Mr & Mrs M Whitmore
Bluebell Corner
Lutterworth Road
Burbage
LE10 2DL

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DESIGN STATEMENT

Outline Application for the erection of a
Single 4+ bedroom detached dwelling at
Land rear of 99 - 107 Lutterworth Road,
Burbage.

SITE ANALYSIS

The first section of the design statement relates to the enclosed Ariel and Index plan.

The Ariel plan shows the location of trees and hedges on the plot of land and close proximity.

The Index plan also shows the entrance to the site from Lutterworth Road.

The surrounding properties have been built with multicoloured smooth face brick. The roofs have a pitch of approximately 40 degrees and are finished with roofing tiles that are grey or brindle in colour. This is the flavour of the area and therefore we would propose a property to match to the existing mixture and quality of styles in the area.

DESIGN PRINCIPLES

The local characters of the properties are a mixture of traditional homes of brick and finishing's, of which some are original or subsequently additional. Some of these subsequently over the years have been painted, adding again to the mixture of finishes in the area.

The roofing of the all the properties in the area has a pitch of approximately 40 degrees. These are of varying tile types the majority being grey and brindle tiles of similar size.

The public transport in the area consists of two bus routes the number 71, which is Hinckley to and around Burbage village, and the number 58, which runs from Hinckley to Lutterworth. The bus stops are located on Lutterworth road the nearest approximately 50 yards from the proposed site.

The proposed dwelling will have one front.

This will consist of a drive which will be the vehicular and main pedestrian access area to the proposed dwelling, this will be the front of the property which is the entrance shown on the Ariel and Index plan from the Lutterworth road.

Access for vehicles and pedestrians is from Lutterworth road as shown on the Ariel and Index plan. No vehicles will be parked on this road, as the proposed dwelling will consist of its own garage and off road parking area.

DESIGN SOLUTIONS

The proposed dwelling will be of multi coloured brick such as Townhouse Blend or Birtley Special Reserve (which is more of a clay brick with slightly less colouring) or similar type, which will give the impression of established property similar to those in the immediate area of the dwelling. Thus matching and therefore being sympathetic in nature.

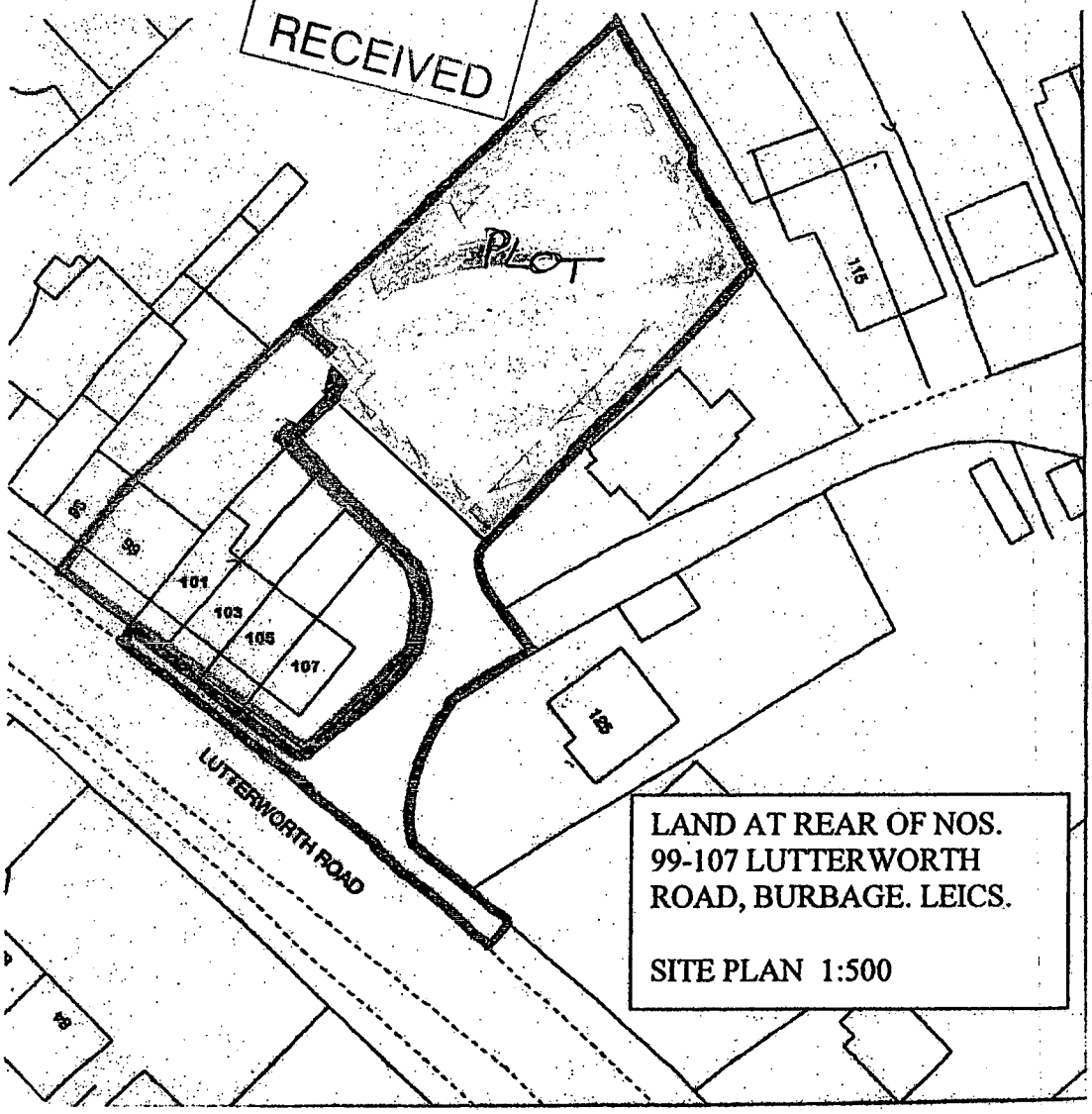
The roofing of the property will have a pitch of approximately 35 to 40 degrees, together with a porch roof. All will consist of grey or brindle tiles such as Mini Stonewold slate grey, which will blend in quite well and match existing properties.

The window and doors although being UPVC will have a wood grained finish, thus giving an appearance of an established dwelling and not a new construction.

Trees and hedges already in existence on the site will be trimmed to give a neat appearance and the area will be landscaped in sympathy with surrounding planted area.

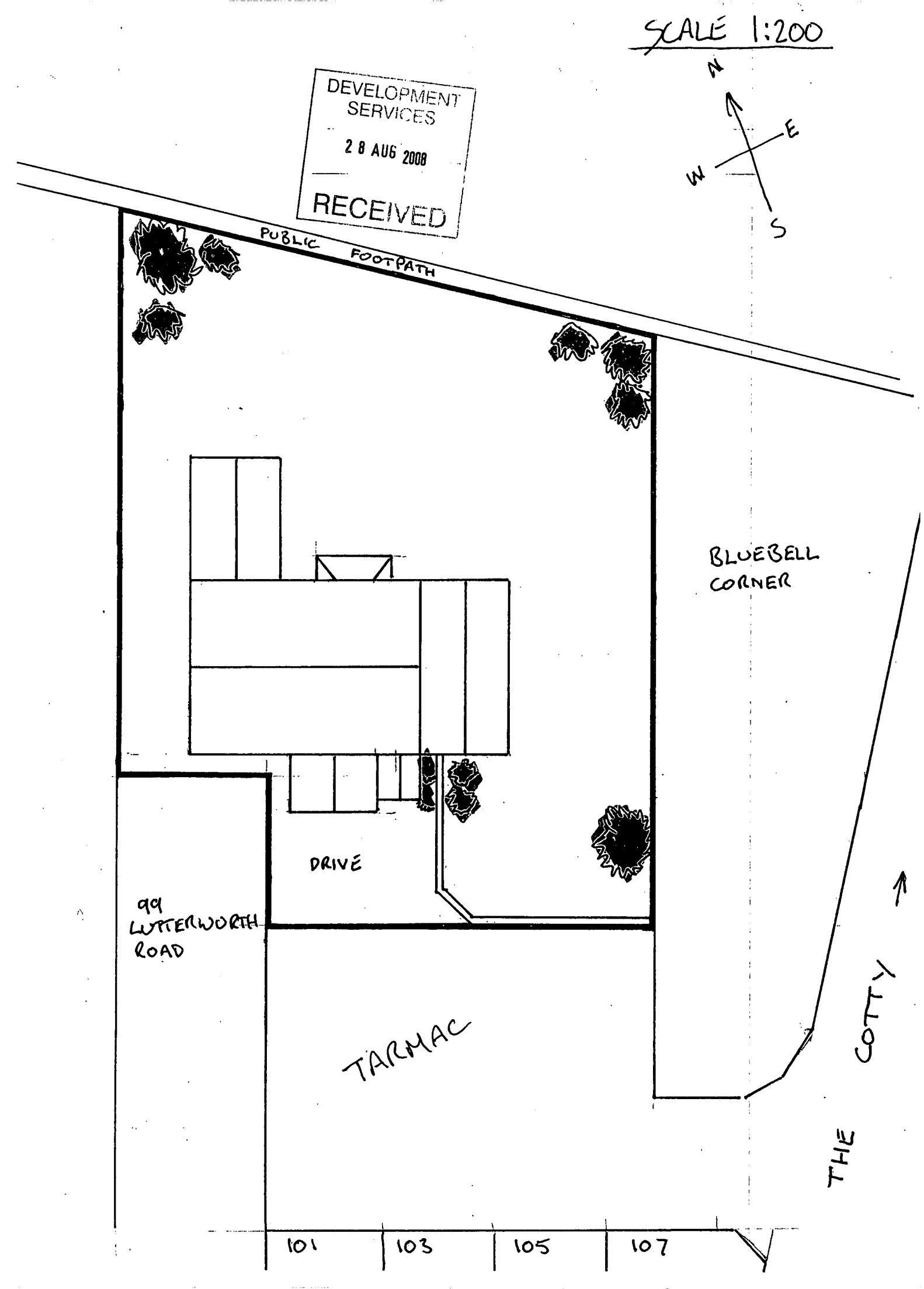
It can be seen that this development is sympathetic to and in keeping with the design, style and ethics of the existing buildings.

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LAND AT REAR OF NOS. 99-107 LUTTERWORTH ROAD, BURBAGE. LEICS.

SITE PLAN 1:500


SCALE 1:200
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RECEIVED
PUBLIC FOOTPATH
BLUEBELL CORNER
DRIVE
99 LUTTERWORTH ROAD
TARMAC
THE COTTY
101
103
105
107