

## Design and Access



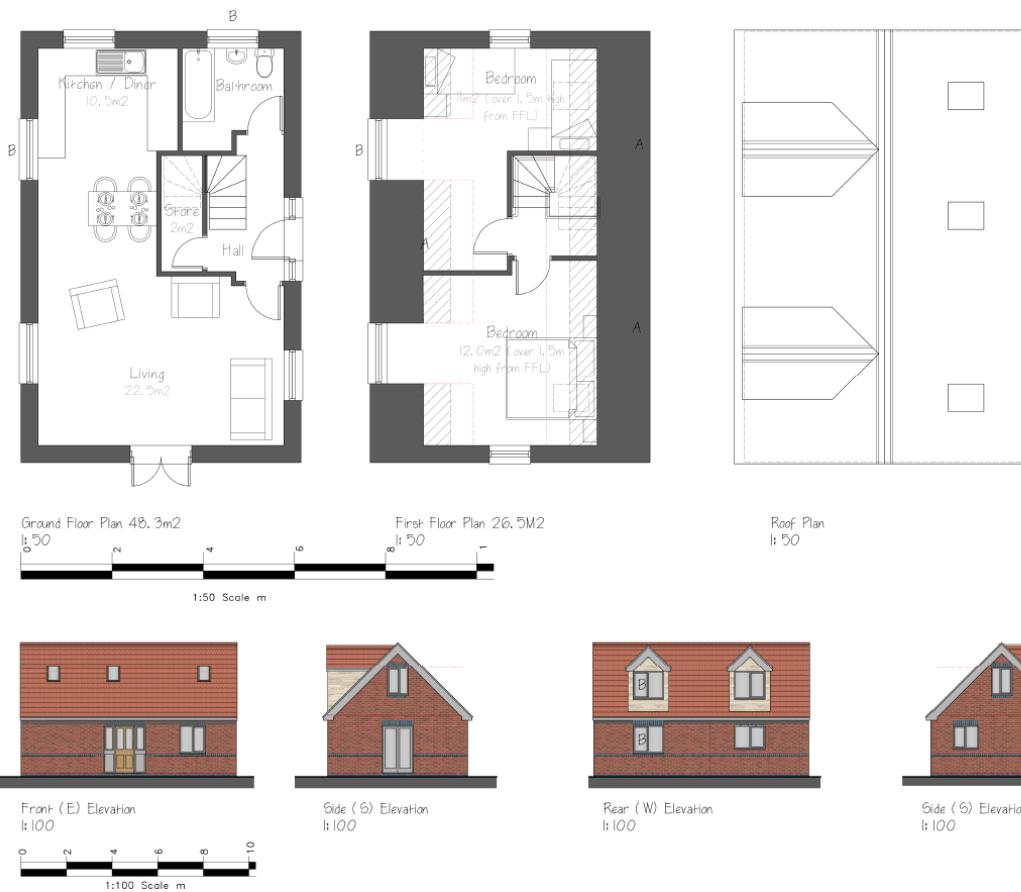
### Introduction

Please accept this short document as the design and access statement for 'Erection of single dwelling at the rear of site to replace the existing garage' on the land at the rear of 63,Heath Lane, Earl Shilton.

The proposed property is to be a dormer bungalow, with the dormers at the rear so as not to face the street.

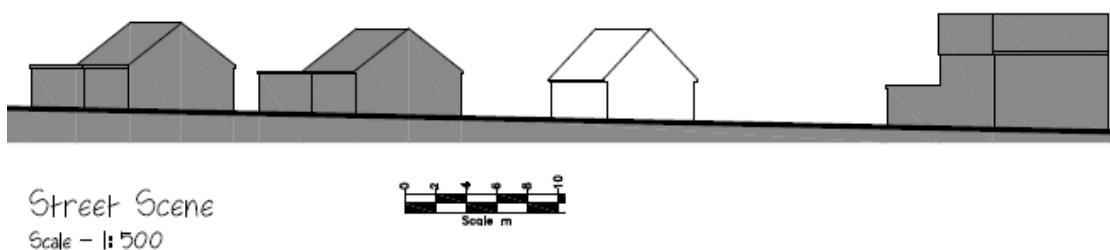
This submission has been made following a Pre Application submission, ref '24/10148/PREHMO' made on 10<sup>th</sup> October 2024, and the proposals have been refined and amended following the advice given during that process.

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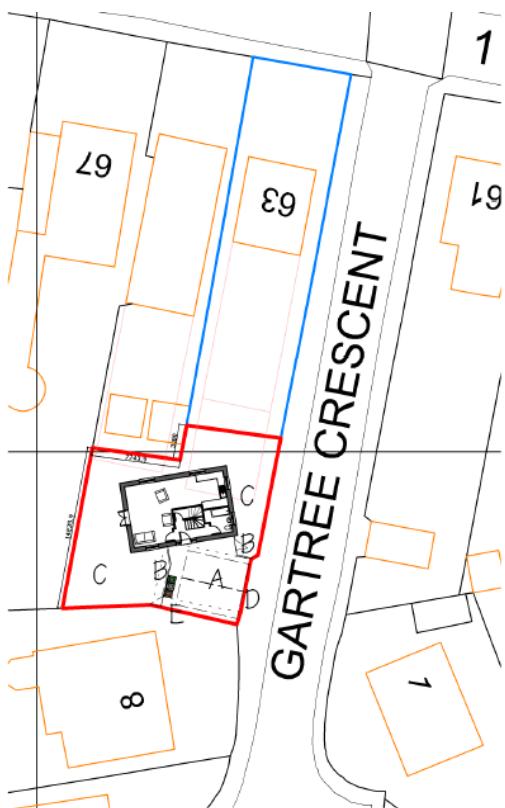
### Design and Access

The dwelling proposed for the site is shown above. The facing materials are intended to match those locally, with facing brickwork and pantile. The overall height of the dwelling was reduced following the pre-application submission. The height is now more in keeping with the existing bungalows adjacent to it, as can be seen in the



extract of the street scene below.

## Access



Proposed Block Plan

## Legend

- A = 2 2.4m x 5.5m parking spaces
- B = Fence
- C = Amenity
- D = Existing dropped kerb retained
- E = Domestic bins

Access to the site is taken from Gartree Crescent and uses the existing dropped kerb that was installed to access the garage. The site has a slight fall from 8 Gartree Crescent towards 63, Heath Lane. There will be a maximum gradient of 1 in 20 from the two proposed parking spaces to the front door of the proposed dwelling. Internally the lowest floor of the dwelling will be on one level, and the bathroom and WC is also located on the ground floor so it is accessible for visitors. The below stairs store is also proposed to accommodate the utility meters and telecoms, which can be easily accessed from the property entrance.

The bathroom is also adjacent to the kitchen, and they are located on the side facing the road so that they can both be drained efficiently to the main sewer in the Gartree Crescent.

## Statement

Please accept this document in support of the proposal for a modest dwelling that makes efficient use of quiet and discreet site that is intended to blend in with its surroundings and also reuses the existing dropped kerb.

We respectfully request the planning authority support this application and if there are any comments that require the proposal to be amended, please contact the applicants agent who can action the necessary adjustments to the proposal.