DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
40 KINGSFIELD ROAD
BARWELL
LEICESTERSHIRE

DEVELOPMENT SERVICES
29 NOV 2007
RECEIVED

For

BRESON HOMES
34 Keats Lane
Earl Shilton
Leics.

AGENT:
Paul Woolley Design
Lodge Farmhouse
Burnham Close
Wigston Magna
Leicestershire
LE18 2QT

CONTENTS:

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ACCESS

USE:

The use of the proposal will be for residential re-development of a single dwelling in the village of Barwell.

The proposal is for the demolition of the existing dwelling and the erection of 4 detached dwellings with associated garaging and on plot parking at 40 Kingsfield Road, Barwell.

The proposal is in a sustainable location and is within 5 mins. Walking distance of the village centre.

The application is a full planning application and complies with policies BE1 ,RES 5,T5,NE12 and REC3 of the Hinckley and Bosworth local plan.
The site has the benefit of a previous live outline planning consent No. 07/00235/OUT

AMOUNT:

The full planning application is for the demolition of the existing dwelling and the erection of 4 detached dwellings at 40 Kingsfield Road, Barwell.

Outline planning consent was granted on the 2 May 2007 No. 07/00235/OUT for the demolition of the existing dwelling and the erection of 4 new dwellings at 40 kingsfield Road, Barwell.

LAYOUT:

The enclosed layout plan shows the proposed demolition of the existing dwelling and the erection of 4 detached dwellings on the site.

PLOT 1, has been located on the site of the existing dwelling to be demolished and conforms to the established building line of Kingsfield Road. The western gable of the new dwelling is in the same position of the gable of the dwelling to be demolished.

A private drive 4.25m wide will serve plots 2,3 and 4 positioned in compliance with the outline consent.

PLOT 2
Located in a similar position to plot 2 on the outline consent conforming to the building line of No's 21-28 Red Hall Drive.
This dwelling will form an important visual stop to the development when viewed through the driveway gates from the Kingsfield Road approach.
The dwelling will be located outside of the 10.6m building exclusion zone of the adjacent protected oak tree.

PLOT 3 and 4
Located in a similar position to plots 3 and 4 on the outline consent.
These dwellings comform to the building line created by No's 17 and 19 Red Hall Drive.

SCALE

The scale of the buildings comply with the size and scale of the buildings shown on the site layout plan attached to the outline planning consent.

Plot 1 proposes a detached dwelling with a lowered roof and first floor dormer windows. The height of the ridge is the same as the dwelling indicated on the outline approved drawings.

Plot 2 Proposes a detached dwelling similar in mass to the dwelling shown on the outline approved drawings. The double garage is 1 1/2 storey with a Home Office and bathroom over lit by roof lights to avoid overlooking of the existing adjacent properties.

Plots 3 and 4 Proposes 2 dormer style bungalows in compliance with condition 18 of the outline planning consent.

We consider the size and scale of the proposed dwellings to be entirely appropriate for the location and in compliance with the outline planning consent.

LANDSCAPING:

The frontage to Kingsfield Road will be landscaped with hedges, shrubs and indigenous trees.
The private driveway to the wrought iron gates will be of a pavior finish.
All of the areas of land on the public side of the dwellings will be fully landscaped with shrubs, trees and hedges.

The private drive to plots 3 and 4 will be tarmac.

The screen fence to the rear gardens of plots 1 and 2 will be an insitu 1.8m high screen fence with feather edge boards on 3 rails and timber posts.

The TPO oak tree adjacent to the site will be fenced and protected in accordance with the outline consent.

The rear gardens with be slabbed, turfed and fenced off with 1.8m high close boarded fences.

USE:

The dwellings have been specifically designed for the site

I have visited the site and the locality and the dwellings in the area are predominantly houses and bungalows built in the last 30-40 years and have no real architectural merit.

I have found some inspiration from the half timbered gable to the bungalow adjacent to the site on Kingsfield Road and have used this detail to good effect on the proposed dwellings.
This proposal will improve and enhance the area and the attention to detail will provide welcome relief to the blandness of the existing buildings.

PLOT 1
Designed in accordance with the ridge height of plot 1 on the outline consent and forming a bridge between No. 38 a 2 storey house and No. 42 a bungalow.
Plot 1 is a dwelling with much detail including dormer windows, chimney and attractive half timbered gable, this dwelling will enhance the location.
The private driveway to the side of plot 1 with its substantial brick pillars and wrought iron gates will provide w welcoming entrance to plots 2-4.

PLOT 2
Similar in design to the outline consent, plot 2 has an important role to play as an attractive visual stop to the meandering private drive. The important gable has half timbered detailing and a pitch roof bay window to dominate the street scene.
The Home Office and bathroom built over the double garage and workshop will be lit by roof lights only to avoid any overlooking of the adjacent existing properties.

PLOT 3

In compliance with condition 18 of the outline consent, plot 3 is designed as a dormer style bungalow, elevated to harmonise with the other proposed dwellings.

The bungalow is gable to front elevation to match adjacent existing dwellings No's 17 and 19 Red Hall Drive

This bungalow benefits from a single garage positioned to provide ample parking and ease of access and egress.

PLOT 4

In compliance with condition 18 of the outline consent, plot 4 is designed as a dormer style bungalow, elevated to harmonise with the other proposed dwellings.

The bungalow as plot 3 is gable fronted to compliment the adjacent existing houses.

This bungalow incorporates an integral garage to provide adequate parking and turning facilities for plots 3 and 4.

All of the dwellings have been designed specifically for this scheme and I believe will enhance and improve the location with a well designed cohesive group of buildings and spaces.

ACCESS:

TRANSPORT LINKS

The proposal is within the village envelope of Barwell close to all amenities including: shops, schools, library, parks, pubs and restaurants.

Local bus routes are available providing good access to Leicester City and Hinckley and many local employment areas.
Local railway station in Hinckley approx. 4 miles from the site provides excellent service and links to towns and cities on the Central line.

INCLUSIVE AREAS

The proposal is accessed off Kingsfield Road via a new private driveway 4.25m wide with 4m radii at the junction and 2mx2m pedestrian visibility splays provided.

Access around the dwellings and up to and including front entrance doors will comply with part M of the building regulations and provide mobility access into the dwellings

Parking bays will be laid at gradients not exceeding 1:20