

Design & Access Statement

**Full Planning Application.
Proposed Replacement Dwelling**

At

**The Fulford, Bosworth Road,
Osbaston**

On behalf of

Cockerill and Talbot

Job No: 23/85

February 2024

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1.0

Introduction

1.01 - This Design & Access Statement is in support of the Full Planning Application at Fulford Farm, Osbaston. The proposal is for the replacement of the existing dwelling with a self-build 4 bedroom dwelling.

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 - 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:

- ▶ Building Survey
- ▶ Site Survey
- ▶ 23 85 01B - scheme 1 - Apr 23
- ▶ 23 85 02F - scheme 1 - Site Plan - Apr 23
- ▶ 23 85 03B - scheme 1 - site location plan - APR 24
- ▶ 23 85 04 – Comparison Drawing – Feb 24

1.04 - The proposed development expressly seeks to:

- ▶ Provide a high quality sustainable residential replacement dwelling which respects its surrounding environment and serves to create a high quality of design.
- ▶ Ensure the proposed development integrates with the existing site and its surroundings.
- ▶ Provide a coherent set of proposals which protect and enhance the site's visual amenities to create an attractive place to live.
- ▶ Delivers a Self-build Dwelling which will assist in the councils delivery of Self-Build dwellings within the borough.

1.05 - The structure of the document is based on the guidance in CABE's "*Design & Access Statements - 2007*" and "*By Design: Better Places to Live*".

1.06 - 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

1.0

Introduction

1.06a - **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.

1.06b - **INVOLVEMENT**

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

1.06c - **EVALUATION**

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

1.06d - **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 – The site is located within the Parish of Osbaston but is more closely associated with the village of Barlestone as the site is close to the boarder.

2.02 – Osbaston is a small village which covers a large area with a small centre and then a larger spread of houses and farms which straddle the A447.

2.03 – Barlestone is a larger village with many amenities including a Primary School, Pre-School setting, Doctors Surgery and Pharmacy, community centre, village shop, 2 x Public Houses, Hairdressers, take aways and a restaurant.

2.04 – The nearest bus stop is in Barlestone village centre approx 700m away.

2.05 - The site is just over 500m from the A447 which provides links to the M1, A44 and M42 as well as the larger towns of Hinckley, Market Bosworth and Coalville.



2.0

Contextual Analysis

► LOCAL CONTEXT

2.06 – The site is bounded by residential to the North which is also a farm and is linked to Fulford Farm as they are within the same family ownership. To the south are open fields with a large garden to the east leading to fields. Bosworth Road is on the west boundary and leads to further open fields.

2.07 – There is currently a pre-fabricated bungalow on the site which has been clad in stone at some point in its history and also heavily extended to the rear.

2.08 – The site falls gently from the road towards the rear of the site.

2.09 – There is a large recreation ground which includes a community centre nearby.

ⓑ

ⓑ

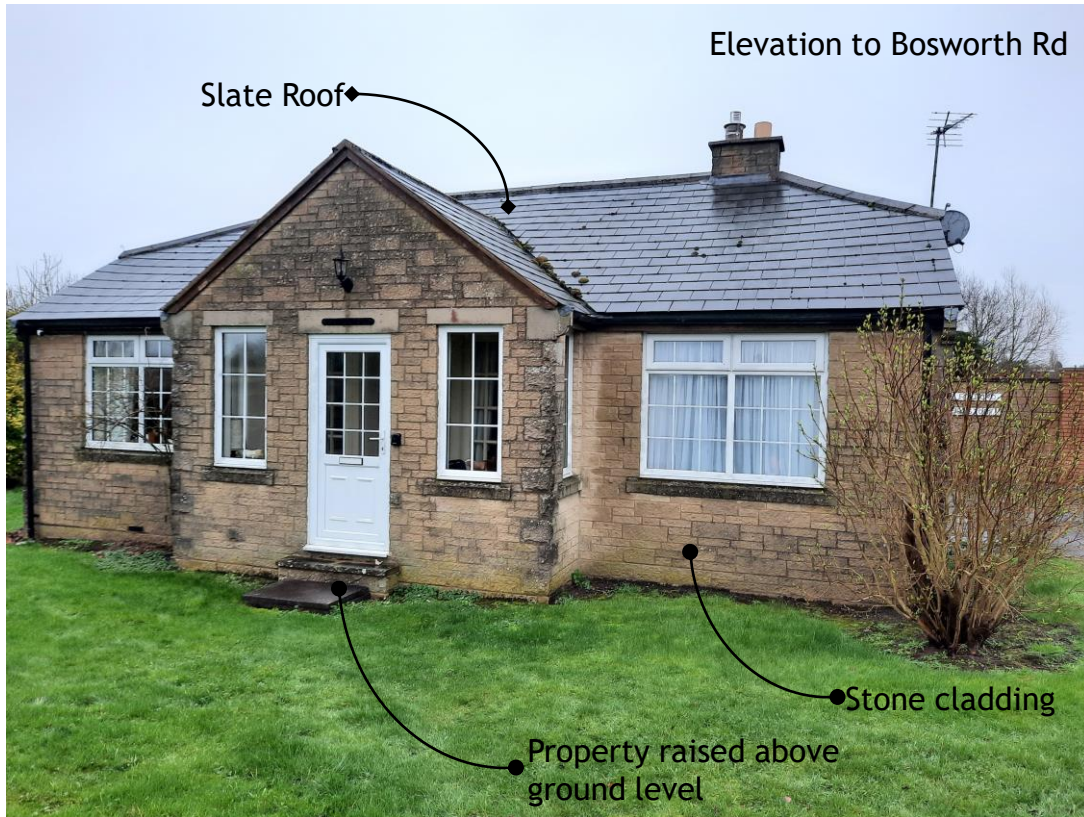


- ⓑ - Bus Stop
- - Recreation
- - Site
- - Open Views
- ↘ - Land Gradient

2.0

Contextual Analysis

Existing Property



Rear Elevation Photos
showing various extensions

2.0

Contextual Analysis Cont.

Large rear garden looking
East towards open fields



Photo taken from adjacent field access
showing large hedgerow to be retained.

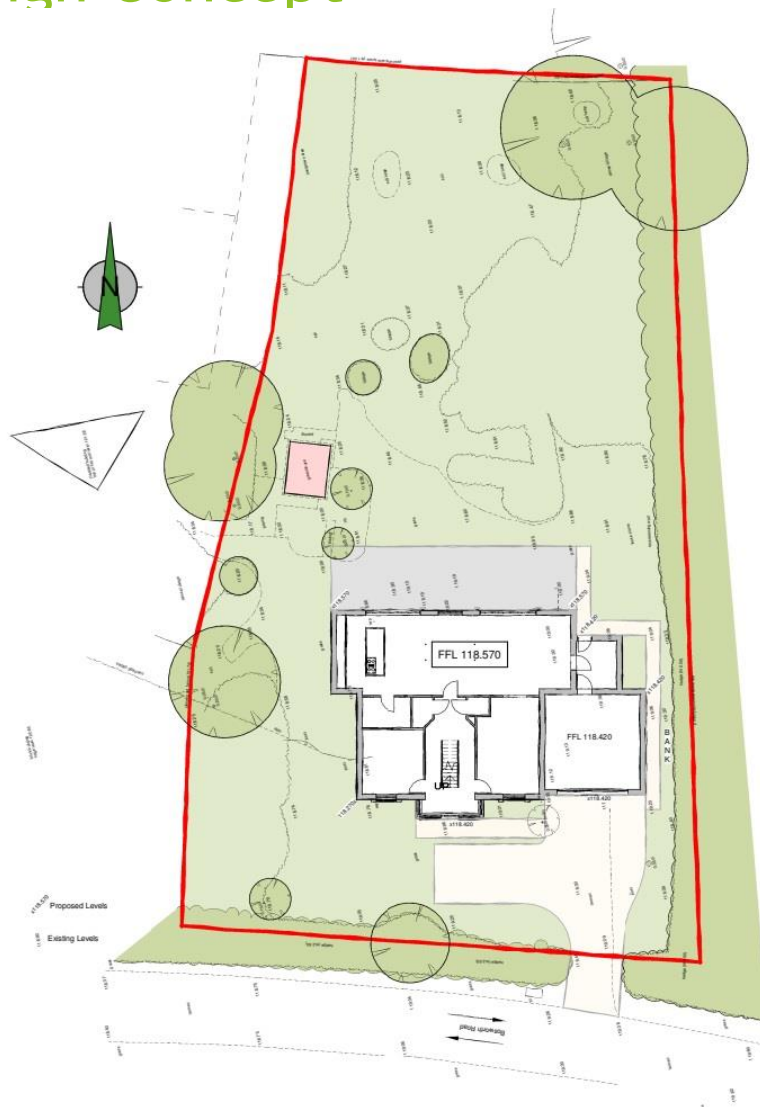


Photo from Bosworth Rd showing
strong hedgerow to be retained.

Photo of existing access to be retained.



3.0 Design Concept



OPPORTUNITIES

- Development of a Brown Field Site on a 1 for 1 basis
- Access directly off the road.
- Views over open Countryside
- Existing residential use established
- Redevelopment of existing site to replace a redundant Pre-fabricated dwelling which has reached the end of its life span.
- Sustainable reuse of materials from the existing dwelling in the new build.
- Development of a Self-build Dwelling to accord with the councils and NPPF requirement on delivery of self-build dwellings.

CONSTRAINTS

- Existing hedge around the boundary to be retained
- Open Countryside location

3.0

Design Concept

► Use and Amount

3.02 - The total site area is 1547m². The site would provide one new family dwelling to replace the existing pre-fab bungalow.

3.03 - The detailed scheme proposes a 4 bed dwelling with garage and generous garden.

► Layout

3.04 – The proposed dwelling sits broadly on the same footprint as the existing with some minor additions.

3.05 – The location of the additional space has been carefully considered and this has been demonstrated through the comparison drawing which is attached to the application which shows the potential for the existing bungalow to be extended under current Permitted Development Rights.

3.06 – The garden will maintain the current boundaries which separate it from the adjacent fields.

3.07 – Parking will be provided with the re-use of the existing driveway albeit with a small turning area added in front of the new dwelling allowing cars to enter and leave the site in a forward gear, something which is currently not possible.

3.08 – There will also be a new generous double garage to provide additional parking

► Scale

3.09 – The proposal is for a 2 storey dwelling however the property will have a dropped eaves height and a roof form which is 2 pitched roofs linked by a flat between. This maximises the first-floor space while limiting the height of the roofs and therefore the overall height of the building.

3.10 – The proposed house level has also been lowered significantly from the existing bungalow which helps to show that when compared to the existing dwelling height the overall difference is minimal.

3.11 – The proposal is for a 1 for 1 replacement of the existing dwelling meaning no material change in the number of dwellings on the site.

3.0

Design Concept

► Appearance

3.12 - The proposed materials for the dwelling are buff stonework to the front and elements of the rear. This will be reclaimed where possible from the existing bungalow.

3.13 – There will also be timber cladding and dark metal detailing to reflect the barns found in rural locations around the site as well as the industrial and mining heritage of the area.

3.14 – Dark eaves details tie the slate roofs in with the aesthetic of the metal projections.

3.15 – The sliding metal shutters will provide shading in accordance with the requirements of Approved Document O of the Building Regulations.

3.16 - The mass of building has been broken up by having differing roof forms, pitches and heights to break up the mass of the building.

3.17 – A private balcony to the rear will afford views over the open countryside.



3.0

Design Concept

► Landscaping and Ecology

3.18 – The proposals maintains the garden and the boundaries in the same form as the existing dwelling.

3.19 – A Bat Survey has been carried out and has been submitted with the application.

3.20 – Due to the dwelling being a self build replacement dwelling there is no requirement for a Bio-Diversity Net Gain Calculation to be submitted with the applications

► Sustainability

3.21 - Sustainable drainage systems will be applied with all storm water connected to soakaways and the foul water connected to a packaged treatment plant. . The dwelling will have large garages with space for the storage of bicycles. There is space in the gardens for recycling bins to accord with the Council's collection practices.

3.17 - The site is in a sustainable location with good access to the local road network and public transport. All facilities within Barlestone are within 1km walking distance. The facilities mentioned can all be accessed via a network of footways.

4.0

Access Statement

► ROAD NETWORK

4.01 - Pedestrian and vehicular access will be taken from Bosworth Road.

INCLUSIVE ACCESS

4.02 - The topography of the site falls from the road towards the back of the site. The development has been designed and levels considered so that access from the parking to the main entrance door 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.