

No. 1 GEORGE FOX LANE

FENNY DRAYTON

Erection of a detached dwelling

DESIGN & ACCESS STATEMENT

Ref MJM/20/02

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CONTENTS

Introduction

Design

Assessment (Physical Context, social Context, Economic Context, Planning Policy Context)

Use

Amount

Layout

Scale

Landscaping

Appearance

Access

Policy Framework

Consultation

Vehicular & Transport Links

Inclusive Access

Emergency Services

Introduction

This Design & Access Statement has been prepared to accompany an Application for Outline Planning Consent with all matters reserved.

The drawings showing the house layout plans and elevations are therefore indicative only to allow an appraisal of the siting, scale and layout of any prospective dwelling.

Design

Assessment

Context: Physical, Social, Economic, Planning Policy

Physical Context

The site is located centrally within the village of Fenny Drayton having a principal aspect onto Old Forge Road.

The site is generally level although the northern edge is slightly raised and presently forms part of the garden to Monument House (No.1 George Fox Lane) which sits on a corner site with frontages to both George Fox Lane and Old Forge Road.

The proposed site fronts Old Forge Road with further residential properties to the North and the large detached garage to Monument House to the South. The site presently has a hedge along the road frontage (Western boundary) and timber fence along the Northern and Eastern boundaries. The site is part of a large lawn at the current time.

There is no uniform character to both George Fox Lane and Old Forge Road and their buildings other than an eclectic mix of periods and styles – generally all properties front the lane/road.

The gable end to the existing detached garage is set some 9.5 metres back from the footpath along Old Forge Road and the existing houses to the North (No. 's 45 & 43) are set some 15.5 metres and 18 metres back respectively.

The location of the proposed dwelling is set some 11.5 metres back from the footpath to respect the existing building line.

Social Context

There is little effect on the social dimension for this site. The proposed dwelling will be located on an existing lawned garden area and sits between No. 45 Old Forge Road to the North and the Large Detached Garage to the South. No.45 has no windows to the side elevation facing the proposed development.

The site is separated from No.45 by an existing 1.8 metres high close boarded fence.

Economic Context

The proposal is to construct one 4-bedroomed dwelling. A small increase in the number of residents will not have a detrimental effect on the local economy, rather the opposite, although marginal. A family is likely to support the local clubs, businesses and events.

Planning Policy

The site is located within the boundaries of this rural settlement. PPG3 Housing encourages full and effective use of land within existing urban areas with the proviso that siting, layout and design of any proposal does not conflict with any relevant plan policies. The proposal is compliant with the local plan and the aspirations of the Witherley Parish Neighbourhood Development Plan.

Involvement

The LPA (Hinckley & Bosworth Borough Council) have not been consulted in respect of this proposal as it is in outline form only with all matters reserved for future approval.

Evaluation

The proposal and indicative sketches have evaluated the site and its environs to accommodate the new dwelling on part of this large garden on a corner plot. It is appropriate to construct a dwelling of moderate size on part of this substantial plot.

Design

Housing in the immediate area of the site is a mixture of modern & traditional detailing and materials including brickwork & render.

The indicative elevation included with the application respects the scale, designs and materials of nearby houses and indicates that a family house can be accommodated in this setting without being overly prominent.

Use

The proposal is to build a 4-bedroomed family house with integral garage.

Amount

The indicative house would be two storeys in height, with a footprint ground cover of some 97m² on a site area of 450m²

The existing plot size remaining for Monument House would still be a not unsubstantial 811m².

The new plot frontage would be approximately 19 metres and the plot depth some 32 metres achieving a rear garden of some 130m² and front garden of some 190m².

The indicative house would have a GIA of ground floor 85m² and first floor 74m².

Layout

The indicative dwelling has been located to respect the notional building line between the gable end of the existing garage to Monument House and No.45 Old Forge Road. This would allow ample parking and turning within the site. The existing hedge would be removed to allow for visibility to the new highway access point.

Scale

The indicative drawings indicate a proposed building which is domestic in scale and in keeping with buildings in the locality. The height of the dwelling has been stepped to reflect the change in rooflines between No. 45 Old Forge Road and the existing single storey garage to Monument House.

Landscaping

The indicative drawings indicate a pleasant frontage of tarmacadam driveway and lawned/shrub planted gardens. A 1.8m high boundary fence will be erected to separate the remaining garden areas of Monument House from the new development site.

Access

The development is a private development which as a new dwelling would comply with the relevant parts of the DDA and with Part M of the Building Regulations.

Vehicular & Transport Links

Criteria for general public as regards signage, access to public transport etc., are not relevant to this development. However, the occupiers would have direct pedestrian & vehicular access to Old Forge Road.

The village is served by a bus service linking directly to Measham & Atherstone with further connections onward from those two towns. Atherstone, which is less than 3 miles distant has National Rail – Railway Station situated on the West Coast Mainline.

Emergency Services

The site is immediately accessible to the Highway along the Western frontage.