



DESIGN AND ACCESS STATEMENT IN SUPPORT OF A NEW BUILD APARTMENT BLOCK CONSISTING OF 4 SELF CONTAINED FLATS

Address of Proposed Development Site -

Rear of Bevins Butchers
10/12 The Hollow
Earl Shilton
LE9 7NA

Proposed Development -

New Build Apartment block with 3 self contained flats on ground floor and one self contained flat on the first floor.

Assessment of the Surroundings of the Proposed Development -

Assessment -

The current land is situated at the rear of both 10 and 12 the Hollow, the site currently has one fairly substantial single storey building. The development has been designed with the surrounding context and local vernacular in mind.

The site which is an existing car park is currently used only for parking of the shops owned by the clients who are submitted this application. The proposal will improve the appearance of the site and cater to the demand to provide desirable accommodation within an ideal town centre location.

The site is not located in a designated conservation area and the exact location is shown below in image 1.

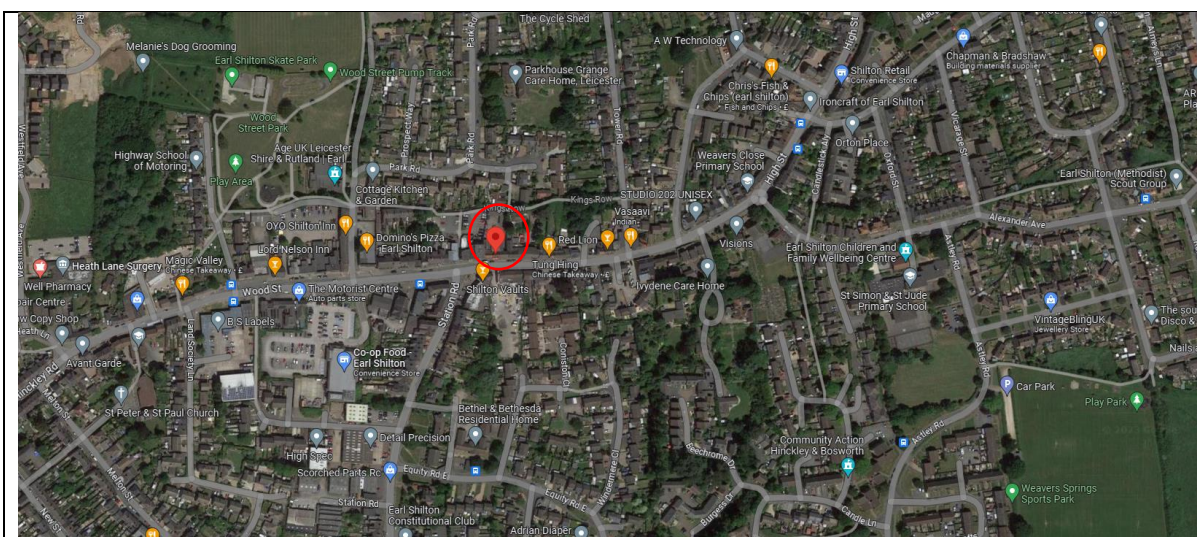


Image 1

Current Use -

The use of the site at the moment is parking for the shops at the front and a storage unit at the rear. It is asphalted with a gradual slope raising up from the front of the site to the rear and a topographical survey has been completed.

Similar buildings in the area

There are multiple flats in the area with a large development being approved and completed opposite the site with similar access under planning application reference 18/00987/OUT.

The surrounding area is made up of buildings that comprise of mixed use residential with white render and brick and this development has been designed to with the same materials which will compliment the local buildings.

The street scene along the Hollow has no distinctive characteristics and instead is an eclectic mix of various property types and styles. There is a combination of commercial and residential properties, with domestic properties being more prevalent east of the Hollow away from the town centre. Behind the rear of the site is residential and separated by Kings Row.

The proposed block at the rear will have access from the Hollow.

Consultation -

An indicative site plan was submitted for Pre application under reference 22/10016/PREHMO. The Pre application was generally accepting of the concept with the appraisal noting the following “The provision of apartments on the site is considered to be acceptable in principle subject to successfully addressing detailed matters and is not considered to have any potentially detrimental effect on the character or appearance of the area. “

We believe we have addressed all concerns raised in the pre application as per the below:

- 1) The Council’s Good Design guide sets out that a principal window to a habitable room should ideally not be less than 8m from a blank side of a single storey neighbouring building, rising to 14m for a two storey property. - **we have now reduced the proposal to be single storey at the rear to not over dominate the**

property situated directly behind the scheme. We have also moved it 9m away to allow for a greater separation distance and also give more amenity space.

- 2) There are trees neighbouring the site that would appear to be possible affected by the proposed building. An Arboricultural Assessment will therefore be required to accompany any future application. It will be necessary to demonstrate that a net increase in biodiversity is achieved. - The proposal is now set away from the trees on the neighbouring site and now are such a distance that they won't be affected and thus we don't deem that an Arboricultural Assessment is required.
- 3) The current access is clearly already used regularly. Any application should address whether or not the proposals represent an increase in traffic using the entrance, which given that it crosses a pavement in a town centre location is not desirable. - The current access was used for parking for customers of the shops at the front. The Clients are no longer allowing parking for customers as this was becoming problematic with often customers blocking delivery access etc. the new flats will not require dedicated parking due to the location close to regular bus routes and walking distance to the centre. That being said the proposal does allow for 8 parking spaces with 4 parking spaces for employees of the shops and 4 parking spaces (1 each per flat)

The project team are willing to hold discussion with interested parties on behalf of the applicant. However, the proposal will have no impact on the potential for overlooking, the loss of privacy or the loss of daylight to the existing properties in the surrounding area.

DESIGN COMPONENTS

Amount of Development and Proposed Use(s) -

The proposal is a New Build Apartment block with 3 self contained flats on ground floor and one self contained flat on the first floor.

Landscaping -

There will be rear landscaped amenity space to the rear of the development that will be shared by all 4 flats.

Appearance -

The development will be built in materials that match and compliment the surrounding buildings in the area.

ADDITIONAL INFORMATION

Energy Efficiency -

The proposal will be constructed to the latest building regulations and achieve a high level of energy efficiency.

Listed Buildings -

The adjacent properties are not Listed Buildings and the site does not lie within a conservation area.

Flood Risk Assessment -

The Environment Agency's website (<https://www.gov.uk/check-flood-risk>) indicates that the site is not within a flood zone, and therefore is not in an area with any expected risk of flooding.