



James Fleming | Architectural



Mr John Anderson & Corinne Davies - Proposed Re-design of Plot 1, Land to rear of Sketchley Hill House, Rugby Road, Burbage, Leicestershire, LE10 2ND

Design & Access Statement - Rev -

Date - 16.04.24

JFA2023_34

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1.1 Overview

This document has been produced by James Fleming Architectural Ltd on behalf of the client to support a Section 73 application to vary a condition associated approval ref: 22/00236/FUL.

The proposal seeks approval for a new design for Plot 1, to align with my clients preferred approach. Beyond the design of the building on Plot 1, it is intended all other factors contained within the approval will be maintained.

The following Design & Access Statement is to be read in conjunction with wider planning application drawings, documents and details accompanying this application.

This document illustrates how key design opportunities have been maximised, how constraints have been overcome and how good design principles have shaped the proposed development into a responsive, vibrant and contextually appropriate proposal.

1.2 Design Team

Design Team;

James Fleming Architectural Ltd

50 Leicester Road

Hinckley

Leicestershire

LE10 1LT



James Fleming | Architectural

Client:

Mr Anderson and Mrs Davies

Land Rear of Sketchley Hill House,

Rugby Road,

Burbage,

Hinckley,

Leicestershire

1.3 Site Location

The proposed site within Burbage, off Rugby Road, a link road from the A5 / M69 to Hinckley. To the North of Nuneaton, and to the Southern tip of Hinckley, broken via the railway line running east / west.

Numerous bus services link the above mentioned towns and

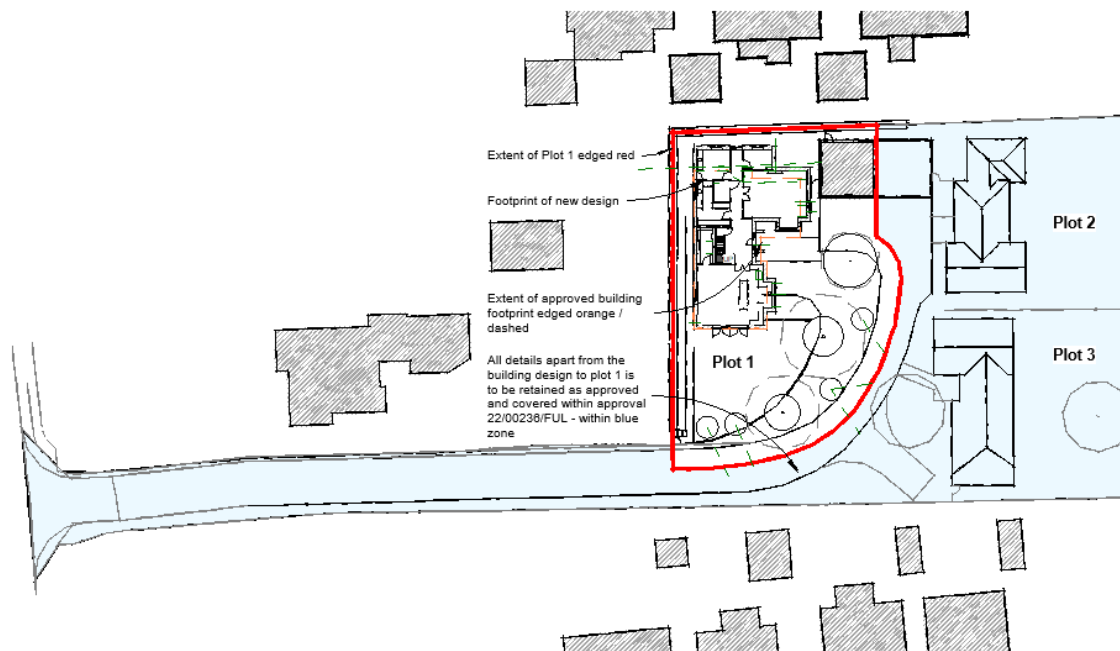
other local villages, each leading to and offering multiple shopping retail parks, independent shops, schools, Hospital, play and open space.

The site is set in a majority residential weighted area with pockets of independent retail outlets. Established Infrastructure and pedestrian links to local amenities, and wider major road network.



- Key 'Motorway' road links
- Key 'A' road links
- Site
- Commutable towns & villages

2.1 The Site



The Site;

The whole site is circa 2695sq,m, of which the building in plot 1 (within plot boundary edged red), is subject to a change design.

The remaining site arrangement, agreed constraints, layout, and design is to remain in line with the current approvals.

Access with associated visibility splays shall be retained.

Bin collection and storage as already agreed.

Materials subject to condition.

3.1 - Contextual Analysis

As part of the design development process, a contextual study has been undertaken to gain an insight into the pattern of adjacent development and range of materials and architectural detailing that lie within close proximity to the site. The following pages of site analysis identify key considerations which have influenced the design process and associated decision making.



Photo 1;

View from Rugby Road, looking Easterly, highlights array of building forms, brick and stone faced walls, white and dark grey upvc fenestration, and various forms of concrete type and colour.

3.1 - Contextual Analysis continued...



Photo 2—Easterly View along Rugby Road to the north of The Ridgeway. Traditional 1930's era semi detached two storey dwellings with hipped main roof arrangement and gable detailing. Mix of facing brick and render external wall finishes with brick detailing.

3.1 - Contextual Analysis continued...



Photo 3—Westerly View along Rugby Road to the north of The Ridgeway. Traditional 1960's era detached properties with both 1 1/2 storey and two storey form. A more recent replacement dwelling has recently been completed comprising buff brick, render, stone detailing and dark concrete roof tiles, with dark framed fenestration and two storey bay window projection, with flat roof over.

3.1 - Contextual Analysis continued...

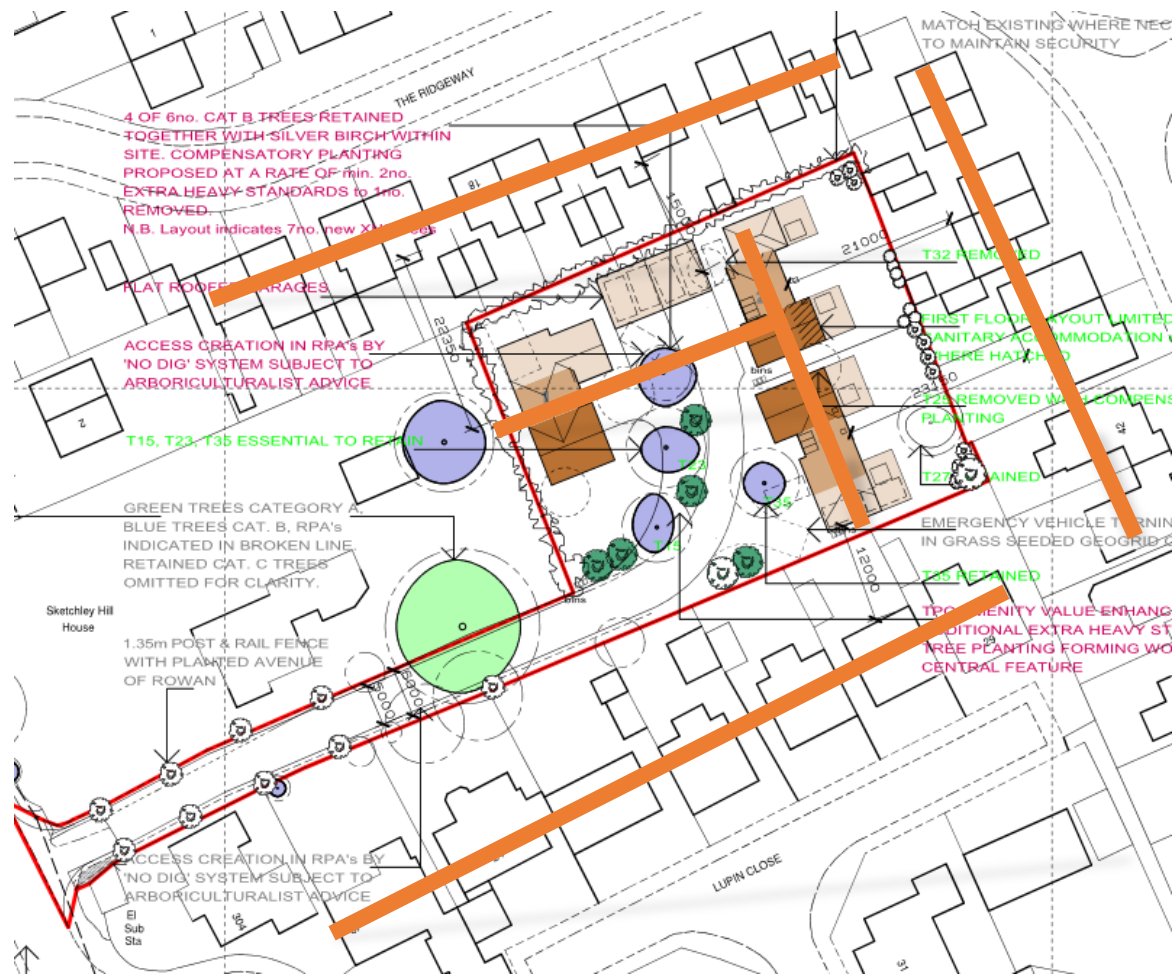
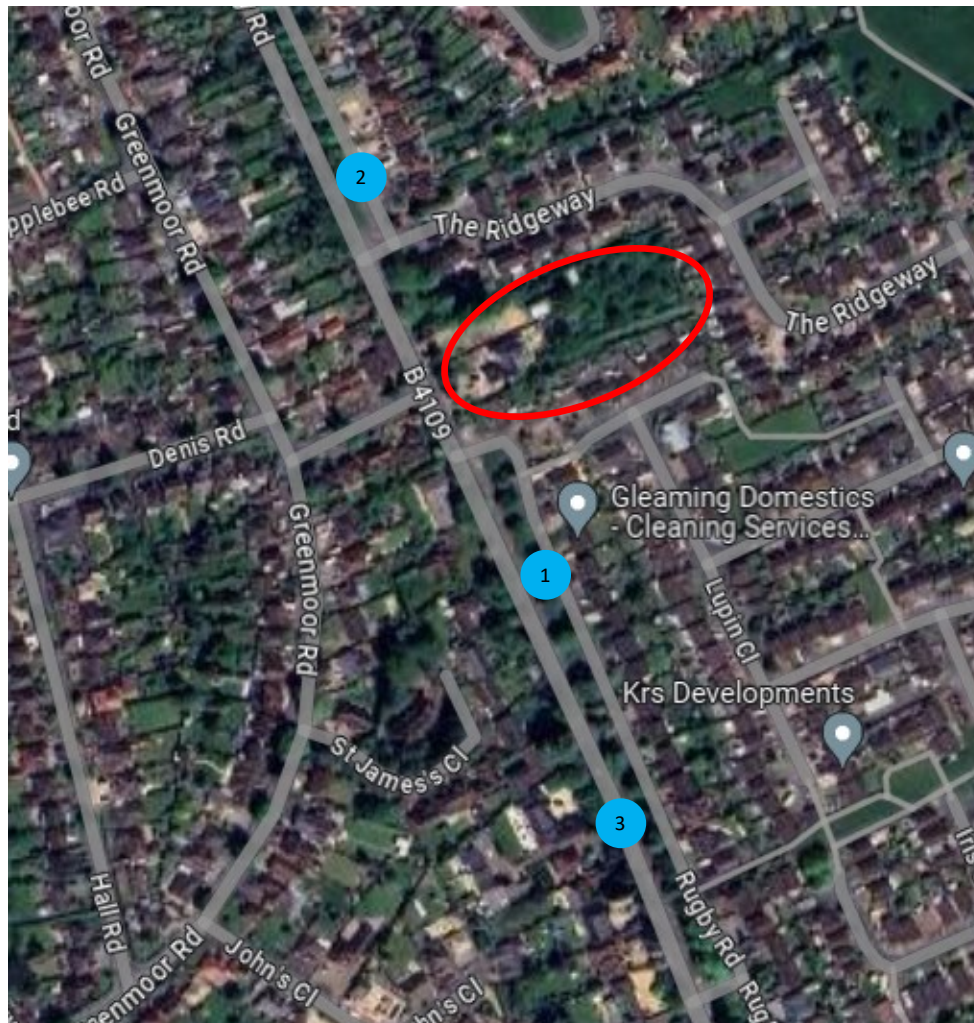


Image 4—Aerial view of existing approved site plan. Highlights a general linear built form surrounding the site boundaries, and that adopted within the development site area.

3.1 - Contextual Analysis continued...

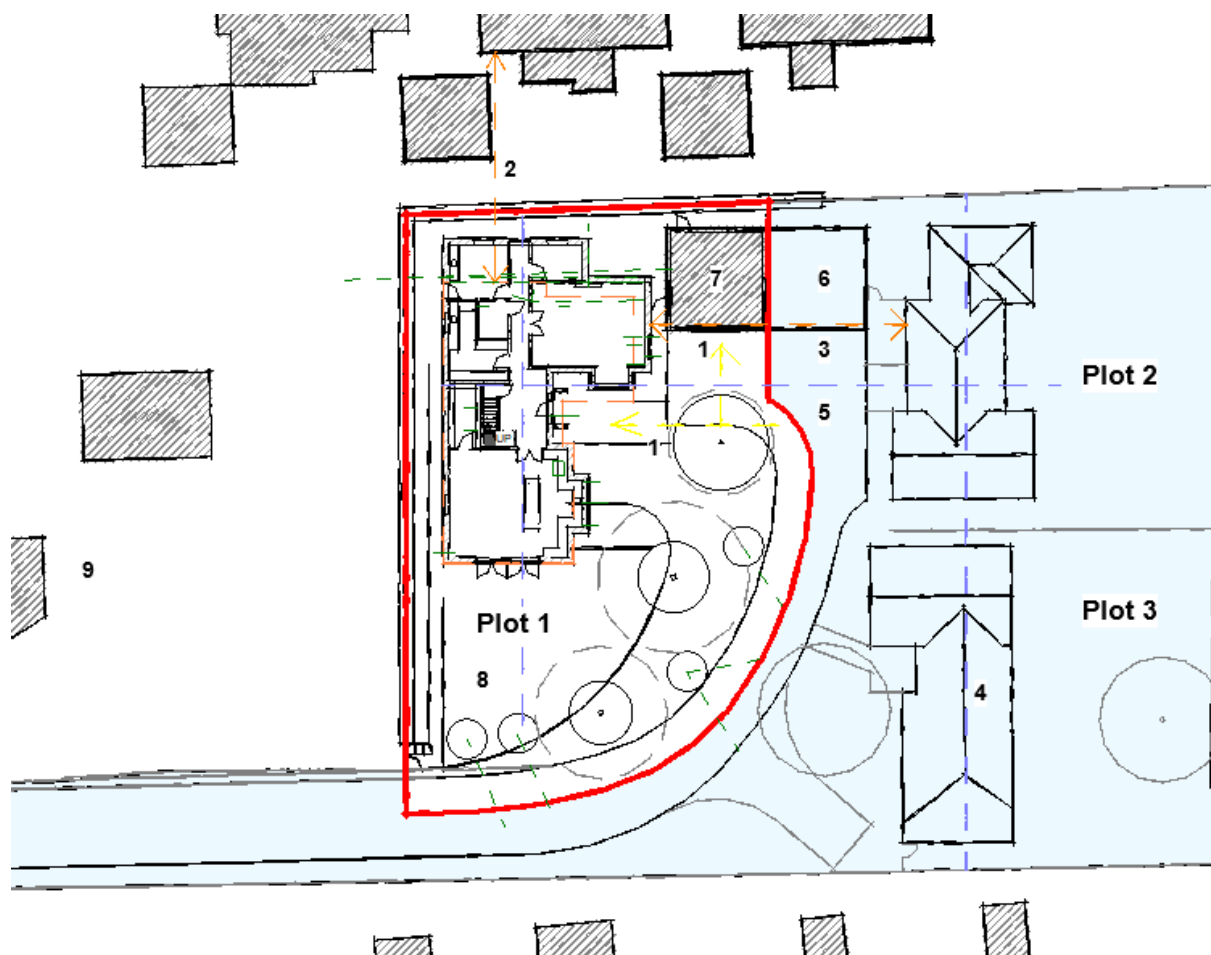


Legend;

- Site
- 5 Photo location

Site Plan to locate the contextual analysis images.

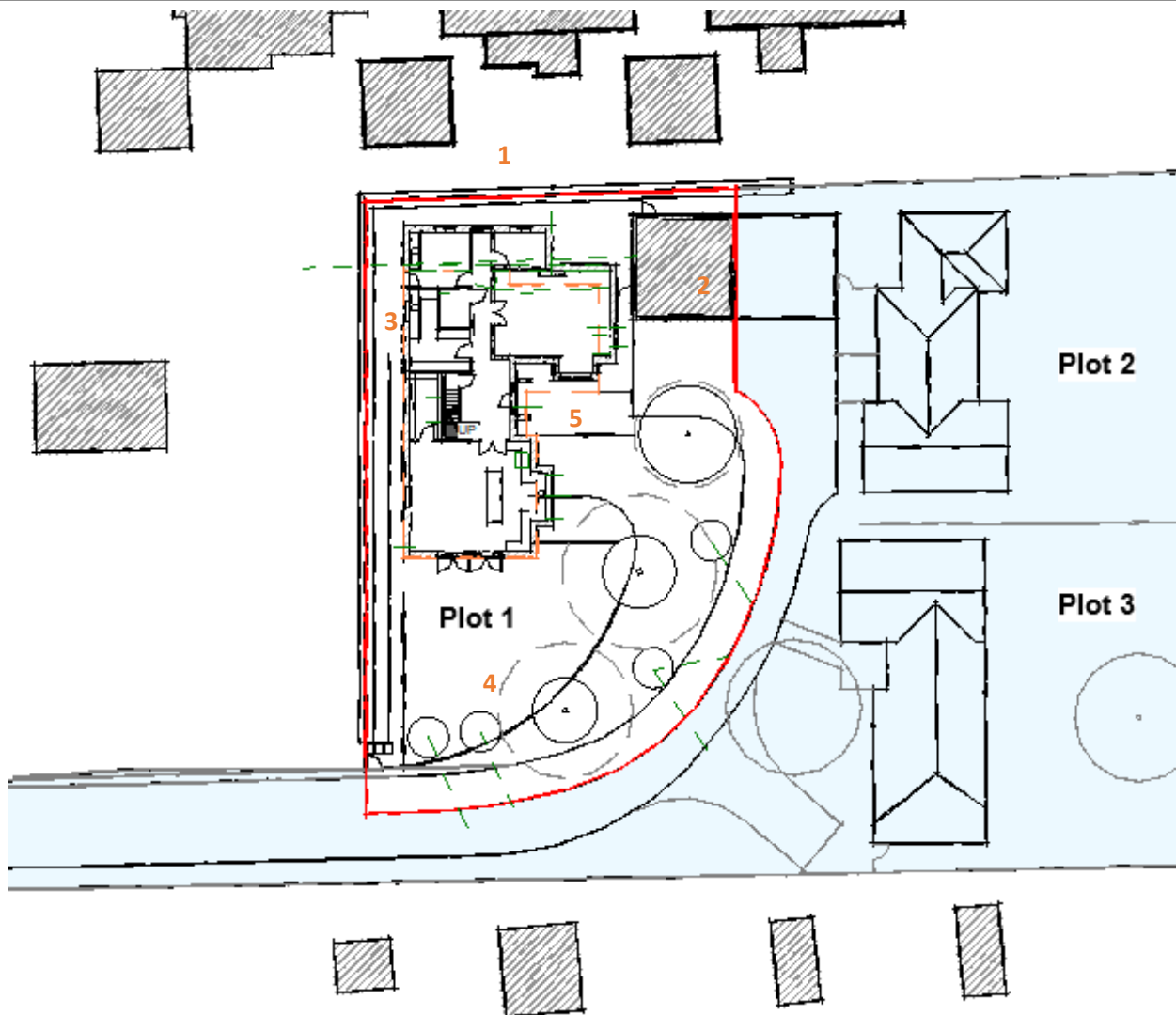
4.1 - Key Design Principles



Key Considerations;

1. Retain access to linked double garage, and access to front entrance door kept centrally located.
2. Consider 14m min clear distance from habitable windows on neighbouring properties to blank gable wall.
3. Retain similar clear distance to opposing plot. Option for new windows to be secondary if located in gable wall.
4. Linear arrangement of approved buildings.
5. Linear link between plots 1 & 2 as per the approved plans.
6. Linked double garage serving Plot 2.
7. Linked double garage serving plot 1.
8. Garden location fixed to the southern part of the plot.
9. Neighbouring building.

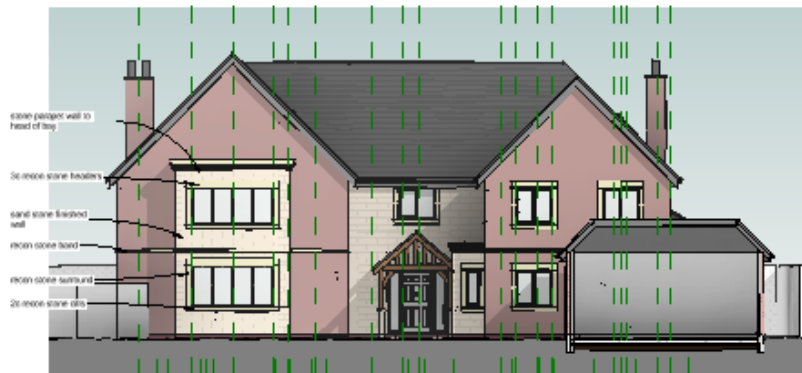
5.1 - Proposed Site Layout



Key Considerations;

1. Existing neighbours respected and 14m distance retained at first floor.
2. Garage to be attached to plot 2 garage but the roof design altered to include a pitched element and raised flat roof.
3. First floor windows to be fixed shut and opaque glazing.
4. Garden retained to the South.
5. Feature canopy to create focal point to entrance.

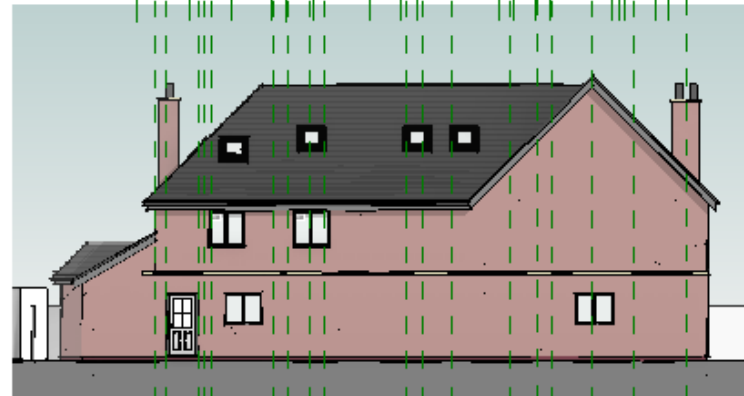
5.2 - Proposed Building Design



Proposed Front Elevation
1 : 100



Proposed Side 2 Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Side Elevation
1 : 100

Plot 1;

Materials to comprise:

1. Concrete roof Tiles.
2. Dark grey uPVC Fascia's and soffits.
3. Dark grey uPVC rain-water goods.
4. Facing brickwork and stonework finish to external walls.
5. Re-constituted stone detailed cills, headers, surrounds, and bands.
6. Oak framed canopy over front door.
7. Dark grey window and doors frames.

5.2 - Proposed Building Design—continued....



6.1 - Conclusion

The proposed scheme will make efficient use of the plot, creating an attractive residential environment which reinforces the existing residential context. The choice of a sympathetic residential style and the use of traditional, high quality external facing materials combined with landscaping to the site will ensure that the scheme significantly compliments its setting.

The scheme will aspire to make a positive contribution to the character and quality of the area through the creation of a safe and attractive residential development. The scheme will accord with the overall objectives of national and local policy in terms of urban design, promoting sustainable development, achieving good design and responding to the site conditions and local character.