Design & Access Statement for Land off Bridge Road, Hinckley, Leicestershire.

Access Statement

The site is on a road which has adjacent access points to garages.

Direct access from adopted highway to a private drive has been put forward as the most suitable means of access and egress.

Design Statement

Site Analysis

This site has been put forward for redevelopment as the most sensible use of vacant land which in recent times has become an area targeted by fly tippers.

The proposed site is situated between an electric sub-station to the north and shops to the south with flats above. To the east are residential properties and to the west the proposed unit would over look public open space.

Boundaries are shown defined on block plan.

The site is predominantly even with trees to the rear which have been assessed and report attached.

This site is within a settlement boundary, therefore the principle of development is acceptable according to Policy RES5.

Surrounding Development

The site is on the corner of Bridge Road and Brookside within a mixed use area with development of various ages.

Site Constraints

Adjacent sub station to be screened.

Design Solution

Clearly the above along with the shape of the site determines the design solution

A single two storey dwelling is proposed due to the size of the site and adjacent property types

A traditional design in materials sympathetic with and complimentary to the existing surrounding built environment.

The eaves and ridge height of the proposed dwelling are to be in line with existing two storey dwellings fronting Brookside.

The dwelling is to be situated on the site allowing separation distances to adjacent properties.