



DESIGN & ACCESS STATEMENT

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PROJECT: Land at Peckleton Lane, Desford, Leicestershire
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CONTENTS

1.0 INTRODUCTION

- 1.1 Report Structure
- 1.2 Project Brief

2.0 SITE

- 2.1 Site Address
- 2.2 Location

3.0 CONTEXT

- 3.1 Physical
- 3.2 Social
- 3.3 Economic

4.0 DESIGN

- 4.1 Use
- 4.2 Amount
- 4.3 Layout
- 4.4 Landscape
- 4.5 Scale & Design Concept
- 4.6 Appearance
- 4.7 Vehicular & Transport Links

5.0 CONCLUSION

- 5.1 Summary

1.0 INTRODUCTION

1.1 REPORT STRUCTURE

This design report is structured as follows:

- Section 1 - Provides an introduction to the project
- Sections 2 & 3 - Provides a description of the site and its context.
- Section 4 - Sets out the details of the proposed design
- Section 5 - Sets out a summary and conclusions.

This document should be read in conjunction with the proposed drawings and a supplementary planning statement.

1.0 INTRODUCTION

1.2 PROJECT BRIEF

This Design & Access Statement provides the context and details relating to a proposal for an infill development within the existing settlement of Desford in Leicestershire.

The proposal is for a single residential property providing a four bedroom house with associated parking to the front of the property and rear garden.

This property would provide a 'forever home' for the applicants for their retirement. The applicants currently reside in Desford and are keen to stay within the area. It has been designed with ease of living, maintenance and accessibility in mind to ensure its suitability for them both now and in the future.

Context has been a key driver in the design of the home. The property adopts a material palette and massing in keeping with the surrounding area and echoes the existing urban grain. The proposal seeks to develop a brownfield site which is otherwise underutilised and provide an appealing property for an existing occupant of the village which will add to the housing stock of the area for generations to come.

The proposal does not seek to alter the existing use class for the site (use class C3).

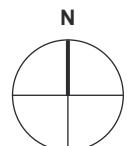


Fig. 02 Location Map

2.0 SITE

2.1 SITE ADDRESS

The application site is located at:

Land at Peckleton Lane, Desford, Leicestershire

2.2 LOCATION

The application site is located in the village of Desford within the district of Hinckley and Bosworth. The village boasts a population of approximately 5000 people and is situated in the county of Leicestershire. Whilst historically an agricultural area, the village also boasts an economy built on framework knitting, coal mining and in more recent years, large industrial employers.

The area benefits from its proximity to both the city of Leicester and the town of Hinckley which sit approximately 7 miles to the east and 7 miles to the south west respectively. Whilst the area benefits from a predominantly rural character, it also benefits from a number of local amenities and is well connected to surrounding areas through the road network.

The site itself is located on Peckleton Lane, close to the junction with High Street and Kirkby Road in the heart of the village. It is an extremely sustainable location within walking distance to a number of local amenities. The road is predominantly residential and offers a number of different styles and ages of buildings.



Fig. 03 Desford and surrounding area

3.0 CONTEXT

3.1 PHYSICAL

The site lies in the middle of a predominantly rural village, benefiting from both the feel of a quiet rural village surrounded by countryside and the support offered by a strong community and residential area.

The site is considered to be a sustainable location, benefitting from amenities within walking distance in addition to a good road network and public transport links. The site is located within settlement, it does not lie within a conservation area and falls outside of any flood risk zones. There are no listed buildings within its immediate context.

The proposal outlined in this design statement and accompanying drawings is to provide a new detached dwelling as an infill development within the existing settlement boundary. The design has taken into consideration a great deal of design rationale, material consideration appropriate to the area and visual impact in order to propose a design that is of high quality and in accordance with the style of the area.

3.2 SOCIAL

The site provides a sustainable location for a new dwelling, within a predominantly residential area. A number of facilities and shops are available within a short walking distance of the site and further services and amenities are all available within nearby towns and villages.

The proposed design seeks to provide a home suitable for the needs of the area. The new dwelling has been designed with accessibility and an ageing population in mind. It is intended as a forever home for the occupants but is also large enough to offer multi-generational living should the need arise. The development will have no detrimental impact on the social amenity of the residential area.

3.3 ECONOMIC

The proposed new dwelling will be constructed to exceed the current building regulatory requirements relating to thermal efficiency to ensure a sustainable dwelling is provided that is fit for the both the present and the future. It has been designed to suit a number of different occupants at different stages in their lives. As such, it is suitable for both the applicants and any subsequent occupants in the years to come.

The property will contribute to the local economy through the use of local shops and amenities by the dwelling's occupiers and the development of the proposal will also provide construction job opportunities to the local area.



Fig. 04 View of vehicle entrance to site



Fig. 05 View of Peckleton Lane (Looking South)



Fig. 06 View of site showing backs of gardens and garage



Fig. 07 View of site showing hardstanding

4.0 DESIGN

4.1 USE

The application site is currently underutilised, providing parking for residential properties, 4,6,8 High Street in an informal arrangement. It includes a small double garage which is not currently used to house vehicles due to its size.

The proposal seeks to rationalise the parking for the cottages and also provide a single new residential dwelling with driveway and rear garden. The application does not seek to amend the existing Class C3 use class for the site.

4.2 AMOUNT

The site area is approx. 522 sqm.

The proposed dwelling will offer 4 bedrooms and a total GIA of approximately 207 over two floors. The existing garage building will be demolished.

4.3 LAYOUT

The proposed dwelling has been positioned upon the site to provide a driveway to the front of the property and a private garden to the rear. The set back of the building from the road is also in keeping with the majority of surrounding properties.

The layout of the interior of the dwelling provides all living accommodation at ground floor and bedrooms at first floor level. The house has been designed with the occupants' potential future needs in mind, a lift is included to provide access to the first floor, there are level thresholds throughout and all openings and corridors have been designed to accommodate a wheelchair user.

The proposed floor plans can be found within the application.

4.4 LANDSCAPE

The existing vehicular access from Peckleton Lane will be retained and lead to a reconfigured parking area to the rear of 4,6,8 High Street. Each of these properties will benefit from a dedicated parking bay, in keeping with their current provision.

The new dwelling will include a driveway to the front with level access from the road. A proposed ramp and stair will provide access to the dwelling's ground floor. To the rear of the property, a new garden will provide both a lawn and patio.

4.5 SCALE & DESIGN CONCEPT

There is no dominant architectural style in the area, however the majority of properties on this side of the road are large, detached dwellings, set back from the road. The proposal has been designed to compliment the surrounding built environment, reflecting the massing and site positioning of the existing buildings. The property is quite traditional in form, with traditional dual pitched roofs, a protruding gable to both the front and rear, dormer windows within the first floor and a timber porch. The size and scale of the property compliments the existing streetscene and provides a suitable proposal for an infill development.



Fig. 08 Front elevation showing proposal in context

4.0 DESIGN

4.6 APPEARANCE

The appearance of the proposal has been greatly influenced by the surrounding built environment. A traditional form has been selected and the material palette has been chosen to compliment the surrounding area.

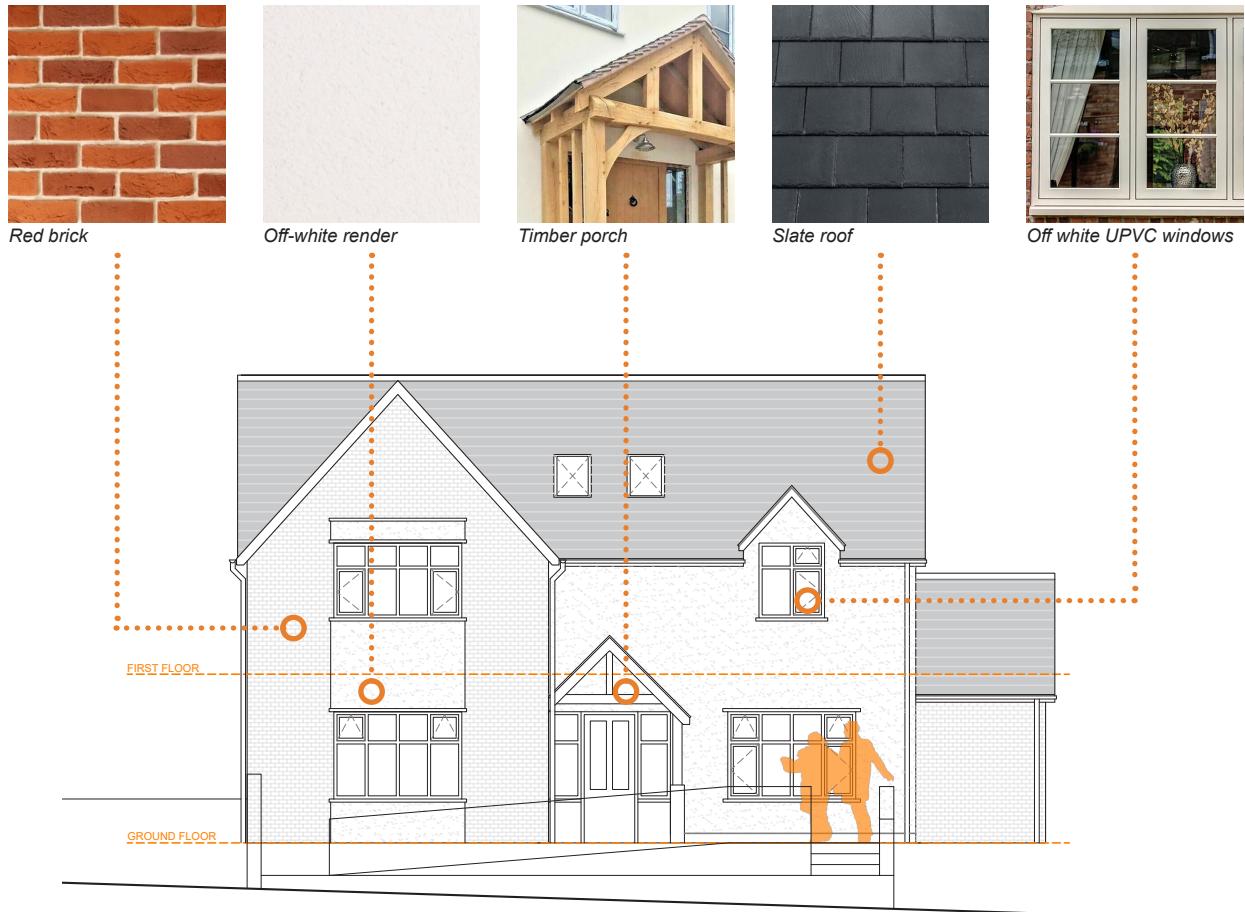


Fig. 04 Front elevation (looking north east)



Fig. 04 Rear elevation (looking south west)

4.7 VEHICULAR & TRANSPORT LINKS

The site benefits from good public transport links. It is located within close proximity to a reliable and regular bus route and is approximately 30 minutes drive from the closest train station within Leicester. In addition, it is well connected to the road network, providing easy access into nearby towns and villages.

The site currently provides parking for the properties of 4,6,8 High Street and provides access into their rear gardens from the site. The current parking arrangement provides a single garage space to numbers 8 and 6 and an informal agreement for number 4 to make use of the hardstanding for parking their vehicle.

The existing vehicular access and pedestrian access to the site will remain unchanged, however the parking provision will be amended. The garage which is of poor quality and unsuitable for modern vehicles will be demolished and three no. parking bays will be provided - one each for properties 4,6,8 High Street. This arrangement improves the existing provision and ensures that there is enough space for domestic vehicles to enter, exit and park on the site.

The new dwelling will also provide parking in the form of a drive to the front of the property. It is anticipated that this will be utilised by 2no. cars on a regular basis.

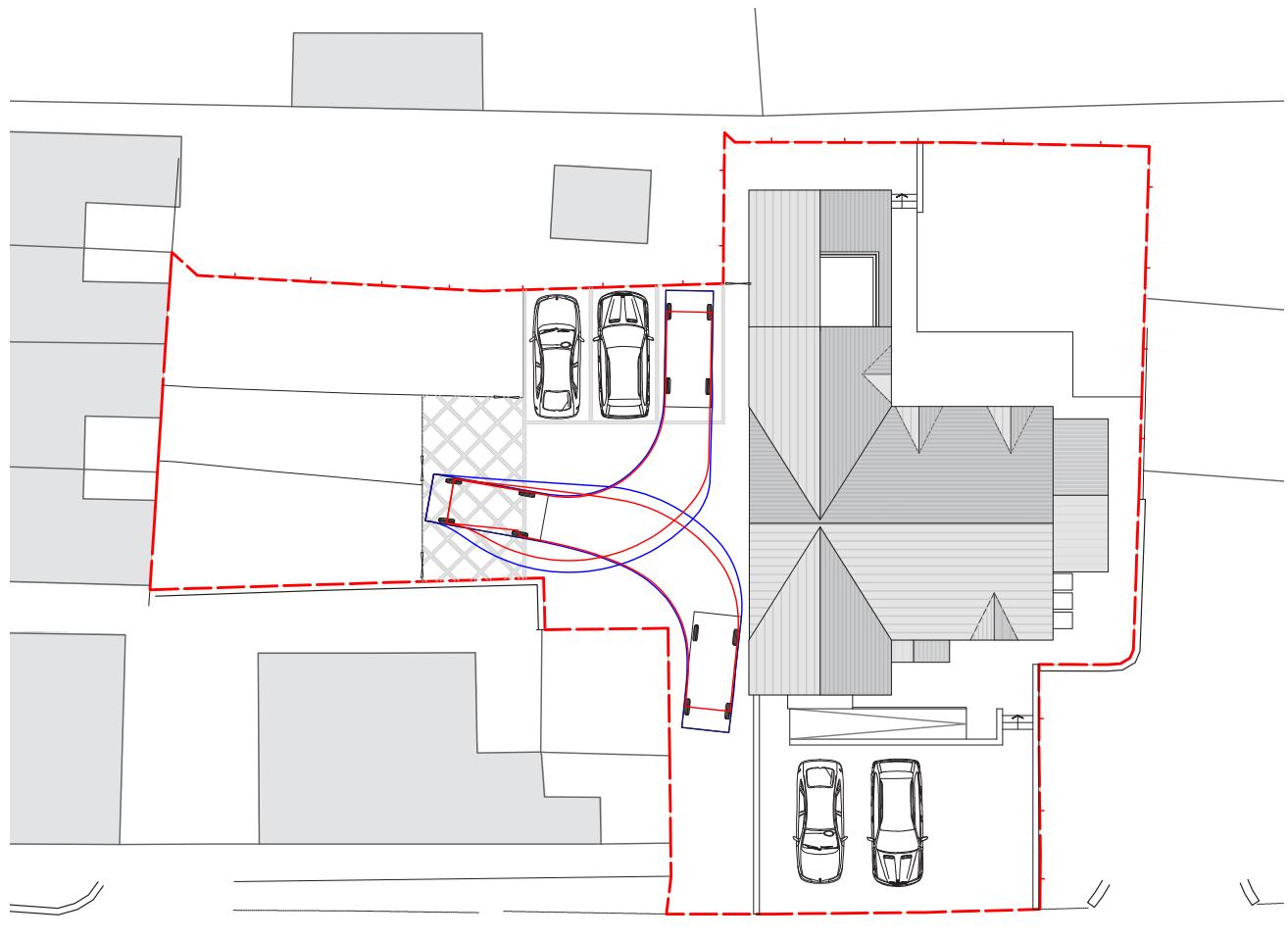


Fig. 04 Indicative vehicle tracking to show manouvering for parking bays.

5.0 CONCLUSION

5.1 SUMMARY

The application site can provide a sustainable form of development which complies with relevant national and local planning policy. The proposal would not have any detrimental effect on the area or neighbouring properties.

The proposal described within this report is intended to provide a new contemporary home, suitable for a number of different occupants in the future, including those with impaired mobility. It seeks to provide a forever home for members of the existing community to enable them to stay within an area they love indefinitely.

The character and style of the surrounding area have been carefully considered throughout the design process to ensure the proposal is in keeping with its context. Consequently, in line with both the Local Plan and the National Planning Policy framework a presumption in favour of sustainable development should be made and the application should be approved without delay.