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DESIGN & ACCESS STATEMENT

LAND TO THE REAR

THE ORCHARD

MAIN STREET

BOTCHESTON

DESIGN AND ACCESS STATEMENT
The Orchard, Main Street, Botcheston

1.0 INTRODUCTION

1.1 This design statement is intended to set out the proposals for residential development on land at The Orchard, Main Street, Botcheston, Leicestershire.

1.2 The need for developers to demonstrate how they have arrived at their designs is set out in PPS3 Housing. This statement also seeks to reflect the advice in the DTLR/CABE publication **By Design – Better Places to Live and Manual for Streets.**

1.3 The layout plan included with the application documents illustrates our detailed proposal.

2.0 CONTEXT

2.1 The site is located on Main Street, Botcheston, Leicester behind The Orchard.

2.2 The site is part of the village settlement.

2.3 The site extends to 0.27 hectares

2.4 The North, East and Western boundaries are formed by existing residential dwellings and the southern boundary abbots the open countryside.

2.5 The land is presently used as a rear garden area to The Orchard, Main Street.

2.6 The site is generally level to the existing highway.

2.7 The existing residential properties surrounding the site are of full range of dwelling types comprising of detected, bungalows and dormer bungalows (see appendix 1).

3.0 MOVEMENT FRAMEWORK

3.1 The application site is accessed adjacent to The Orchard, Main Street, using the existing highway access. The existing Leylandi hedge will be moved and replaced with a 900mm boundary wall providing the necessary visibility splay.

4.0 CAR PARKING

4.1 Two car parking spaces have been provided to the development.

4.2 The site is generally level avoiding the need for steps or ramps to access ways and the dwelling will be designed to comply with Approved Document Part M, of the Building Regulation including level thresholds to front doors and WC to the ground floor.

5.0 DESIGN FRAMEWORK

5.1 The new dwelling has been designed to have a low impact on the surrounding area. There are no upper windows to both East and Western elevations ensuring maintaining the privacy currently enjoyed by both Meadow View and number 67, Main Street.

Frosted Glazing is proposed to the Northern elevation to allow natural light into the property at the same time as ensuring privacy is maintained to The Orchard, Main Street.

5.2 Planning permission was refused 05/03/2008 (application number 08/00023/FUL) on the following grounds:

"In the opinion of the local planning authority the proposed dwelling by virtue of its size, location, design and massing, is considered over development of a site on the edge of the village settlement boundary as defined by the adopted Hinckley & Bosworth Local Plan. As such it is considered to be out of character with the surrounding pattern of development and is therefore contary to Policy BE1 of the adopted Hinckley & Bosworth Local Plan. "

Following this decision both gables have been removed from the southern elevation along with all velux windows and replaced with three dormer windows. Two velux windows have been removed from the northern elevation. The overall proposal has been

reduced in width by 1100mm, length by 900mm, height by 500mm and moved away from the settlement boundary by 1700mm.

5.3 The layout and house type has been design to provide appropriate levels of privacy and amenity to both new occupants and the existing residents.

5.4 The site is spatially and visually well connected to the existing residential area.

6.0 CONCLUSIONS

6.1 The development of the site should reflect the existing character of the area (see appendix 1). The achieved design solution takes proper account of the area and protects the amenities enjoyed by the occupants of the existing dwellings.

6.2 The layout encourages security and provides a good degree of surveillance.

6.3 The design relies on simple well-proportioned elevations using brickwork and Timber cladding as the dominant materials.

6.4 In conclusion we believe the proposed residential development for this site provides a positive residential development to the area.

APPENDIX 1



34, Main Street, Botcheston



36, Main Street, Botcheston



The Orchard, Main Street, Botcheston



69, Main Street, Botcheston



Meadow View, Main Street, Botcheston



Wesley, Main Street, Botcheston



Lynmouth Rise, Main Street, Botcheston