DESIGN & ACCESS STATEMENT
DETAILED PLANNING SUBMISSION

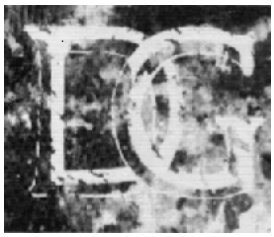
PROPOSED NEW DWELLING

CHESTNUT FARM STANTON LANE THORNTON

LEICESTERSHIRE

CLIENT: MR & MRS D RUSSELL

JOB REF: 08.2368



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SEPTEMBER 2008

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1.0 INTRODUCTION

The Design and Access statement has been prepared in respect of the proposed new dwelling on land at Chestnut Farm, Stanton Lane, Thornton, Leicestershire.

David Granger Architectural Design Ltd. is committed to quality design. The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with the government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the village and outlying area.

The scheme has been designed with regard to the policies and proposals of the local plan and current national planning policy guidance. It has also been designed to take into account the comments of planning highways officers that have been raised during pre-application discussions.

2.0 SITE DESCRIPTION

Thornton in a village in Leicestershire, England. The village is within the civil parish of Bagworth and Thornton. It is a linear village lying along a scarp overlooking Thornton Reservoir. The parish church of St Peter was built in the 13th century; the church door was originally at Ulverscroft Priory. Between 1835 and 1865 Thornton had a railway station on the Leicester and Swannington Railway.

Thornton Reservoir has an area of 75 acres. It is no longer actively used as a source of drinking water and was opened for the public by Severn Trent Water in 1997.

3.0 SITE APPRAISAL

3.1 SUSTAINABILITY

The construction and design of the new dwelling will bring numerous benefits –

a. Improved environmental impact being more thermally efficient.

b. Attractive visually pleasing exterior elevation.

c. Independent car parking within curtilage of site.

It is our opinion that the new dwelling will not be detrimental to existing developments and will enhance the area.

The new dwelling will also incorporate design features which are environmentally friendly including:-

- Solar panels
- Ground source heat pump
- Recycling rainwater tank

3.2 PHYSICAL CONTEXT

The application site was part of a former farm which has been redeveloped for residential use. The site itself is on a hill and is open grassland with open views to fields to the front, along Stanton Lane. The rear of the site is open fields and paddock land. There are residential units either side of the site.

The site consists of four dwellings, three of which were part of the old farm buildings and have been re-developed into semi-detached properties of brick and tile construction, the fourth property being a new build construction of matching materials. The site is enclosed by a wall to the front of Stanton Lane and has a gated access and blocked paved driveway.

The site has the benefit of an outline planning approval 06/00290/OUT.

3.3 SOCIAL CONTEXT

Thornton is a semi rural village situated six miles north of Market Bosworth, the village has a post office, village shop, two public houses and a primary school. There is also a regular bus service to the City of Leicester. The new dwelling will have no detrimental impact on the surrounding environment. The proposal would provide additional living accommodation and generate more support to local amenities.

3.4 ECONOMIC CONTEXT

The proposals will help to contribute towards pursuing a vibrant economy, a thriving community and a high quality environment as well as the more efficient use of resources in so far as it would:-

- Bring investment to the locality, thereby helping to stimulate economic activity.
- Provide employment opportunities for the local building industry.
- Provide an attractive house for a local family.
- Result in the more efficient use of an under used piece of land

3.5 PLANNING POLICY CONTEXT

The site lies within the village of Thornton and currently has the benefit of an outline planning approval.

The policy context is provided by the development plan, national planning policy guidance and various other local policies and strategies wherever relevant to this document.

Links to copies of the relevant development plan policies can be found on Hinckley and Bosworth Borough Council website at www.hinckley-bosworth.gov.uk. Links to current national planning policy documents can be found at www.communities.gov.uk.

Relevant planning design principles are contained within the Hinckley and Bosworth Local Plan, which provides guidance for the use and development of land in the district.

Local policy is set out in the Leicestershire, Leicester and Rutland Structure Plan 1996 – 2006.

These documents build upon national and regional policy documents and incorporate specific issues relevant to Leicestershire and Charnwood.

The proposals are designed in accordance with relevant planning policies.

The Local Plan strategy is based on land use and development issues relating to:-

- sustainable housing and the environment
- safer communities
- active young people
- healthier communities
- thriving economy and employment

National Guidance

- Planning Policy Statement PPS1: Sustainable Housing
- Planning Policy Statement PPS3: Housing
- Planning Policy Guidance PPG13: Transport
- Planning Policy Statement PPS23: Planning and Pollution Control
- Planning Policy Guidance PPG24: Planning and Noise

Regional Guidance

The Regional Spatial Strategy for the East Midlands (RSS8)

Leicestershire, Leicester and Rutland Structure Plan

- a sustainable approach to development.
- the review and assessment as part of the local plan process of the quality and quantity of land allocated as employment sites. Strategic sites will be identified and safeguarded in local plans from other development proposals.

- development of other existing employment sites or the re-use of employment buildings for other uses or for mixed development if:

    a) the change would not result in a shortage of employment land or buildings in the area; or

    b) the land or buildings are no longer suitable for employment purposes; or

    c) the site would make an important contribution towards improving the environment; or

    d) the proposed use is ancillary to an existing or proposed employment use.

- locating housing in transport choice locations.
- the provision of 26% affordable housing in the plan area.
- quality in the built environment.
- urban regeneration.
- accessibility to services and transport.
- minimising the need to travel.
- protection of historic, architectural and archaeological interests.

Hinckley and Bosworth Borough Local Plan

Policy RES5 – Proposals on unallocated sites

On sites which are not specifically allocated in the plan for housing, planning permission will only be granted for new residential development if:

a. The site lies within the boundaries of an urban area or rural settlement as defined on the proposals map, and
b. The siting, design and layout of the proposal do not conflict with the relevant plan policies.

Policy BE1 – Design and Siting of Development

The Borough Council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development:

a. Complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features
b. Avoids the loos of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment
c. Has regard to the safety and security of both individuals and property
d. Incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment
e. Incorporates landscaping to a high standard where this would add to the quality of the design and siting
f. To which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children

g. Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities

h. Is not adversely affected by activities in the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development

i. Does not adversely affect the occupiers of neighbouring properties ;and

j. The development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part

In addition for residential purposes, planning permission will be granted where the development:

i. Provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area

ii. Ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and

iii. Provides sufficient garden area with boundary treatment that reflects existing features in the area

Policy T5 – Highway Design and Vehicle Parking Standards

In considering proposals for new development and changes of use which involve new accesses, new highway and other works, the local planning authority will apply the highway design standards set out in the current edition of Leicestershire County Council's "Highway requirements for Development". In considering new development proposals the Borough Council will apply the parking targets as set out in appendix D unless a different level of provision can be justified.

Policy REC2 – New Residential Development – Outdoor Open Space Provision for Formal Recreation

In considering planning applications for new residential development, the local planning authority will seek to negotiate with developers to provide 0.4 hectares (1.0 acre) of well drained, public open space, suitable for formal recreational purposes for each 100 dwellings. This open space shall be of a satisfactory size and form to accommodate a range of formal recreational uses. For developments of between 20 and 100 dwellings, pro rata provision of open space will be sought. However it may be that the area of land which could be provided in relation to such development would not be of practical value as public open space for formal recreational activities. In such instances the local planning authority may alternatively seek to negotiate a financial contribution towards the provision of new recreational facilities within the vicinity of the site or towards the improvement of existing facilities in the area.

Policy REC3 – New Residential Development – Outdoor Play Space for Children

In considering planning applications for new residential development the Borough Council will seek to negotiate with developers to provide 0.1 acres (0.04 hectares) of informal children's play space per 20 dwellings. For developments of between 1 – 20 dwellings the level of provision to be made will be determined according to individual circumstances. The children's play space provided should satisfy the following criteria:

a. Informal playspace will be provided that allows for play opportunities for a range of age groups

b. Play areas should be linked as far s possible, with other open spaces and footpath systems. Amenity planting area and other devices should be used to provide the maximum separation from nearby residents in order to reduce the likelihood of disturbance, noise and nuisances

c. Play areas should be located so they are safely accessible by children, with footpath links which do not require the crossing of busy road or other major hazards

d. Play areas should be located so they are overlooked by houses or well used pedestrian routes in order to provide some visual supervision; and

e. Play areas should be sited on land suitable for the type of play opportunity intended and should be appropriately landscaped.

3.6 PRE APPLICATION CONSULTATION

Planning Policy statement 1 explains the importance of pre-application discussions and the benefits both developers and local planning authorities may gain in ensuring a better mutual understanding of objectives and the constraints that exist. It advises that the local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions.

Throughout the design process it was felt that pre-application advice would help mould the design to avoid any problems or issues when the planning application was submitted. Pre-application advice was sought from the local authority in the form of informal officer views following the submission of sketch proposals.

Informal advice was sought on 21st July 2008 when a letter was sent to Development Control at Hinckley and Bosworth Borough Council. A response was received on 28th August 2008 from Tracy Darke outlining areas in which design could be improved which have been outlined in the next section (3.7) A copy of this letter can be found in appendix A of this document.

3.7 EVALUATION OF INFORMATION GATHERED

The site's context has been appraised through site visits, a desk top study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local policies and strategies considered to be relevant to this application.

The site's full context has been assessed – this includes physical (landscape, buildings etc) social (nature of the community), economic (effect on local economy), and planning policy. From assessing this information the site presents the opportunity to provide a suitable dwelling that is not over intrusive or out of character with the pattern grain and feel of development within the village.

The application site currently has the benefit of an outline planning approval for the erection of a detached dwelling and garage (Application No. 06/00290/OUT). The site has since been subject to another planning application for a five bedroom dwelling which was subsequently withdrawn. The design in the withdrawn application was split level with two storeys to the front and due to the level of the land, 3 storeys to the rear. The second floor/basement accommodated a double garage to the rear which meant the garden needed to be taken up with a lost of driveway. The footprint of the dwelling was also large.

It was important to look at this application when considering the amended design in order to overcome any problems/concerns leading from the withdrawn application.

Tracy Darke's response outlined that any application would require extra information including details of levels and the relationship between the proposed and existing dwelling. She also raised a concern over the possible overlooking from the proposed balcony to the residents of Unit 3.

Both of these issues have been taken into account when designing the final scheme. Two street scenes have been provided and a frosted glazed screen has been designed to eliminate any overlooking from the balcony of the proposed dwelling.

4.0 DESIGN PRINCIPLES

4.1 AMOUNT AND USE OF DEVELOPMENT

This is a reserved matters application for the erection of a new dwelling with associated parking. The use is comparable with the neighbouring residential use.

The amount of development proposed has been designed and laid out with specific regard to the sites' context as explained elsewhere in this statement. In particular care has been taken to ensure that the living conditions of occupiers of neighbouring properties have been protected (no unacceptable overlooking, loss of privacy or loss of outlook) through the correct siting of the buildings, but at the same time seeking to make the most efficient use of the site in accordance with planning policy guidelines.

The proposal also responds to the planning policy context in assisting the regeneration of previously developed land and reducing the pressure on green field sites elsewhere.

The amount of development has been considered and laid out to reflect the character and appearance of the surrounding area as far as possible and to protect the living conditions of neighbouring residents.

4.2 LAYOUT

The objective of development on this site is to enhance and improve the site and the contribution it makes to the village, and to provide a quality new building using village vernacular architecture.

The design of the new dwelling had to take the topography of the site into consideration. The building is two storey when viewed from the front and three storey in the rear. This split level design makes best use of the levels on site. The double garage on the ground floor enables full use of the garden to the rear. The width of the property helps to make good use of the loft space providing a games room and room for storage.

The new dwelling is provided with an area of private amenity space and appropriate levels of car parking.

Crime prevention measures have been taken into account with electric gates being installed in the entrance of the development to maximise security. Care has also been taken to provide suitable access and circulation space within the dwelling in line with Approved Document Part M of the Building Regulations.

4.3 SCALE

A design encompassing the criteria for housing density and reflecting the scale, mass and design of the village architectural style would be the most appropriate development. Design considerations to avoid overlooking and loss of privacy to the adjacent dwellings were paramount.

The height of the new dwelling has been designed so that it is in line with the adjacent properties. Drawing 08.2368.05 indicates the proposed dwelling in its surrounding showing ridge heights of the existing dwelling in comparison to the proposed unit.

The mass and scale of the building is considered to be in keeping with the area and the rural architectural detailing, which works well in this setting.
Windows and doors are configured and sized to reflect interior functions and are set out to provide considered and articulated facades.

4.4 LANDSCAPING

Landscaping to the site will be retained where possible, with new planting added where shown on the drawings.

Sympathetic surfacing materials will be used to complement the high quality materials used on the external elevations of the proposed dwellings and soft landscaping elsewhere on site.

4.5 APPEARANCE

The appearance of the proposed dwelling takes its form from local architecture. The immediate surroundings have been taken into consideration so that the design does not look out of character. The design approach was considered appropriate to the location and blends in with the backdrop of open countryside.

The following materials/detailing will be used:

- Plain clay tiles
- Corbelled eaves
- Red facing bricks
- Brick detailing
- Velux rooflights
- Painted joinery
- Stone cills

The building is designed to be attractive to the current market requirements whilst being formed from local vernacular materials, which will mature over time and be of low maintenance. It is developed in a style to give the buildings a robustness and longevity and provide a contribution to the enhancement of the local environment.

5.0 ACCESS

Access to the development will be gained via the existing driveway off Stanton Lane. A double garage has been incorporated within the dwelling with turnround area within the site. The design allows for minimum of three car parking spaces within the curtilage of the site in line with Hinckley and Bosworth Borough Council's policy T5.

Car parking has been designed next to the property so that it can be supervised will sufficient additional space to allow room for disabled access/egress for motor vehicles. The building will comply with Part M of the building regulations.

6.0 CONCLUSION

The site is location within the attractive village of Thornton where the principle of residential use is considered acceptable.

The scheme has been designed to have minimal impact on the surrounding properties where mass and scale can be addressed. The dwelling respects the local vernacular by using quality brickwork and architecture.

7.0 ADDITIONAL INFORMATION

Detailed drawings by David Granger Architectural Design Ltd

Appendix A – Pre application advice

APPENDIX A

[redacted] Steve Atkinson MAIOxonI • MBA • MIoD • FRSA
Chief Executive

Please ask for: Miss Sarah Humphries
Direct Dial 01455 255680
Direct Fax: 01455 619897
Email: sarah.humphries@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: SH/08/10421/PREAPP
Date: 26th August 2008

Hinckley & Bosworth
Borough Council

A Borough to be proud of

David Granger,
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LE65 1WN

Dear Mark Smalley,

Re: Chestnut Farm, Stanton Lane, Thornton.

I write with reference to your letter dated 21st July 2008 regarding a proposed dwelling at the above site.

Following a site visit and consideration of the previous withdrawn scheme, I have the following comments to make.

Whilst the footprint of the dwelling has been reduced slightly it has not been demonstrated how the proposal would sit within the site with regard to the levels and the two surrounding properties. In my opinion not enough information has been submitted to demonstrate that the proposal overcomes the objection raised as part of the previous application concerning the impact of the development on the open countryside.

With regard to the information submitted I have concerns from possible overlooking from the proposed balcony on the residents of Unit 3. Any application should be submitted showing screening to the boundary with the maintenance access.

Should you wish to proceed with an application, details of the levels, a streetscape showing the relationship between the existing and proposed dwellings as well as any documents required as part of the local requirements. If you would like to discuss this matter please contact Sarah Humphries on 01455 255680.

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties.

The proposal may require consent under the building regulations.

Yours sincerely,

pp Sarah Humphries

for Tracy Darke
Development Services and Policy Manager

RECEIVED
26 AUG 2008

Visit our website at: www.hinckley-bosworth.gov.uk