

DESIGN & ACCESS STATEMENT

10th December 2021



14 Station Road, Ratby, Leicester, LE6 0JN



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1 INTRODUCTION

This design and access statement has been prepared to accompany a Planning application on behalf of Applicant. The application is for double storey rear extension, single storey and double storey side extension, attic conversion and a a new oak porch.

The intention of the application is to provide a more usable space and functional home that algins with the modern family living. The extension meets the demands of family life, ensuring a more open living space with the rooms that are easily transferable and multi functioning.



Figure 1: Site Marked

The existing property is not located in a designated conservation area or any other area that would require any special or additional consideration (Fig.2: Conservation areas in Rathby)

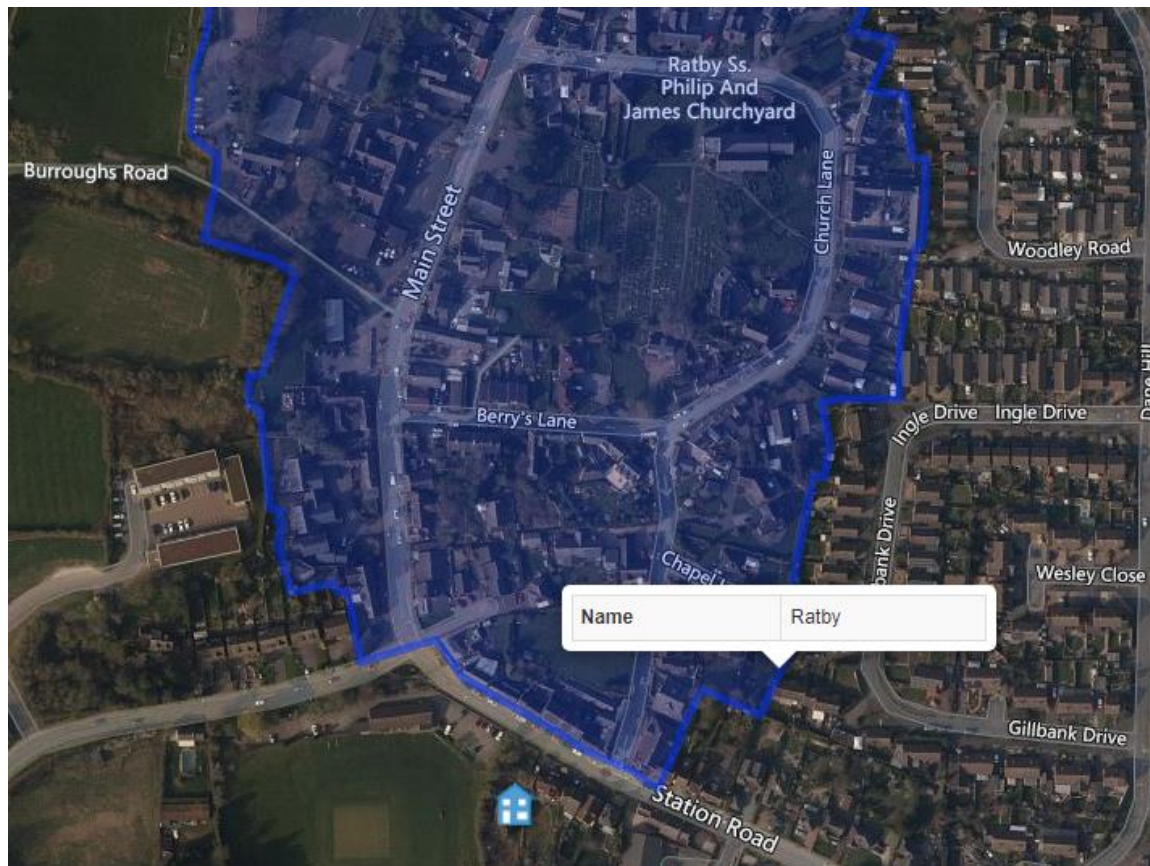


Figure 1: Conservation areas in Rathby

2 ASSESSMENT

2.1 Physical

The dwelling at 14 Station Road is significantly set back away from the main road and it can be accessed through its private driveway. The position of the dwelling is notably different than its neighbouring properties which are set closely to the road.

The dwelling's design has a traditional palette which consists of red bricks and brown pebble dash render. The property has mostly white timber windows with some exceptions of white UPVC windows. Furthermore, the house includes set of different door types such as brown front door, painted blue wooden doors, white UPVC door and white UPVC rounded glazed door. The interesting feature of the house is its round porch with the brick detailing on top. Existing dwelling has a brown clay tiles.

Most neighbouring dwellings also have a similar material palette, including a, red or brown bricks and white or brown pebble dash rendered wall.

However, there is significant amount of neighborhoods properties which design refers to traditional Tudor style and includes such architectural elements as black and white timber detailing.

There are several trees both on our and also on adjoining sites, however not close to the proposed development.



Figure 3: Existing Side Elevation

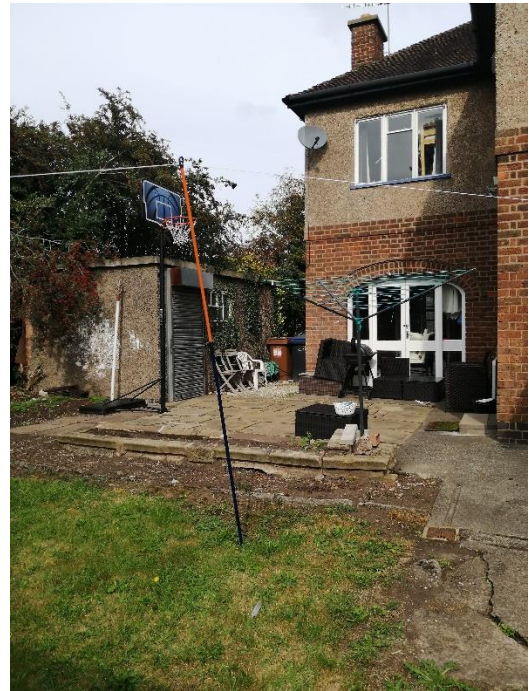


Figure 4: Existing Rear Elevation with the Existing Garage



Figure 5: Existing Front Elevation with the boundary context



Figure 6: Existing Rear Elevation

2.2 Social

The property is located in Rathby within the vicinity of Hinckley and Bosworth district of Leicestershire, England, with a population of 4,468 in the 2011 census. 14 Station Road is in close proximity to local amenities, including Rathby Primary School Leicester and many local bars and restaurants. The local area is predominantly residential.

2.3 Economic

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

2.4 Flood Risk

The site is not in a flood risk zone.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

3 DESIGN PRINCIPLES

In line with National and Local Government Guidance and Policy, a high standard of living has been incorporated into the design and development of this site. The application is responsive to local architectural history and the identification of constraints and opportunities will ensure that the proposal is sensitively assimilated on the site and into the surrounding landscape.

The proposal has evolved through the different approaches to the site and context. The principles which have been developed in order to integrate the design have been derived from the site assessment in conjunction with the delivery of a high quality design which achieves the criteria set out in the National Planning Policy Framework.

3.1 A Social Role:

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being." Para. 7, Pg. 2.

- A well connected site to local amenities, shops, and public transport.
- Bringing further diversity to the town, providing housing to an already lively commuter's town.

3.2 Good Design

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Para. 56, Pg. 14.

3.3 An Environmental Role:

"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.." Para. 7, Pg. 2.

3.4 Streetscape

"establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit" Para. 56, Pg. 14.

3.5 Planning for the Future

"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;" Para. 58, Pg. 15.

3.6 Respond to Context

"respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" Para. 58, Pg. 15.

3.7 Respond to Context

"create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion" Para. 58, Pg. 15.

4 THE APPLICATION PROPOSAL

4.1 Use

The Applicant is seeking approval for a well designed extension to a family home. It has been designed to ensure the current and future needs of family living. The reuse of the building is an approach which goes to the very heart of national and local planning policy, whilst the use has been considered in the context of the shortfalls of the existing building.

The existing floorspace does not allow a growing family to fully function without making compromises to their living style and the amenities they can provide. The application is therefore progressed on the basis that the use of the building, should permission be granted, would be a highly functioning, useable and well thought out space, allowing a family to function within each room with ease.

4.2 Design

The proposed design is well thought out, it has considered the existing building, its features and the context in which it sits. The design uses the existing form and massing and seeks to replicate it and create harmony between the old and new.

The existing property is in urgent need for renovation. The existing layout does not allow the family to function without the compromises and the existing elevations does not create a pleasant outlook of the property.

To create more pleasant outlook which connects with the existing Tudor elements which can be seen in many neighborhoods properties, we have proposed a Contemporary Tudor Design. This design consists of cream render with the off cream wooden detailing. Furthermore we have proposed white aluminium windows with off cream detailing around them.

A modern take has been taken on a rear elevation with larger glass opening. The new large, large floor to ceiling light grey aluminium windows and sliding door with the off cream detailing around them have been proposed.

Furthermore, we have proposed some of the rounded elements to the dwelling's design which emphasize the original rounded porch.

We have proposed new oak front porch with rounded wooden elements and new rounded oak front doors with the glass paneling. On the side elevations we have proposed a feature round window on a cedar lap cladding which would match the off cream detailing.

4.3 Layout

Refer to drawings.

4.4 Amount

The existing dwelling has a total floorspace of 122 SQM comprising 66 SQM (GF) and 56 SQM (FF). The proposed dwelling seeks permission for an extension for a total floorspace of 294 SQM comprising 123 SQM (GF), 107 SQM (FF) and 64 SQM (Attic). The net uplift in proposed floorspace is therefore 172 SQM.

It is important to note however, under GDPO Permitted Development Rights a total of **120 SQM** would be permitted without the need for formal planning permission. This is permitted through rear and side extensions and loft conversions.

Because an increase in floorspace of 120 SQM would be permitted under Permitted Development Rights, the actual net uplift in floorspace that requires permission is a modest 52 SQM.

4.5 Scale

It is recognised that the scale of the building and relationship with the surrounding area is essential.

The proposed development will create minor changes on the front elevation and more significant on the side and rear elevations. However, we believe that the proposed design to blend smoothly with the house's existing outlook.

The design will remain sympathetic to the area and the neighbouring properties.

4.6 Landscaping

No protected trees will be removed.

4.7 Appearance

The proposed design will contain a cream render, off cream wooden elements, and light brown concrete tiles. On the proposed rear and side elevations, the proposed attic windows will contain a vertical cladding which will match the proposed roof tiles. Nine, new skylights have been proposed as well.

Due to the fact, the existing rear facade is facing the north side, the new large glass panels will be presented which will allow to create light and airy spaces in the proposed kitchen/dinning/family rooms and the proposed bedrooms.

4.8 Accessibility

There will be no proposed changes of access from the public highway. Access to the property will remain from the main entrance.

The large sliding doors has been added to give better access to the back garden from the kitchen/dining/living room and the lounge area.

There will be a proposed new door on the side property which will lead to the proposed boot room.

4.9 Energy

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption in line with building regulation criteria and, the utilisation of green tariff energy sources

4.10 Drainage

As existing.

5 Summary

The proposal has been prepared regarding the assessments, relevant development plan policy background, and a review of national policy guidance and various local policies and strategies considered relevant to the application. The full site's context has been assessed, including its physical, social and economic composition. From this assessment, the proposed scheme has been prepared to provide a suitable extensions that is not over intrusive or out of character with the existing vernacular of the local area.

The new proposed double storey rear extension, single storey and double storey side extension, attic conversion and a new oak porch will significantly improve the Applicant's life quality and allow to transform the dated layout of the house into a modern and comfortable space. This new open layout of the house will create a better flow, and newly added spaces such as comfortable in size new bedrooms or a converted attic space will answer the client's family's needs.

The significant amounts of the new windows large sliding doors and many skylights will create much more light and airy space, and it will focus attention on impressive garden views.

The most significant changes to the dwelling will create the proposed new kitchen/dining/living room. This space will include a large kitchen with an island and breakfast bar, a significant in size dining table and a new sitting area. We believe this space will truly become the new heart of the house, and it will significantly increase the value of the dwelling.

We welcome your decision.

Signed **M.K**

Date 13/12/21

Checked **K.S**