

DESIGN THREE SIXTY^o

PLANNING, DESIGN & ACCESS STATEMENT FOR NEW 3 BEDROOM BUNGALOW

LOCATED AT:

Land adjacent to

29 Elizabeth Road,

Hinckley,

LE10 0QY

1. Introduction

This Design and Access Statement has been prepared to accompany the planning application for A new 3 bedroom detached dwelling located at Land adjacent to 29 Elizabeth Road, Hinckley, LE10 0QY. The statement outlines the design rationale and access considerations, ensuring compliance with relevant planning policies and guidelines.

2. Site Context

The site is located on Elizabeth Road within the residential area of Hinckley, Leicester. The surrounding context comprises a mix of single and two-storey dwellings of varying architectural styles and materials. The site benefits from an adequate plot size, providing ample space for the proposed development while maintaining appropriate separation distances from neighbouring properties.

The existing site was previous garden that has been subsequently split to form an empty parcel of land bounded by close boarded fencing to all sides except for a gap for access on Elizabeth road . The proposed development seeks to

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make better use of the site by providing a high-quality family home that aligns with the character of the area.

3. Design Proposal

3.1 Scale and Layout

The proposed dwelling is a dormer bungalow structure with a footprint that respects the scale and massing of neighbouring properties. The design ensures that the new dwelling integrates harmoniously with the existing street scene while providing enhanced internal living spaces.

The ground floor includes:

- An open-plan kitchen, dining, and living area
- 2 bedrooms
- Bathroom
- store

The first floor comprises:

- a master bedroom with en-suite

3.2 Appearance

The proposed dwelling adopts a traditional design with materials chosen to complement the surrounding area. The property will be constructed using high-quality brick, while the front gable will feature white render above a plinth of red bricks, creating a visually appealing contrast. Anthracite-framed windows will add a modern aesthetic, enhancing the overall design.

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The roof will be pitched and finished with dark tiles to maintain consistency with neighbouring properties. The front elevation includes large windows to maximize natural light and create a welcoming façade.

3.3 Landscaping

The front garden will include a driveway with space for off-street parking for multiple vehicles, surfaced with permeable materials to support sustainable drainage. The rear garden will provide a private outdoor space, with landscaping designed to enhance biodiversity and visual appeal.

4. Access

4.1 Vehicular and Pedestrian Access

The existing access from Elizabeth Road will be retained and improved to accommodate the new dwelling. A new driveway will ensure safe and convenient access for residents and visitors.

4.2 Inclusive Design

The proposed dwelling has been designed to ensure accessibility for all users. The ground floor includes level thresholds, and internal spaces are configured to allow for future adaptability if required.

5. Sustainability

The development incorporates sustainable design principles, including:

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- High-performance insulation and energy-efficient glazing to reduce energy consumption.
- The use of permeable materials for the driveway to manage surface water drainage.
- The potential for renewable energy installations, such as solar panels, subject to further consideration.

6. Conclusion

The proposed development at Elizabeth Road will create a high-quality, family home that meets modern living standards. The design respects the character of the area while enhancing the site's functionality and aesthetic appeal. The development will contribute positively to the local housing stock and aligns with planning policies and guidelines.

We respectfully request that the application is approved.