Demolition of Existing Dwelling and Construction of Replacement Dwelling

5 Pymm Ley Gardens, Groby, LE6 0FU
Previous Planning Consent: 20/00869/HOU (Approved 25/11/2020 – Expired)

Applicant: Mr Lad
Agent: HH Architecture Ltd
Date: 08.11.2025

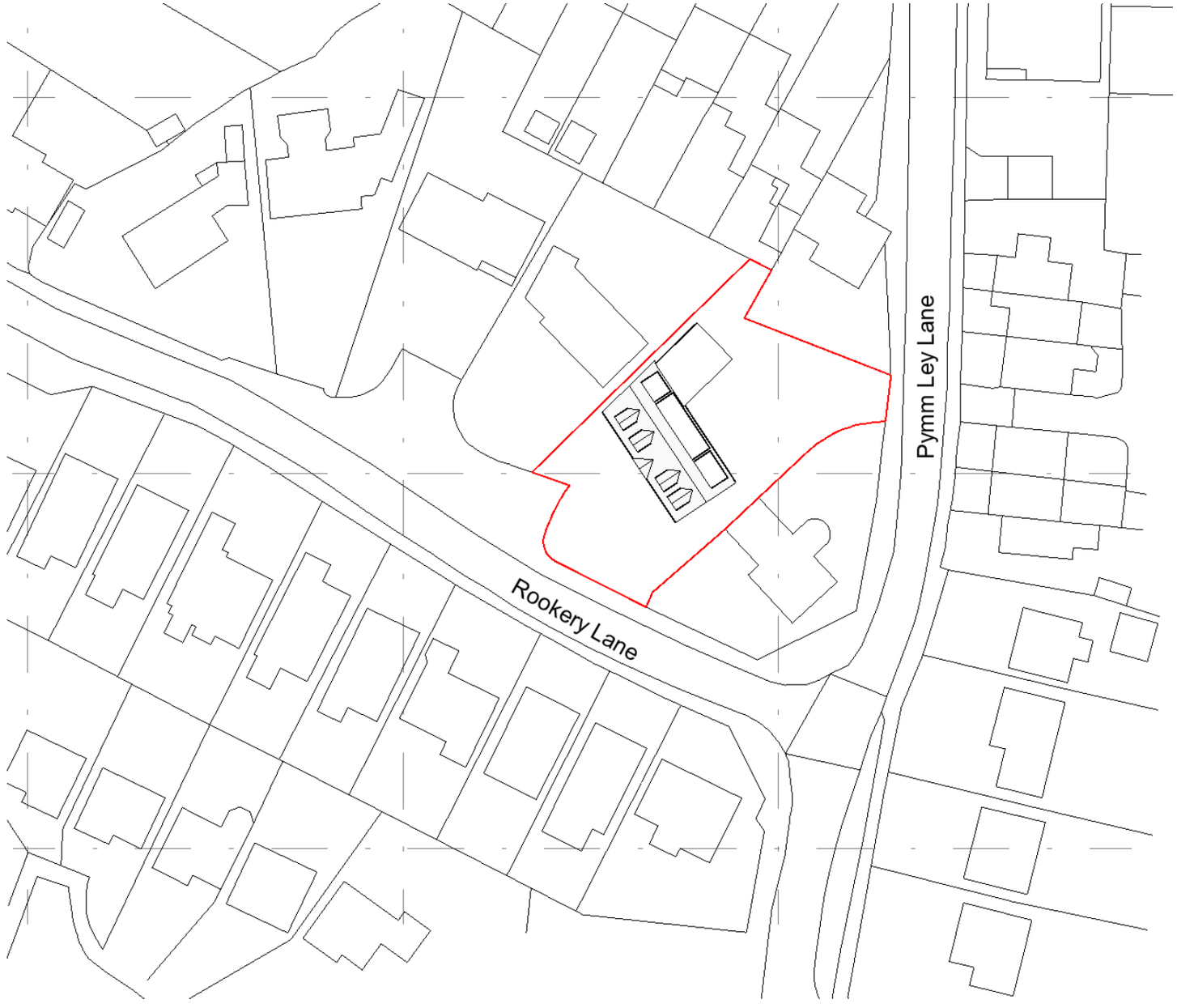
1. Introduction

This Design and Access Statement, combined with a Planning Statement, supports a full planning application for the demolition of the existing dwelling and the erection of a new replacement dwelling at 5 Pymm Ley Gardens, Groby.

A previous permission (**20/00869/HOU**) was approved on **25 November 2020**, confirming the acceptability of redevelopment at this location.

That approval has since expired; however, the **principle of replacing the original dwelling with a modern, policy-compliant new home**.

The proposal retains a single dwelling on-site (Use Class C3) and **does not increase residential density**.



EXISTING SITE

2. Site and Context

The property is located within a residential cul-de-sac comprising detached dwellings of similar scale and massing and are stepped to follow the topography of the cul-de-sac.

The character of Pymm Ley Gardens is defined by roof pitches, render and stone external facades, and two-storey domestic forms. Some properties have been altered to include front dormers, pitched entrance porches and loft conversions.

To the rear of the property, are two storey houses situated approximately 25 m away from the rear façade.

The site is **outside the Groby Conservation Area** and no heritage assets are affected.

Vehicular access from Pymm Ley Gardens remains unchanged.

PROPOSAL

3. Visuals

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4. Proposal Description

The proposal comprises:

1. **Demolition** of the existing dwelling.
2. Construction of a **new two-storey replacement dwelling**.
3. Use of **Timber Frame Modern Methods of Construction (MMC)**.
4. **Enhanced thermal performance exceeding Part L** Building Regulations.
5. Installation of **Photovoltaic (PV) solar panels** and **Air Source Heat Pump (ASHP)**.
6. Retention of existing vehicular access and compliant off-street parking.
7. Landscaping and biodiversity enhancement.
8. The building footprint and massing are proportionate to neighbouring properties and respect the established character of Pymm Ley Gardens.
9. The building footprint remains unchanged from the expired planning permission. The massing is proportionate to neighbouring properties and respect the established character of Pymm Ley Gardens.

5. Materials

The dwelling's external appearance is **in keeping with** surrounding development and does **not introduce incongruous forms or materials**.

Element	Proposed Material	Design Justification
Walls	High-quality through colour render, and vertical/horizontal timber cladding.	Ensures visual consistency and aligns with HBBC Good Design Guide SPD.
Roof	Concrete roof tiles matching surrounding roofs.	Maintains continuity of roofscape and local character.
Windows & Doors	uPVC flush framed windows and doors with powder-coated aluminium frames to the front entrance.	Balances thermal performance and visual compatibility.
Rainwater Goods	Black uPVC or black metal.	Standard domestic finish appropriate to the area.
Landscaping	Soft garden landscaping with native species.	Supports biodiversity objectives under Local Plan guidance.

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6. Sustainability and Energy Performance

The scheme will also be design on a fabric first principle where the envelope of the buildir be thermally efficient. The scheme will be designed to **exceed Part L** Building Regulation requirements.

We have engaged MTE timber frame specialists, who are based in Leicester to develop th design.

Key Features:

Timber-frame MMC construction for reduced embodied carbon and superior airtightnes

Photovoltaic (PV) Solar Panels integrated into the roof, generating on-site renewable electricity.

Air Source Heat Pump (ASHP) providing low-carbon heating and hot water.

•**High-performance insulation** and thermal envelope reducing heat loss.

•**High-efficiency glazing** and ventilation strategies to maintain comfort with reduced operational energy demand.

•**SuDS-compliant drainage** to reduce surface water impact.

Other energy efficient features include:

- A maximum water consumption rate of 125 litres per person per day;
- Duel controlled heating system;
- Energy efficient white goods;
- Energy efficient light with PIR lighting.

The dwelling will operate with **significantly reduced energy demand** and carbon emissions compared to traditional construction, aligning with **NPPF Chapter 14** and **HBBC Policy DM1**.

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7. Planning Policy

Compliance with the National Planning Policy Framework (NPPF)

The proposal has been designed in accordance with the relevant objectives of the **National Planning Policy Framework (NPPF)**, particularly **Chapter 12: Achieving Well-Designed Places** and **Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change**.

Design Quality – NPPF Chapter 12

The NPPF identifies good design as a key aspect of sustainable development and requires new development to be visually attractive, functionally efficient, and sympathetic to local character. The proposed replacement dwelling responds positively to these principles by:

- Respecting the **scale, form and massing** of surrounding properties through the use of a **one-and-a-half storey design** with dormers, reducing visual impact and ensuring the dwelling sits comfortably within the street scene.
- Utilising **materials that match adjoining dwellings**, maintaining cohesion and reinforcing the established character of Pymm Ley Gardens.
- Providing a **legible and coherent building form** with appropriate detailing, rooflines, window proportions and boundary treatments.
- Delivering a **high-quality internal layout** that provides suitable living standards, circulation and daylight for future occupants.
- The proposal therefore makes a **positive contribution** to the character and quality of the local area.

Sustainability and Climate Response – NPPF Chapter 14

The NPPF requires development to support the transition to a low-carbon future, reduce energy demands, and incorporate measures to address climate change. This proposal exceeds these expectations through:

- Use of **timber-frame Modern Methods of Construction (MMC)**, reducing embodied carbon and improving thermal efficiency.
- Installation of **Photovoltaic (PV) solar panels** to provide on-site renewable electricity.
- Provision of an **Air Source Heat Pump (ASHP)** to deliver low-carbon heating and hot water, eliminating reliance on fossil fuels.
- High levels of **insulation, airtightness and reduced thermal bridging**, resulting in energy performance **above Part L** of the Building Regulations.
- **SuDS-compliant drainage** and permeable external surfaces to reduce surface water runoff.
- Enhancement of planting and landscape design to support biodiversity and long-term ecological resilience.
- These measures ensure that the dwelling is **environmentally responsible, energy efficient, and resilient to future climate conditions**.

Summary

The proposed development **fully accords with the NPPF**, providing:

- A **well-designed**, high-quality family dwelling (Chapter 12)
- A **low-carbon, climate-resilient** form of development (Chapter 14)
- Accordingly, the scheme represents a **sustainable, contextually appropriate and positively planned form of development**.

The **previous approval (20/00869/HOU)** confirms local policy acceptability of redevelopment on this plot with the inclusion of front dormers.

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Hinckley & Bosworth Borough Council Local Plan Policies

Policy	Compliance Summary
Core Strategy Policy 2	Accepts residential development within Groby settlement boundary.
DM1 – Sustainable Development	Exceeded via MMC, PV, ASHP, and enhanced insulation.
DM7 – Flooding & Pollution	SuDS drainage measures integrated.
DM10 – Development & Design	Scale, materials, roof form, and amenity safeguards respected.
DM11 / DM12 – Heritage	Site lies outside Conservation Area; no heritage effect.
DM17 – Highways	Access retained; parking meets Leicestershire Highway Design Guide.
Good Design Guide SPD (2020)	Appearance, massing, and material selection fully align.

Nationally Described Space Standards (March 2015, updated 2020).
Dwelling Type: 3-Bedroom, 6-Person House
Storeys: Two storeys
Occupancy: 6 persons

The proposed dwelling has been designed in accordance with the **Nationally Described Space Standards (March 2015, updated 2020)**. For a **3-bedroom, 6-person dwelling**, the minimum Gross Internal Areas (GIA) and storage standards are as follows:

A **3-bedroom, 6-person dwelling** must include the following minimum bedroom sizes:

- Main double bedrooms have a minimum **2.75 m** wide clear floor dimension.
- All other double bedrooms meet the **2.55 m** width minimum.
- Living, dining, and kitchen spaces provide combined usable floor area appropriate for 6 occupants.
- Adequate **circulation space** is provided around beds, furniture, and door swings.
- Built-in storage is provided at ground or first floor level in accordance with NDSS.
- The dwelling layout allows for **furniture placement**, **movement**, and **daylighting** consistent with the standard.

Standard Requirement	National Minimum	Proposed
Minimum GIA (2 storey)	93 m^2	304m^2
Minimum Built-in Storage	2.5 m^2	3.1 m^2

Bedroom	Minimum Standard	Proposed
Bedroom 1 (double)	11.5 m^2	19 m^2
Bedroom 2 (double)	11.5 m^2	14 m^2
Bedroom 3 (double)	11.5 m^2	31 m^2

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8. Access and Parking

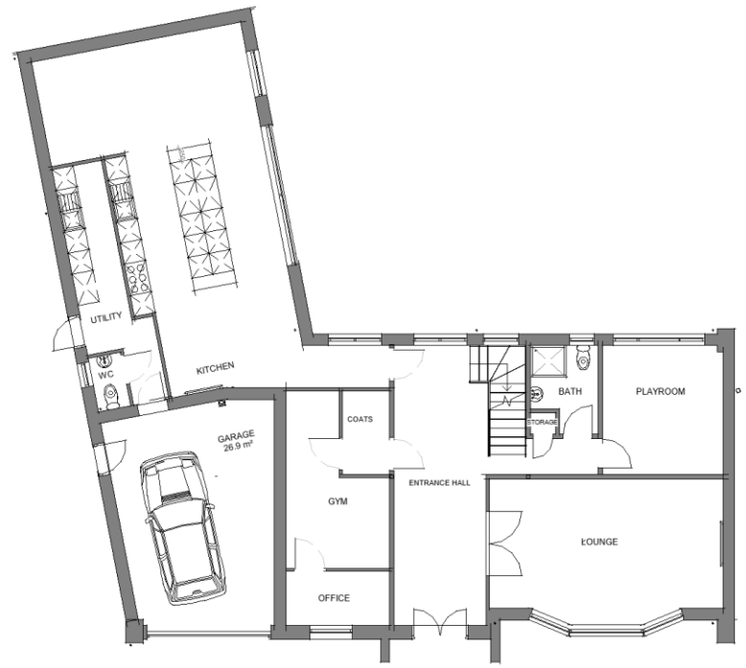
The existing vehicle access to the site will be retained and unchanged.

Sufficient on-site parking is provided in accordance with **Leicestershire Highway Design Guide**.

9. Access and Inclusive Design

A **level threshold** will be provided at the principal entrance to ensure step-free access into the dwelling for all users. The approach route to the building will be designed in accordance with **Approved Document M**, including:

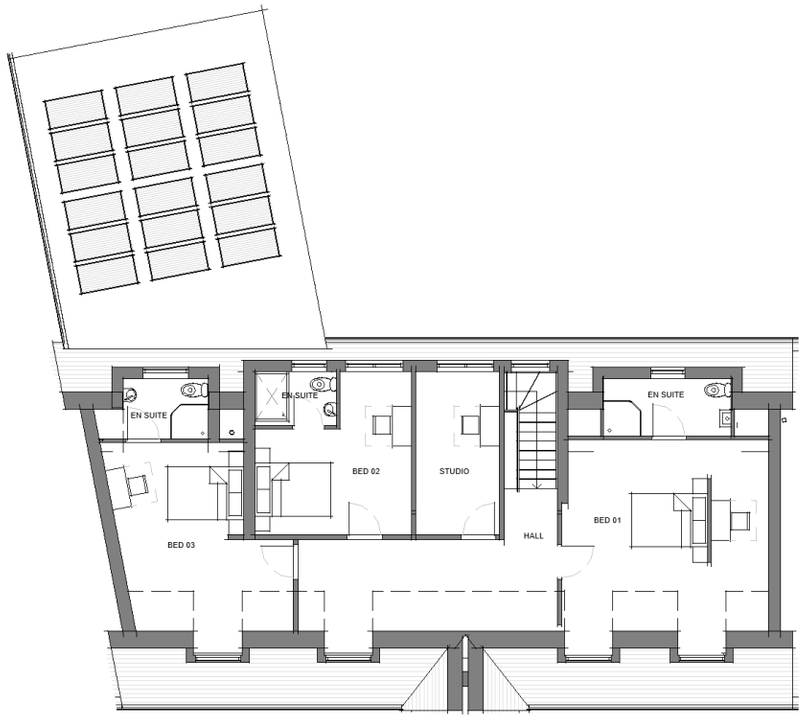
- A **minimum 900 mm clear width** accessible footpath
- A **flush, level threshold** to the entrance door to facilitate inclusive access



10. Internal Layout and Circulation

The internal layout has been planned to ensure that circulation throughout the dwelling is suitable for a wide range of users. Key design measures include:

- **Generous corridor widths** to support ease of movement.
- **Wider internal door leaf widths** to accommodate wheelchair users.
- Provision for a **stair lift**, providing step-free vertical circulation.
- **Clear and unobstructed manoeuvring zones** within principal rooms.
- **Suitable wheelchair turning circles** incorporated throughout.
- Clear access to all external windows.
- Suitable **window sill heights and accessible ironmongery**
- **Switches and sockets positioned between 450 mm and 1200 mm** above finished floor level
- These measures ensure that the dwelling will be usable and adaptable to meet changing needs throughout its lifespan.



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11. Security

The proposed dwelling has been designed to comply with the requirements of **Approved Document Q (Security – Dwellings)**, which aims to reduce unauthorised access and improve occupant safety. All external doors and accessible windows will be constructed, installed and certified to meet the required standards of resistance to forced entry.

Key compliance measures include:

Main Entrance Door:
The primary entrance door will be a secure door set tested to **PAS 24:2016** or equivalent, including multi-point locking systems and robust hinge fixings. Door frames will be securely anchored to the structure to prevent forced entry.

Accessible Windows and Glazed Elements:
All ground-floor and easily accessible windows (including those adjacent to flat roofs) will be tested and certified to **PAS 24:2016** or equivalent. Glazing will include internally beaded frames and laminated security glass where required.

Locking Systems:
Locks, handles and hinges will comply with **BS EN 1627** and **Secured by Design** principles. All operable windows will be fitted with key-locking or multi-point locking mechanisms.

Construction Detailing:
Door and window frames will be securely fixed into the surrounding wall construction in accordance with manufacturer specifications to ensure structural stability and prevent removal through leverage.

Lighting and Natural Surveillance:
External lighting will be positioned to improve visibility around entrances, reducing concealment areas and supporting safe access. The dwelling layout has been arranged to provide **passive supervision** of the entrance and surrounding space.

The development therefore provides a safe, secure and resilient residential environment consistent with national security standards and best practice.

12. Conclusion

The proposed replacement dwelling:

- Respects the scale, roof form and character of Pymm Ley Gardens.
- Protects residential amenity and privacy.
- **Significantly enhances energy performance** and sustainability through MMC, PV, ASHP and exceeding **Part L**.
- Aligns fully with **NPPF**, **National Design Guide**, **HBBC Core Strategy**, **DM Policies**, and the **Good Design Guide SPD**.
- Reflects an already **previously approved principle of redevelopment** under application **20/00869/HOU**.
- **The proposal is therefore considered acceptable and is respectfully submitted for planning approval.**