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Design And Access Statement

Site Adjacent 29 Elizabeth Road

Hinckley

Leicestershire

May 2026

PMC Land and Planning Limited



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1.Introduction

1.1 This Design and Access Statement is prepared to support an application for the development of a 2-bedroom dormer bungalow on a currently vacant site adjacent to No 29 Elizabeth Road, in Hinckley, Leicestershire.



1.2 The site is former garden land situated in an established residential area. The immediate locality is characterised by a mix of traditional 2 storey dwellings and bungalows, with the majority having access to off street parking at the frontage.

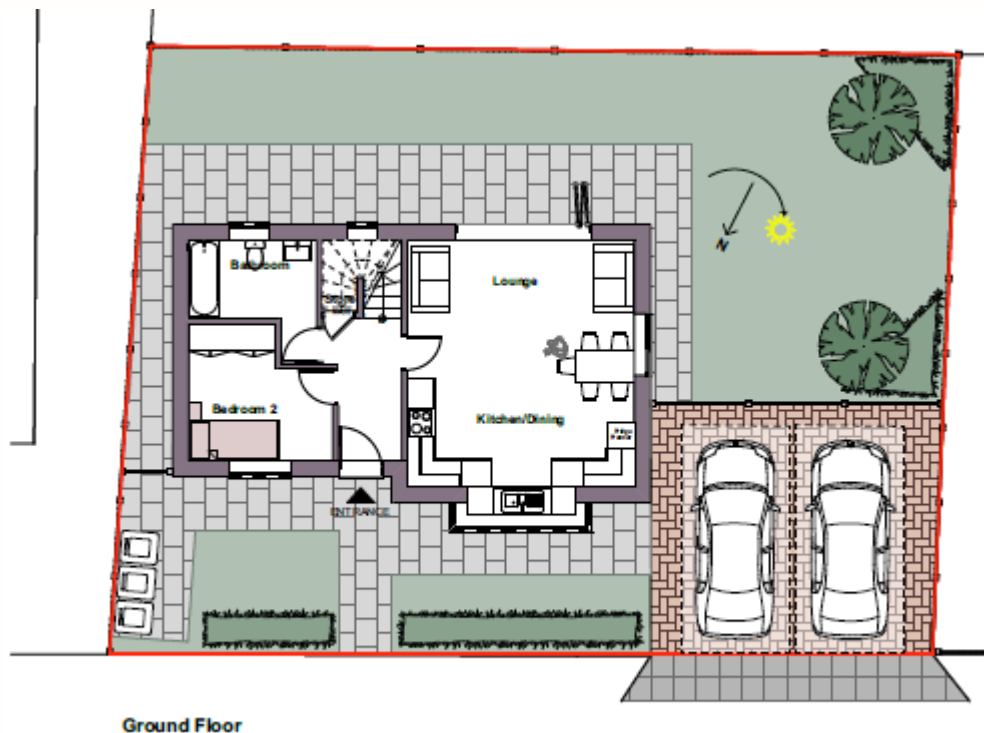
2.Access

2.1 The proposed dwelling would be accessed directly from Elizabeth Road via a new vehicular crossing in the same manner as the majority of other properties in the road and the wider area. Parking would be provided at street frontage for two vehicles and there is good visibility in both directions when either turning into or leaving the site.

2.2 As confirmed by the pre-application process, the highway related components of this application are in conformity with both the Leicestershire County Council Highways Design Guide and the relevant policies within the Council's Development Management Plan.



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3.Design

3.1 The proposed bungalow would conform with all necessary space standards in terms of both internal accommodation and amenity space. It would have one bedroom at ground floor level, together with a bathroom and open plan kitchen, dining and lounge area. At first floor level, there would be a further bedroom, with ensuite bathroom and eaves storage.

3.2 At street frontage there would be hard and soft landscaping and storage for bins. Similarly, there will be hard landscaping at the immediate rear of the dwelling, with lawn and landscaping in the remainder of the garden area.

3.3 The front and rear elevations will be finished in Oast Russett brick, Marley Duo grey roof tiles and anthracite UPVC casement windows and aluminium bi-fold doors. The Apex to the front elevation will be rendered in grey and there will be an additional window on the side elevation looking onto that part of the garden area.

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3.4 As agreed in discussions subsequent to the pre-application process, the rear dormer windows will be fixed (none-opening) panels fitted with frosted glass in order to avoid ant overlooking or privacy issues. Additionally, and in order to maximise light and ventilation, there will be velux windows to the front and rear.

4. Conclusion

4.1 As stated in the planning statement which also accompanies this application, the applicant is grateful to the Council for advice received as part of the pre-app process and remains of the view that this proposal will provide a significant enhancement to the local street scene.



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