

Design & Access Statement

Full Planning Application for a Proposed Triple Garage with accommodation over to create an annexe.

At

Whitecroft, Higham Lane, Wykin, Hinckley. LE10 3EF.



On behalf of
Mr & Mrs D Wormleighton

May 2024

1.0 Introduction

1.01 - This Design & Access Statement is in support of the Full Planning Application at Whitecroft, Higham Lane, Wykin, Hinckley. LE10 3EF. The proposal is for the replacement of an existing garage with a new garage with accommodation over to create an annexe.

1.02 - The role of this document is to provide information regarding the process employed to determine the developable areas, to outline the broad design principles that have led to the form and type of development proposed and to set the application site in context with its surroundings.

1.03 - The drawings submitted as part of this application comprise the following, to demonstrate that the form of development as proposed would be appropriate having regard for the site and its setting:

- BHL(02)001 Existing & Proposed Site Plans, Garage Plans & Elevations
- BHL(02)002 Proposed Site Plan

1.04 - The proposed development expressly seeks to:

- Provide a high quality sustainable residential 1 bedroom annexe with garage which respects its surrounding environment and serves to create a high quality of design.
- Ensure the proposed development integrates with the existing site and its surroundings.
- Provide a coherent set of proposals which protect and enhance the site's visual amenities to create an attractive place to live.
- Delivers a Self-build dwelling which will assist in the council's delivery of Self-Build dwelling within the borough.

1.05 - The structure of the document is based on the guidance in CABE's *"Design & Access Statements - 2007"* and *"By Design: Better Places to Live"*.

1.06 - This statement is divided into the following sections:

- Contextual Analysis
- Design Concept
- Development Proposals
- Access

Which demonstrates that the design process has followed the path of:-
assessment - involvement - evaluation - design.

1.06a - ASSESSMENT

Appraising the Content - The site and its context has been assessed in terms of the key issues which have a bearing on the development such as planning policies, topography, access, existing buildings, ecology, and landscape.

1.06b - INVOLVEMENT

Consultation - This explains the stakeholder and public consultation undertaken during the preparation of the planning application.

1.06c - EVALUATION

Opportunities and Constraints - The evaluation of the site's context providing an understanding of the strengths and weaknesses which guide the design philosophy.

1.06d - DESIGN CONCEPT

Development Strategy and Vision - The evidence gathered through the assessment and evaluation is formulated into a development concept which seeks to balance the technical constraints against the key community benefits arising from the scheme.

Use & Amount - Identifies the land uses within the site and the quantum of development.

Layout - Describes the different components of the development, their arrangement and relationship, and particularly the framework of streets, vehicular and pedestrian routes, and the arrangement of the built form.

Scale - Provides detail of the design parameters which guide the scale, including the height, width, and length of new buildings.

Landscape - Outlines the character and design of the proposed green infrastructure including the structural landscape and open spaces.

Appearance - Describes the design objectives for the visual appearance and form of the new buildings.

2.0 Contextual Analysis

- **SITE LOCATION**

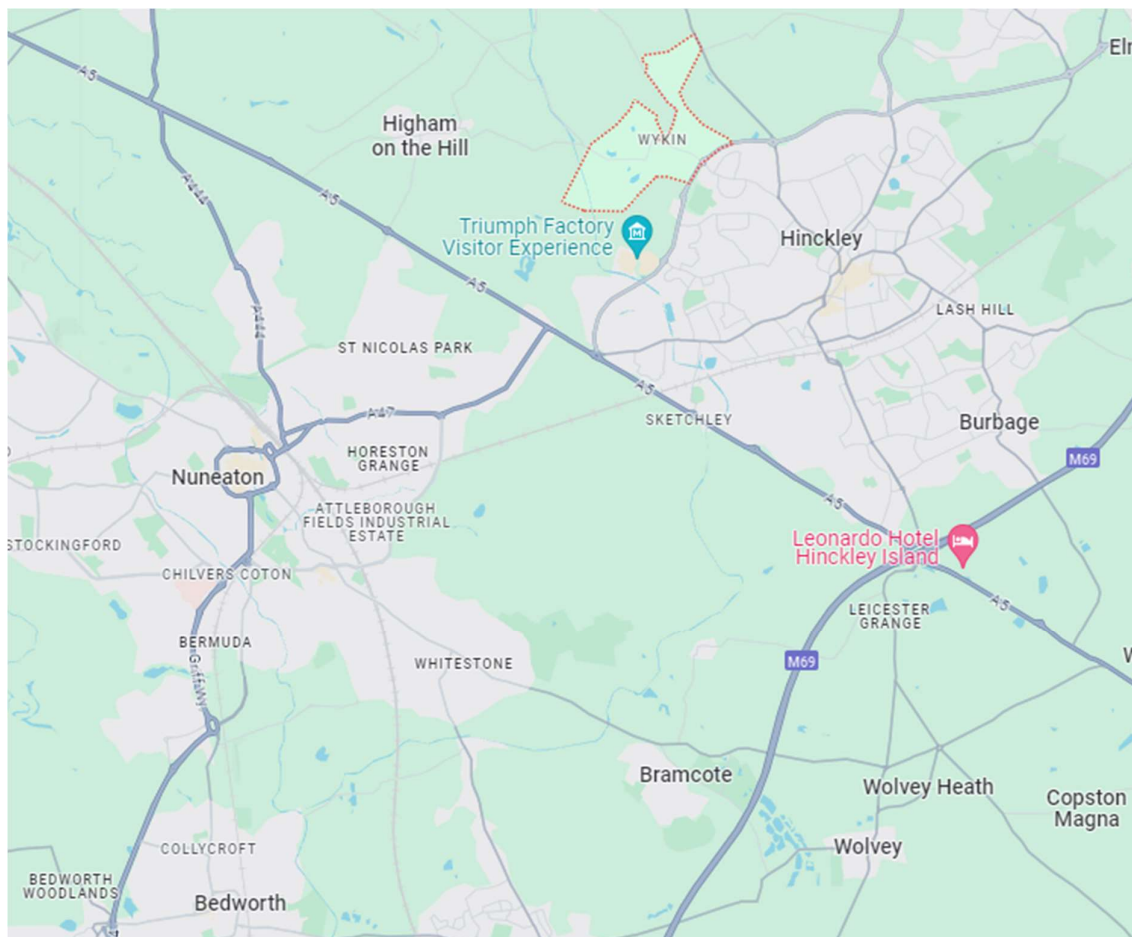
2.01 – The site is located within the Local Authority of Hinckley and Bosworth Borough Council.

2.02 – Wykin is a hamlet in the English county of Leicestershire.

2.03 – Wykin is located to the north-west of the town of Hinckley and is separated from it by the A47 Northern Perimeter Road.

2.04 – The nearest bus stop is on Wykin Road, near Henry Street, Hinckley approx. 0.5 miles away.

2.05 - The site is just over 500m from the A47 Normandy Way which provides links to the A5 and M69 as well as the larger towns of Hinckley, Nuneaton, and Bedworth.



- **LOCAL CONTEXT**

2.06 – The site is bounded by residential properties to the South-East in No's 4-6 Higham Lane. To the West, across Spring Hill Farm Lane is a detached property know as Corner House. To the South is a large family garden and to the North open fields, these fall within family ownership of Whitecroft.

2.07 – The site can be located via Grid Reference SP406954 with Z (Easting) 440601 and Y (Northing) 295451

2.08 – There is currently a brick-built garage/store is rendered white and recently been condemned by insurance company and in need of total replacement.

2.0 Contextual Analysis *Existing Property*





OPPORTUNITIES

- Development of an already existing garage on a 1 for 1 basis
- Access directly off the road.
- Views over open Countryside
- Existing residential use established via the existing dwelling
- Redevelopment of existing garage which has been condemned by insurance company and in need of total replacement, it has reached the end of its life span.
- Sustainable reuse of materials from the existing dwelling in the new build.
- Development of a Self-build Dwelling to accord with the councils and NPPF requirement on delivery of self-build dwellings.

CONSTRAINTS

- Existing hedge near the proposal to be removed if necessary but retained if possible.
- Open Countryside location

3.0 Design Concept

Use and Amount

3.01 - The total site area (ownership as indicated with the blueline boundary) is 10881m² (2.69 acres). However, the redline boundary (area around the proposed 1 bedroom annexe to replace the existing garage) is 102m² (0.025 acres).

3.02 - The detailed scheme proposes a new garage with accommodation over to create a 1 bed annexe and shared family garden.

Layout

3.03 – The proposed annexe sits broadly on the same footprint as the existing garage. Refer to diagrams in 2.0 Contextual Analysis Existing Property

3.04 – The location of the new garage and annexe is setout by the corner closest to the existing oil tank.

3.05 – The garden will maintain the current boundaries which separate it from the adjacent fields.

3.06 – Parking will be maintained with the existing driveway to the main dwelling.

3.07 – The new garage will provide 2 no. 3m x 6m parking spaces.

Scale

3.08 – The proposal is for a 1.5 storey dwelling with a dropped eaves height and a sloping internal roof form. This maximises the first-floor space while limiting the height of the roof and therefore the overall height of the building.

3.09 - The existing garage measures 5.991m x 7.866m, the proposed garage/annexe measures 6.600m x 9.530m. An increase of 609mm in width and 1664mm in length.

3.10 – The existing garage measures 2.775m from finished floor level to top of parapet and the proposed garage/annexe measures 6.589m from dpc to ridge.

3.11 – The proposal is for a 1 for 1 replacement of the existing garage, although due to the annexe accommodation above this means 1 number material change in the number of dwellings on the site.

3.0 Design Concept

Appearance

3.12 - The proposed materials for the annexe are white rendered walls throughout with slate roof tiles, white upvc windows, white upvc single door and black metal garage door to match existing.

3.13 – There will be a feature window to the Lounge/Dining area. Brickwork dental detail to the eaves and gable ends, along with 4 no. velux rooflights.

3.14 – A decorative private Juliette balcony to the Lounge will afford views over the open countryside.

Landscaping and Ecology

3.15 – The proposals maintain the garden and the boundaries in the same form as the existing garage.

3.16 – Due to the annexe being a self-build replacement in lieu of an existing garage, it is not considered a requirement for a Bio-Diversity Net Gain Calculation to be submitted with the application

Sustainability

3.17 - Sustainable drainage systems will be applied with all storm water connected to soakaways and the foul water connected to an existing septic tank. The proposed garaged will provide space for the storage of bicycles. There is space in the gardens for recycling bins to accord with the Council's collection practices.

3.18 - The site is in a sustainable location with good access to the local road network and public transport. All facilities within Hinckley town centre are approx.

1.3 miles walking distance. The facilities mentioned can all be accessed via a network of field footways.

4.0 Access Statement

ROAD NETWORK

4.01 - Pedestrian and vehicular access will be taken from Wykin Road.

INCLUSIVE ACCESS

4.02 - The topography of the site is even overall. The development has been designed so that access from the parking to the main entrance door will conform to the regulations for access for the disabled and all users, regardless of age or disability, will have equal and convenient access from the public highway.

4.03 - All roads leading to the site and within the development will provide satisfactory access for emergency & service vehicles in accordance with recognised highway standards.

4.04 - The proposed parking and access layout is designed to complement the proposed development and will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces.

4.05 - I have discussed with my client Mr David Wormleighton, and we are happy for a planning condition to be issued with the grant of approval.

We suggest the following wording:-

The annexe approved shall only be used ancillary to the main house (known as Whitcroft) and shall not be used, let, sold, or otherwise disposed of as a separate unit for living accommodation or commercial use.