DESIGN AND ACCESS STATEMENT

LAND BETWEEN 5 & 7 ALEXANDER GARDENS, HINCKLEY

Appendix 1 **Photographs**

Appendix 2 **Opposite Site Layout**

DEVELOPMENT SERVICES

0 3 AUG 2009

RECEIVED

Access Statement

Direct access from adopted highway to a private drive through where there is an existing double gated access point to the site (photographs 1 & 2) which would be removed prior to development. This would leave a small drive area with turning for the proposed units.

Informal comments have been received from Highways Officer Simon Hill and the principle is acceptable.

Design Statement

Site Analysis

The proposed site is between Numbers 5 & 7 Alexander Gardens, Hinckley.

Upon first appraising this site it seemed as a development with little potential due to its overgrown nature and shape. But when this opportunity was considered not only on paper but also on the ground it was discovered that the opposite corner had begun enabling works for some type of development (photograph 3).

When checking with planning records, details were discovered of a site granted planning permission (04/00626/FUL) on 06-12-2004, details of opposite site layout attached in Appendix 2.

With this information we were able to produce a scheme that although does not mirror the previous, does provide a suitably similar scheme with relevant spacing standards

This site is classed as white land within the existing Local Plan, and has no previous use that we are aware of.

Surrounding Development

The site is in the corner of Alexander Gardens which is a horse shoe shaped residential area of post war Local Authority housing shown on photographs 4 - 6.

Site Constraints

Properties designed to minimise overlooking, potentially by the leaving and strategic replacement of hedges.

Design Solution

Clearly the previous comments determined the design solution.

A pair of semi-detached two storey dwellings, are 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 adjacent properties

The properties are to be located on the site allowing for adequate driveway length to the front of the property with gardens to the rear.

Appendix 1

Photographs



Photo 1.



Photo 2.



Photo 3.



Photo 4.



Photo 5.



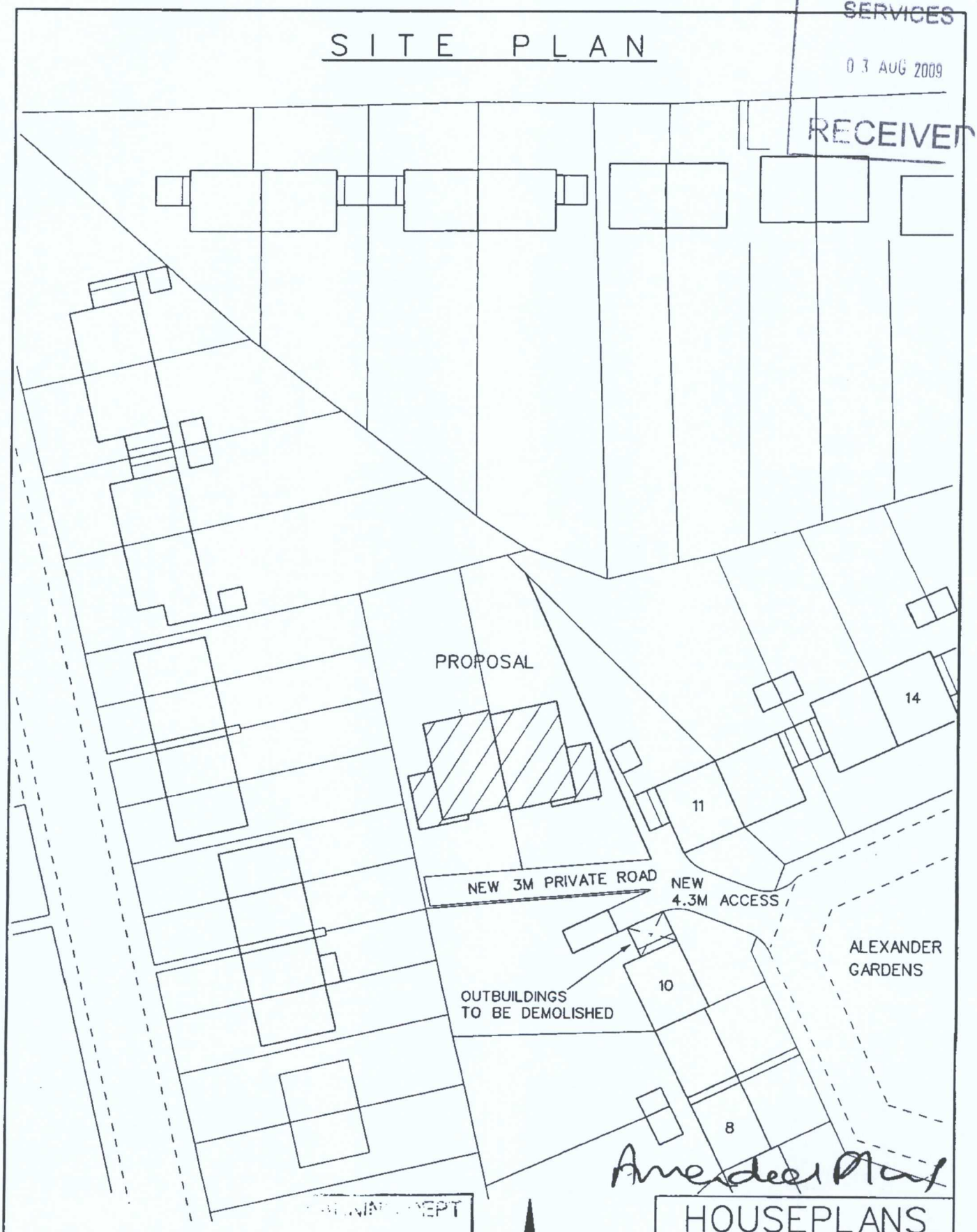
Photo 6.

Appendix 2

Opposite Site Layout

SITE PLAN

DEVELOPMENT SERVICES
03 AUG 2009
RECEIVED



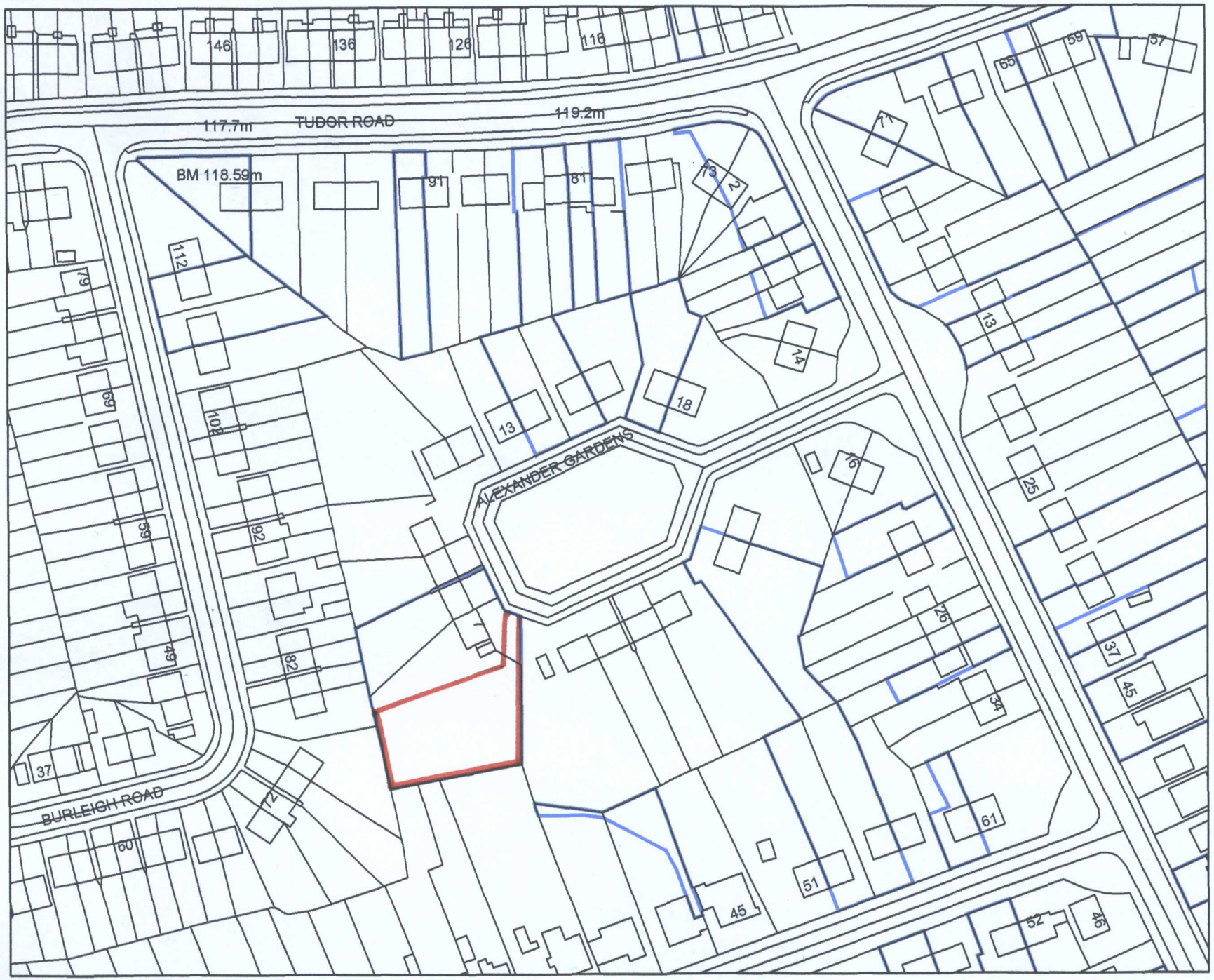
PLANNING DEPT
- 1 OCT 2004
RECEIVED

NORTH

MR. P. HUNT
LAND ADJACENT TO
11 ALEXANDER GARDENS
HINCKLEY
LEICS
LE10 0ER

PROPOSED 2-3 BEDROOM
SEMI DETACHED HOUSES

HOUSEPLANS	
Tel. 01455-291099	
Scale 1:500	Date 16-12-03
Sheet 4 of 4	Rev. A
DRG. No. HP/0621	



Hinckley & Bosworth Borough Council

A Borough to be proud of

Extent of Agreed Site Boundary

DEVELOPMENT SERVICES
0 3 AUG 2009
RECEIVED

1:1250

LOCATION PLAN.

N

Alexander Gardens

© Crown copyright. All rights reserved Hinckley & Bosworth Borough Council LA100018489 Published 2007

0 15 30 60 Meters


146
136
126
117.7m
TUDOR ROAD
119.2m
BM 118.59m
9'1
8'1
112
67
69
101
65
92
82
49
37
60
72
04/00626/FUL
13
1:500
BLOCK PLAN
ALEXANDER GARD
Access
1
2
Gardens
Landscaping
N
BURLEIGH ROAD