

Planning, Design & Access Statement:

Proposed residential development of
4 single-storey dwellings on land
adjacent to Barwell Constitutional
Club, Chapel Street, Barwell



Introduction

This statement is to accompany a full planning application for the approval of a residential development on land adjacent to Barwell Constitutional Club, comprising four detached single-storey dwellings with associated amenity and parking space.

This Planning, Design & Access Statement should be read in conjunction with the application drawings and planning maps.

Planning History

The application site was the subject of a previous application for change of use, to allow the land to be utilised as amenity space in connection with the club (ref. 02/00480/COU). This application was approved on 20th June 2002.

Pre-Application Advice

The applicants sought pre-application advice from the LPA in 2022 (ref. 21/10167/PREHMO).

The proposal was discussed informally via telephone calls and emails with Chris Brown, Planning Manager (Development Management), and summary advice provided as follows, by email on 8th April 2022:

- *Proposal is acceptable in principle for residential development*
- *The main impact to be considered is to neighbouring no. 30 to the south east.*
- *In order to mitigate any impact on no. 30 I would suggest reducing the proposal to 4 dwellings by removing the plots to the SE corner of the site, adjacent to the rear garden of no. 30. This resulting change could then enable the plot to the NE to be moved back into the site so to minimise any impact upon the front elevation outlook of no. 30. The removal of a plot may also allow for the remaining 4 plots to benefit from larger amenity garden spaces within the site whilst still maintaining suitable parking provision.*
- *Any application should take account of noise generated from the Constitutional Club. Whilst a noise survey isn't required to validate any application, a statement setting out the nature and frequency of evening*

events held at the club will be useful to assist in determining any noise impact on future residents of the site.

- LCC Highways have provided standing advice only – no objections. Their response is attached.*
- Comments received from HBBC waste and HBBC drainage are also attached.*

The comments from HBBC Drainage (Sundas Shaban) advised that the site is in Flood Zone 1 and that therefore *“the application site is located in an area at very low risk of flooding from surface water”*. It was furthermore advised that *“The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced”*. These comments have been heeded and the use of soakaways to manage surface water are proposed accordingly.

Advice from HBBC Waste Management was as follows:

“If the access road to the new properties is to be private (unadopted) then consideration will need to be given to adequate collection point space at the adopted highway boundary for 2 bins per property at one time.

It will be the responsibility of the occupiers to ensure that all containers/wheeled bins will be brought to the collection point.

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.”

Waste and recycling bin storage is provided for all dwellings and collection of bins will be from the highway boundary.

The Site & Local Area

The application site is currently used as amenity space by the club.

The site is bounded to the North by the Chapel Street public highway, and to the West by the Constitutional Club. To the East is 30 Chapel Street, a private residence, and to the South is the George Ward Centre.

New fencing will be erected to determine the site's Western boundary. And the Eastern and Southern boundary treatments will either be retained, upgraded or replaced in agreement with neighbouring landowners.



Figure 1 - The site and immediate vicinity (Google Earth Pro)

The application site is within the Barwell development boundary. The surrounding area is mainly residential, with residential development on the both sides of the public highway. Schools, local shops, places of worship and public houses / restaurants are within walking distance along the High Street, with bus services at the nearby square offering onward travel to Leicester on a half-hourly service.

The Proposal

The proposal is for four new high-quality single-storey dwellings, each with private amenity space and two dedicated parking spaces. The dwellings will present excellent 'green' credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

The proposed development will also incorporate biodiversity and sustainability features, in accordance with the LPA's guidance. Each dwelling will be fitted with an electric vehicle (EV) charging point.



Figure 2 - The application site, looking South from Chapel Street



Figure 3 - The application site, looking North

Planning Policy

The application is to be determined in accordance with the Hinckley & Bosworth Borough Council Local Plan 2006 to 2026, adopted December 2009, the Site Allocations and Development Management Policies DPD (2016), and the National Planning Policy Framework 2021.

The LPA cannot currently demonstrate a 5-year housing land supply, with the stated figure of 4.89 years reduced to 4.45 years by a Statement of Common Ground submitted as part of Planning Appeal ref. APP/K2420/W/21/3279808.

Core Strategy Policy 3: Development in Barwell

Policy 3 of the adopted Core Strategy supports development of sustainable sites within Barwell. The site is in a sustainable urban location within the settlement boundary and with good access to a range of services and facilities, as well as public transport.

The pre-application advice received noted that “[*The Proposal is acceptable in principle for residential development*]”

Policy DM10: Development and Design

“Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*

The proposed dwellings would not adversely impact the privacy and amenity of nearby residents and occupiers. The site is faced by the blank side elevation wall of the Constitutional Club to the West, and tall native hedging separates the site from the George Ward Centre to the South. Care has been taken to avoid any adverse effects on the occupiers of 30 Chapel Street to the West, both through the positioning of dwellings on the Western boundary, the separation distances allowed, and the decision not to include any windows to Western elevations.

- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*

It was noted in the pre-application advice that any impact of events taking place at the Constitutional Club should be taken into account with regard to impact on occupiers of the proposed dwellings. At present, the Club hosts bingo nights regularly on Friday nights and discos on Saturday

nights, but it is not considered that these events would have a significant impact on occupiers. The applicants are more than willing to consider any suggestions from the LPA or its consultees, should noise generated by events at the Club be a concern.

- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*

The proposed dwellings will be subservient in scale to neighbouring properties; aside from the obvious greater scale of buildings such as the Club, the Methodist Church opposite the site, and the public house to the West, the vast majority of residential properties are two-storey.

The dwellings will be finished in facing brickwork, with good-quality artificial slate to roofs and grey window frames, composite doors and rainwater goods. Proposed product ranges are noted on the application drawings.

- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*

The proposal includes a very simple but effective scheme of hard and soft landscaping. Each dwelling will be afforded a modest but easily maintainable garden with native planting to soften the impact of boundary fencing.

The shared private driveway will be formed in blockwork paviers, with parking spaces finished with locally-sourced gravel. 600mm high post-and-rail fencing will demarcate the boundaries of each plot.

- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*

The orientation of the dwellings and position behind the established building line are dictated to a large extent by the constraints of the site and limited options for access. Nevertheless, the proposal will make use of modern methods of construction and available technologies to add a high-quality, thermally-efficient dwelling to the local housing stock.

A water consumption calculation has been undertaken to assess the efficiency of the proposed development. Based on details known at this stage, it is anticipated that each dwelling will comfortably meet the

target of not more than 110 litres per person per day maximum water consumption. It is proposed that surface water will drain to soakaways within the application site, subject to on-site percolation tests to determine the suitability of this system.



The Water Calculator

<http://www.thewatercalculator.org.uk/>

Congratulations

Site: Proposed 3-bed bungalows, land adj. Barwell Constitutional Club

You are within your target maximum consumption of potable water (110 litres per person per day).

Total water consumption from your calculation	105.69	litres per person per day
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This calculator is intended to inform design choices by demonstrating the likely impact of specification changes on total water consumption. Results can only be used to demonstrate compliance with the Code for Sustainable Homes when the calculations have been verified by a suitably qualified Code for Sustainable Homes assessor.

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

The proposal includes charging points for an electric vehicle fitted to each dwelling.

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

The use of soakaways to drain surface water is anticipated, subject to percolation testing. Permeable paving and surfacing are included within the hard landscaping element of the proposal.

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

The proposed dwelling will increase natural surveillance of Chapel Street and the amenity land attached to the Constitutional Club. All parking spaces provided will be overlooked by windows from regularly inhabited rooms.

Access

As noted above, access to the site will be via Chapel Street. Each dwelling will be provided with a dedicated parking area 5.5m x 5.3m for two vehicles, in accordance with LCC Highways specification. Visibility splays in excess of 2.4 x 43m will be provided in each direction.

Appearance

The proposed dwelling is designed in a traditional style and uses a palette of materials which is common in the local area. External walls will be finished in facing brickwork with cast stone header and cill detailing to window and door openings. Natural or good-quality artificial slate is proposed to the roof. Window frames, rainwater goods and composite doors will all be finished in grey. Specific product references are noted on the application drawings.



Figure 4 - Typical Illustrative Exterior View showing proposed palette of materials

Layout

The proposed dwellings are to be positioned behind the existing building line and oriented in accordance with the established pattern of development. Drawing FPO02 'Proposed Block Plan' details the proposed layout of the site.

Landscaping

As noted on the enclosed Block Plan, the applicants plan to landscape the site once construction is completed, with new private garden spaces to each dwelling, and a mixture of hard and soft landscaping. Existing hedging to the northern and eastern boundaries will be removed to facilitate development, and the proposed scheme of planting will seek to mitigate this loss of vegetation.

Scale

The proposed dwellings are subservient to neighbouring properties. Care has been taken to develop a scheme which meets local needs, while not overdeveloping the site. The extent of development has been influenced

by discussions with the LPA at pre-application stage, and takes into account the advice given.

Conclusion

The applicants have identified an opportunity to provide a high-quality, purpose-built home on a sustainable site.

The plot is within the Barwell settlement boundary and represents an opportunity to develop an underused site and add four high-quality homes which meet local needs, to the current housing stock.

Disruption to, and impact on, the local area will be minimal, and the design of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicants would ask Hinckley & Bosworth Borough Council to look favourably upon this application.