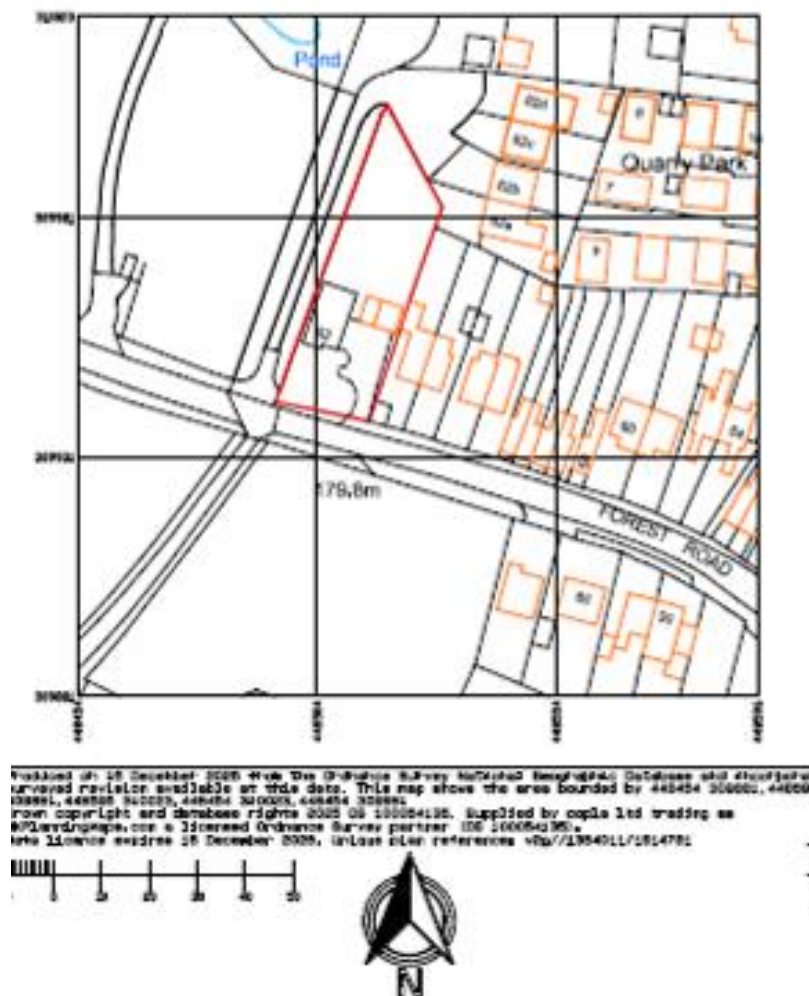


Design and Access



Introduction

Please accept this short document as the design and access statement for anew chalet bungalow adjacent to 82, Forest Road.

This application is an Outline Application and the applicant does not intend to develop the site themselves.

The proposals are to add a new habitable storey in the roof of 82, Forest Road and to match the appearance of the existing property so that both properties are read a pair. The reason for this is that 82, Forest Road is a lone property with the gable facing onto the highway. The property is also set back from line of the adjacent semi detached properties.

The proposed facing materials will be to match existing and externally the existing aces from the highway is to be reused and the area resurfaced incorporating a SUDS system with parking for 3 cars for each property.

The submitted proposals are to obtain Outline Planning Approval only to accompany the sale of the site with any future works being undertaken by the purchaser.

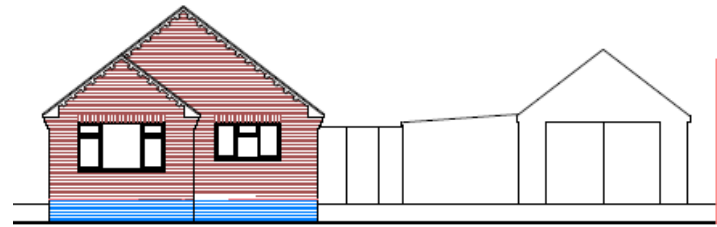
21, Stoke Road, Hinckley, Leicestershire, LE10 0EA

Tel: 07948 38 29 17

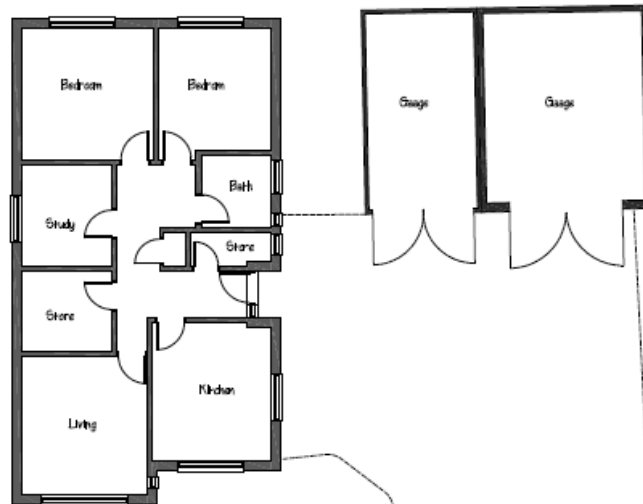
email: stuart@stuarch.com

Design and Access

Existing Property



Existing Street Scene



The existing property is a brick built bungalow that occupies a large site. The site slopes from the back to the front. The site is largely overgrown and has several self-seeded trees and shrubs, it also has dilapidated timber out buildings, the area also accommodates some building materials that have been stored there.

Photographs



The images above show how overgrown the site is, this is following the demise of the owner who also stored small building supplies at the site.



The photographs above show some of the stored building materials at the site.

Proposals



The existing bungalow is to be re-roofed with an additional storey added to provide three additional bedrooms and a bathroom with the ground floor being remodelled to have a larger rear living room and the formation of a larger kitchen / diner at the front of the property.

The proposed dormer bungalow is intended to occupy the front of the site and its form is to closely match that of its neighbour. The position avoids terracing the rear of the site, which has also become overgrown and the proposed position utilises the existing highway access without the need to form an access from the private access at the side of the site. The new property will also replace the existing garages.

Internally

A new downstairs WC is also proposed and is large enough so it can also be used by guests with mobility difficulties, The incorporation of a utility area also allows discrete access for maintenance personal without coming through the main entrance.

The windows on the side elevation facing the neighbour will be obscure glazed.

The existing character of the house is being retained and enhanced by having a more secure front porch.

Externally the existing access of the road is being retained and improved. It is proposed to have a full parking area at the front of the property, with the area having a hardstanding that has a SUDS system.

Access

The site slopes from the North towards the road and enjoys an existing access off Forest Road. The existing bungalow is on a terrace and will have a level access included in the works. The new chalet uses the existing terrace formed by the garages and will also have a level access.

Both properties have downstairs WC's. Access for utilities and telecommunications is also on the ground storey close to the external entry.

Biodiversity Net Gain

A BNG report has been prepared and has been submitted with this application ('82 Forest Road - Eco 360 Biodiversity Net Gain Report').

The report recommends the creation of small scalloped clearings or graded edges to increase light penetration and improve habitat heterogeneity, and also the formation of 17 m² of new mixed scrub habitat. The scrub should comprise a predominantly native species mix appropriate to the local area, incorporating species such as hazel, hawthorn, blackthorn, dog rose, and willow where appropriate. The habitat should be managed to establish a varied age and structural profile over time. Should the above measures be considered unsuitable or unachievable the following measures can be taken:

Option 1: Consult the private market to purchase off-site biodiversity units. This should ideally be within the same LPA area or National Character Area to maximise the points gained.

Option 2: Acquire additional land off-site to use for biodiversity offsetting and habitat creation. This should ideally be within the same LPA area or National Character Area to maximise the points gained. These sites may be required to be

registered as a biodiversity gain site, and habitat creation/enhancements and management must be secured for at least 30 years via a suitable legal agreement such as a planning obligation (section 106) with an LPA or a conservation covenant agreement with a responsible body.

Option 3: As a last resort, the client may wish to purchase Statutory Biodiversity Credits from the government. The client will need to provide evidence that the other above options have been explored in order to purchase these credits.

Statement

Please accept this document in support of the Outline Planning Application to add an additional habitable storey to 82, Forest Road and form a new matching chalet where the existing garages are located. The proposals are intended not to be intrusive and to avoid the site being over developed.

A BNG assessment has been produced to accompany this Outline Application and it will also form part of the sale of the property. The applicant can not influence a potential buyers plans for the property or the site and wishes only to show that an additional domicile on the site is possible.

We trust that the local authority support this application and respectfully request that if minor amendments are required we will be given time and notice to realise them for the successful resolution of this application.