

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DESIGN AND ACCESS STATEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Name and address of proposed development site –<br>Aqueduct Barn, Bosworth Road, Shenton, Nuneaton, CV13 6DP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Proposed Development –<br>To replace rear and side garden fences with reclaimed brick and coping not exceeding 1.8m in height.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Assessment of the surroundings of the proposed development –<br><i>In what sort of area will the proposed development be located? Consider its character and landscape as well as its social and economic characteristics.</i><br>Barn conversion in rural area within conservation area (village of Shenton)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Consultation -<br><i>How have you involved or consulted the local community, special interest groups, professionals etc about your development proposals? If so, please give details.</i><br>Hinckley and Bosworth Borough Council have advised us of the necessary planning and procedures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Evaluation –<br><i>How has your evaluation of the surrounding area and any consultation affected your final scheme?</i><br>It draws on the importance of mellow reddish brick in the village and avoids further introduction of alien or detrimental materials such as render. The wall will retain and encourage appropriate setbacks and boundary treatments, including hedgerows and brick walls (Supplementary Planning Document Hinckley & Bosworth Borough Council, 2019)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>DESIGN COMPONENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Proposed Use(s) -<br><i>How does your proposed use(s) fit in with the surrounding area?</i><br>The village of Shenton is made up of various buildings with the same style of brick walled gardens and boundaries. For example, for a considerable length of Bosworth Road, adjacent to the road and Shenton Hall there is a brick wall with copings that is more than several hundred metres in length. Our proposed wall would be much more in keeping with the surrounding area and beauty of the village than the current timber fences.<br><br><i>How does your proposed development fit in with the relevant planning policies?</i><br>To protect this natural landscape environment, development should respond to its specific characteristics, protecting its intrinsic beauty and character, and at a wider level protect the perception of separation between settlements, including those in the designated green wedges, ensuring that new development does not result in harm to existing environments (Supplementary Planning Document Hinckley & Bosworth Borough Council, 2019). |
| Scale –<br><i>How does the scale (height; width and length) of the proposed development fit in with the surrounding area?</i><br>The wall will replace an existing fence, the only change would be the materials used to be more in keeping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Appearance –

*Explain and justify the external appearance of the development and the choice of materials/finishes.*

To be in keeping with the Barn and surrounding village of Shenton.

### **ACCESS COMPONENTS**

Relevant Policies -

*How have the relevant policies influenced your proposals?*

We are trying to make sure we abide by all relevant policies and enhance the beauty of the property and the area it is situated within.