



Design and Access Statement

27 Crown Hill Close, Stoke Golding, Nuneaton, CV13 6EW

TAA200

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PREFACE

This design and access statement has been prepared to support the detailed application for a full planning permission in relation to a new two storey dwelling, located in Stoke Golding on Crown Hill Close.

The purpose of this statement is to set out context for and to explain the design principles behind the proposed development. The document provides evidence of relevant justifications for the proposed development, which should be read in conjunction with the accompanying submitted drawings, as submitted to Hinckley and Bosworth Borough Council.

The statement assesses the urban context of the site, along with its use, layout, scale, appearance, and access, all in relation with relevant local planning policies in and around the application site.

The proposal is situated within a “weak area” of the Stoke Golding Conservation Area; as such the design and site layout has been carefully considered to ensure the development is sympathetic to the surrounding area. The aim of this project is to deliver a development with the highest standards in architecture, urban design, and sustainability.

The format of this documents reflects the guidance set out in the CABE publication “Design and access statements”.

1.0 Urban Assessment

1.1 Location

The site is located within the small historic village of Stoke Golding, a civil parish located in the Hinckley and Bosworth District of Leicestershire, England.



Aerial view

1.0 Urban Assessment



Street view

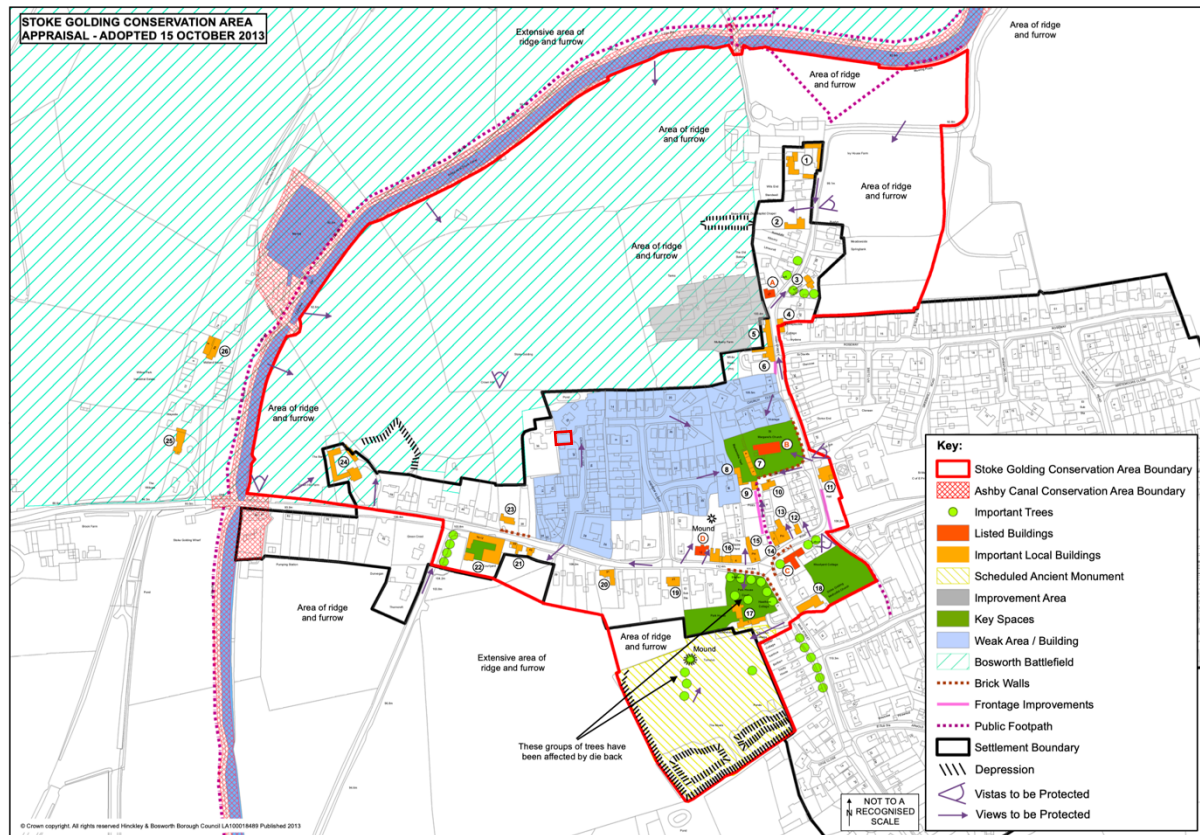
1.2 Heritage Considerations

As indicated on the map below, the site sits towards the centre of Hinckley and Bosworth District's Stoke Golding Conservation Area. As Stoke Golding is a small market town developed in the medieval era, there is a considerable mix of both public and private buildings throughout the town, taking traditional forms of the Georgian period intertwined with more contemporary forms and façade styles.

There is a wide variety of facades within the Stoke Golding Conservation Area, which resembles the variety of roof lines and slopes seen from the main roads.

This proposal is of a traditional design, the selective use of brick and detailing heavily reflects the historic value perpetuated throughout the housing estate the site is located within. Brick corbelling, stone details and traditional forms complement the existing materials and shapes found surrounding the site.

1.0 Urban Assessment



Stoke Golding Conservation Area Map

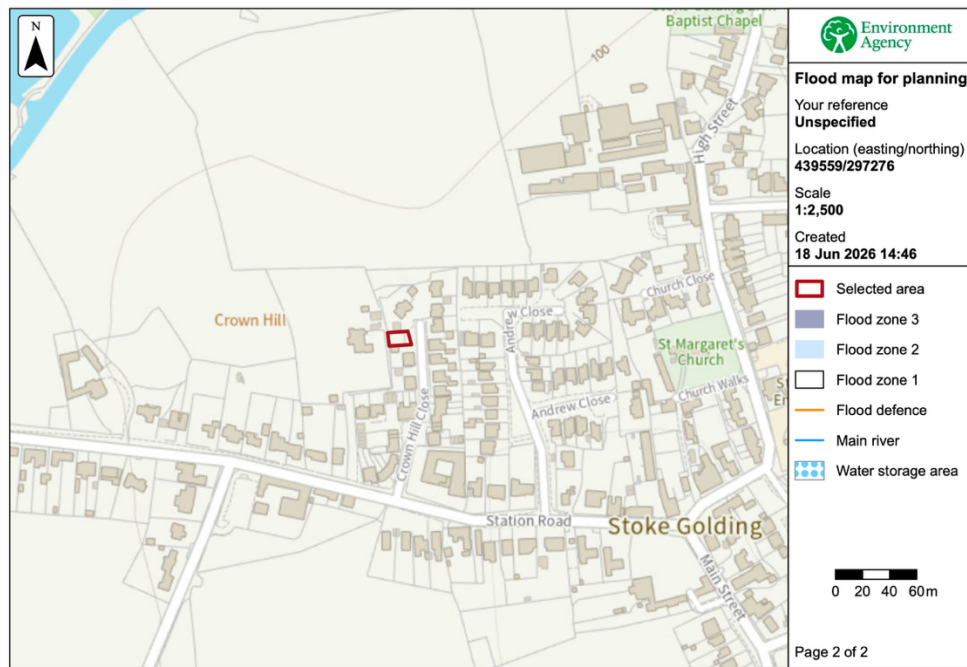
1.3 Site History

The existing application site has laid vacant for a number of years with little use and is becoming an overgrown eyesore for the area.

1.4 Arboriculture & Ecology

There are no ecological constraints to the development, with no existing trees within the site, aside from the minimal overgrown vegetation to the existing site.

1.5 Flood Risk

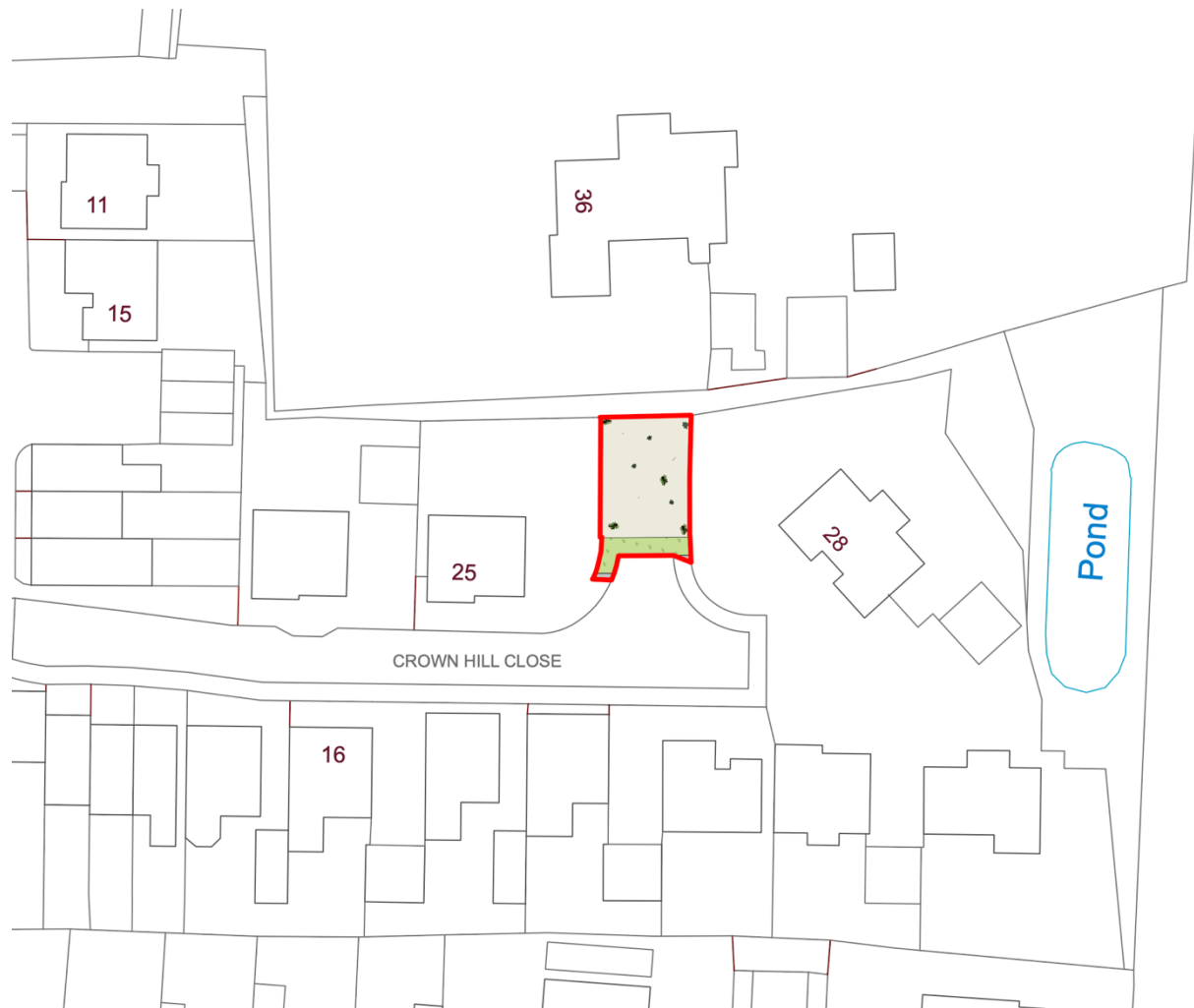


Whilst some areas to the West of the site, particularly along the Ashley-de-la-Zouch Canal and the Lychgate Fisheries are at risk of fluvial flooding, the site itself on Crown Hill Close is located in Flood Zone 1, and therefore sits within an area with a low probability of flooding (less than 0.1% annual probability).

2.0 Application Site

The application site lies on Crown Hill Close, on a plot of vacant land adjacent to no. 25 and number 28 Crown Hill Close, residential properties under the ownership of the applicants. The current site is vacant loose gravel, with weeds and small shrubs beginning to poke through.

There are no considerable topographical differences on site.



Existing Site Plan

3.0 Design Proposals

3.1 Use

The proposed use of the development will be a residential dwelling. The existing site is currently vacant but surrounded by residential use with commercial and light industrial located to the East of the site, along the main road.

3.2 Layout

The proposed two storey dwelling will consist of 3 bedrooms, 1 WC, 1 en-suite and 1 family bathroom, with an open-plan sitting, dining and kitchen area to the ground floor. The new dwelling will provide all the comforts of modern day living, in a modern open space for family to enjoy. The property will also benefit from a dedicated garden of 41sqm, including a patio.



3.3 Amount and Scale

The scale of the proposed house will be in keeping with the neighbouring properties and not exceed or overshadow the surrounding houses. Distances to nearby properties follow and are well within local regulations in order to prevent any overlooking or privacy issues.

3.4 Appearance

The design ethos has been carefully considered and has been developed through various iterations with input from ourselves, the architects and the client as well as involvement from the planner through a pre-application process. Local architecture and design was the main precedent for the appearance of this scheme, ensuring it is sympathetic to Crown Hill Close and enhances the existing street scene. The chosen materials and brick detailing emphasise the intention of blending the new building within the surrounding buildings.

The chosen fenestration is in keeping with the local properties in terms of proportion, design and arrangement.

To maintain consistency in the street scene we have preserved the building line along Crown Hill Close and have not exceeded ridge heights.



1 **West Elevation**
Scale: 1:100

2 **North Elevation**
Scale: 1:100



3 **East Elevation**
Scale: 1:100

4 **South Elevation**
Scale: 1:100

Proposed Elevations

4.0 Access

4.1 Site Access

The proposal features a carport that can accommodate up to 2 cars, whilst the on-street parking spaces previously afforded to locals by the current site will be reduced. The existing dropped curb will be retained, providing easy access for residents of the proposed dwelling.

5.0 Environmental Design & Sustainability

5.1 Energy Efficiency

Aspects of the design that have been included in the proposals to support more sustainable building:

- Air tightness to meet current standards
- Insulation increased above current minimum standards
- High specification windows with argon filled double glass units

- Air source heat pump heating system
- Photovoltaic panels have been included in the design

All the accommodation will be required to keep their water flow to within the required set standard of 110 litres per person per day. This will be achieved by specifying key products including restricted flow taps and limited storage toilet cisterns.

Space has been designed within the site to allow for the number of bins for full recycling to be achieved to match the local requirements.

5.2 Locally Sourced Materials

Materials, manufacturers, and labour will be considered from local suppliers in all cases. This will include the core materials. These local supplier considerations will not be exclusive to the external materials but will also include internal finishes, replacement windows and any new sanitaryware required within the building. This ensures the integration and support of the development not only once completed but during its construction.

6.0 Conclusion

In summary, the proposed development aims to achieve a new dwelling that is not only aesthetically pleasing, useable and efficient for day to day living but also offer a high-quality, sustainable and energy efficient development that brings life back to a previously neglected site.



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