

Design and Access Statement

Proposed New 2 Bedroom House

Ashleigh, Merrylees Road, Thornton LE67 1AP

Submitted to Hinckley & Bosworth Borough Council to Accompany
Application for Householder Planning Approval

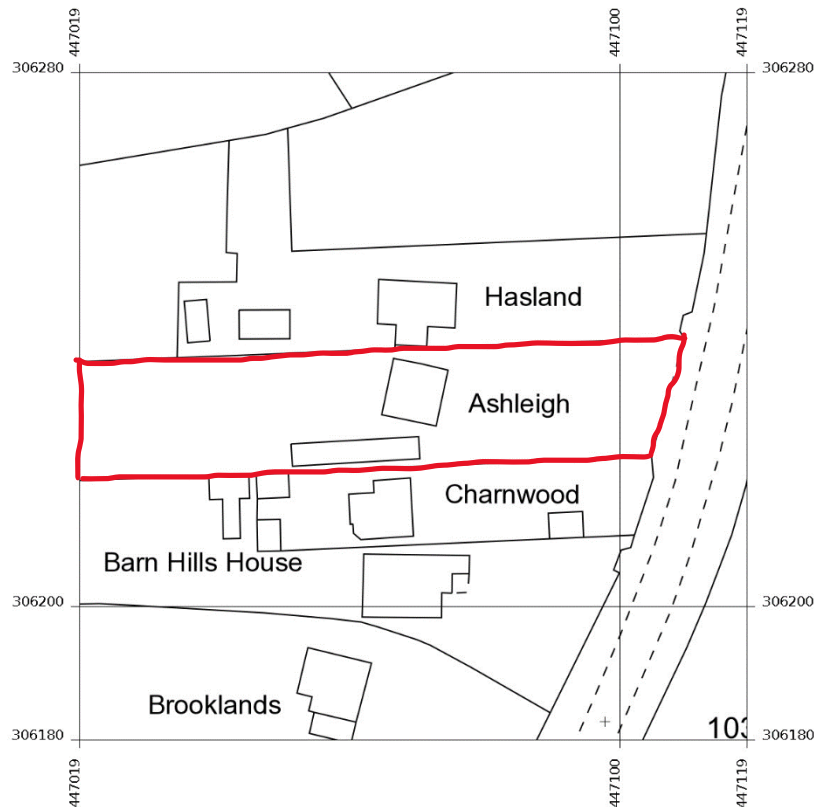
July 2026

SITE ADDRESS: Ashleigh,
Merrylees Road,
Thornton, Coalville,
Leicestershire LE67 1AP

DESCRIPTION OF WORKS:

Demolition of Existing 3-Bedroom House & Build New 2-Bedroom House

SITE: (Not to scale)



SITE ANALYSIS/PROPERTY DESCRIPTION:

- A detached house is situated on the main quiet Merrylees Road Thornton, Coalville Leicestershire
- The premises are a two storey traditionally built family 3-bedroom family house set back from the main road, with a rear garden enclosed, and front driveway with garden front & side entrance and rear garage, set back. The house has a smooth cast render finish with traditional tiled roof and uPVC double glazed windows.

LE67 1AP is a primarily residential and agricultural postcode in Merry Lees, Leicestershire. It was first introduced in August 1992.

The most common council tax bands are D and C.

Residential buildings are primarily detached. Domestic properties are mostly houses and bungalows.

Residential buildings were typically constructed between 1900 and 1929 and between 1930 and 1949.

ACCESS POINTS:

- Access to the house via front single doorway. There is also access to the rear of the property at either side into the rear large extended garden area. There will be no change as to the side and rear points of access.

BOUNDARIES:

- The proposed new build will be a pitched roof with gable ends and set no higher than the original ridge level to the existing house. All within the sites boundaries and does not conflict with any opposing boundaries.

SITE FEATURES:

- The existing building itself has a traditional facade and build style and is very much in character of the style of buildings with the area of the time of build. We propose to demolish this building due to costly unrepairable damage and safety issues. The proposed new house will not affect any existing features and character of the surrounding houses on the Merrylees Road and will endeavour to improve and enhance the character of the area.

TOPOGRAPHY:

- The proposed new house will not affect the topography of the site in any way.

CONSTRAINTS & OPPORTUNITIES:

- The proposed new house will not form any constraints and the opportunity of the extension will allow the occupants a better use of existing space within their large boundary.

DEVELOPMENT & ENVIRONMENTAL SUSTAINABILITY:

- The proposed new house will not reduce or increase the demand for energy and carbon emissions.
- The environment will be sustained and will not affect or have any impact on any natural habitats and the environment.
- The proposed new house will be designed to promote efficient use of the existing owners land and will be in keeping with the original properties, render finish and colour, complementing the existing finish of the existing property.
- The design of the development will meet or exceed sustainable building standards where required or expected in policy.

CONTENTS ANALYSIS

CHARACTER APPRAISAL:

- The proposed new house will be in keeping with the surrounding Architecture and the new style of the 3-car garage situated within the site .
- The existing site will not lose any existing character, and the proposed design will harmonise with the existing buildings within the neighbourhood

LOCAL FACILITIES:

- These include schools for all ages, a wide range of local shops and local public houses within the local village.
- The proposed development will not affect any local amenities or community facilities.

PHYSICAL, SOCIAL & ECONOMIC ISSUES:

- Any existing physical and social issues will not be affected by the new development.
- All access routes and existing layouts have been maintained.

COMMUNITY/NEIGHBOUR ENGAGEMENT:

- The layout of the site will ensure that there is adequate natural surveillance of light.
- The existing neighbouring community will not be affected by this proposed development.

ARRIVAL & CAR PARK FACILITIES:

- There is an existing front private garden way area for the residents of the house, which will be retained.

CHARACTER – SCALE:

- The proposed new house will be within scale to the existing building in height and appearance.

CURRENT PHOTOGRAPHS:



Front View



Rear View



Rear View

CHARACTER – APPEARANCE & LAYOUT:

- The proposed new house dimensions will be within the existing boundaries of the site.
- The character of the new house will complement the existing character of the surrounding houses and materials, finishes and colours used will all be in keeping with the local heritage.
- Exterior walls of the new home will be of character brick and brick design features will enhance the look and style of the build.
- All RW goods etc., will be black.
- All windows/doors/glazing etc., shall meet building regulation requirements and planning approval.

CHARACTER – LANDSCAPING:

- The existing private garden to the rear of the property shall be retained and up graded whilst any boundary walls shall not be affected in any way.

COMMUNITY SAFETY:

- Community safety will not be affected by the proposal and any external lighting to the existing building will be maintained.