DESIGN AND ACCESS STATEMENT

Proposed Erection of Detached Dwelling
And Double Garage

Mr P Seditas & Mrs H Ford

Land off Beacon View, Bagworth, Leicestershire

DESIGN STATEMENT

This full planning application seeks approval for the erection of a four bedroom, three storey dwelling and double garage house types on land that previously had approval for a three bedroom dwelling and garage. This permission remains extant as the remainder of the comprehensive development of the former Bagworth colliery has now been completed and occupied.

THE SITE

The application site measures approximately 0.06 hectares to the south of Beacon View and east of Station Road at the entrance to the now constructed development of the former Bagworth colliery.

The land slopes gradually down from Beacon View in a southerly direction towards the existing properties on Station Road

Opposite the application site to the north, No.2 Beacon View faces and No.283 Station Road is side on to the proposed dwelling. Adjacent to the site to the west No.7 Beacon View is also side on to the proposed dwelling.

SITE LAYOUT (Constraints)

The main principle of road access (Beacon View) and plotting of houses was established on the previous full planning approval.

A large sewer and easement crosses the site at the north eastern corner which restricts any buildings to allow future maintenance.

The development is bordered to the rear eastern, western and southern boundary by a 1.8m high close boarded fencing. Beyond the western boundary an existing hedgerow and tree belt separates the site with No.7 Beacon View.

DENSITY

The dwelling sits on 589m^2 of land which blends well with the existing context and morphological pattern of the surrounding new development.

SCALE AND APPEARANCE

The building is three storeys, with rooms in the roof. The main elevation treatments will be red stock brickwork and small profile grey concrete roof tiles. The elevational treatments are simple window casements, brick and stone soldier and cills with corbelled eaves and boxed fascias. A simple vernacular found in the vicinity and already approved for the surrounding new residential development.

GARDEN BOUNDARIES

Existing 1.8m high close boarded fencing exists on the eastern, western and southern boundaries. A new 1.8m high fence is proposed to the side of the new dwelling to Beacon View.

AMENITY SPACE

The dwelling will benefit from an individual rear garden space of 351m^2 facing south and a small front garden.

CAR PARKING

The dwelling will have a double garage for capable of two car parking spaces.

LANDSCAPING

A scheme of new planting of native trees will be submitted to enhance the area on separate landscape architects plans.

ACCESS STATEMENT

The dwelling will comply with Building Regulations Approved Document Part M, 2004 edition which includes access to and into the dwellings, circulation within the entrance storey of the dwelling, accessible electrical switches and sockets and W.C provision to the entrance storey of the dwelling.

Parking space and associated garage is located in close proximity to the dwellings; it is at a level that can be gained by gently sloping footpaths. The dwelling will have a level threshold to the front door.

A new adoptable road fronts the dwelling allowing pedestrian and cycle access to Station Road which connects to local facilities in Bagworth and Ellistown. A regular bus service runs along Station Road to the local town of Coalville and further to Leicester city centre.