

**DHASC Ltd**

**Chesterfield Way  
Barwell**

**Proposed New Bungalows**

**Character Analysis and Appraisal**

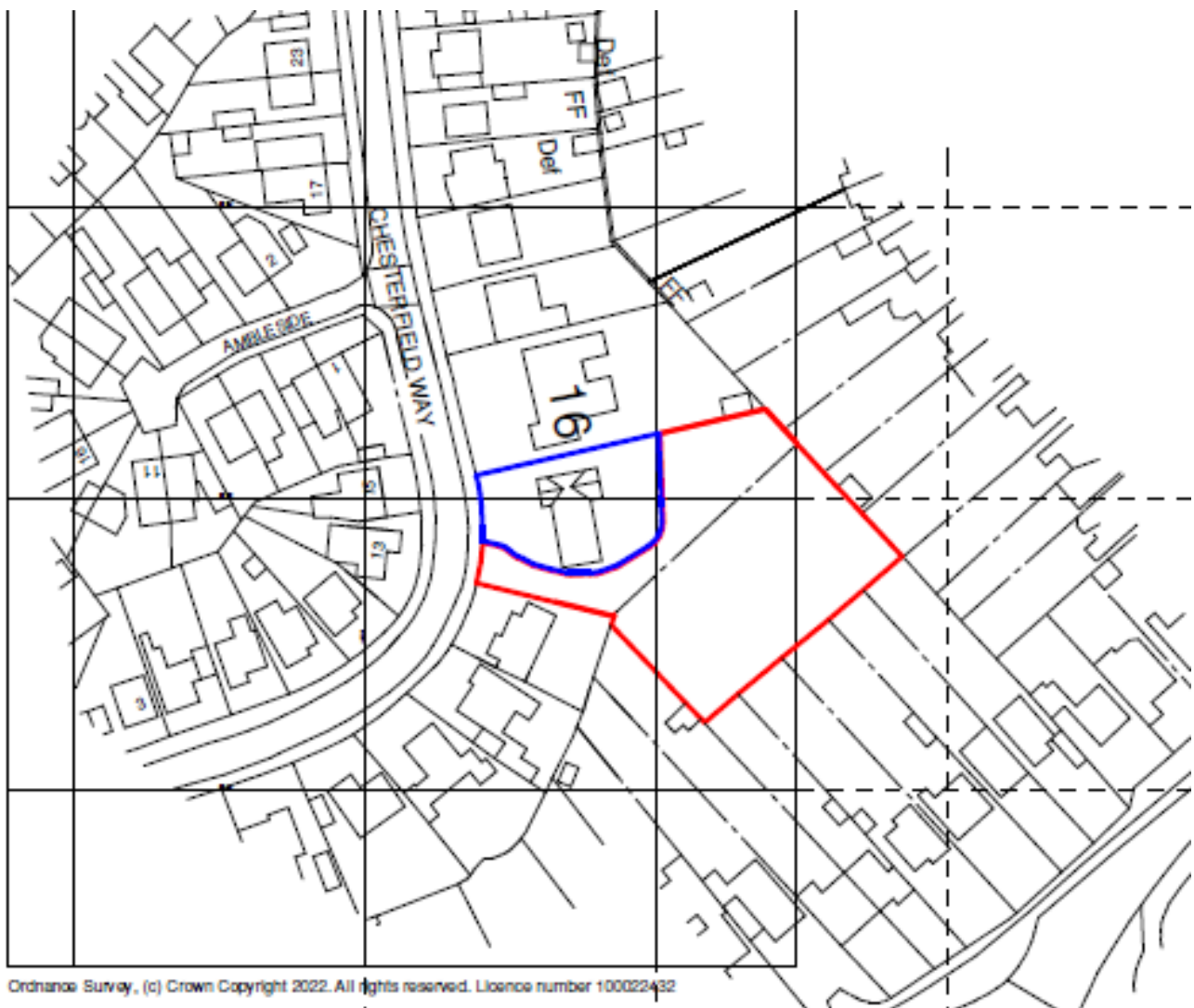


# 1 - FORWARD

The site for the proposed works is:

land to the rear of  
14 Chesterfield Way  
Barwell  
LE9 8BH

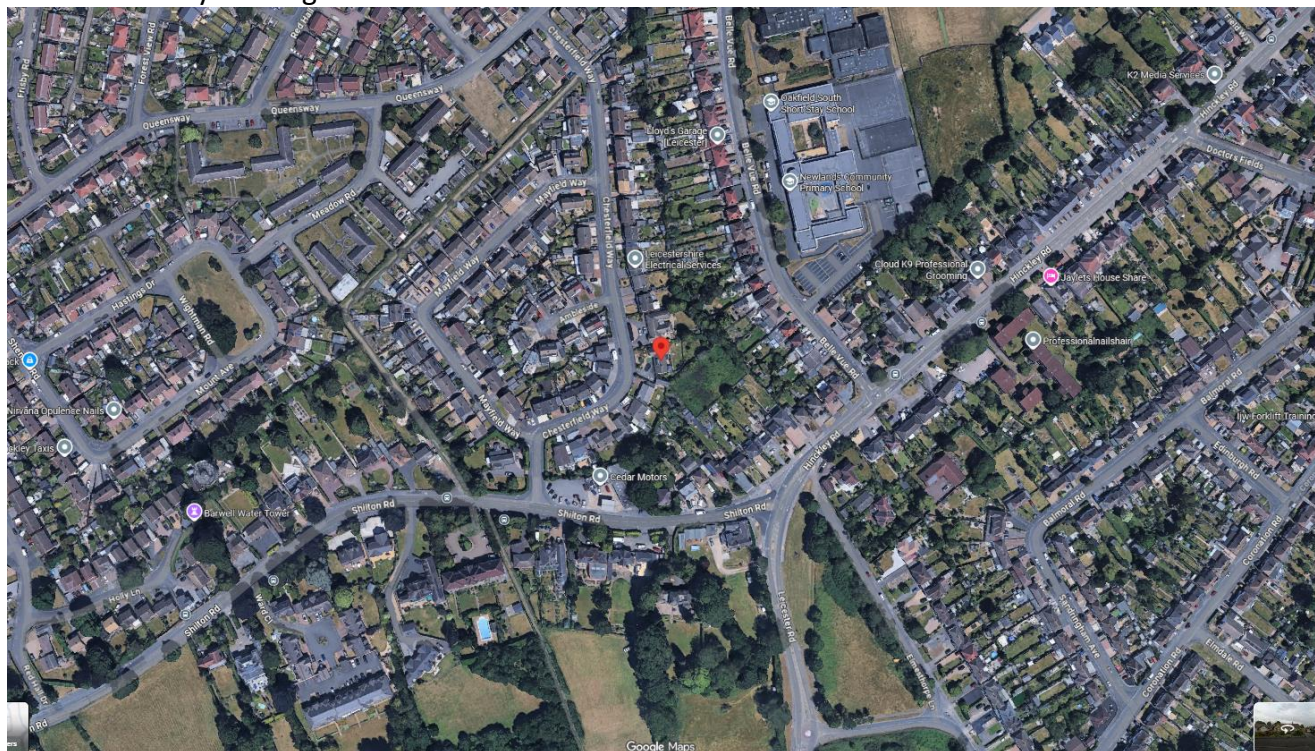
The location of the site is identified on drawing number 16/97 00 (Site Location Plan); also shown below. This Character Analysis and Appraisal is in support of the reserved matters planning application for the new build of 3 bungalows as approved by outline approval ref 22/00788/OUT. The application is submitted on behalf of DHASC Ltd.





## 2 - CONTEXTUAL ANALYSIS

The site is located on the Eastern side of Barwell in a residential area within the settlement boundary and within easy walking distance of local amenities.



The site consists of an area of gardens access via a new drive off Chesterfield Way. Approval for access and layout has already been granted.



**View from 14 Chesterfield Way looking South.** Mainly single storey with some dormer bungalows. Mix of buff and red brick. Gabled roofs with concrete tiles.





**14 Chesterfield Way.** Detached dormer bungalow in buff brick with concrete pantile roof and front gable. White uPVC windows and two bow windows. The garage to the right is to be demolished to provide site access.



**View from 14 Chesterfield Way looking North.** Mixture of single storey and dormer bungalows rising to full two storey houses further along the road. Mix of buff and red brick with some render. Concrete roof tiles and flat roofed dormers.



**Directly opposite 14 Chesterfield Way.** Two storey gable fronted houses. Mix of buff and red brick and some render with some timber cladding. Gabled roofs with concrete tiles.

### 3 - PROPOSED SCHEME

The proposed scheme is for 3 x 3 bed bungalows. Each bungalow benefits from 3 parking spaces and a large private rear garden. Layout was approved as part of the outline planning approval.



Plots 1 and 2 are the same, just mirrored to provide a symmetrical appearance to the street elevation. The design of the bungalows reflect the design of the existing bungalows on Chesterfield Way with a projecting gable set to one site. The proposed materials are red brick and concrete roof tiles with some render around the front door. This is in character with the material palette of Chesterfield Way.



Plot 3 has a different appearance as the kitchen window is located on the side elevation rather than the front. This is to avoid overlooking the kitchen of plot2. The materials and overall style is the same as plots 1 and 2 giving the development a cohesive appearance.

We ask that the exact choice of materials is conditioned as this will be determined by cost and availability at the time that the build is carried out.