AXONBECKETT
ARCHITECTS
MASTERPLANNERS

DESIGN & ACCESS STATEMENT

Project Ref:	**09949**
Address:	**Land adjacent to 4 Granby Road Hinckley Leicestershire LE10 0PW**
Proposal:	**Proposed New Dwellings**
Date:	**03-11-09**
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1.0 Design

1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

Granby Road links Merevale Avenue and Rugby Road. The site is located on the left hand side if Granby Road is entered off Rugby Road and is formerly a childrens play area. Outline Planning Approval has been granted previously on this site for two, two bedroom semi detached houses and associated parking spaces.

It is now proposed to provide two three bedroom properties by utilising the space in the roof to provide an additional bedroom. Each property is able to accommodate two off road parking spaces.

1.1.1.2 Social

This development is within an existing domestic area which contains two and three bedroom two storey properties (some of which contain room-in-the-roof).

1.1.1.3 Economic

Gaining a planning permission to develop the site in itself will increase the value of the land; however, any residential development on this plot will generally follow market values for dwellings in the area and tidy up an underused plot of land.

1.1.1.4 Planning policy

The scheme has been developed with reference to Local Planning Policies RES1, BE1, T5 and National Planning Policies Guidance Statements PPS1: Delivering Sustainable Development (February 2005), PPG3: Housing (2000) and PPG13: Transport (2001).

1.1.2 Involvement

Consultations were held with:
Planning Officer – James Hicks
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The client is seeking an approval for two, two storey dwellings with room-in-the-roof, accommodating for two families, with parking facilities for two vehicles off road to each property.

1.1.4 Design

The proposal reflects the client's brief of two 3 bedroom properties, with associated car parking and amenity space externally. It will mimic existing properties in the area in terms of brickwork, render, grey concrete roof tiles etc. The positioning of the properties complies with required distances between habitable windows. The 'L' shaped plan of the development reflects the wedge shape to the plot.

1.2 USE

The proposed development is simply two, two storey residential dwellings with room-in-the-roof and associated car parking.

1.3 AMOUNT

The planning application is applying for two 3 bedroom dwellings and is considered an appropriate use of a brownfield site within a town settlement. The dwellings meet the LA requirements for the provision of external amenity areas, refuse areas, car parking provisions and is within 5 minute walking distance to the nearest bus stop and 10 minutes to Hinckley Town Centre.

1.4 LAYOUT

The development is designed as an 'L' shape to fit the wedge shaped plot of land.

1.5 SCALE

The scale of the proposal reflects the existing adjacent dwellings and responds to the existing topography of the site.

Eaves levels will be set out to echo the existing dwellings along Granby Road.

Windows and doors will be sized to reflect the interior function and other properties in the area.

1.6 LANDSCAPING

The proposed scheme permits the opportunity to establish a small low maintenance landscaping scheme to the front of the dwellings.

1.7 APPEARANCE

The design of the dwellings will echo other properties along Granby Road and other adjoining roads, with the use of some materials indigenous to Leicestershire.

Materials will echo other properties in the local vacinity.

Windows and doors will be configured to reflect interior function and of a size to echo other properties within the local area.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

Two off road parking spaces can be provided to each property in accordance with Leicestershire Highway Authority's recommendations for three bedroom houses.

2.1.3 Access and Egress Locations

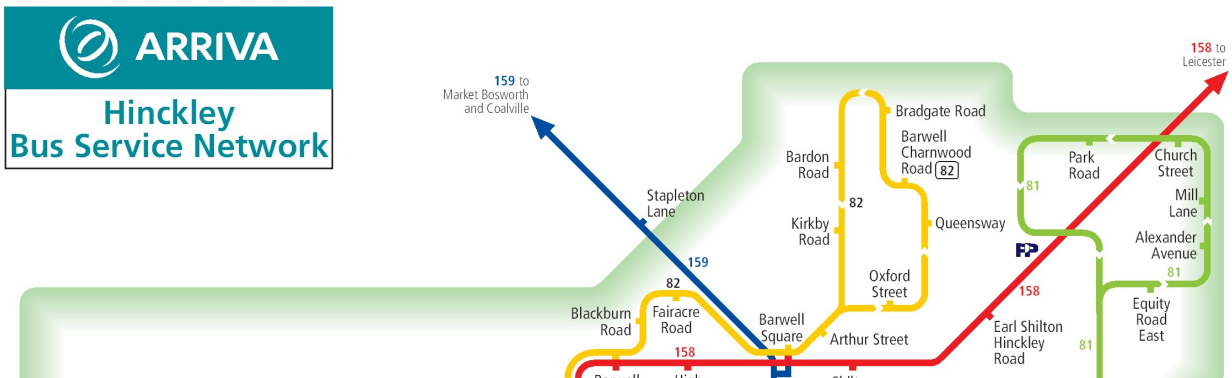
The access is set out with the current requirements established by local highway authority for pedestrian and vehicle safety.

2.1.4 Local Public Transport

There is a bus stop sited on Rugby Road which is within a five minute walk from the proposed site however the main bus depot is less than a ten minute walk. Buses from here serve Nuneaton, Leicester and Coventry. Hinckley Town Centre is within a 10 minute walk from the proposed development site.

The current bus operator is Arriva.

The closest train station is in Hinckley.



Inclusive Access

This section aims to describe how everyone can get to and move through the proposal on equal terms regardless of age, disability, ethnicity or social grouping.

- The vehicular access is located to front of the properties (on the West Elevation).
- A new pedestrian level access will be provided to both ground floors.
- The new accesses will have a minimum 1:15 gradient to accommodate any disabled personnel accessing the ground floor entrances from the car parking bays.
- All internal rooms on ground floor will have level access, including access to the rear garden.