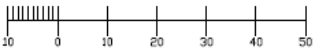
Design and Access



Produced on 25 September 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 445733 297609,445875 297609,445875 297751,445733 297751,445733 297609
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Data licence expires 25 September 2025. Unique plan reference: v2f//1154019/1551807



Introduction

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

The proposed property is a two storey two bedroomed house that previously had permission (ref 25/0979/FUL). The proposals utilise the same vehicular access that was there for the garage.

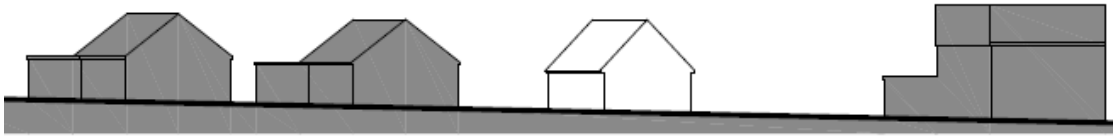
This submission has been made with some minor detail added to the site plan and to the elevations where photovoltaic panels have been shown.

21, Stoke Road, Hinckley, Leicestershire, LE10 0EA
Tel: 07948 38 29 17
email: stuart@stuarch.com

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.

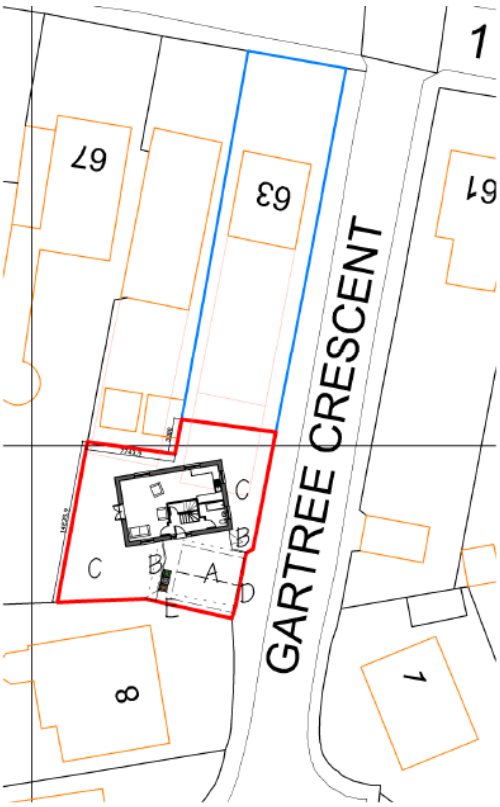


Street Scene
Scale – 1: 500

Scale m

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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.

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