

DESIGN THREE SIXTY^o

PLANNING, DESIGN & ACCESS STATEMENT FOR TWO NEW FLATS

LOCATED AT:

26 Shaw Lane,

Markfield,

Leicester,

LE67 9PU

1. Introduction

This Design and Access Statement has been prepared to accompany the outline planning application for new 2 x self contained flats within a single detached building located at Land at the rear of 26 Shaw Lane, Markfield, Leicester, LE67 9PU. The statement outlines the design rationale and access considerations, ensuring compliance with relevant planning policies and guidelines.

2. Site Context

The site is located on Shaw Lane within Markfield, Leicester. The surrounding context comprises of two-storey dwellings of similar architectural styles and materials with a petrol station to the plot adjacent. The site benefits from an adequate plot size, providing ample space for the proposed development while maintaining appropriate separation distances from neighbouring properties.

The existing site is currently garden that will subsequently be split to create a new dwelling bounded by close boarded fencing to the sides and rear. The

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proposed development seeks to make better use of the site by providing a high-quality flats that aligns with the character of the area.

3. Design Proposal

3.1 Scale and Layout

The proposed building is a two storey building with a footprint that respects the scale and massing of neighbouring properties. The design ensures that the new dwelling integrates harmoniously with the existing street scene while providing enhanced internal living spaces.

3.2 Appearance

The proposed dwelling adopts a traditional design with materials chosen to complement the surrounding area. The property will be constructed using high-quality brick.

The roof will be pitched and finished with dark tiles to maintain consistency with neighbouring properties. As this is only an outline application, full designs and details will be provided at a future date.

3.3 Landscaping

The front will have driveway with with space for off-street parking for vehicles located at the rear of the existing property.

The rear amenity space will provide a private outdoor space, with landscaping designed to enhance biodiversity and visual appeal.

4. Access

4.1 Vehicular and Pedestrian Access

The existing access from Shaw Lane will be retained to accommodate the new dwellings, with the driveway widened to accommodate with a turning head to vehicles to exist in a forward direction. A new driveway for four parking spaces will be created for the host dwelling and new flats and will ensure safe and convenient access for residents and visitors. Pedestrian access will be via the existing access from Shaw Lane.

4.2 Inclusive Design

The proposed dwelling will be designed to ensure accessibility for all users, with the ground floor including level thresholds, and internal spaces are configured to allow for future adaptability if required.

5. Sustainability

When the full design is submitted, The development will incorporate sustainable design principles, including:

- High-performance insulation and energy-efficient glazing to reduce energy consumption.
- The potential for renewable energy installations, such as solar panels, subject to further consideration.

6. Conclusion

The proposed development at Shaw Lane will create a high-quality, flats that meets modern living standards. The location respects the character of the area while enhancing the site's functionality and aesthetic appeal. The development will contribute positively to the local housing stock and aligns with planning policies and guidelines.

We respectfully request that the application is approved.