



19 Station Road
Hinckley
Leicestershire
LE10 1AW

Tel: 01455 635665
Fax: 01455 618971

www.hayward-architects.co.uk

Design & Access Statement

DRAFT

**Proposed development
of 7 dwellings**

on the site of

**Oddfellows Arms
Main Street
Higham on the Hill**

on behalf of

Cartwright Homes Ltd

Feb 2024

job ref:22/85

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1.0 Introduction



- 1.01 This Design & Access Statement is in support of the Full Planning Application made by Cartwright Homes for a residential development on the site of Oddfellows Arms, Higham on the Hill. The proposal is for the erection of 5 new dwellings and the conversion and extension of the existing pub to create an additional 2 dwellings with associated landscaping, access and parking.
- 1.02 The role of this document is to provide information regarding the process employed to determine the developable areas, to outline the broad design principles that have lead to the form and type of development proposed and to set the application site in context with its surroundings.
- 1.03 This application is also supported by the following reports and documents:
- Ecological Appraisal
 - Great Crested Newt EDNA Analysis
 - Arboricultural Report
 - Heritage Statement
 - Archaeology Report
 - Drainage strategy
 - Desktop Archaeology Survey
- 1.04 The drawings submitted as part of this application comprise the following, in order to demonstrate that the form of development as proposed would be appropriate having regard for the site and its setting.
- Location plan
 - Site layout plan
 - House type and garage detail drawings
 - Street elevations
 - Topographical survey
- 1.05 The proposed development expressly seeks to:
- Provide a high quality sustainable residential environment which provides a balanced mix of homes and areas of amenity.
 - Ensure the proposed development integrates with the existing settlement.
 - Provide a coherent set of proposals which protect and enhance the site's visual amenities to create an attractive place to live.
- 1.07 The structure of the document is based on the guidance in CABI's "*Design & Access Statements - 2007*" and "*By Design: Better Places to Live*".
- 1.08 This statement is divided into the following sections:
- Contextual Analysis
 - Design Concept
 - Development Proposals
 - Access
- which demonstrates that the design process has followed the path of **assessment - involvement - evaluation - design**.



1.08a **ASSESSMENT**

Appraising the Content

The site and its context has been assessed in terms of the key issues which have a bearing on the development such as planning policies, topography, access, existing buildings, ecology and landscape.

1.08b **INVOLVEMENT**

Consultation

This explains the stakeholder and public consultation undertaken during the preparation of the planning application.

1.08c **EVALUATION**

Opportunities and Constraints

The evaluation of the site's context providing an understanding of the strengths and weaknesses which guide the design philosophy.

1.08d **DESIGN CONCEPT**

Development Strategy and Vision

The evidence gathered through the assessment and evaluation is formulated into a development concept which seeks to balance the technical constraints against the key community benefits arising from the scheme.

Use & Amount

Identifies the land uses within the site and the quantum of development.

Layout

Describes the different components of the development, their arrangement and relationship and in particular the framework of streets, vehicular and pedestrian routes and the arrangement of the built form.

Scale

Provides detail of the design parameters which guide the scale, including the height, width and length of new buildings.

Landscape

Outlines the character and design of the proposed green infrastructure including the structural landscape and open spaces.

Appearance

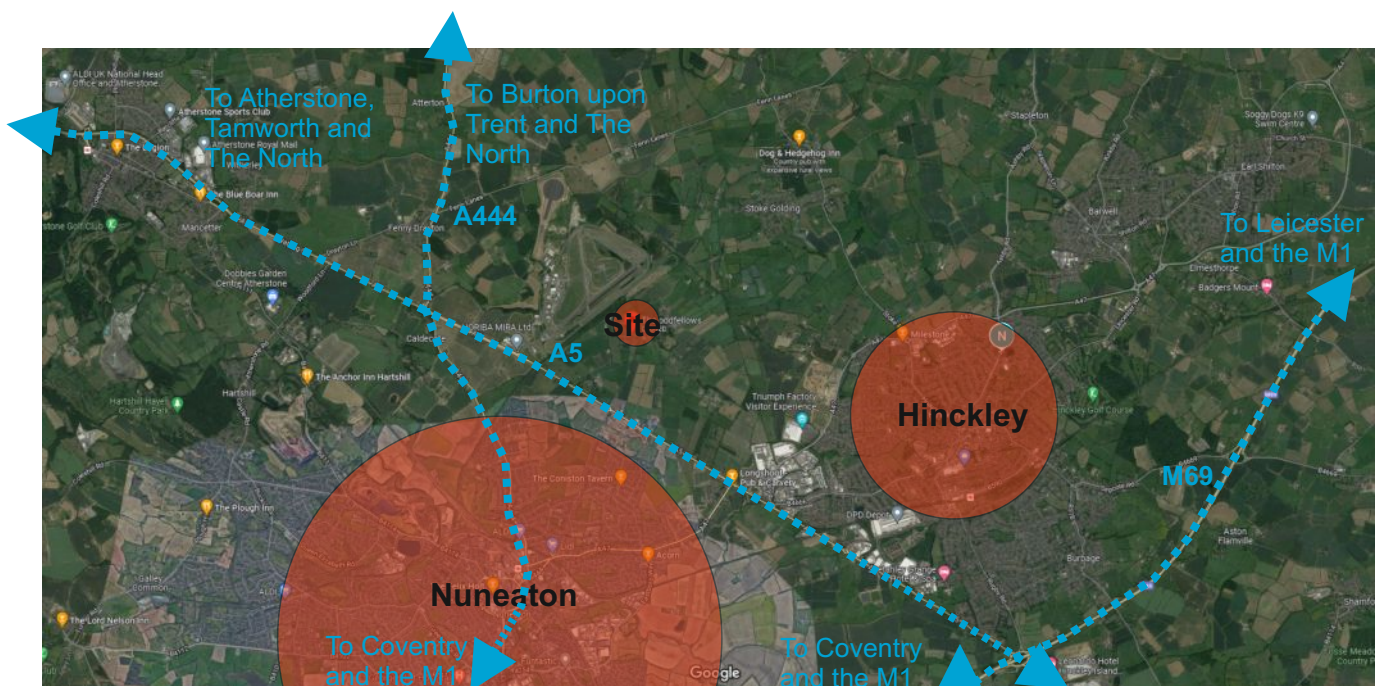
Describes the design objectives for the visual appearance and form of the new buildings.

2.0 Contextual Analysis



SITE LOCATION

- 2.01 Higham on the Hill is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, England and sits approximately 3 miles away from both Hinckley and Nuneaton. The parish is bounded by Warwickshire and the A5 to the south-west which also forms the boundary between the East and West Midlands.
- 2.02 The site is the former Oddfellows Arms on Main Street, Higham on the Hill. Access is directly off Main Street.
- 2.03 The site is bounded to the North by open green space and to the South by residential development. The Western boundary adjoins the King George V playing field whilst the Eastern boundary fronts Main Street.
- 2.04 Pedestrian access to King George V playing field is directly off Main Street and also via a path to the west side of the former public house.
- 2.05 There are bus stops located on Main Street, approximately 125m from the site entrance which provide regular bus services to Burbage and Nuneaton.
- 2.06 The nearest railway station is Nuneaton, approximately 4.2km from the site and, therefore, within the 5km cycle catchment. Nuneaton Railway Station can also be accessed from the site by bus as the hourly 66 service stops adjacent to the station
- 2.07 The site is just over 1km from the A5 which provides direct links to the M69, M42 and M6 Toll.

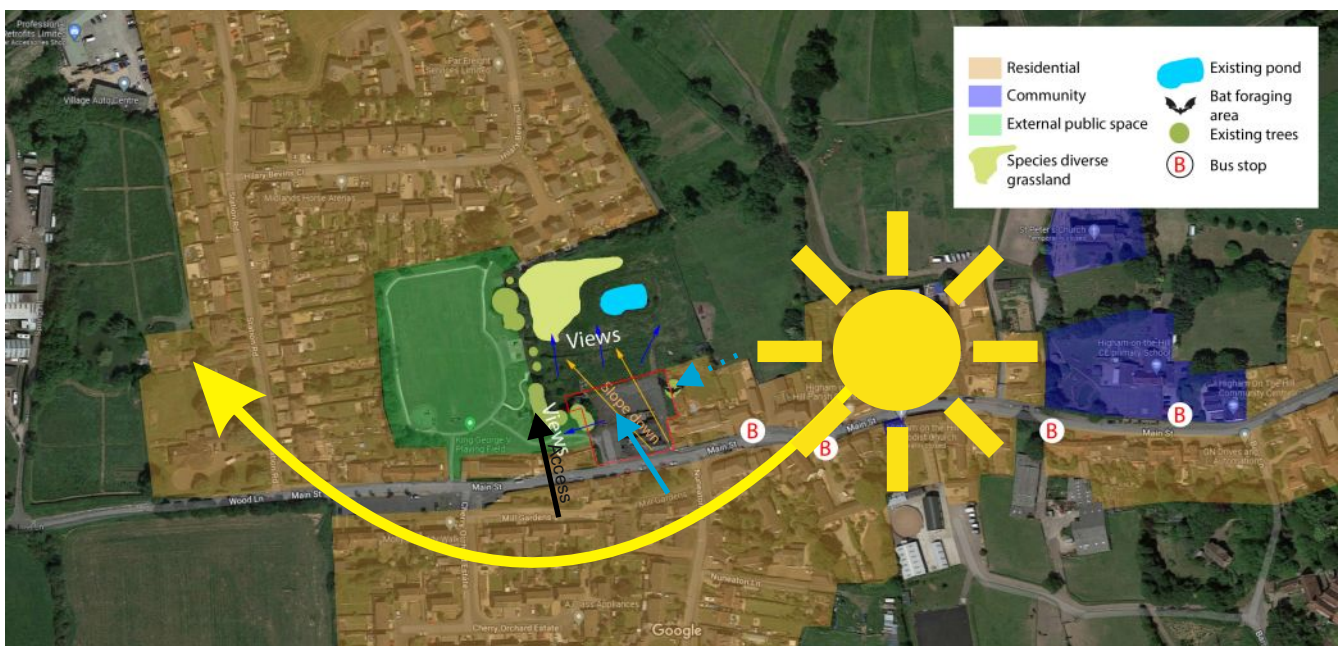


Contextual Analysis

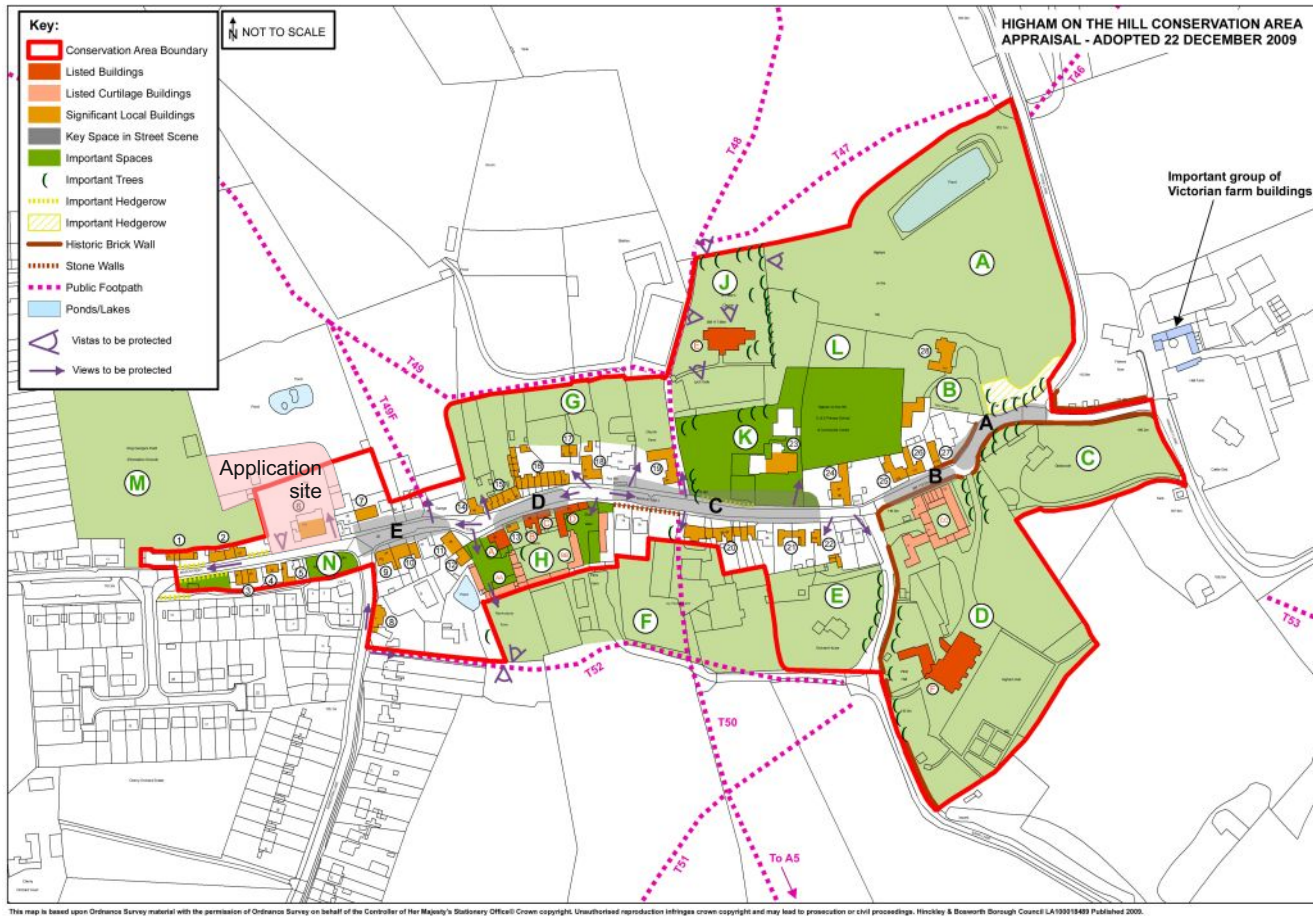


LOCAL CONTEXT

- 2.08 All facilities in Higham on the Hill are within 2km walking distance, these include the Higham on the Hill CE Primary School, King George V Playing Fields, St Peter's Church and the Methodist church. The facilities mentioned can all be accessed via a network of footways.
- 2.09 The National Cycle Network route (NCN) 52 runs directly in front of the site. Route 52 extends from Warwick to Coalville, LCC also consider the roads to the east of Higham on the Hill to be suitable for cyclists, providing a suitable cycle link to Hinckley.
- 2.10 The nearest bus stops are on Main Street, within 125 metres of the site access. The stops serve the 66 Service operated by Arriva Midlands and route from Hinckley to Nuneaton via Stoke Golding and MIRA Technology Park.
- 2.11 The site slopes down from the road to the North Eastern corner with a total fall of around 6m from the road to the lowest point.
- 2.12 There are mature trees to the South Western boundaries and mature trees in the adjacent garden on the Eastern boundary. The trees are generally grade C with the exception of 1 x grade B Hornbeam to the South Eastern boundary.
- 2.13 Ecological surveys have shown that the pond to the North is of low ecological value and there is an area of species diverse grassland to the North East of the site. Pipistrelle bats were observed foraging in a neighbouring garden. The site itself is predominantly hard standing and of low ecological value.



Contextual Analysis



Conservation area boundary



Historic image of Oddfellows Arms

Contextual Analysis



Front elevation of the Oddfellows Arms taken from Main Street



View of land to the north taken from rear deck area



Existing right of way from Main Street

October 2019



Front elevation of the Oddfellows Arms taken from Main Street



View from rear car park towards Main Street



Side elevation of the Oddfellows Arms



View from rear car park to the west

October 2019



Side elevation of the Oddfellows Arms

Site photographs extracted from David Granger's DAS

Contextual Analysis



View of eastern boundary



View from rear car park to the east



View towards south west of the site



View towards north of the site



View from rear car park to the north west

October 2019

Site photographs extracted from David Granger's DAS



View from the site looking West along Main Street
Fully rendered buildings with clay or concrete roof tiles.
Back of pavement development with a mix of flat fronts and gables fronting the road.

Contextual Analysis



View from the site looking East along Main Street

Mixture of fully rendered and full brick buildings with clay, concrete or slate roof tiles.
Building set back from the road with small front gardens. Low level walls to front of some plots.
Mix of flat fronts and gables fronting the road.
Mix of painted concrete and brick heads and sills



View looking West along Main Street

Mix of fully rendered and full brick buildings with clay or concrete roof tiles.
Predominantly back of pavement development with small front gardens to some properties.
Brick arched heads and brick sills to the brick buildings.
Mix of 1.5 storey, small 2 storey, large 2 storey and 2.5 storey properties.

3.0 Design Concept



OPPORTUNITIES

- Residential development to the East and West
- Frontage to Main Street
- Access directly off the main road.
- Open space to the North. Potential to extend into this area in future.
- Public open space adjacent to site
- Potential to convert the existing Oddfellows Pub into housing.

CONSTRAINTS

- Existing trees around the boundary to be retained
- Overlooking adjacent gardens and houses
- Existing access through the site to adjacent public open space



Design Concept



Use and Amount

- 3.02 The total site area is 0.29ha resulting in a net density of 24 dwellings/ha which is in character with the surrounding densities.
- 3.03 The detailed scheme proposes a mix of 2 and 3 bed dwellings with off street parking and gardens.
- 3.04 All the houses comply with minimum space standards and all gardens comply with the minimum garden sizes set out in HBBC's Design Guide.

Layout

- 3.05 The new road enters the site from the South. As you enter the site or as you pass by the site the main focus is the open area of grassland to the North of the site.
- 3.06 Plot 3 is designed to be dual fronted and Oddfellows Arms has a window to the gable facing the access road. This means that there are active facades facing onto Main Street and the access road into the site, this will also provide passive surveillance to the park entrance.
- 3.07 Plots 4 & 5 are also dual fronted to provide active frontage towards the access road and the open space to the North.
- 3.08 Parking is located adjacent to or in front of plots 1, 4, 5, 6 and 7. Plots 2 and 3 have parking to the rear to minimise traffic movements on and off Main Street and reduce the appearance of cars from the road. Plot 3 also benefits from a single garage. Gates in the rear gardens of these plots will provide direct access from the parking area to the properties.
- 3.09 Plot 3 has been aligned with the Oddfellows Arms building rather than being set directly on the back of pavement as no.'s 23 and 27 Main Street are. This provides the opportunity for planting in front of the front elevation
- 3.10 The existing access to King George V playing fields is retained to the left of plot 3. There is also the opportunity to introduce a link footpath from the new development to the playing fields from the turning head.

Scale

- 3.11 This proposal provides a mix of 2 bedroom semi-detached and 3 bedroom detached houses. All of the houses are 2 storeys with the exception of the converted Oddfellows Arms which is 2.5 storeys.
- 3.12 The scheme will be designed around the topography of the site, which falls from South to North. Finished floor levels will be designed to work with the contours,

Design Concept



whilst making sure heights are sympathetic to neighbouring properties.

Appearance

- 3.13 The proposed materials for plots 4 - 7 are red brick with blue brick detailing. Plots 1 - 3 are rendered to tie in better with the houses to either side and opposite. The choice of materials reflects those used in the adjacent development and the original village.
- 3.14 The original part of the Oddfellows Arms is to remain rendered with new extensions in facing brickwork to show the evolution of the building over time. Although the Oddfellows Arms was originally facing brickwork it has been rendered for many years. Retaining a rendered appearance will enable the use of external render to improve the thermal efficiency of the building.
- 3.15 Brick eaves and gable details along with blue brick heads and sills are consistent with the vernacular of the village.
- 3.16 The houses will be traditional construction, generally flat fronted with some gable projections to provide interest and areas of render to punctuate the street scene.
- 3.17 The mass of buildings is broken up with the differing styles and the separation of the units into detached forms.



Street scene from Main Street



Street scene facing West

Design Concept



Landscaping and Ecology

- 3.18 The majority of the site is hard standing and building with limited ecological value.
- 3.19 Although the existing building provides potential for bat roosts and nesting birds no evidence of these were found. A bat emergence survey was completed in September 2019 which concluded that no bats were seen emerging from any part of the building however, bats were observed foraging in an adjacent garden. This survey is now out of date and a new survey will be completed should this application be successful.
- 3.20 The green space to the North of the site benefits from species diverse grassland and an existing pond both of which will remain untouched. However, there was no evidence of any protected species on this land.
- 3.21 If planning is granted a detailed landscaping plan will be produced to enhance the sites biodiversity with native planting to attract birds, insects and invertebrates along with bird and bat boxes..

Sustainability

- 3.22 Sustainable drainage systems will be applied. Plot 3 has a garage with space for the storage of bicycles. There is space in the gardens for recycling bins to accord with the Council's collection practices and storage sheds for bicycle storage.
- 3.23 The site is in a sustainable location with good access to the local road network and public transport.

4 Access Statement



ROAD NETWORK

- 4.01 Pedestrian and vehicular access will be taken from Main Street. The Transport Statement produced by ADC provides detailed information about the proposed access and highway works.

INCLUSIVE ACCESS

- 5.02 The topography of the site falls from South to North. The development will be designed and levels considered so that access to all dwellings will conform to the regulations for access for the disabled and all users, regardless of age or disability, will have equal and convenient access from the public highway.
- 5.03 All roads leading to the site and within the development will provide satisfactory access for emergency & service vehicles in accordance with recognised highway standards.
- 5.04 The proposed parking and access layout is designed to complement the proposed development and will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces.