

DESIGN AND ACCESS STATEMENT

REPLACEMENT DWELLING

30, BARTON ROAD, MARKET BOSWORTH, LEICESTERSHIRE. CV13 0LJ



dc architecture ltd

DESIGN	-n. to make plans to build an object
CREATE	-v. to make something new
INNOVATE	-v. to make changes to something established
ARCHITECTURE	-n. the art and technique of designing buildings



INTRODUCTION

This design and access statement is prepared in support of a planning application for the replacement dwelling at no 30 Barton Road, Market Bosworth.

This Design, Access & planning Statement should be read in conjunction with the following

As existing drawing 1178-NC-01
Planning Drawing 1178-NC.04

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application.

SITE AND CONTEXT

The site lies within the town of Market Bosworth approximately 300m to the north of the town centre.

The application site is around 1200sqm in area with a 1960's brick and tile bungalow sitting centrally within the site.

The surrounding built form comprises large plots with a mixture of detached properties of various types & styles.

The property is accessed off Barton Road,

LAYOUT & ACCESS

The proposal involves the demolition of the current bungalow and its replacement with a one and half storey house. (I.e. first floor rooms partially formed within the roof space)

The proposed footprint of the building sits centrally and in a similar position to the current property.

The existing access and driveway will remain albeit widened slightly to improve access to the site.

SCALE

The proposed dwelling would be larger in scale than the current building, the height of the proposed building is around 1.5m higher than the current building however the proposed ground floor level would be set 350mm lower than the current meaning the ridge will be around 1.2m higher than that of the existing building. This increase in ridge height would have minimal impact. Viewed in the context with the surrounding properties the proposed building would be in keeping with the scale of these.

APPEARANCE.

The design of the dwelling retains a traditional appearance within the street scene and is within keeping of the style of surrounding properties. The use of traditional materials comprising brick and tile similar to the existing property, the gables of the proposed dwelling mirroring the detailing of the existing building. Again given the context of the proposed design would be in keeping with the character of surrounding area.

LANDSCAPING

The plot is well established with mature landscaping which would be retained therefore minimal additional landscaping would therefore be required.

CONCLUSION

The proposed replacement dwelling as designed would bring about a sympathetic development in keeping with the scale and character of the surrounding area.

Relevant Planning Considerations :

- Policy DM10 of the SADMP requires that new development either complements or enhances the character and appearance of its surroundings and does not compromise the amenities enjoyed by the occupiers of nearby properties.
- The application site lies within the settlement boundary
- Paragraph 2 of the NPPF states that “applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
- Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- Paragraph 111 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- Paragraph 126 of the NPPF relates to design quality. It states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*
- *The site lies within Flood Zone 1 where there is a less than 1 in 1000 annual probability of fluvial flooding. The proposed dwelling will not therefore be at unacceptable risk from flooding and will not materially increase flood risk elsewhere*