

Design and Access Statement

38 Almeys Lane, Extension

Plans

Almey's Lane lies off High Street, the main road through Earl Shilton. The local area consists of a varied mixture of housing types. Flats, bungalows and semi-detached houses of private ownership and social housing are present. The 1950's, former "council houses" have a hipped roof but there are gable ended terraced houses and new built flats. This development will be to develop the land to the side of 38 Almeys Lane to construct a 1 bedroom bungalow, with a hipped roof. Access to both properties will be down the side.

Local Area

The site is situated within the settlement boundary of Earl Shilton, closely located to the town centre within walking distance of the local shops. The units would be suitable for many people who are unable to drive to access the shops by walking. Local housing consists of council/social housing, mainly semi detached. There is a play area and park (Queen Elizabeth II Hall Field) at the end of Maughn Street, about 100 meters directly opposite the proposed site. The site will make use of existing roads. The development seeks to complement and in some cases enhance the immediate local area. The current use of land is a large side garden for rented housing.

Disruption

The development has a gross internal floor area of 45m². Local people will be affected by general construction phase activities. This will include Lorries making deliveries, soil removal and site construction noise. The contractors will be required to minimise any disruption caused by working with reasonable working hours, being courteous, clean and tidy as possible. The public will be protected from the site with hoarding. The site layout will assist with deliveries given that Lorries will be able to park next to the site on the main road without blocking it. The estimated construction time is under 1 years with completion in 4 months.

Economy

There would be the possibility for a number of contractor and labouring jobs during the construction phase. The additional housing may support local businesses long term with additional population in the area. Generally the effects will be positive yet small due to the size of development.

Design and Construction

The design intends to be in keeping with the local area, although the area has quite varied features. It has incorporated local features but simplicity is a priority to ensure the project is both affordable and viable. Alternating coloured brickwork has been proposed through the centre and top of the building in keeping with other local developments. Exact brick types and colours to be approved.

Bin stores will be positioned to the side for storage and collection.

Sewage and Surface Water

Foul sewage will connect to the existing properties combined drain. The floor layout has The site is not in an area at risk of flooding. Surface and rain water will be disposed of via a Soakaway. Each plot will be designed to achieve a usage of 125 litres per person, per day as per the building regulations.

Appearance and Materials

Walls

External walls are blockwork cavity and red brick face in keeping with local housing but contrasting with 38, which has been rendered. The exact brick is to be confirmed once cost and availability has been established. New insulation and render applied to existing house.

Roof

Roof is hipped to match surrounding buildings. Tiles to be confirmed in keeping with local area.

Windows

Windows will be required on all sides except the West elevation of the building as per the designs. UPVC, white, double glazing. To achieve U-Value of 1.4 or better.

Doors

External door to the side of the building to be UPVC, colour to be confirmed. To achieve U-Value of 1.4 or better.

Boundary treatment

The site is fenced with 6 foot, feather edge, timber fence panels to the front, side and rear. The front fence will be removed, with a gate provided to the side for security and access. The new building will follow the building line of No. 38 but will be set back from the road by

5.2 meters.

Hard Standing – See parking and landscaping drawing.

Permeable construction soaking to the front driveway. Exact construction to be confirmed. Not loose gravel.

Scale

The internal floor area will be 45m². The scale will allow for sufficient parking and amenity space. The closest edge of the building finishes 2 meters from the rear boundary, but slopes further away from the fence (see site plan).

Summary of approximate dimensions:

Current Site Area (Not including 38) = 147 square meters

Site Perimeter = 55 linear meters