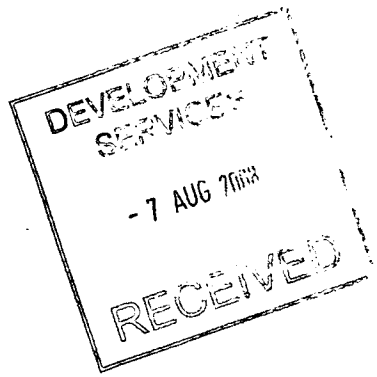
Design & Access Statement

Whitehill Lodge, Markfield

Mrs T. Marshall.



1. INTRODUCTION.

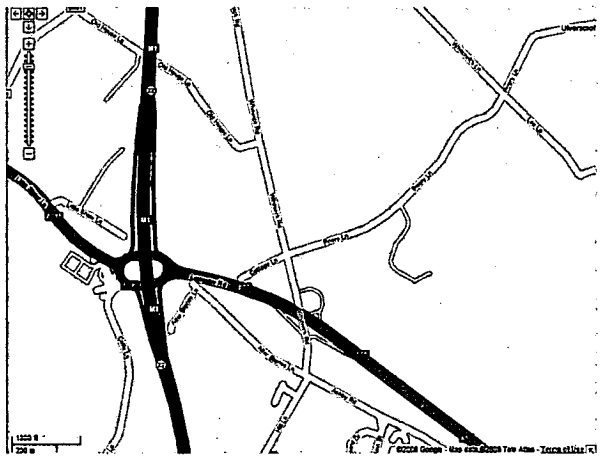
This Design and Access Statement (DAS) accompanies an application for the construction of a rear extension forming a larger kitchen area and relocated utility room, the relocation and rebuilding of an existing carport and stable block together with the provision of a new large orchard at Whitehill Lodge, Off Whitwick Road, Markfield, Leicestershire.

The purpose of this document is to provide evidence of the design process undertaken and the principals that have led to the final proposal.

2. DESIGN.

2.1 The Local Setting & Existing Site

Markfield is a village and a parish in the Market Bosworth district of Leicestershire. The village stands 3 miles South East of Bardon Hill railway station, no longer in use, and 7½ miles North West of Leicester. The village is close to Junction 22 of the M1 motorway. The site is accessed off the main A50 motorway turning off just before the M1 Junction heading towards Copt Oak. The property is along Whitwick Road to the left hand side as you travel down the hill, the property is well hidden by a large number of surrounding trees.



The application property faces onto Old House Lane, in the North East far side of the village in a rural area. To three sides of the house is either open countryside or forested areas, to the fourth side is Whitwick Road. The property is well hidden from all external views.



The site Whitehill Lodge

2.2 Local Character

The character of the area surrounding the site and the village of Markfield generally is mixed agricultural and quarry activities there are area of residential housing in Markfield reflecting a variety of local and regional building traditions. There is a large mixture of buildings of different ages throughout the village.



View of Markfield

The application property itself however is located in the outskirts of the village to the side of a distributor road. It consists of a detached residential property, which was previously converted from 2-3 cottages. The property is well sheltered from the road and surrounding views to the low lying nature of the site and the surrounding trees. Reference should be made to the photos regarding the elevational treatments.

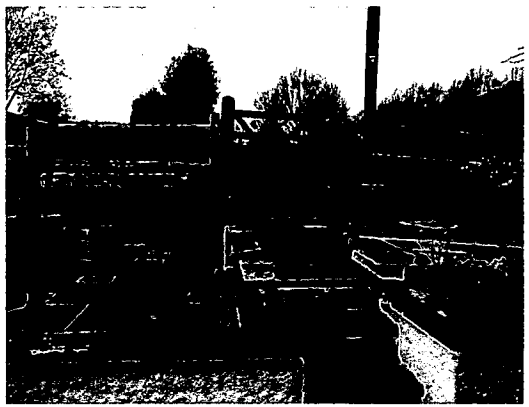
The extensions and alterations occur in the courtyard area between the stables and the house.



Elevation Facing Old House Lane



Elevation to Kitchen Extension area



View towards new Orchard to the North



Elevation within the courtyard

2.3 Site Analysis

Due to the location of the property the lack of overlooking and the nature of the extension and relocation of the stables there is limited effect on its visual appearance. The gardens at the rear of the property are not overlooked, and it would appear that there is potential for development to the rear with no detriment to either the appearance of the property or the surroundings. The inclusion of an orchard within the grounds will reinforce the forested area to the East of the property all within the same ownership. The relocation and reconstruction of the stables will open up this vita from the property and allow wonderful views over the newly planted orchard.

2.4 Use

The use of the property is to remain unchanged; whereby it is to remain for residential purposes.

2.5 Amount

The proposed alterations to the property are located to the rear of the property, and involve the inclusion of a relocated rebuilt stable block, this is well within the extendibility of the site.

2.6 Layout

The new kitchen extension will be formed by the relocation of the utility room to the new extension, this will be single storey and match the existing access hallway and log store. The internal arrangement is to maximise a family kitchen area that is the heart of the property. The existing stable and carports are to be removed and replaced with newly constructed timber clad garages and stores etc, this is similar in size to the existing, the relocation is to enable the owners to appreciate the views from the property out towards a new orchard.

2.7 Scale

The proposed extension is modest in scale; proportionate to the house. It is a simple "lean to" single storey construction, with the roof line following the lines already on the roof. The garages have a lower ridge height than the existing and compliment the property, also this will hide the gas storage area behind.

2.8 Landscaping

The scheme has no effect on landscape; merely taking up part of the existing hard paved area of the garden. The inclusion of an Orchard has a massive effect on the landscaping of the area but is wholly in keeping with the area, actually enhancing an area of unused land.

2.9 Appearance

The extension will be a cavity constructed lean too with rendered walls and tiled roof to match the existing building, any existing windows and doors effected will be reused and new to match the existing. The stables will be timber clad to match the existing with timber doors.

2.10 Planning Policy

The following planning policies taken from the Hinckley and Bosworth Local Plan have been considered in particular;

POLICY EV/1

The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

i) respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside; *the proposal adheres to this by virtue of the minimal scale of the development.*

ii) is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces; *the proposal is in keeping with the existing property.*

iii) utilises materials appropriate to the locality; *the proposal utilizes materials similar to that in the existing residence.*

iv) provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space; *the proposal does not effect public spaces or frontages.*

v) safeguards important viewpoints, landmarks and skylines; *the proposal does not effect public viewpoints.*

vi) uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed; *the proposal is designed to sit at ease within the existing garden and the cartilage of the building.*

vii) safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas; *the proposal does not effect neighboring properties due to the enclosed nature of the site and the proximity of the adjoining properties and the construction involved.*

viii) meets the needs of all groups, including the disabled; *the proposal is fully accessible.*

ix) minimises the opportunity for crime to create a safe and secure environment; *the proposal enhances security of the property.*

3. ACCESS.

3.1 Vehicular

This will be amended by virtue of the relocated stable block, this will have no effect on the overall parking provision.

3.2 Pedestrian

Access to the facility is through the existing altered window and door openings to the utility room.

4. CONCLUSION.

The extension and alteration of Whitehill Lodge is minimalist in scale and amount, it is wholly in keeping with the surround area and has no effect on any adjoining properties.

Ultimately the facility enhances the amenity of the existing residence, in a manner in keeping with the style of the existing property, with no detriment to the adjoining neighbourhood.