

Design & Access Statement:

Scheme Information

Application Site / Plot Address: Land adjoining (81 Hinckley Road), Earl Shilton, Leicestershire. LE9 7LH

Applicant: Mrs Z. Moss (85a Hinckley Road)..... Owner of the Land associated to the Application.

(One portion of land purchased: 16th SEP 21 and the other purchased: 10TH June 2022) (See attached 'Land Registry Documents')

Application Date: January 2025

Local Area: Hinckley & Bosworth Borough Council

Application Ref: TBA

Doc Ref: ZM/25.03

Project Proposed: Construction of a Dormer Bungalow with Garden Area to the rear & parking to the front.

Existing Land Use: Single Detached Garage with vacant ground area to the rear & old timber shed.

Existing Access: The existing garage is accessed from the main Hinckley Road via a 'Shared Driveway' with No.81 Hinckley Rd

Proposed Access: Using the existing driveway as described above. **(Land Registry Documents support the 'shared access rights')**

Orientation: NNE

Sustainable Drainage System, Water Conservation & Flood Risk

- Rainwater from new bungalow will connect to the existing storm drains, with provision for new soakaways.
- Water-Butt to be considered & connected to RWP's for use in garden & watering indoor plants, etc.
- Any new external paving area to be laid using material with a permeable sub-base.
- Foundations constructed with DPC and floor level a minimum of 150mm above ground level.
- Block & Beam floors at g/floor advised.
- All electrical sockets to be set above any possible flood line with the minimum recommendations in accordance with those laid out in 'Part M'.
- Area is **NOT** known to be a 'Flood Risk Area'

Building Regulations

- The proposed Bungalow will need to conform with all current 'Building Regulations'
- All heating will conform to current regulations
- Internal lighting provided by low energy bulbs

Building for the Future

- Extremes of winter to summer temperatures are controlled by the glazing installed, which meets the criteria for the proposed Building Regulations in 2016.
- All materials used will be from accredited suppliers with some PVCu products being recycled in accordance with manufacturers recommendations
- All internal lighting will be provided by Low Energy Bulbs and all other electrical items will have energy saving devices.
- Foundations depths will take into account current ground conditions with the DPC level at least 150mm above ground level.

'Assessment of Significance'

- Existing detached garage built approx. circa: 1943 which has maintained a shared drive access from that date.
- New Bungalow to be brick built, with a tiled roof in keeping with adjoining properties.
- All window & doors to be: White uPVC DG in accordance with current regulations.
- Property / Land of no historical importance or subject to any conditions regarding materials.
- Outside of any conservation areas.
- Land is not restricted by any known covenants.
- Bungalow proposed is designed within the confines of existing boundaries to the plot of land.
- Area is well served by local public transport with bus stops either side of the road & local shops nearby.

'Access & Access Rights'

- With respect to access to the proposed development, you can see from the Land Registry Documents, the driveway which provides access to the proposed Building Plot and is **NOT** owned by the owners of 81 Hinckley Rd.
- A 'Covenant' dated 1943 (Title No: LT532382) states that all access for any purpose at any time is granted to the garage owners and all successive owners.

'Biodiversity Statement'

- Existing plot of land approx: 230sq mtrs. Existing Garage, shed & hardstanding approx: 80-85sq mtrs.
- Only a small single plot of land with one dwelling proposed.
- All boundary hedging to be maintained to preserve any habitats, with the provision of new bird & insect boxes within the site for additional habitat. New rear garden area to benefit from a new lawn, shrubs and a tree to the rear corner.