Proposed New Dwelling – Plot One
8, Cock Lane, Norton juxta Twycross
For; Mr & Mrs Moore



front elevation



side elevation



perspective view



rear elevation



side elevation



ground floor plan



first floor plan

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Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

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project:
Proposed New Dwellings
8, cock Lane, Norton Juxta Twycross

client
Mr & Mrs K Moore

drawing
Plot one - Planning Drawing

drawing no.
04

drawing by.
Darren Insley

revision

date:
Oct 2007

scale
1:100

Proposed New Dwelling – Plot Two
8, Cock Lane, Norton juxta Twycross
For; Mr & Mrs Moore



front elevation



side elevation



perspective view



rear elevation



side elevation





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drawing
Plot Two - Planning Drawing

drawing no.
05

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Proposed New Dwellings
8, Cock Lane, Norton juxta Twycross
For; Mr & Mrs Moore

Design & Access Statement

To accompany; Planning application

PROPOSED NEW HOUSES ;

SITE DETAILS; ASHDALE
8, COCK LANE,
NORTON JUXTA TWYCROSS,
LEICESTERSHIRE

APPLICANT; MR & MRS K MOORE

1.0 THE SITE AND ITS SURROUNDINGS

1.1 The application site lies within the village of Norton Juxta Twycross off Cock Lane, the site is approximately 1190sq.m in area with an average depth and width of 34metres and 34metres respectively.

1.2 Presently on the site is the existing house Ashdale, no. 8 Cock Lane with part of the site to the south of the existing house having detailed permission for a detached house.

1.3 The properties adjacent the site are a mixture of styles and sizes, to the north of Ashdale is a detached bungalow. To the south of the site is a large detached bungalow, being elevated above the site by approximately 1.6 metres. Finally the properties on the opposite side of Cock Lane are large detached houses.

2.0 SITE HISTORY

2.1 The site was granted outline planning permission for the erection of a detached dwelling on the 14th March 2001 planning ref.; 01/00257/OUT. Reserved matters was subsequently approved on the 23rd July 2002 ref; 02/00665/REM with the most recent application 07/00257 being granted planning permission on the 1st May 2007.

3.0 THE PROPOSAL

3.1 The proposal is for the redevelopment of the site with Ashdale being demolished.

3.2 The clients requirement was for two five bedroom detached houses on site.

3.3 Preliminary enquiries were carried out with the local planning authourity in the summer and a favourable response was to the proposal received.

3.4 The footprint of the houses has been designed to achieve adequate parking on the site and take in to account the position of adjacent properties.

3.5 The garden areas and distances exceed those required in the local plan

3.6 The materials proposed on the house are sympathetic with the local buildings being mainly plain clay tiles and red bricks which are the predominant materials in the area.

3.7 The design of the houses reflects that of those in the locality, care has been given so that the ridge lines of the proposed houses are stepped. The ridge heights get progressively lower towards the northern boundary. The gable for the main part of plot two has been set back off the northern boundary by 5.2metres and the roof designed so that adjacent the boundary the eaves height is approximately the same height as the adjacent bungalow.

3.8 Wallplate widths of the proposed houses vary from 6.0 metres for plot one reducing down to 5.8 metre to plot 2 , The internal wallplate height has also been set at 1.8metres all to reduce the height of the eaves and ridge lines, a pitch of 40 degrees is proposed so that small plain tiles can be used.

4 ACCESS

4.1 Plot One will be served off a new access point off Cock Lane and Plot Two off the existing access to Ashdale

4.2 The car parking and manoeuvring is contained within the site.

4.3 Access to the dwelling is through the front door which will be constructed in accordance with the Building Regulations Approved Document Part M.

4.4 The internal ground floor sanitary accommodation and general layout again comply with the requirements of Part M of the Approved Documents

4.0 CONCLUSION

4.1 The proposed houses detailed will bring about a sympathetic development which reflects the design and detail of many of the traditional buildings with in Norton Juxta Twycross.

4.2 Consideration has been given to adjacent properties in the positioning and design of the building.

4.3 The development complies and in all cases exceeds the minimum requirements for space around buildings.

4.4 Taking all the above points into consideration I trust you will be able to support this application.



aereal



street scene



plot one





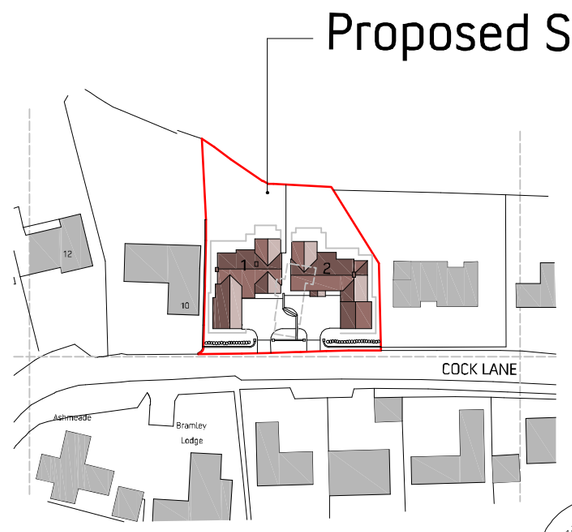
rear view



Site Plan



1:500 site survey



Site Location

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drawing no.
06

drawing by.
Darren Insley

revision

date:
Oct 2007

scale
1:100, 1:500