

2238:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev #

Proposed two flats at 151, Wykin Road, Hinckley, LE10 0EN.

INTRODUCTION

The proposal is to erect a new building comprising of two self-contained flats with car parking on the currently vacant site of 151, Wykin Road, which is in an established residential area.

The proposal is to erect a hipped and rendered building that will contain a ground floor and a first floor flat.

The site also allows for two parking spaces and an amenity area for the flats.

DESIGN COMPONENTS

Site

The site is currently vacant with no built structures on it.

The site is largely level with a slight fall towards Wykin Road.

The property can be accessed from within the curtilage of the site on a level access.

The vehicular access is proposed to be off Henry Street even though there is an existing dropped kerb next to the junction with Henry Street, it is felt that the access will be safer off Henry Street as Wykin Road has a lot of traffic movements on it.

Site Area

The site area is 347.4m².

Footprint

The proposed building footprint is 56.8m².

The Area of the site built on is less than 17%.

Height

The overall height of the proposed property is 7.107m

The height to the underside of the eaves is 4.725m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2246_00 (Location Plan)

02_2246_00 (Existing Block Plan)

03B_2246_00 (Proposed Block Plan)

04_2246_00 (Proposed Drainage Strategy)

01B_2246 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is vacant and turfed.

There is an area of tarmacked hardstanding on the rear edge as can be seen in the photographs.

PHOTOGRAPHS



The above photograph is taken from Henry Street looking at the site.



The picture above shows the existing hardstanding on the site, the history of this is unknown.



The photo above shows the existing dropped kerb and the existing lamp post.

ACCESS COMPONENTS

Internally -

The proposed property will have a level principal entrance and the rooms internally will have the entrance doors compliant access widths for visitors with mobility issues.

Each flat has it's own storage cupboard

Each flat will also their meters located in external boxes and the distribution panel will be located in the entrance hall.

Car Parking -

The site has vehicular access for off road car parking and deliveries.

The site is also located on a bus route, with the bus stop opposite (see photographs)

Degree of access

The site will be accessed of Henry Street, with a new dropped kerb.
There is sufficient room on the driveway for visitors to park and access the property.

Emergency access

The property can be accessed by emergency vehicles from Wykin Road.
The property can also be accessed from Henry Street.

CLOSING STATEMENT

Please accept this Design and Access statement in support the proposal to erect two flats on the site.
The appearance of the building will be in keeping with the existing properties on the Wykin Estate.
The site will have two parking spaces and is located on a bus route.
The proposal will provide affordable residential accommodation and is in an established edge of town residential area.
We respectfully request that the local planning authority support this application.