



Design & Access Statement

Bing Maps

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Introduction

Overview

This Full Planning Application is for the submission of a replacement self-build residential dwelling at 17 Ormes Lane, Ratcliffe Culey. The dwelling is located within the village of Ratcliffe Culey within the administrative boundary of Hinckley & Bosworth Borough Council. The proposed application site is partly within the settlement boundary of Ratcliffe Culey [the existing access, site frontage and dwelling to the east and centre of the site], with part outside of the settlement boundary [western area of the rear garden]. The application site, as a single residential dwelling comprises of a site area of 0.5 Hectares.

The site is located to the south of Ratcliffe Culey off Ormes Lane with residential dwellings to the south and west of the site, and open countryside to the north and east of the site.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

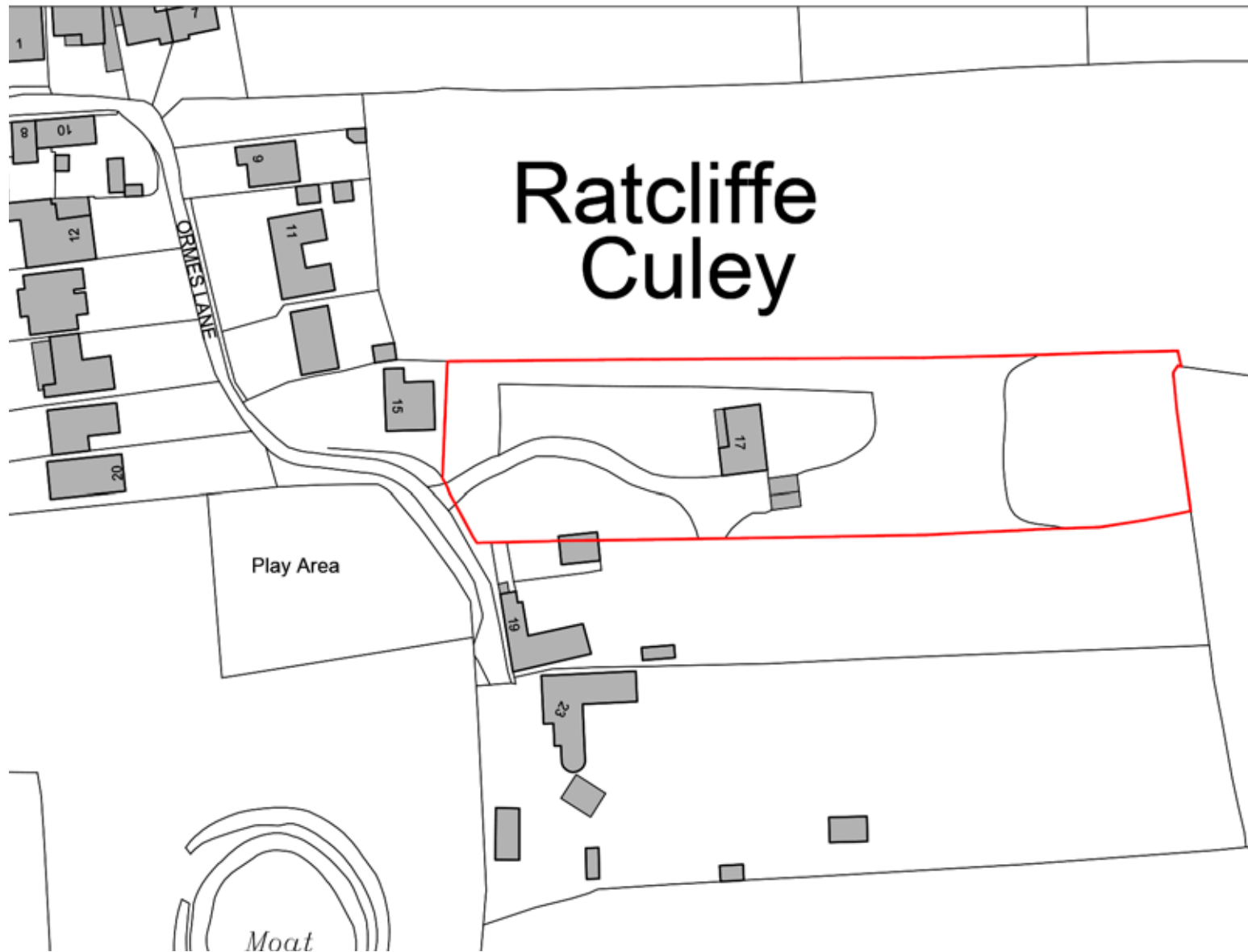
Purpose of the Document

The aim of the document is to ensure that the design is integral to the proposed new development. This will seek to provide attractive, in-keeping, high quality spaces with sustainability and integration being at the forefront of the development. The document outlines the design principles and concepts in relation to the amount, layout, scale, access, landscape, bio-diversity/ecology, drainage and appearance of the proposed development.

The document illustrates how the design of the development responds to the context of the surroundings.

Vision

The proposed development will deliver a sensitive, high quality and sustainable design to provide a new build replacement dwelling at 17 Ormes Lane.



Assessment

The Site

The property is located in the village of Ratcliffe Culey to the south, off Ormes Lane. The road comprises of a mixture of individually designed properties that front onto Ormes Lane.

The site comprises of the existing two storey dormer bungalow 17 Ormes Lane. The dwelling is accessed via a gated driveway with stone piers and mature landscaping to the frontage. The existing frontage to the site comprises of dense vegetation to both sides limiting views into the site.

The existing dwelling has a large front garden with a long access driveway with landscaping to either side. The property is centrally located within the site and therefore also has a large rear garden.

The existing dwelling comprises of a buff-brick wide fronted dormer bungalow. The dwelling has a large dominant pan-tile roof with a wide flat roof dormer window to the front, and rear of the property. The dwelling incorporates large glazed openings to the front and rear. The existing dwelling has little architectural merit and does not positively enhance the site setting.

There is an existing double garage located to the side/rear [south] of the property wherein the access driveway curves within the site to provide parking/garage access.

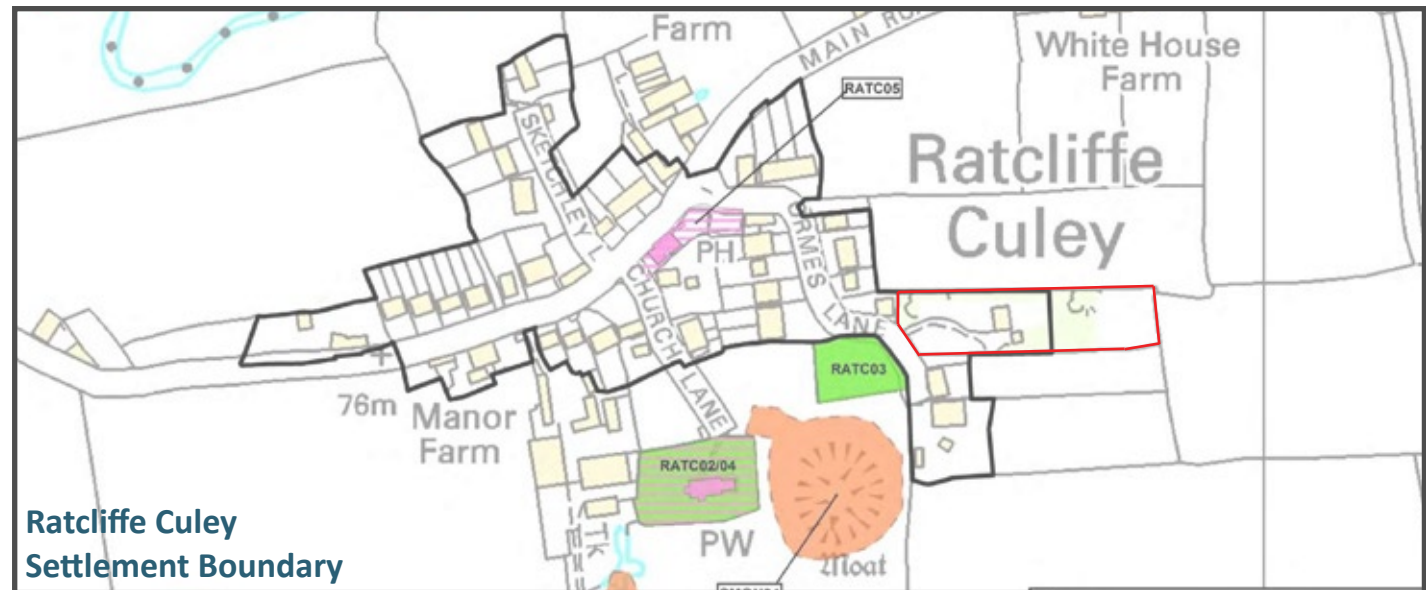
The frontage to the property comprises of a large lawned garden with areas of mature tree and hedgerow planting. The site is bound to all boundaries by mature dense tree and hedgerow planting. The rear of the property is segregated into parcels via the existing mature planting.

The existing site boundaries all comprise of mature tree and hedgerow planting. The entrance to the site [western site boundary] comprises of stone piers to either side of metal entrance gates and a low-level stone wall. Views into the property are limited due to the dense tree and hedgerow vegetation along the site frontage.

The northern site boundary comprises of a mixture of mature tree and hedgerow planting along its entirety [circa 145m] along with a ditch.

The western site boundary [rear of the property] comprises of existing mature tree and hedgerow planting; part of this area is located outside of the settlement boundary to Ratcliffe Culey. Past the mature vegetation to the northern and western site boundaries is arable farming fields and open countryside.

The southern site boundary again comprises mature tree and hedgerow planting along its entirety. This is also the boundary between 17 Ormes Lane & 18 Ormes Lane.



The Site

This application site comprises of the existing 17 Ormes Lane, a modest dormer bungalow located in a substantial residential curtilage.



Local Area Evaluation

The site is located to the south of Ratcliffe Culey off Ormes Lane. The site is bound by existing residential dwellings to the south and west of the site. Although the dwelling looks to be isolated below, the residential curtilage of the properties to the south align to the western site boundary also. The property is also set within mature dense boundary vegetation with limited views into or out of the site.



- Existing Built Form
- Existing Road Structure





Existing Site Photographs



Local Area Evaluation

The site is located to the south of Ratcliffe Culey. Access into the centre of Ratcliffe Culey is via the shared surface Ormes Lane with a footpath link being introduced at Main Road. There are existing bus stops located close to the junction of Main Road & Ormes Lane. These provide public transport links to Market Bosworth, Atherstone & Measham. The village has a number of amenities also, comprising of a post office, public house, church and play area.

The surroundings comprise of an eclectic mix of residential dwellings. The properties off Ormes Lane are all individually designed dwellings, ranging from bungalows, dormer bungalows to two-storey houses. The dwellings range in architectural style with a variation in design detailing. The properties along Ormes Lane are mostly located in large plots. The dwellings to the north mostly have large front gardens comprising of mature tree and hedgerow vegetation to the front boundaries with large access driveways incorporating parking to the frontages for a number of vehicles. Most have integral garages also located to the front/side of the properties. Although the vehicle parking is located to the frontage, this is limited in its dominance due to the level of existing mature vegetation screening.

These properties range in architectural style with varying materials. The properties are a mixture of red brick, buff brick and render with some properties incorporating tile hanging and mock-tudor paneling. The dwellings are a mixture of sizes and scales with some being wider than others filling the width of plots; the bungalows for example are narrower with deep footprints incorporating gable ended roof construction.

A number of the properties have been extended or altered over their life-span. Architecturally there is no set-style with this also evident through the architectural designs; some of the dwellings are traditional two-storey properties, others are bungalows or dormer bungalows incorporating part of full in roof dormer windows. The roof construction also ranges from traditional gable ends to hipped roofs. The materials palette for the roof tiles also varies with a mixture of interlocking roof tiles in grey, brown or red and others incorporating pan-tiles in brown or grey. A small number of these properties incorporate traditional chimneys. The window detailing also varies with some incorporating brick cills & heads with windows being a mixture of white, brown or dark grey PVCU. Almost all of these dwellings have fascia and soffits with a small number comprising of brick eaves & verges.

The dwelling directly to the west of the site, 15 Ormes Lane, is a single storey traditional hipped roof bungalow. The dwellings located to the south of the site, 19 & 23 Ormes Lane are of a more traditional design. These are of a more traditional rural design, comprising of cottage style dwellings in a mixture of brick and rendered facades. These dwellings look to have been significantly altered/extended. The properties comprise of wide frontages and are located to the east of the large plot boundaries off Ormes Lane. The dwellings incorporate traditional detailing such as brick cills & heads to windows, brick eaves and verges and traditional chimneys. The dwellings are set in large mature plots with limited intervisibility into 17 Ormes Lane. These properties also have detached garages/outbuildings located within their domestic curtilages.



Policy Context

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies. This is outlined within the accompanying planning statement prepared by Macdonald Planning Consultancy.

Constraints + Opportunities

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

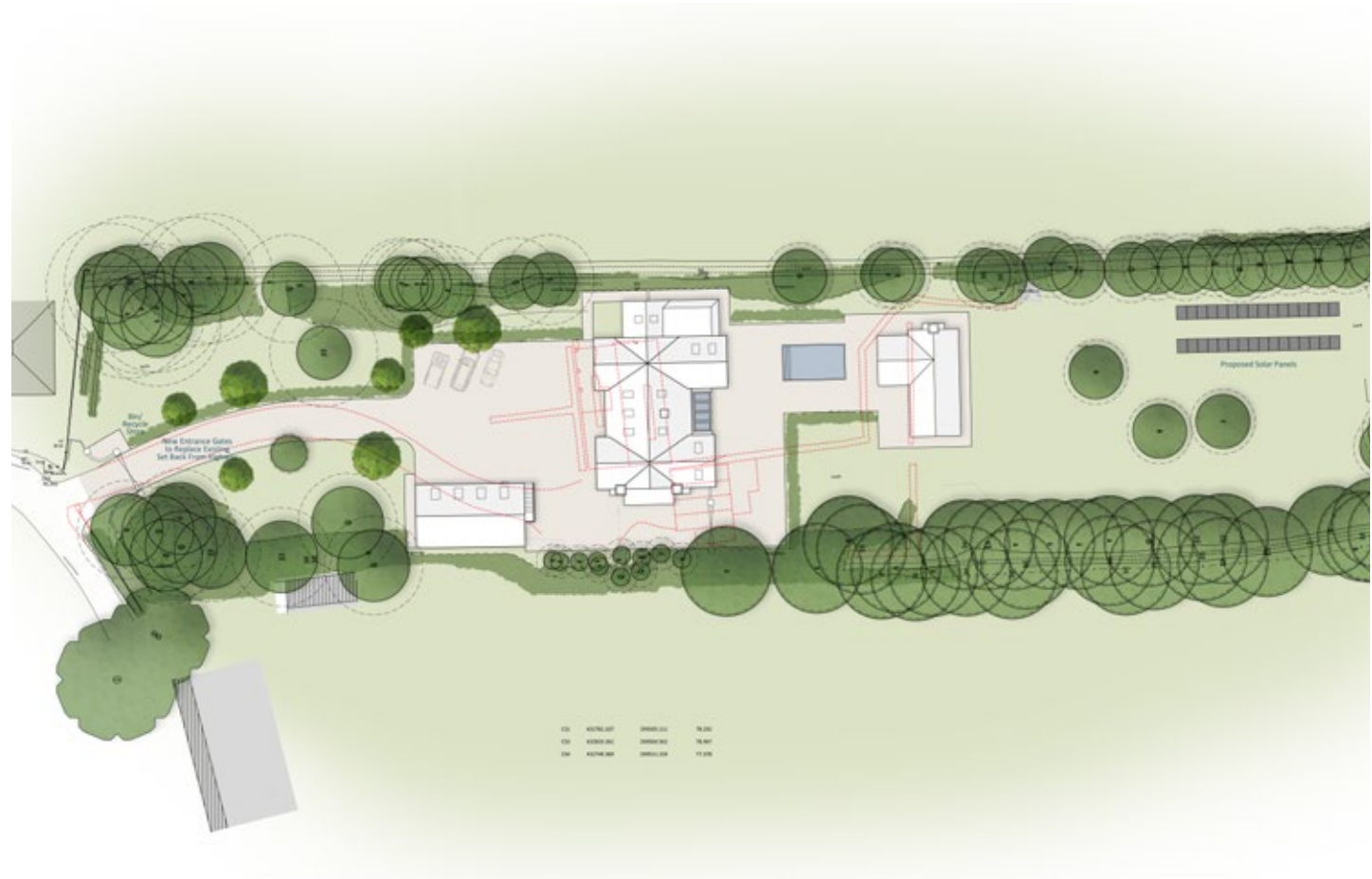
- Proximity & locality of existing site boundaries.
- Existing residential dwelling located within the centre of the site set within mature landscaped gardens.
- Proximity and locality of all existing on-site mature tree and hedgerow planting along the site boundaries and within the site to the front and rear gardens.
- The site is partly located within the settlement boundary of Ratcliffe Culey [front/east and middle] with the rear [west] of the site located outside of the settlement boundary in the open countryside.
- Existing access driveway off Ormes Lane with existing narrow entrance including low level stone piers and metal entrance gates.
- Location of the existing dwellings to the west and south of the site with the garage to 19 Ormes Lane running along the southern site boundary.



Constraints + Opportunities

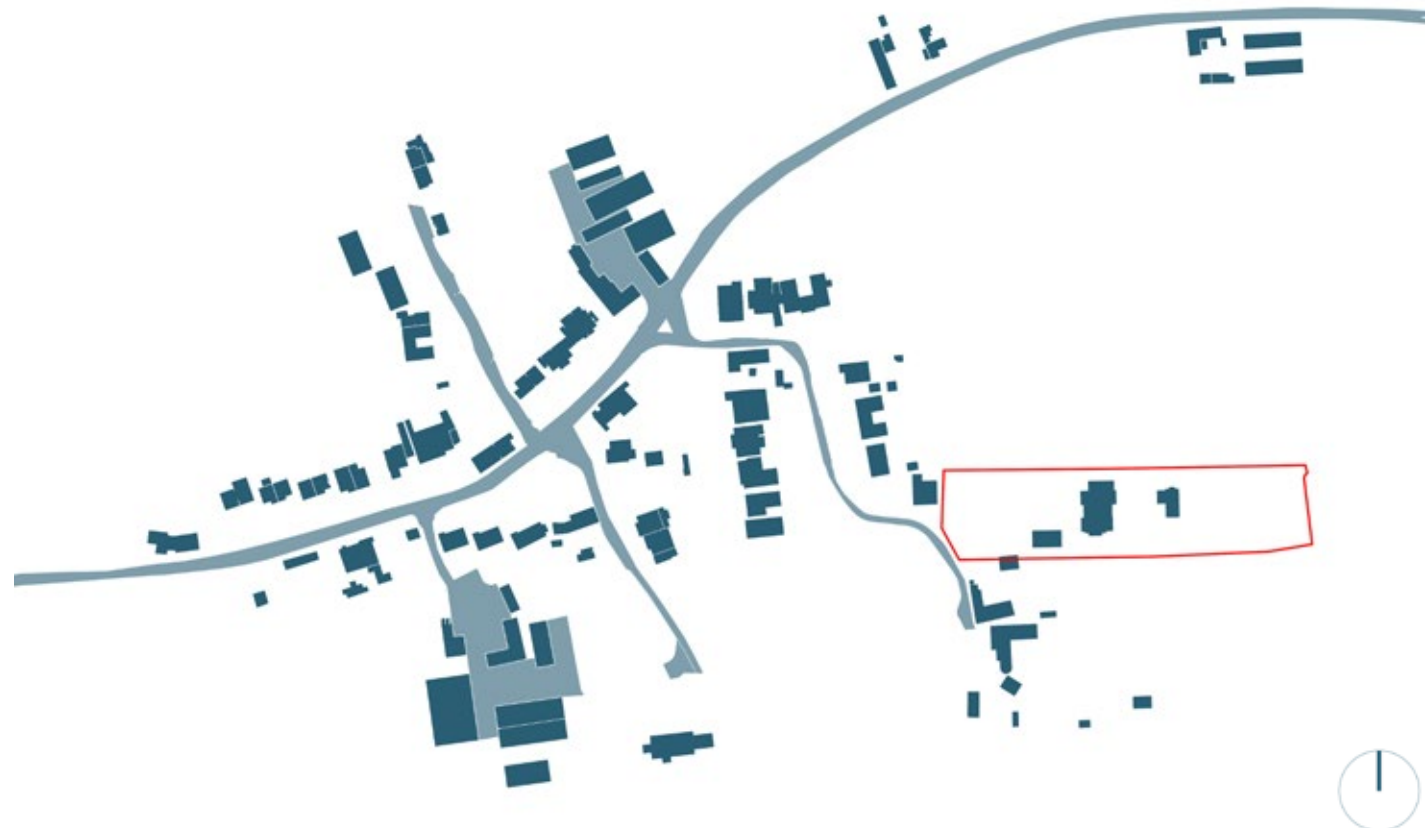
Opportunities

- Opportunity to enhance a large residential plot [0.5 Hectares] set in dense mature grounds with extensive front and rear gardens.
- Proposed alterations to the existing access to widen the site entrance to achieve the necessary requirements for emergency vehicles whilst also maintaining the existing mature tree and hedgerow planting to the frontage.
- Proposed new entrance gates set back from Ormes Lane to minimise any vehicle congestion with the neighbouring properties.
- Existing mature tree and hedgerow planting proposed to be retained along the site boundaries with the proposed dwellings centrally located within the site.
- Existing mature boundaries to all sides will allow for the retention and enhancement of on and off-site biodiversity.
- Enhanced character of the site with the inclusion of high-quality designed dwelling that reflects the semi-rural setting.
- A high quality designed dwelling, creating a positive sense of place and respect the key features and distinct character of its surroundings.
- Proposed dwelling set away from site boundaries to maintain mature site setting.
- Proposed detached outbuildings located to the front and rear of the property set away from site boundaries.
- Proposed array of solar panels located to the rear[west] of the site to enhance the sustainability credentials to the dwelling.



Concept Local Area Plan

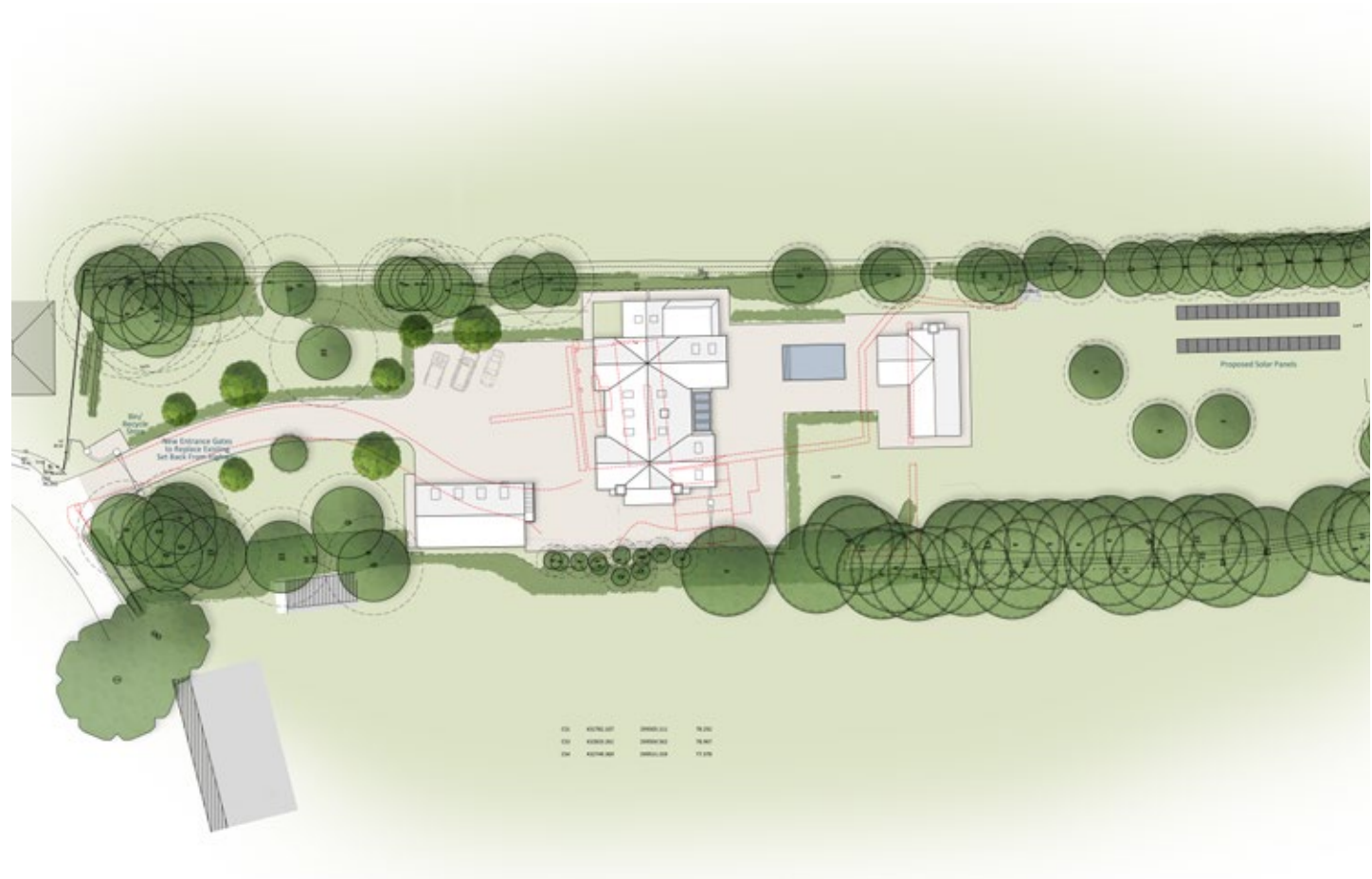
The proposals will look to replace the existing residential dwelling with a new-build property. The dwelling will be centrally located within the site as per the original dwelling and will incorporate a detached garage to the frontage and outbuilding to the rear. The property and outbuildings have been set away from the site boundaries so that the existing mature vegetation can be retained.



Placemaking Design Strategy

Scope

This section of the Design & Access Statement describes the development proposals and explains the design approach and concepts that have been applied to the proposal in respect of use, amount, access, landscaping, layout and appearance.



Use + Amount

The application site will comprise of a replacement residential dwelling. The existing property comprises of a two storey four bedroom detached dormer bungalow with a detached single storey double garage to the side/rear. The proposed application site will comprise of the following:

New Replacement Dwelling

Ground Floor

Entrance Hallway | Living Room | Study | Kitchen/Dining/Family | Dining Room | Utility/Boot Room | Pantry | W/C | Plant Room

First Floor

Landing | Bedroom 1/En-Suite/His & Hers Dressing Room | Bedroom 2 | Bedroom 3/En-Suite | Bathroom

Second Floor

Landing | Bedroom 4/En-Suite | Bedroom 5/En-Suite | Store

New Detached Garage

Ground Floor

Triple Garage | Gardeners W/C

First Floor

Home Office

New Detached Outbuilding

Ground Floor

Cinema | Bar | W/C | Covered Seating Area

Outdoor Swimming Pool



Appearance, Scale & Layout

Key materials surrounding the area comprise of brick and rendered facades. Roof materials are a mixture of pantiles, clay & concrete & slate roof tiles with a number of properties incorporating traditional chimneys.

Key Materials + Elements:

- Brick [Various Colours]
- Clay/Slate Roof Tiles
- Window Surround Detailing [Brick]
- Chimneys in Varying Styles

The proposed dwelling has been designed to replicate a traditional rural property given the proximity of the site within Ratcliffe Culey. The replacement dwelling has been located centrally within the site in a similar position to the existing property. The dwelling will be of a traditional design and comprise of predominantly brickwork to the facades with the incorporation of timber cladding and oak window detailing to feature windows.

The surrounding existing dwellings are an eclectic mix of styles and do not have visual links to the site. However given the locality of the site within the village of Ratcliffe Culey, a rural designed dwelling will help to enhance the setting of the site.

The proposed dwelling will comprise of a double gable frontage incorporating low level brick plinths below the ground floor windows. The dwelling will incorporate feature ground to first floor oak windows to the centre of the dwelling comprising of the entrance to the dwelling. To either side of the main property there will be single storey links comprising of the plant room and utility/boot room. These links will be clad in horizontal timber to break up the brick massing.

Given the traditionally designed property feature chimneys have been proposed to the property. These will incorporate brickwork detailing and enhance the setting of the dwelling.

To the rear of the dwelling the property has incorporated a modern design style whilst respecting the overall traditional rural style. The feature gables to the rear will incorporate ground, first and second floor oak framed glazing. To the rear between the gables further feature oak glazing is proposed incorporating an oak glazed roof. The property will maintain a simple materials palette of brickwork and timber.

The property will comprise of accommodation over three-floors with the second-floor accommodation located within the roof with roof-lights proposed to the main gable ended roof and windows proposed to the projecting gables. The dwelling will incorporate exposed rafter ends to the eaves and decorative fascias to the gable ends. The RWP's & RWDP's will be PVCU colour black. This will be the same to the detached garage and outbuilding.

The feature glazing will comprise of oak framing; the remaining windows will be will comprise of PVCU flush casement with the colour to be confirmed. The roof is proposed to comprise of a plain clay roof tiles. Architecturally the dwelling will enhance the richness through the materials and window detailing with brick plinths proposed to the feature gables, timber cladding to the walls and feature oak windows.

The proposals also will incorporate a detached triple garage. This is to comprise of a low level brick plinth with horizontal timber cladding to the walls. The garage will incorporate a home-office above with an external oak staircase. The garage will incorporate hinged oak garage doors and roof lights to the home office above. The timber, roof tiles and windows will match the proposed dwelling.

To the rear of the property a detached outbuilding is proposed comprising of a cinema room, bar and changing room for the external swimming pool. This property will comprise of the same brickwork to the main house with oak proposed to the covered dining area. The outbuilding will also incorporate a traditional chimney with the eaves, verges & roof tiles to match the existing house.



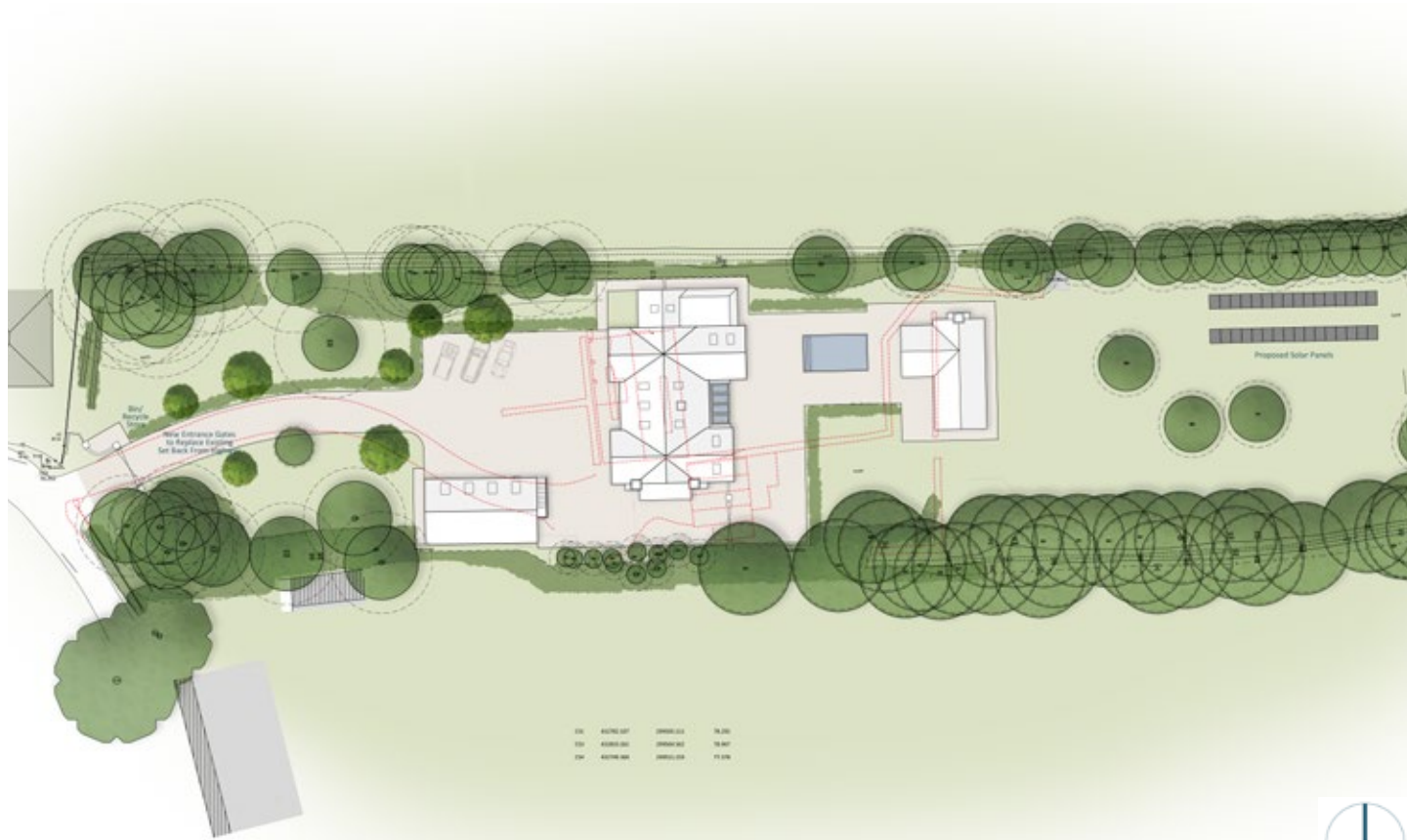
Access & Landscape Strategy

The existing access to the dwelling is off Ormes Lane and comprises of low level stone piers to either side of low level metal gates. The proposed development seeks to provide new entrance gates set back from Ormes Lane with brick piers and walls proposed to either side. The existing mature tree and hedgerow planting will be retained to the frontage to the back of Ormes Lane. The proposals will also look to increase the driveway width within the site with this and the new access proposed allowing for emergency services vehicles to enter and exit the site in a forward gear.

The proposals seek to incorporate new areas of landscaping to the frontage to either side of the new access driveway lining the entrance to the site.

The proposals seek to alter the existing driveway; a new detached triple garage is proposed to the front of the dwelling adjacent to the southern boundary. The proposed driveway will incorporate hardstanding to the frontage of the dwelling for vehicle parking with this continuing along the southern boundary. The hardstanding will be located away from the site boundaries allowing for the existing mature tree and hedgerow planting to be retained. To the rear of the property an area of hardstanding patio is proposed with a swimming pool located between the main house and the detached outbuilding.

To the rear of the property an area of solar panels are proposed along the northern boundary.



Access & Landscape Strategy

As previously identified, the existing mature vegetation to the site boundaries comprising of trees and hedgerows are to be retained. The proposed dwelling and hardstanding have been set away from the site boundaries.

The retention of the dense vegetation will provide limited internal and external visibility to the property. This is also the case currently for the existing 17 Ormes Lane. Given that the site is 0.5 Hectares, there are significant areas to the front and rear gardens to incorporate new areas of landscaping incorporating new semi-mature trees and native hedgerows.



Sustainability

Sustainability Statement

This section sets out the aspirations for development site to ensure that measures are taken to respond to the issues of sustainability and climate change are incorporated into the development proposal from the outset.

Ecology & Biodiversity

The proposed development seeks to replace an existing dormer bungalow with a new-build residential dwelling. The property has been located away from site boundaries along with the garage and outbuilding. All of the site boundaries comprise of existing dense vegetation in the form of trees and hedgerows. These are to be retained with the buildings set away from the boundaries for this to occur. This will maintain an ecology corridor around the entirety of the property. The proposals will also look to incorporate new areas of tree and hedgerow planting within the extensive gardens to the property.

Further options for biodiversity enhancements can include:

- creation of reptile habitat features
- introduction of bat and bird friendly native planting schemes
- bird and bat boxes incorporated within or on the new buildings
- selection of wildlife-friendly shrub/planting species
- wildflower seeding areas, use of flowering lawn seed mixes

Sustainable Urban Drainage

The site currently comprises of an existing residential dwelling. The proposed property will look to utilise any existing on-site services. The site is located within Flood Zone 1 and is not susceptible to surface water flooding based on the Government Flood Map for Planning search.

Sustainability

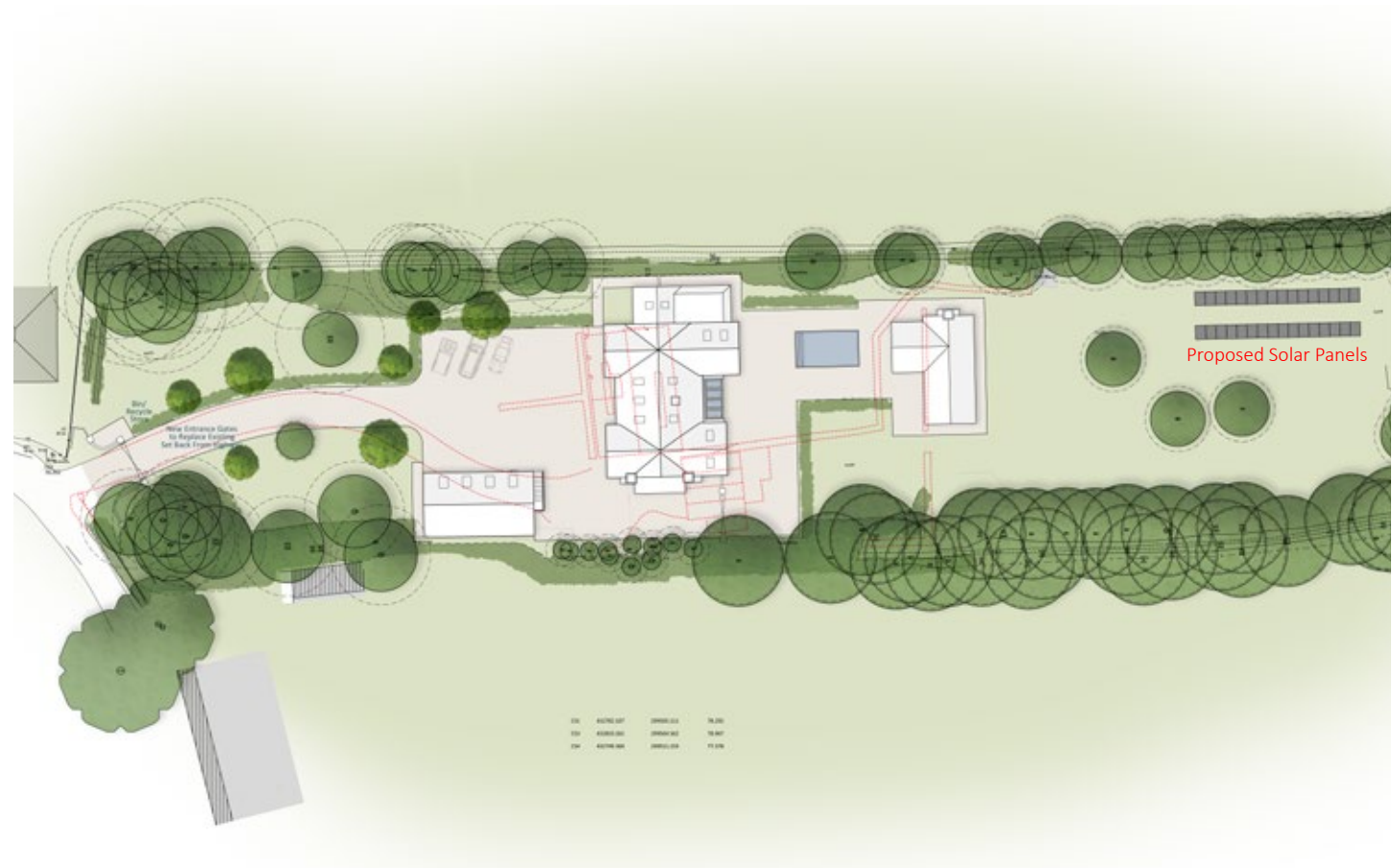
Sustainability Construction & Energy

Sustainable construction methods and energy efficiency have been incorporated into the scheme proposals, promoting a high standard of build and construction for the development.

The proposals will look into incorporate sustainable heating systems to the dwelling, through the form of Air Source Heat Pumps or Gas Boilers. These will be supported with solar panels to the dwelling that have been located within the extensive rear garden to the property to enhance the sustainable heating methods. Also, the dwelling will take a 'fabric first' approach to construction with enhanced insulation to comply with the new Part L Building Regulations 2023.

Waste + Recycling Facilities

As part of the new proposed entrance gates, a bin store has been indicated to the rear. This will allow for the dwellings bin and recycling to be in close proximity to the site frontage without being visible from the road and allowing for ease of access to the highway for collection.



Conclusion

The proposals seek to demolish the existing dormer bungalow at 17 Ormes Lane and replaced with a new-build residential dwelling. The existing dwelling is set within a large plot that is circa 0.5 Hectares. The dwelling is centrally located within the plot with large front and rear gardens. The property is bound on all four sides by existing mature vegetation in the form of trees and hedgerows with limited intervisibility in or out of the site. The proposed replacement dwelling, garage and outbuilding will be set away from all boundaries to allow for the existing vegetation to be retained, limiting any potential visual impact on the surrounding properties or open countryside.

The property will be of a high quality design, incorporating natural materials to respect the character of the surroundings. The dwelling is located in extensive mature grounds that are to be retained and enhanced as part of the re-development.

