Design and Access Statement
Earl Shilton Baptist Church, Mill Lane, Earl Shilton, Leics.
Plot C – Erection of Two 2-Bed Flats
To the rear of 8 Mill Lane, Earl Shilton, Leics.

The Site

The proposal site, outlined in red on the location plan, and the land and properties on the adjacent land, outlined in blue on the location plan, is all owned by the Earl Shilton Baptist Church.

The proposal site is located on what is presently known as the rear garden to 8 Mill Lane, which is occupied by the Pastor of the Earl Shilton Baptist Church.

There is an existing hedge along the boundary between the proposal site and the memorial garden to the church, which is to be retained, but is overgrown. It is intended that the hedge be properly trimmed and maintained by a qualified specialist.

There are 1.8m high close boarded fences along the boundary to Roman Close and the boundary to no. 12 Roman Close, both of which are owned by the church.

There is an overgrown hawthorn bush mid way along the fence to no. 12 Roman Close, which is to be removed.

Vehicular Access

Whilst there is currently no vehicular access to the site, a new access can be formed off Roman Close, as shown on the site plan. Roman Close is a cul-de-sac serving a number of dwellings, and the proposed new access would be immediately adjacent an existing parking area serving those dwellings.

Two car parking spaces can be provided on the site for each of the two flats.

It is intended that the existing fence along the boundary to Roman Close and part of the fence along the no. 12 Roman Close be lowered, as shown in the drawing, to 600mm high to ensure there is good visibility for entering and leaving the site.

Design

The proposal comprises two flats, one at ground level and one at first floor level.

The ground floor flat has been specifically designed to provide easy access, by those with mobility needs.

The first floor flat has been designed for those who are more mobile, but if required, a stair lift could be accommodated.

The flats have been specifically designed to ensure that it will have minimal impact on no. 8 Mill Lane. Once the new fence has been erected separating the new plot from the garden to no. 8, it is intended that the garden to no. 8 be heavily planted adjacent the fence with tall evergreen shrubs and small trees to almost screen entirely the view of the new flats from the rear rooms of no. 8.

The internal layout of the flats have been specifically designed to ensure that no windows will overlook the rear gardens to no. 8 or no. 6 Mill Lane. The ground floor window on the rear elevation serves a bathroom and will be obscure glazed; it will also be screened by a 1.8m high close boarded fence along the rear boundary. At first floor level, an obscure glazed window serves the bathroom, to ensure that there is no view down into the gardens of no. 8 or no. 6.

There is adequate room externally for bins for recycling for each flat.

The existing hedge along the west boundary and its junction with the southern boundary will almost completely obscure the view from the new flats of the side elevation to no. 12 Roman Close.

This is a re-submission of a still valid planning application reference 08/00923/FUL.

An archaeological survey has already been undertaken.

The only differences being a simplified roof design and a slight increase in width.