



LAND WEST OF WESTFIELD AVENUE

EARL SHILTON

DESIGN & ACCESS STATEMENT | OCTOBER 2024



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Project Ref: 1387-24-DAS
Status: Planning
Issue/Rev: A
Date: Oct 2024
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VISION

Avant Homes' vision is to build quality homes for everyone. Avant build homes at affordable price points in the areas that customers want to live, creating communities and making the property ladder accessible for all. In this case, we are working to deliver a new, sustainable and high quality residential development on land west of Westfield Avenue, Earl Shilton.

The development seeks to deliver 18 new homes in a mix of sizes and types, increasing the supply of much needed housing within the area. These new dwellings are in addition to the 350 already approved on the wider Avant development and intend to make use of currently unused land earmarked for employment use.

The proposals aim to retain and enhance any existing assets whilst also creating new ones through the use of high quality spaces and incorporating sustainable drainage systems.

INTRODUCING THE SCHEME

SCOPE OF THE STATEMENT

The Design & Access Statement has been prepared by Radford Architectural Services Ltd. on behalf of Avant Homes. This Statement is not intended to be a technical document. Its primary purpose is to allow an understanding of how the site layout plan has been developed, including the range of influences on its creation. The Statement explains and illustrates the essential place-making principles that will deliver a well-connected, high quality, distinctive new development.

This Design Statement has been prepared in accordance with government guidance contained within the National Planning Policy Framework (NPPF), which confirms that well-designed places can improve the lives of people and communities.

A series of annotated diagrams illustrate and describe the main design concepts that underpin the layout, and describe how the technical site and context analysis have influenced the scheme.

SITE LOCATION AND DESCRIPTION

The application site is located in the town of Earl Shilton, south west of Leicester City. Earl Shilton is located in Leicestershire and according to the 2011 census had a population of 10,047.

The town of Earl Shilton benefits from a range of facilities including several primary schools, post office, pharmacies, GP surgery, hairdressers, public houses and eateries, a church and multiple convenience stores.

The site itself measures 0.69ha and currently comprises a material storage compound.

The application site is part of a larger scheme by Avant Homes, comprising residential development of 350 new dwellings under outline permission 14/01279/OUT and subsequent reserved matters approval 19/01442/REM. Construction is now around 75% complete for the wider site.

The site is located on the southern tip of the wider scheme near the entrance and opposite an existing Doctors Surgery (Heath Lane Surgery).

TOPOGRAPHY & LANDSCAPE

The application site falls gently from around 108AOD in the south east corner near the entrance, to 104AOD in the north west corner.

An existing hedge line runs along the western boundary, whilst the northern and southern boundaries adjoin adjacent residential dwellings. The eastern boundary runs alongside the newly upgraded Westfield Avenue, being the primary access for both the wider Avant site and Doctors Surgery.

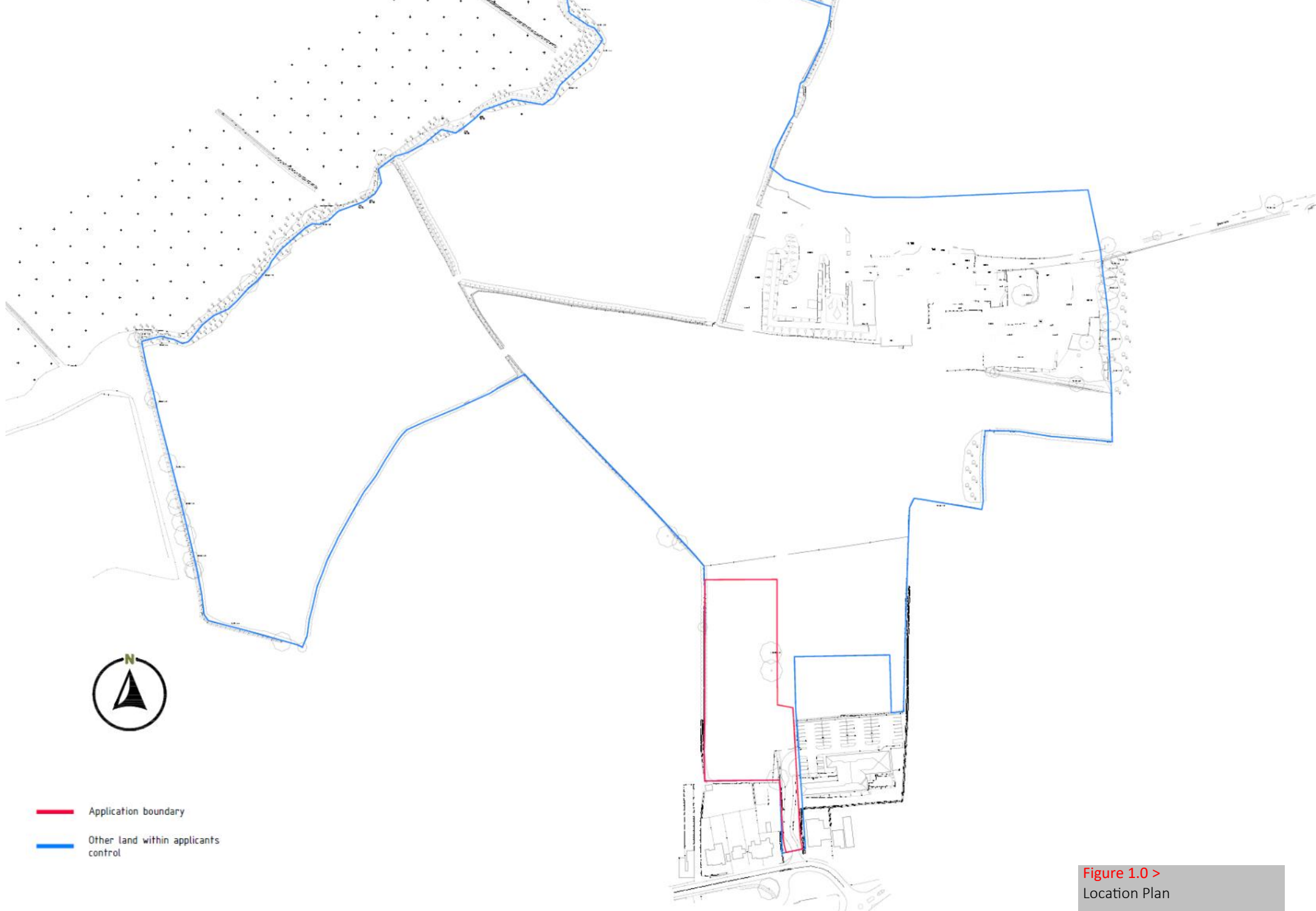


Figure 1.0 >
Location Plan

Accommodation Schedule			
Affordable 20%			
House Type	Arrangement	Accommodation	Total Units
Howarth	Semi/End	2 BED	4
Total			4
Open Market			
House Type	Arrangement	Accommodation	Total Units
Ripley	Semi/End	2 BED	7
Ferndale	Semi/End	2 BED	1
Cadeby	Detached	3 BED	3
Leyburn	Detached	3 BED	2
Horbury	Detached	4 BED	1
Total			14
Grand Total			18

- KEY
-  Existing trees retained
 -  Indicative landscaping
 -  Existing trees to be removed
 -  Indicates block paviors
 -  Application boundary
 -  Indicates affordable housing
 -  Other land within applicant's control
 -  Indicates bin storage area
 -  Shared bin collection point



Figure 2.0 >
Proposed Site Plan

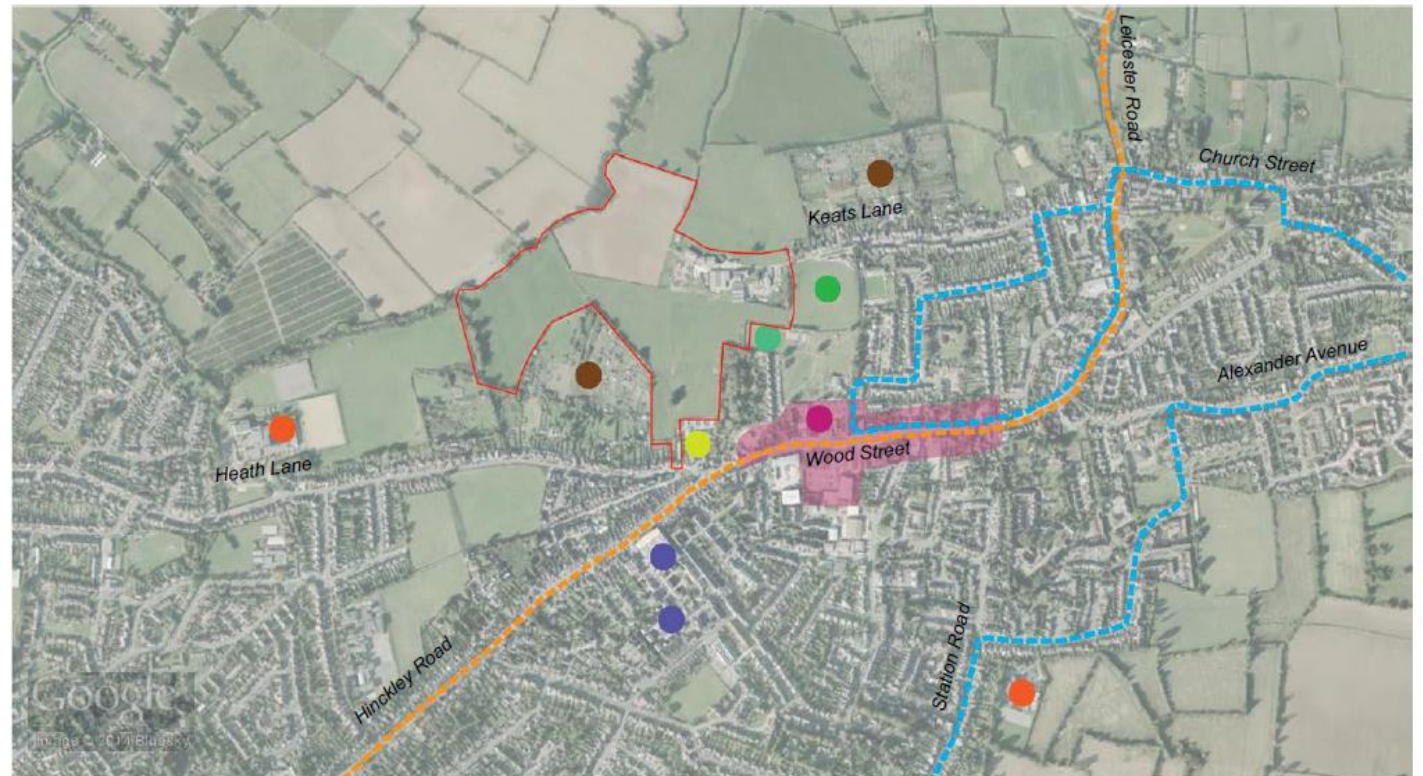
FACILITIES & SERVICES

“To successfully integrate a new development into an existing settlement a thorough understanding of the existing context and the site itself is required.” - *Manual For Streets 2007*

The site is located only 0.2km away from the local centre of Earl Shilton which currently benefits from varied retail offerings including independent shops, retail chains, banks, post office, health care, public houses, library and small supermarkets all within walking distance.

There are a choice of local schools also within walking distance including Heath Lane Academy and Newlands Primary School.

Earl Shilton benefits from a variety of public open spaces. To the east of the site is Wood Street Park which includes a bowling green, cricket pitches, skate park and play area.





LOCAL CHARACTER

Earl Shilton town centre is predominately 19th Century urban vernacular with a mix of housing, shops and industrial buildings. A later 20th Century ribbon of development runs along through routes.

The majority of the built form is two storeys with three storey buildings featuring within the urban centre. Materials are generally warm red brick, with some render.

Housing types within the vicinity include uniform terrace blocks with continuous street frontages as well as semi-detached and detached properties.

Just to the north of the site is the remainder of the Avant development currently under construction. This show cases high quality modern design and construction whilst being sympathetic to its surroundings and core of Earl Shilton.

Red brick is prominent along with grey, brown and red roof tiles, complimented with occasional render. Feature gables, brick detailing and simple porches can also be found.



ARCHITECTURAL DETAILS

The following provides a summary of the main details which have been interpreted to inform the appearance principles of the current proposals.

PROPORTIONS

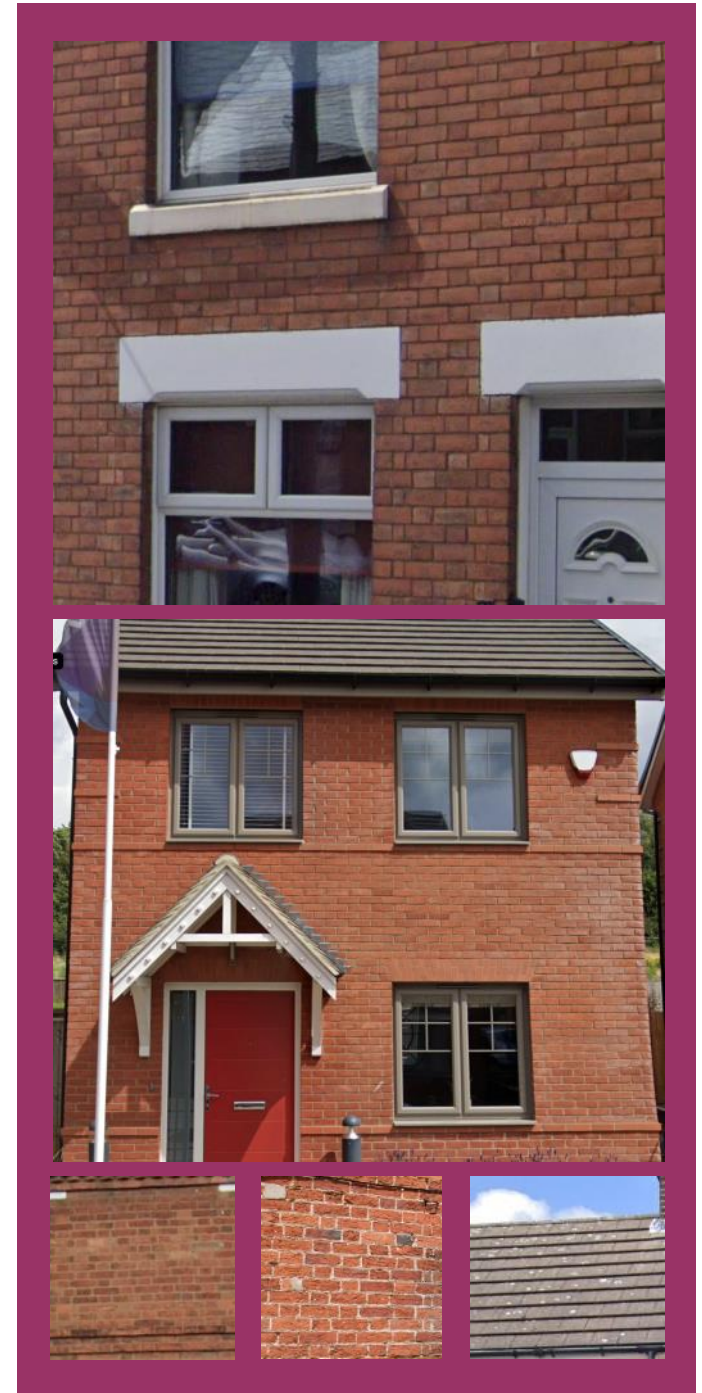
- Generally, the proportion of the elevations are well balanced between solid brick (walls) and voids (windows and doors).
- Often the proportion of the windows reduce on each storey with the smallest windows on top

WINDOWS AND DOORS

- Variety of window types and glazing bars
- Simple and ornate varieties are found
- Recessed front doors are common
- Small porches can be found
- Single storey bay windows
- Dormer windows can be found throughout the village

MATERIALS

- Dwarf walls, fences and hedgerows can be found locally
- Mainly white or off-white render
- Roofing materials are generally a mixture of browns, reds and grey plain tiles
- Brick detailing and brick window heads are common along with stone lintels



PLANNING POLICY AND DESIGN GUIDANCE

A full planning statement accompanies the application, however, this section summarises those aspects of local planning policy specifically relating to and influencing design.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF outlines the Government's key objective to secure sustainable development, and specifically in relation to design, confirms the importance of good design in achieving sustainable development as follows:

“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 National Planning Policy Framework, 2023, Paragraph 126)

Section 12 of the NPPF is directly related to “Achieving well-designed places”. At paragraph 130 a series of specifically design related criteria are outlined, and decision makers are directed to ensure that development satisfy each of these criteria. These are:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

LOCAL POLICY

Hinckley & Bosworth Local Plan 2006-2026

This Local Plan is the overarching planning document that identifies where development will take place, how new jobs will be supported and how the precious environment of the Borough will be protected and enhanced. It also allocates major sites and locations for development to meet the needs of our growing population.

Earl Shilton and Barwell Area Action Plan (adopted September 2014)

Covering Earl Shilton, this document forms part of the Local Plan and is used to guide the council and developers via a development framework for the two Sustainable Urban Extensions.

Core Strategy (adopted December 2009)

Providing the over-arching strategy and long term vision for Hinckley & Bosworth.

Supplementary Planning Guidance

- The Good Design Guide (2020)



OPPORTUNITIES AND CONSTRAINTS

SITE FEATURES ANALYSIS

A thorough analysis of the site has been undertaken. The following provides a summary of the main technical features which have impacted on the design response.

TOPOGRAPHY

The site slopes gently in a northwest direction from around 108AD at the entrance, down to around 104AD in the northwest corner of the site. The gentle fall does not restrain development and has the potential to give some character in ridge lines and a varied street frontage.

ARBORICULTURE

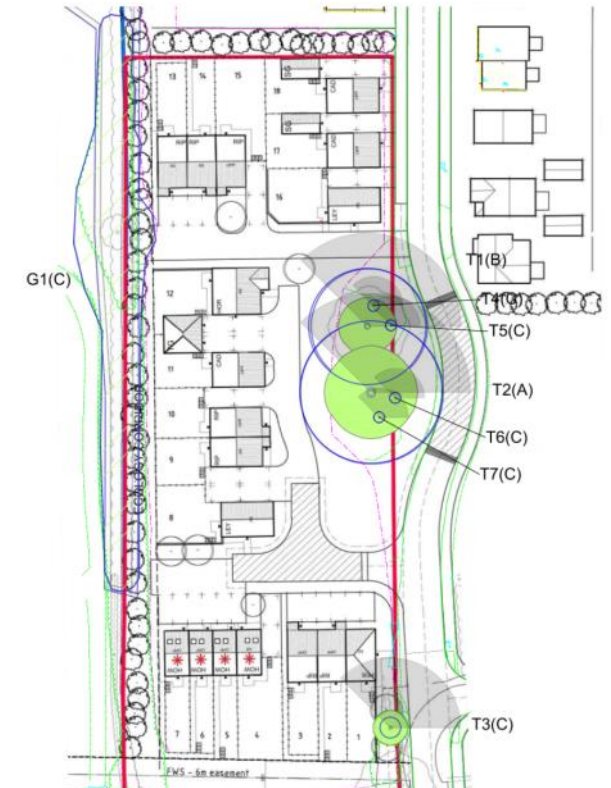
A detailed report has been produced and submitted separately which assesses the existing arboricultural landscape of the site.

Trees were categorised in line with British standards BS 5837:2012 according to their health, condition, quality and value.

Two mature TPO'd trees stand most prominently along the site frontage, one category A and one category B Oak. These will remain protected throughout the development and project a high quality "green" entrance feature to the entire site, whilst allowing for a pleasant green lozenge alongside the primary street.

A mature hedgerow runs along the western boundary and has the potential to provide an attractive backdrop and buffer to the adjacent allotments.

The wider site has already established a number of opportunities to improve linkages to green corridors, alongside pedestrian and cycle routes. There is now opportunity to develop the unused land on the entrance to the scheme into a quality residential development with a pleasant green arrival space incorporating the oak trees.



THE DESIGN PROPOSALS

LAND USE AND AMOUNT

The full application proposal comprises 18 residential dwellings on a net development area of 0.41ha giving a total of 44 dwellings per hectare (dph). A housing mix has been proposed for the site which will deliver a mix of house types, sizes and tenures.

The mix for the site is as follows:

2 bed -	12
3 bed -	5
4 bed -	1

20% (4) of the new dwellings will be affordable 2 bed homes.

SCALE

As identified within the character study, storey heights within and around Earl Shilton vary but are generally two storeys with a small element of 2.5 storeys and 3 storey properties.

Variation in house types and subtle variations in ridgelines and perceived building heights create an interesting street scene reflective of the locality.

Dwellings vary in width and are configured in a range of typologies. These vary from detached and semi-detached houses, to short terraced runs.



LAYOUT AND APPEARANCE

The site plan proposed is a culmination of the above site analysis and represents the final form of the proposal having carefully considered the site's constraints and context.

1. Perimeter block formation provides the basic structure to the proposals, providing a clear definition between the public and private realms as well as allowing for active street frontages and adequate surveillance. Dwellings across the scheme are designed to be outward facing ensuring all public realms are overlooked and development backs on to adjoining residential.
2. Existing vegetation along the boundaries of the site have been retained and enhanced, giving an instant maturity and pleasant back drop to the scheme, whilst protecting ecological habitats and foraging routes
3. Properties front out onto a pleasant green space incorporating the mature oak trees. Proposed dwellings frame the green space, utilising dual fronted properties, creating an arrival point on the entrance to the wider site.
4. An existing foul water sewer is retained along the southern boundary with associated easement.



ACCESS AND MOVEMENT

Access to the site is proposed via a new junction formed off Westfield Avenue, as well as a private drive towards the north of the site.

The new junction will be to adoptable standards and include adequate turning facilities for both refuse and fire appliances.

From the turning head a further private drive will serve plots overlooking the green space along with a small parking courtyard serving dwellings along the southern boundary.

The use of block paviors within the adopted carriageway will differentiate the cul-de-sac from the main through route promoting much lower vehicle speeds and is proposed as a shared surface with pedestrians.

PARKING

Parking is provided at a rate of two spaces per dwelling in line with the local authority standards. Parking is either on plot to the side of dwellings, or frontage parking and small courtyards.

PARKING SCHEDULE		
	2 bedroom dwelling Parking	x24
	3 bedroom dwelling parking	x10
	4 bedroom dwelling parking	x2
TOTAL SPACES		x36



MATERIALS

Materials have been considered against the local character area ensuring both high quality and compatibility within the town of Earl Shilton.

An Enclosures Plan and Materials Plan have been submitted with the application. The materials plan confirms the use of a mixture of red and orange facing brickwork, with grey and rustic red roof tiles, to offer a muted palette in keeping with the setting.

A mixture of traditional coloured block paving and tarmac is proposed for driveways and shared surfaces.

Boundaries along the primary street are consistent and reinforce the definition of the street. 1.8m high brick screen walls are used where flank walls are adjacent to public spaces. Elsewhere, 1.8m high close board fences are proposed as screening to rear boundaries.



Forterra Clumber Red Mixture



Forterra Arden Special Reserve



Grey plain roof tile



Rustic Red plain roof tile

