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DEVELOPMENT CONSULTANCY ARCHITECTURE CONTRACT ADMINISTRATION PROTECTED SPECIES SURVEYS ECO-PRODUCTS

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED IMPROVEMENTS TO BURBAGE CEMETERY AT

LYCHGATE LANE, BURBAGE, LEICESTERSHIRE

This Design and Access Statement has been written in accordance with Cabe Document 'Design and Access Statements How to Write, Read and Use Them' 2006.

OXFORD

Assessment

Physical Context

The site comprises part of an existing cemetery to the north of Lychgate Lane, Burbage in open countryside outside the settlement boundary of Burbage village. The cemetery is a recently implemented development in a contemporary style for such sites benefiting from vehicular and pedestrian access and an existing shelter in the south-east corner of the site opposite Oak Farm. Areas of the site have been planted with trees and shrubs to a previous landscaping scheme. The existing building is of octagonal irregular shape in brick and tile and offers watering facilities for the site together with various other rooms. The site is bounded on all sides by fencing and hedging with intermittent tree planting as appropriate. To the south lies Lychgate Lane and Oak Farm opposite together with Meadow View, a residential property. To the west is an open field which is also owned by Burbage Parish Council. To the north and east lies open agricultural land.

Social Context

RECEIVED

The local community will largely be unaffected by the development as the extension of the cemetery into this area already benefits from planning consent and the application is simply to create pathways through the site, some additional parking and access to the possible future extension of the cemetery to the east together with

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the shelter towards the north of the site giving further opportunity for visitors to rest without having to walk back to the existing shelter some 110m south and to obtain water for flowers etc. It is unlikely therefore that the local community will have any other aspirations for the site over and above, or different from, those proposed.

Economic Context

The development will provide employment for contractors during the construction of the project and future maintenance opportunities for contractors during the life of the elements of work subject to this planning application, otherwise the project is largely 'financially neutral'.

Planning Policy

The following policies from Hinckley & Bosworth Borough Local Plan may apply in this instance:

BE1	Design and Citing of Development
BE2	Access to Buildings
NE5	Development in the Countryside
T5	Highway Design and Vehicle Parking Standards
CF1	Community Uses

INVOLVEMENT

Planning Consent has been granted for the extension of the cemetery into the area in which the development is proposed at the northern end of the site and therefore the use is already in the public domain and has involved the local community and other interested parties in the past. This application will also be open to public scrutiny and, in the same manner; the public will have the opportunity to comment on the proposals given that the area is already approved as cemetery land.

EVALUATION

The provision of footpaths within the site is largely dictated by the proposed layout of the cemetery and the location of the shelter requires careful consideration so as not to be located in an insensitive position or in an area out of keeping with the development as a whole. The access to the land to the west would logically be located at a point where it links with the existing network of hard-surfacing through the site to achieve a coherent and simple route or network to its ultimate destination. Associated car parking would have to be treated in a similar manner to the shelter but would also obviously need to be adjacent to the access road through the site and all of the above would need to be tastefully designed to respect the location and reflect the design of existing structures and surfacing on the site.

DESIGN

The proposed shelter has been designed in a similar style to the existing albeit using less masonry and including a large element of more sustainable timber construction. The shape of the existing shelter is reflected in the proposal and the roof is intended to be tiled to match the existing with a blue brick base to the structure giving a solid appearance. The footpaths are proposed in a discreet buff slab with small paved areas at the end of each footpath to receive benches and the vehicle access leading to the land to the west will be in a matching surface finish to the other vehicle accesses through the site with car parking spaces adjacent in a similar finish and treatment to those existing.

USE

The use is as a cemetery which already has the benefit of planning consent and the proposal is to provide further facilities in order to allow the implementation of that use at the northern end of the site.

AMOUNT

The amount of buildings proposed is an octagonal shape, 6m x 6m on plan, together with footpaths, as indicated on the plans, a roadway and car parking spaces.

LAYOUT

The layout is such that it provides a shelter central to the northern area of the site in a location which suits the sites use and is easily read by visitors. Footpaths are located so that visitors may reach areas of the site which would otherwise be awkward to access across rough land and the vehicle access is located adjacent to

an existing circular feature in the vehicle access route through the site which also provides for discreet car parking at the same location.

SCALE

The scale of the building is entirely in keeping with that existing on the site being single-storey and of similar shape and style to that existing.

LANDSCAPING

The landscaping proposed for the cemetery extension previously approved has been implemented and is now reasonably established with areas of shrubbery, tree planting, hedging and intermittent trees to boundaries. It is not proposed to amend this in any manner other than to construct the footpaths and roadway.

APPEARANCE

The design of the shelter is in keeping with the existing shelter on the site albeit using timber cladding rather than brickwork in a more sustainable manner and the footpaths and access road will be finished in similar materials to those existing but with buff paving slabs to the footpaths themselves.

ACCESS COMPONENT

The access to the site is relatively level without steps or steep ramps and allows access around and through the site, for all, without ground level impediment. The proposal will be an extension to existing access for vehicles and on foot and access into the proposed building is level at the entrance.