Design and Access Statement

Proposed new 2No. 2 Bed detached bungalows on land at the rear of 5, Main Street, Barlestone, Warks.

Please note that this site already has approval for 2No. detached bungalows to the style and footprint shown on this application, the access arrangements have also been approved subject to certain conditions. This application is made solely on the grounds of a 'minor variation' to the window positioning and detailing over the porch area. All other aspects with regards to this application are considered approved.

Location

The site is located on land at the rear of 5, Main Street, Barlestone, Warks. which lies in the centre of the village, all sitting within 680m². Surrounding the site are one and two storey properties all of different styles and ages, which provide a good mix of terrace, semis and detached buildings. Therefore the current style would not be out of keeping for this area.

Use

The accommodation comprises of a kitchen / dining, 2 bedrooms, en suite, separate W.C., living area and a single detached garage.
This would be sympathetically designed with a hipped roof to all elevations to one property and gables to the other. This is to meet the needs of today's user, mainly the elderly and retired, their family and visitors.

Amount

The new development already has planning approval on this site; this application is to take into account a minor amendment to the roof near the entrance area and the repositioning of a couple of windows. The proposal is sympathetically designed and in keeping with the current approved style. In fact it would sit more comfortably with the current amendment.

Layout

The layout of the property would maintain the same footprint as the current approved plan. Internally some of the walls have been repositioned to give a more improved layout.

Scale

The properties would be approximately 5.4 m high, to the apex, 2.3 m to the underside of the eaves. This is shown on the associated drawings. It would be of an appropriate scale and would not compromise any neighbouring windows. Windows will be in upvc.. This whole development will provide a comfortable scale for the new inhabitants.

Landscaping
Landscaping will be provided in accordance with the previously approved documentation.

Appearance
By using materials of similar like, the development will be attractive and relate visually to its surroundings.

a. The brick and rendered walls will match as near as possible to the existing construction in the locality.
b. The roof will have concrete tiles, laid at approximately 35 degrees.
c. The windows will be upvc double glazed sealed units, using safety glass where appropriate to match the existing style.

Access
It is to be noted that these arrangements have already been approved by the previous application.

a. Access to the properties will be maintained by the principle entrance at the front of each dwelling.
b. Vehicular access to the site will be maintained by the new access road as shown on the accompanying plans, adjacent No. 5 Main Street with access and egress off Main Street, all as approved and subject to the Highway conditions as noted in the previous approval.
c. Policy and consultation processes have been adopted by
    1. Producing this design and access statement
    2. Submitting a planning application

November 2007.