



Cartwright Homes

High St,  
Stoke Golding

Design & Access  
Statement

PROCESS.  
PROFESSIONALISM.  
PASSION.

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# 1. Preamble

This Design & Access Statement has been prepared by Hayward Architects to accompany the submission for Full Planning approval for:

## The erection of 19 new dwellings on land off High Street, Stoke Golding with associated infrastructure

This statement is additional material which describes how the proposed development responds to its setting, as is relevant to the planning process as described in the *National Design Guide* and is to be read in conjunction with the submitted drawings.

**Please note** that the applicant has appointed qualified and experienced architects, engineers and other professional consultants to undertake the design of this development.

If the planning service should feel that the proposal is not compliant with national or local planning policies, please provide details of the specific policy and explain how this policy is being breached. This will enable the design team to co-ordinate a full and appropriate response which accommodates all of the factors which inform good design, alongside those which are pertinent to the planning system.

### CDM

<https://www.legislation.gov.uk/ukSI/2015/51/contents>

Under CDM legislation it is incumbent upon the principal designer to acquire proof that any “designer” involved in the project is sufficiently qualified to design buildings or parts thereof and is sufficiently insured to do so, with valid Professional Indemnity Insurance to a suitable value.

Anybody who imposes a design decision is classed as a “designer”

## 2. Project Description

This proposal seeks formal planning approval for the erection of 19 no. new dwellings on land to the east of Stoke Golding High Street.

Sitting on the edge of an established settlement makes this site ideal for residential development, however safe access to this land has only just become possible by the purchase of number 58 High Street. This dwelling will be demolished to make way for the new access junction. The site's location on the edge of an existing settlement, with access to existing infrastructure and amenities, mean that it is a sustainable location for residential development.

Stoke Golding is a conservation area and contains a number of listed and historically interesting features alongside more modern residential development.

There are no notable constraints, such as underground services or protected species present on the site.

The site does have a small number of mature trees and is surrounded by mature hedges, all of which have been professionally surveyed and are to be retained and maintained.

The proposed development offers a mix of homes in terms of size, type and tenure which complies with all local and national planning policy. This will include the appropriate level of affordable housing.

### 3. Proposal

#### I. Context

Stoke Golding is a Leicestershire village with a population of approximately 1,800 residents and sits just 2 miles from Bosworth Battlefield.

Like many villages it began life as an agricultural settlement and has gradually grown over time. This slow growth is reflected in the development patterns, varied architectural styles and materials, which are illustrative of their time.

The closest town is Hinckley, which is less than 3 miles to the south and the nearest major town in Leicester, 15 miles to the north east.



Stoke Golding is well connected by highway infrastructure but no longer has its own railway station, the closest being in Hinckley. It does however encompass a stretch of the Ashby Canal which connects with the countrywide historic waterways network and is a popular walking route

There are two designated local green spaces and a popular, well-equipped park with facilities for local sports teams such as cricket and football. Stoke Golding village hall is home to the Parish Council and offers regular events for villagers. It can also be booked out for private parties.

## II. Conservation Area

This site sits within the Stoke Golding conservation area and so sensitivity to the character of the village is recognized by the planning system in terms of policies.

Although taken from the “standard” range, each house type proposed has been adapted to sit well in this specific setting. (see future section for details)

There are 6 listed buildings:

1. Church of St Margaret Antioch
2. Woodyard Cottage
3. 12 Station Road
4. 55 High Street
5. War Memorial
6. Underground Monitoring post

The only one which is within view of the site is 55 High Street.

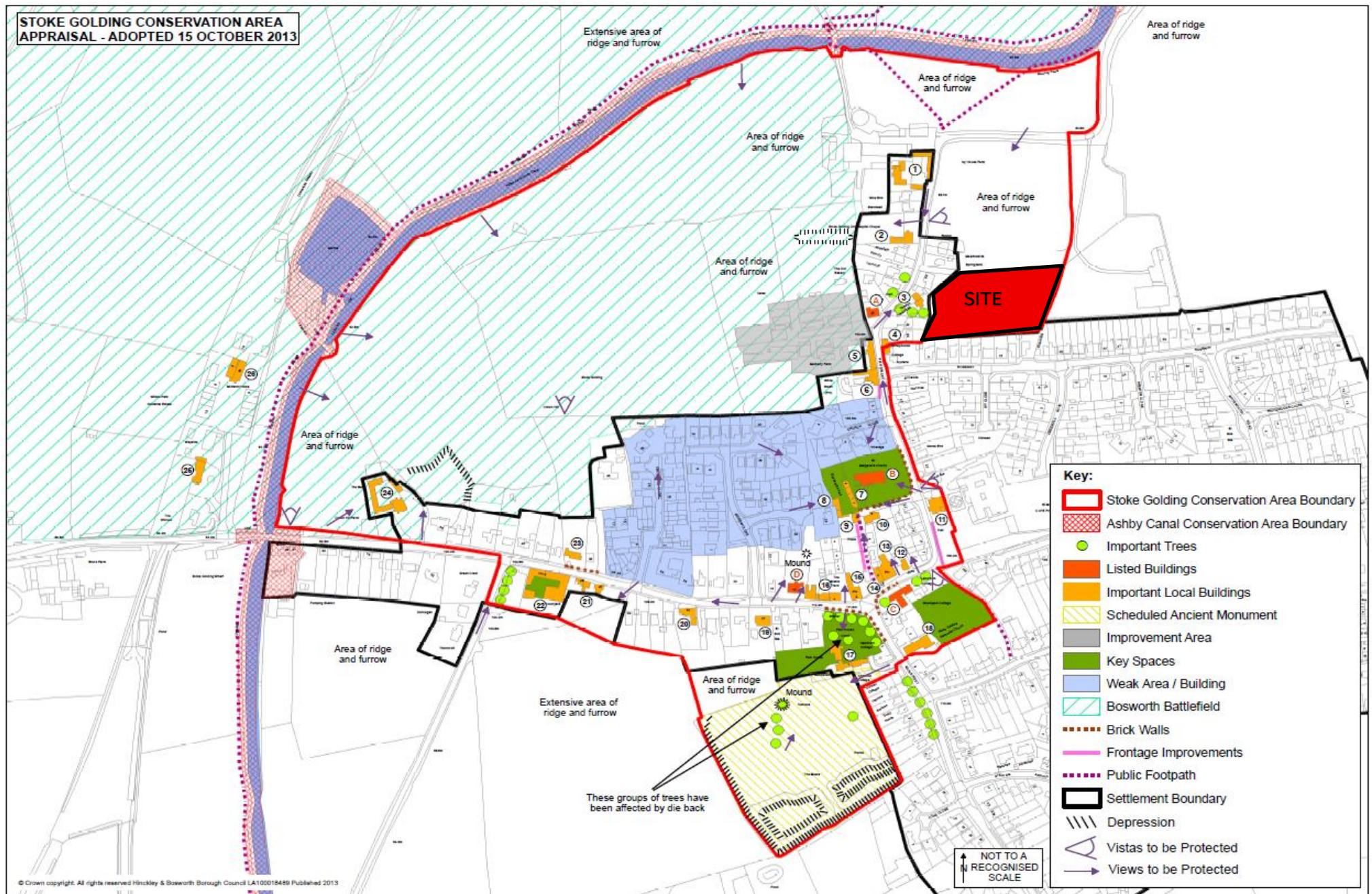
The aesthetic of this dwelling has been referenced in the external design of plots 2,3 & 5 with the addition of the balustered open porch feature

Proposed House





**STOKE GOLDING CONSERVATION AREA  
APPRAISAL - ADOPTED 15 OCTOBER 2013**





### III. Listed Buildings





## IV. Identity

Stoke Golding has a distinctly villagey feel.

Buildings are entirely low rise, mostly one or two storeys with the occasional room-in-roof. Footprints are usually quite small.

There are still a small number of active farms on the peripheries of the village.

Historic maps show that development began along Main Street and High Street, with dwellings along station beginning to appear after the opening of the train station.

The built form is still centred along these arteries, with branches off to form new residential clusters which have been introduced over time.

The proposed development will continue this development pattern, by adding a new cluster of dwellings which will be accessed off High Street. They will be entirely of two storeys and have a compact footprint. The mix of homes on offer will accord with any local authority guidance on such.

The proposal site abuts existing development, sharing a boundary with the rear of the homes along Roseway and the eastern side of Main Street. This offers an opportunity to add to the residential capacity of Stoke Golding in a coherent manner which is consistent with historic development patterns.



## V. Character

Stoke Golding shows a vast range of architectural styles, which reflect the gradual growth of the village over time.

Immediately adjacent to the site entrance is late twentieth century development which is not sympathetic to the character of the historic parts of the village. One of these dwellings is to be demolished but the others will remain.





There is a similar lack of historical sensitivity all along the northernmost stretch of High Street.





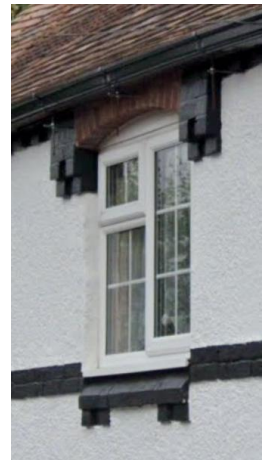
However, as you approach the village centre, older dwellings begin to appear, interspersed with newer development.



The variety of features in Stoke Golding make a consistent architectural style difficult to define, however there are some features which appear frequently which have influenced the design of the new homes:

Canted brick cills seem to be a very common feature in the more characterful houses in Stoke Golding.

As a direct response, all of the proposed new homes will have the same canted brick cill feature.



Rendered properties are not uncommon in Stoke Golding. The inclusion of occasional render lifts the street scene and brightens the feel of the development in general. The rendered plots will be white, smooth render and will be varied in their dominance over the building.

Red brick is the dominant building material in Stoke Golding village and this is to be repeated in the proposal. Three types of brick are proposed to introduce a sense of organic development over time.

Roofs in the village are mostly clay tile. This is to be represented in a modern concrete with a thinner leading edge, using two different colours. Eaves and verge details are, again, mixed throughout the village.

To preserve the rural historic character in general, all of the proposed houses are to have exposed rafter feet.

Doors will be a coloured composite in compliance with Secure By Design recommendations. They will be in heritage shades, such as a sage green and duck egg blue.

Please see house type drawings for more information

Windows will be U-PVC in white when against a red brick wall and in a soft grey colour for rendered facades.

All of these features will be consistent throughout the development, giving the site a character of its own.





## VI. Built Form

At around  $\frac{3}{4}$  of a hectare, the site itself is naturally walkable.

The entire village is approximately 1 mile wide and half a mile deep, making it walkable in its entirety to most people.

Within the village boundary is a variety of essential services such as schools, shops, cafes, places of worship and pubs.

There are two local halls available for community or private events. This is testament to the strong sense of community in the village,

The land to the north and east of the site is farmland and so cannot not be accessed from the site.

To the south are private, residential gardens.

To the west is also private gardens to either side of the site access road.

As such, there is no opportunity to provide walkable connections within the site to connect existing external features

The mix of houses will be in compliance with local policy requirements, as will the tenures.

All buildings will be dwelling houses and will be limited to a maximum height of 2 storeys



**The Baxter Hall**



**The local Pub**



## VII. Movement

As an existing village, Stoke Golding is already well connected

Road:

The roads within the village are all a two way streets and have footpaths on at least one side, often on both.

Rail:

The nearest railway station is in Hinckley which can be reached by number 7 bus.

Bus:

Bus route 7 & 7a connects Burbage, Hinckley, Stoke Golding, Higham on the hill and Nuneaton.

This runs along Station Road and Main Street.

The nearest bus stop is approximately 400m from the site entrance

By Foot

High Street has footpaths on both sides up to, and past the proposed entrance to the new development.

This ensures safe and convenient pedestrian movements for future residents.

By Cycle

There are no Sustrans routes in Stoke Golding itself but route 63 follows Ashby Canal towpath for much of its length and is easily accessible without the need to cycle on heavily trafficked roads



— Red lines denote public footpaths and bridleways

## VIII. Nature

Sitting on the edge of the existing settlement, the site location offers the best case scenario for extension to a village in terms of minimizing impact on local green spaces and wildlife.

Surface water is to be drained sustainably, with a combination of an on-site balancing pond and some permeable paving.

Foul sewers can be connected directly to the adopted sewer in High Street (see specialist's design)

Please see specialist reports for biodiversity and landscaping details.

## IX. Public Spaces

The site itself is too small to provide any meaningful public open space and so it is proposed that commuted sums be offered to the council.

Residents of the site are expected to enjoy the excellent facilities already on offer at Stoke Golding park which sits approximately 800 m away.

This park has a good sized car park making it fully accessible for all mobility levels

There is play equipment for smaller children and ongoing plans for further equipment in the near future.

(please contact the parish council for up to date news on future plans)

There are local sports teams and a club house facility.

There is a second playground for small children situated o the end of Sherwood Road, approximately 900m from the site entrance  
The rural setting ensures an abundance of rural walking routes for adults (as shown above)



## **X. Uses**

All of the proposed buildings will be dwelling houses. They will vary in size, from one bedroom maisonettes, through two and three bedroom houses, up to 4 bedroom detached family homes.

This complies with local policy and ensures a mixed and inclusive community which serves a wide range of ages and personal circumstances.

The use of the site will be entirely residential. This reflects the general development in the village as well as addressing the future need for homes.

## **XI. Homes and Buildings**

The site layout design offers a green buffer to the northern edge, where the built form gives out to open countryside and long views towards Bosworth Battlefield. This buffer will incorporate the SUDS feature and give a wildlife buffer to protect the inhabitants of the existing hedgerow.

Homes will be expected to keep their refuse and recycling bins in their rear gardens. All homes will have a paved, level pathway on which to pull their bin to the highway frontage on collection days.

All of the shared private drives will be built to a standard which is suitable for refuse trucks to access and have a sufficient turning heads in accordance with current guidance. Refuse collection points will be provided where needed

Residents will all be able to store cycles in their rear gardens.

## **XII. Resources**

All properties will be built and powered in full compliance with current building regulations.



### XIII. Lifespan

Materials are all selected with longevity and low maintenance in mind.

Windows and doors are U-PVC which needs no painting.

Walls will be masonry with some through-coloured render.

Roof tiles will be concrete

## 4. Access

The access is to be from the adopted road: High Street.

A single dwelling will need to be demolished to make way for a road of sufficient width. This dwelling is already in the ownership of the applicant.

Pease see design by specialist and the *Transport statement* for further details.



## 5. Summary

- ✧ 19 new homes will become available for the people of Stoke Golding which will include a variety of affordable homes
- ✧ The access to the site is from an existing adopted road and complies with all legislation and policies.
- ✧ The site location is a natural extension to the existing village and will not read as back-yard development nor be disjointed
- ✧ The new occupants will benefit from existing amenities and transport links
- ✧ A variety of sizes, types and tenures will accommodate a wide reaching community
- ✧ Materials are chosen to sit well in a historic, rural setting respectful of the conservation area
- ✧ Architectural detailing is sensitive to its setting, while creating a subtle character of its own for the development
- ✧ The development will accrue S106 contributions which can be used to enhance existing amenities in the village

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