north east of the village centre. All dwellings are individually designed and vary in period, have been extended, altered and converted over the years and have been done so in sympathy to the original styles.

1.1.1.2 Social

The site lies within a Conservation Area in Open Countryside. Providing that any alterations to the existing premises are in harmony with the vernacular, the development will have very little impact on the locality.

1.1.1.3 Economic

The existing property is in excellent condition. Gaining planning permission to refurbish the premises will have a nominal increase on the value of the property and will generally follow market values for dwellings in the area.

1.1.1.4 Planning policy

The scheme has been developed with reference to Local Planning Policies BE7, NE5 and RES7 and National Planning Policy Guidance/Statements PPS1: Delivering Sustainable Development (February 2005), PPG3: Housing (2000) and PPG13: Transport (2001).

1.1.2 Involvement

Consultations were held with:
Planning Officer – Simon Cheshire, Louise Forman & Tracey Darke
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The existing property is a converted and extended agricultural barn, developed in the late 1990's. The conversion works are considered an excellent example of barn conversions in the borough. Fig.01



Fig.01

The client is seeking an approval to sympathetically alter the existing, to provide a new, 'more apparent' main entrance upon arrival to the dwelling. The main entrance is currently situated in the secluded courtyard that is accessed through a covered area that links the dwelling and the double garage. Upon arrival at the site, it is not apparent the main entrance is situated through the side opening and visitors naturally migrate to front of the dwelling, whereupon no front door is situated. Fig 02



Fig.02

Following heavy negations with the LPA, it has been agreed that the ‘infill’ is acceptable in principle providing the alterations maintain transparency to and from the courtyard. Other alterations to the dwelling have been welcome, which assist to reinforce the ‘agricultural’ origins of the building.

1.1.4 Design

The proposal reflects the client's brief of converting the existing covered area to a new hall/porch area that provides a new 'front door' to the premises. The new porch area provides opportunity to create a new cloakroom and have direct access to the kitchen/dining areas for entertaining, maintaining privacy to the remaining areas of the dwelling. Reformatting the plan reinforced by subtle use of floor materials provides opportunity to unify the dwelling with the garden further by use of vistas. Using glazed elements to infill the structure is essential to maintain transparency to the existing courtyard and reinforce the historical origins of the existing fabric.

As part of the consultation process with H&BBC, it has been established that the additional glazed elements to the kitchen area, required for visual surveillance to the garden, currently a 'blind spot', was not considered appropriate and would be to the detriment the design ethos of barn conversions.

1.2 USE

The alterations are to provide an appropriate level of additional accommodation and a new entrance to an existing dwelling.

1.3 AMOUNT

The client is applying to alter the existing dwelling house, where its current format is lacking in cohesion with the external landscape and lacking a focal point upon arrival on site.

It is considered that the 'infilling' the existing void area would have the least impact on the original dwelling.

1.4 LAYOUT

The alterations and proposed vistas are designed with sensitivity to the existing dwellings, whilst reinforcing cohesion of the built form with the open countryside.

The external configuration allows adequate space for manoeuvring and parking vehicles within the existing curtilage.

1.5 SCALE

A sympathetic alteration is considered most appropriate for the site, since any additional built form would detract from the original design principles of barn conversions in the open countryside.

The removal of the original entrance demonstrates a challenge to ensure the new entrance is sufficiently obvious, yet subservient to the original dwelling house and maintaining the transparency of views to the central courtyard.

The replacement windows and doors are configured and sized to reflect interior function and assist to maintain the historical origins of the building.

1.6 LANDSCAPING

The existing site has an established garden with a variety of trees and shrubbery. The proposals, with the use of vistas, appropriate materials and additional soft landscaping helps to unify the garden and dwelling.

1.7 APPEARANCE

The design and detail of the proposed alterations is to echo the original fabric and yet maintain transparency as much as possible. All the materials and details of the extension are indigenous to Leicestershire.

Some of windows to the original dwelling will be replaced to match new glazing elements throughout.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

An existing access serves the existing dwelling

2.1.3 Access and Egress Locations

Access to and from the site will remain unchanged.

2.1.4 Local Public Transport

Bus Route No.153 travels between Leicester and Market Bosworth and bus route No159 travels between Hinckley & Market Bosworth.

The closest train station is Hinckley.

2.2 Inclusive Access

This section aims to describe how everyone can get to and move through the dwelling as extended on equal terms regardless of age, disability, ethnicity or social grouping.

- New level access for pedestrians is provided at the side of the property.
- The new accesses will have a maximum 1:20 gradient to accommodate disability requirements. External ambient lighting will be provided along the length of the access drive and within the curtilage of the site leading to the main entrance.
- External areas immediate to the dwelling, with the exception of rear terracing in the garden, are laid to falls with minimum 1:20 gradients.
- The new main entrance of the dwelling is visibly apparent on entry to the site.
- All internal rooms have level access, including access to the courtyard garden area.