DEVELOPMENT SERVICES
10 DEC 2007
RECEIVED

Change of Use

of

"CRUCK COTTAGE"
SHEEPY ROAD
TWYCROSS

FOR

Mr and Mrs Assinder

DESIGN AND ACCESS

STATEMENT

Architect:
C A Underwood ARIBA
"The Barn"
Church lane
RAVENSTONE
Leicestershire
LE67 2AE
Telephone:01530 834420

December 2007

"Cruck Cottage" Sheepy Road TWYCROSS

Site

The site is "Cruck Cottage" which is a three bedroomed house, with lounge, dining room, kitchen and bathroom.

The site has a vehicular access from Sheepy Road.

Reason for Change

The site shares three boundaries with "The Hollies School".

Its location makes it ideal for expansion by the school to provide more facilities ie. classrooms for the pupils.

It is not intended to increase the number of pupils attending the school.

Access Statement

The existing access to "Cruck Cottage" from Sheepy Road will be closed.

A new access will be formed off the existing drive serving "The Hollies School"

There is a bus stop 100 metres from the school, with an infrequent bus service to Ashby and Nuneaton.

There is a pub, a church in the village and no other facilities.

Access for the disabled will be fully implemented.

Design Statement

The change of use does not involve any major changes, the appearance of the building will be unaltered, therefore there is no imput required.

Policy

The applicant does not know of any Local Authority Policy Statements relating to the change of use from a dwelling to a school.

Car Parking will be provided in excess of that required for the floor area of the building.

Trees and shrubs will not be disturbed.

The use as classrooms will not cause any pollution, noise or smells.

Consultation

Since the applicants own all buildings and land surrounding "Cruck Cottage", no neighbours have been consulted.

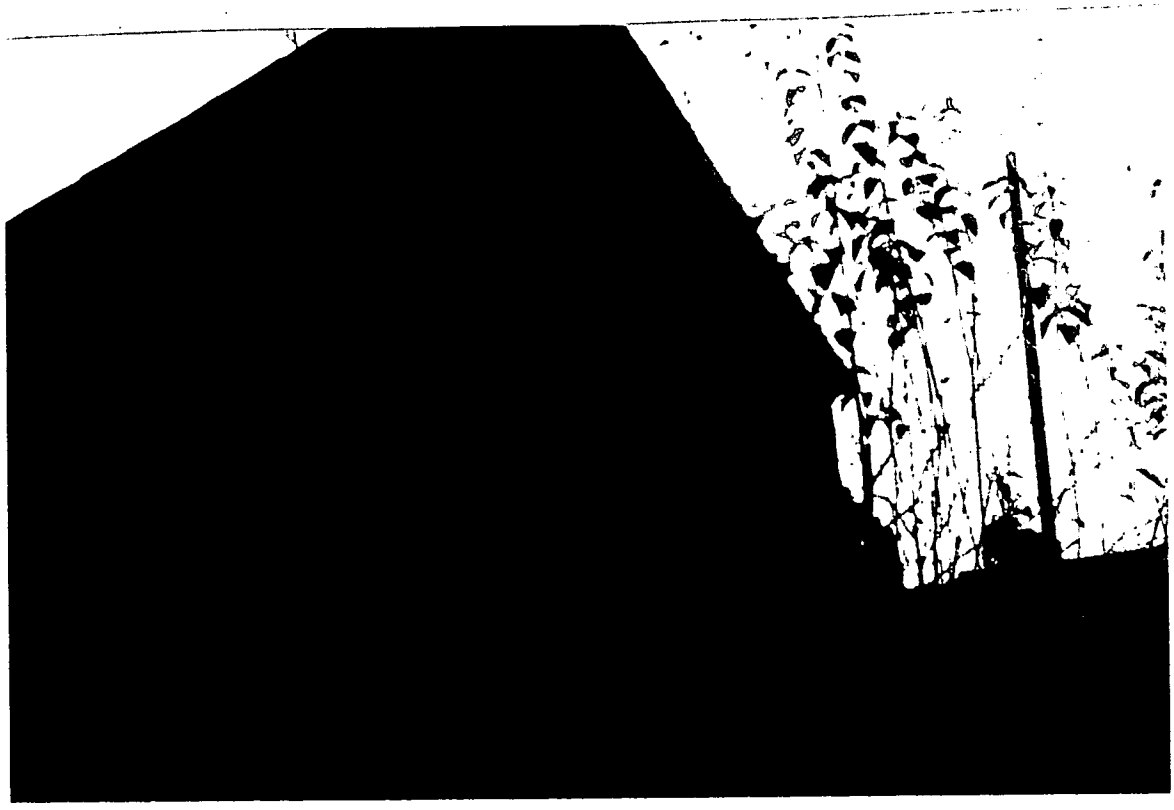
Social

The change of use to classrooms in this location will have no impact on the locality.

Economic

The change of use has little economic effect.

The Local Authority may gain more income from Council Tax

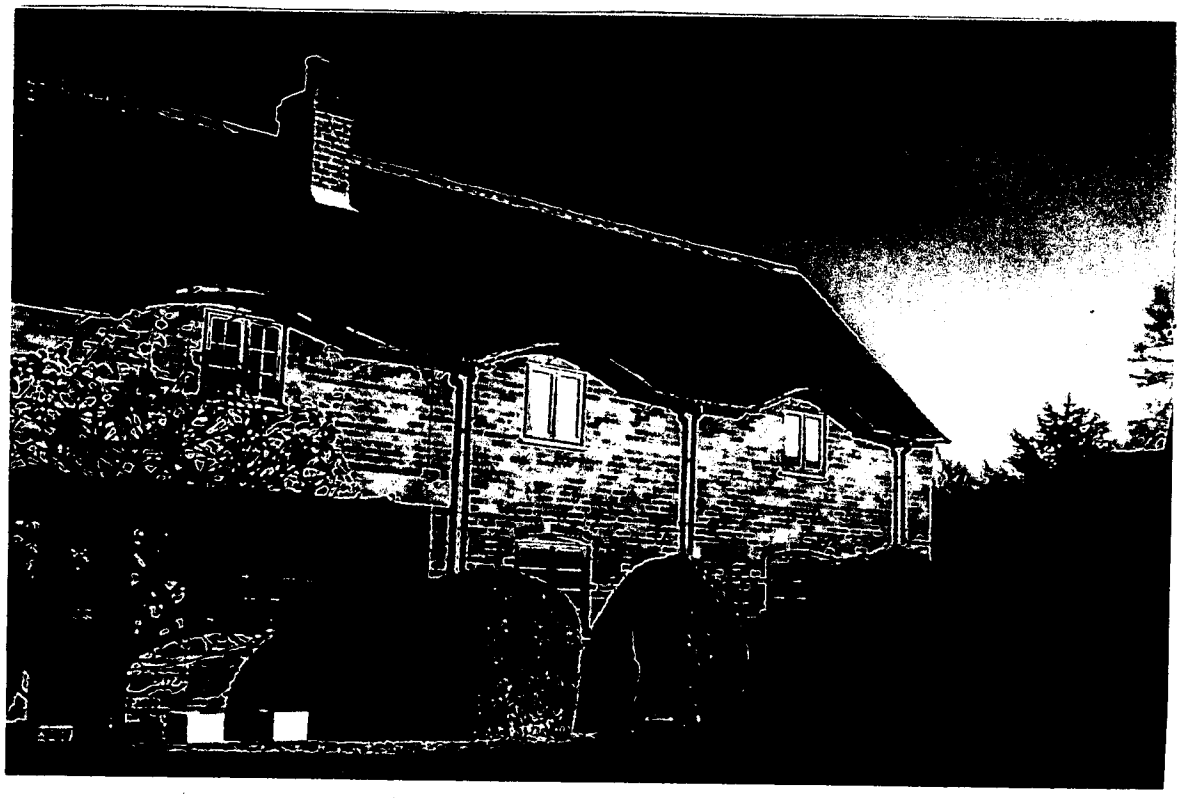


'CRUCK COTTAGE'

VIEW FROM SHEEPY ROAD



PART OF SIDE ELEVATION



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