Design & Access Statement

Project:

Proposed new dwellings at; Land adjacent to 116-126 Stamford Street, Ratby, Leicestershire.

Client:

Mr Graham North

Project No: N.3514



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To be read in association with all planning drawings and details.

1.0 Land Use and Community

Stamford Street can be found on the outskirts of the village of Ratby. The site is located at the end of the street. The site is currently undeveloped.



Figure 1. Ariel view of the site.



Figure 2. A view of the site from Stamford Street.



Figure 3. A view from the rear of the site onto Stamford Street.



Figure 4. The site and neighbouring properties.

2.0 Proposed use of the Development & Layout

The proposals involve the development of 2No. 1 bedroom flats and the relocation of the existing parking for dwellings 116-126 to the rear with the addition of 2No. spaces for the proposed flats. Ground floor is made up of bin and recycling store, cycle store and access up to the flats. Each flat contains 1No. bedroom 1No. kitchen/dining and lounge area and 1No. bathroom. The slightly larger of the two includes and en-suite off of the bedroom.

3.0 Scale and relationship to surroundings

The new dwellings have been designed as a typical 2 storey dwelling from the front with a ridge height that is comfortable with adjacent dwellings so as to not impact or in any way dominate the existing street scene. Access to the rear of the site is via a private road that runs under the flats in a traditional gatehouse style that is common for this period of adjacent houses.

4.0 Landscaping public and private spaces

The dwelling house will be a natural infill within the street scene running parallel to the adjacent properties. For this reason the majority of landscaping to the front will be hard surfaces. The private road through to the parking at the rear of the site runs in-between two grassed areas.

5.0 Appearance (Architectural treatment and materials)

- The new dwelling will be faced using Leicester red stock brick.
- All new windows are proposed to be high performance painted timber to compliment the property and street scene.
- The roof finish shall be natural slate to stay in keeping with the surrounding dwellings.

6.0 Drainage & Services:

It is proposed that the foul drainage will be directed to the front of the site and join main sewer system in the street. Storm will either be discharged into the public system on further inspection or soakaways to the rear of the site.

7.0 Highways

It is proposed that the new private road shall simply adjoin Stamford Street at the front of the site. It is envisaged that as the location of the site is at the end of the street there shall be limited passing traffic. Also with the relocation of the current parking away from the street it shall create improved vision for any vehicle leaving the site. This can be seen in more detail from drawing N.3524.L.02

8.0 Access to fully comply with Building Regulations as follows

- 1000mm wide front door.
- Good quality access path with tactile finish from driveway area to front door.
- All doors to be 910mm wide sets.
- Principle WC within bathroom to have 750mm² clear internal area for maneuverability.