Design & Access Statement

Proposed Change of Use, Extensions & Alterations to
The Plough Inn 23 Church Street Earl Shilton LE9 7DA.
For Mr Deacon

INTRODUCTION
This Design & Access Statement has been prepared by Peter Thompson ADT LTD on behalf of Mr Deacon in support of a planning application to Change the use of The Plough Inn to a single dwelling and to extended and alter the property.

The Statement establishes design principles for the development, which are appropriate to the site and the surrounding area.

THE SITE
The site is located in a primarily residential area of Earl Shilton. The neighbours to the left, right and rear are all residential properties.

USE
The Planning Application is to change the use from a Public House to a single dwelling, to provide garage and sun room extensions and a new boundary wall to Church Street.

AMOUNT
The development comprises one new dwelling.

LAYOUT
The Public House sits to the centre of the site providing parking area to the front with private gardens to the rear. This layout will not change, however the garage extension and sun room extensions are both to the front of the site. The garage so that it sits within the parking area and the sun room as the front of the site faces south.

SCALE
The Scale of the property doesn't change and although a large property it sits well within the street scene and benefits from a more domestic feel with the additional sun room and garage.

LANDSCAPING
The landscaping will not change to what is there at present, it comprises domestic rear garden with hard standing for the parking are in front of the property..

APPEARANCE
The proposal is to soften the appearance of the property so that it looks no longer like a Public House but a Dwelling House. To do this we have added the sun room and garage extensions which alter the form to the front, hiding large windows and the second front door. We have change the location of the front door and made more of a feature of it, altered the window style and added in a couple of roof lights.

ACCESS
With the site being less than a mile from the town centre of Earl Shilton access is very good, either a 15minute walk or 5 minute cycle. The site is served by public transport with numerous good bus routes stopping on the Leicester Road / High Street.

The property has the benefit of a driveway accessing onto Church Street that links to the local road network giving good access into Leicester & Hinckley and to the motorway network. Pedestrian routes will be provided from the dwelling and parking area, gradients will be to a maximum of 1:12 gradient in accordance with Approved Document M of the Building Regulations with level thresholds to the house entrances.
The internal specification of all the proposed houses will comply with the requirements of the Building Regulations especially with regards to Approved Document M which deals with Access and Facilities for Disabled People.

CONCLUSION
The submitted scheme will provide a new family dwelling that is more suited to the residential site than it's current use. The change also removes the potential for anti-social behaviour and highways issues. The proposal will improve the appearance of the property and surrounding area.