

7367 – Design & Access Statement

Proposed Dwellings

Land to the rear of 223 Station Road

Earl Shilton

Leicestershire

LE9 7GG



RIBA 

Chartered Practice

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK.

Issue Record

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0.0 Executive Summary

This request for full planning relates to the residential development to the rear of 223 Station Road, Earl Shilton, Leicestershire. LE9 7GG.

The proposal is for the retention of the existing dwellings of 223 and 223a Station Road and construction of 3 x 4 bed detached dwellings, 1 x 5 bed detached dwelling and associated garaging.

This document sets out:

- The principle of design for the site
- The proposed development layout
- Compliance with design specific local and national plan policy

The application site comprises one parcel of land which already benefits from outline planning approval for 3 dwellings (22/00169/OUT).

1.0 Introduction

1.1 Design Considerations

The proposals have been formulated having regard to both National Planning Guidance and the Borough's guiding principles and detailed policy considerations.

In so far as the National Planning Policy Framework (NPPF) is concerned, the proposal responds to the following guidelines:

"Local authorities should positively seek opportunities to meet the developments needs of their area." (14)

"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" (para 17)

"encourage the effective use of land" (17)

Local planning policy is the starting point and principle consideration in the planning decision making process and it is an established principle, that all development should be in compliance with the local development plan unless material considerations dictate otherwise.

1.2 Brief and aspirations

Our client has asked HSSP Architects to prepare proposals for a new dwelling for herself along with a development of 3 further dwellings to the rear of the existing dwellings of 223 and 223a Station Road (owned by the client and her mother).

The site already benefits from planning approval for 3 new dwellings on the existing garden to the rear of 223 Station Road (22/00169/OUT).

This document will look to explain the characteristics of the existing site, in context to its location, and how the design of the proposed new dwellings has been developed.

This document will promote the merits of high quality design and how, through sensitive and considerate architecture, a unique scheme for 4 dwellings is able to harmonise with its environment.

Key needs:

- Develop the existing rear garden whilst still maintaining a reasonable garden for 223 and 223a Station Road, the existing dwellings.
- Provide the local area with high quality dwellings.
- Make better use of the redundant paddock.

2.0 Site Assessment

2.1 Site Location

- Earl Shilton, Leicestershire.
- Easy access to the A47 into Leicester and Hinckley.
- Located only 4.7 miles from the M69 motorway.
- Located only 4.2 miles from Hinckley railway station.
- The site lies off Breach Lane to the south east of the town centre.
- The site is not located within a conservation area.
- The scale of the proposal will be in keeping with the existing building and does not detract from the original built form.

● Site



2.0 Site Assessment

2.2 Site context

The proposed dwellings will all be accessed off the existing access on Breach Lane.

The site is currently vacant.

The proposed building form is intended to create a series of dwellings that are based on traditional brick buildings, similar to those commonly found in this area of Leicestershire.

The proposal is for 4 dwellings.



2.3 Site history

There have been a number of schemes on the site since 2019. These are:

- Residential development of two dwellings (Outline - access only) Ref. No: 19/00644/OUT | Status: Refused.
- Erection of one dwelling (outline - access only) Ref. No: 19/01050/OUT | Status: Outline Planning Approval.
- Proposed 3 no. residential dwellings in land to rear of application site with access from Breach Lane (Outline Application - Reserved Matter, Layout, Access and Scale) Ref. No: 22/00169/OUT | Status: Outline Planning Approval.

The latest outline approval for 3 dwellings on the site (22/00169/OUT) was approved 28 July 2022.

The neighbouring paddock (located immediately to the north of the site) for 9 detached dwellings (21/00607/FUL) was approved 10 January 2022.

Outline approval for 3 dwellings on the site (22/00169/OUT) was approved 28 July 2022.



Erection of one dwelling (outline - access only) Ref. No: 19/01050/OUT | Status: Outline Planning Approval



3.0 Design Concept

3.1 Opportunities and constraints

Opportunities

- Established outline approval for 3 dwellings.
- Breach Lane established as suitable for further development.
- No immediate impact on local context, road network or neighbours.

Constraints

- The site is not in a flood zone and is located 400m from the nearest water course.

3.2 Client brief

- To create a high quality development of bespoke dwellings to the rear of the existing dwellings.
- Provide a unique group of high quality buildings in the town that reflect the scale, form and relationship to surrounding dwellings.

3.3 Proposed design strategy

Look at options for:

- An additional dwelling to the approved scheme for 3 house.
- Better use of the 0.74 acres site.

3.4 Proposed detail

Proposed materials include:

- Feature double height glazed gables
- Brick chimneys
- Corbelled brick eaves
- Dentilled brick eaves
- Rise and fall gutter brackets
- Stone cills
- Slate roofs
- Timber boarding



4.0 Design Concept

4.1 Use

The proposed family dwellings are intended to create stunning residential homes that will be unique places to live.

4.2 Amount

4 dwellings ranging from 4 to 5 bedrooms:

1 x 4 bed dwelling @ 236.74 sq.m (2,548 sq.ft)

2 x 4 bed dwellings @ 198.82 sq.m (2,140 sq.ft)

1 x 5 bed dwelling @ 301.81 sq.m (3,248 sq.ft)

The dwellings will all benefit from double garages with additional parking requirements to the front driveways.

The 5 bed house is intended to be a family home for the client and her mother with the 3 remaining houses marketed as private dwellings.

4.3 Layout

From the site's main entrance, the rich variety of form, materials, ridge heights etc. can be appreciated. The buildings will appear as a cohesive group that work together to create a sense of place and occasion. The group of buildings will also complement the existing buildings in the locality.

The intention is for the existing hedges to the north, south, and western boundaries to be retained where possible. The new boundary between the existing gardens of numbers 223 and 223a Station Road will be finished with a 1.8m high timber close boarded fence.

The existing eastern boundary to Breach Lane which consists of a 2m high timber fence and several trees will be retained.

This development will not be a typical mass housing development with standard dwellings, instead it will deliver four individually designed dwellings to reflect the variety of architectural styles along Station Road and Breach Lane. We believe this approach is a more appropriate proposal for Earl Shilton.



4.4 Site Plan

The existing paddock is approx. 133m x 27m (3,400m²) and is located to the eastern end of the existing garden, where the site abuts Breach Lane.

The intention is for the layout to be a modest increase of the approved outline scheme for 3 dwellings. By reorienting plot 4, there is scope for a fourth dwelling, whilst still providing ample space for gardens, landscaping, garages and a turning head.

The application looks to maximise the potential from, a large residential plot which is disproportionate to the site of the host dwellings and would make a very suitable and sustainable group of family homes.

The general principle of erecting new dwellings within residential land, in the heart of a sustainable location is supported in policy terms, both the local core strategy and NPPF guidance.

Approved outline scheme for 3 dwellings



Proposed scheme for 4 dwellings



5.0 Access

5.1 Design and policy approach

The proposed development will comply with the Earl Shilton and Barwell Area Action Plan 2006 – 2026 (adopted 2014).

5.2 Consultation

This application follows a successful outline planning permission 22/00169/OUT for 3 dwellings that was granted approval 28 July 2022.

5.3 Vehicular access

During recent years a number of planning applications have been made to Hinckley and Bosworth Borough Council seeking planning consent for new dwellings accessed off Breach Lane.

The site already benefits from an existing access off Breach Lane which served a number of garages and workshops on the site, which were historically used for commercial purposes by the previous owner. Vehicular access remains unchanged. Parking provision for 18 vehicles is provided which is in line with Leicestershire Design Guide. The existing drive provides sufficient access to the dwellings – improved parking and turning areas are provided at the head of the driveway.

Our application includes for the road (from the adjacent site access) to be equally widened to 4.25m.

As a result of the widening of the road the existing visibility splays will be improved.

5.4 Pedestrian access

Existing pedestrian access off Breach Lane remains unchanged.

5.5 Site and building entrances

All new dwellings will have the appropriate parking to meet highways requirements. Level thresholds will be provided to all new dwellings. The dwellings are provided with level access main entrances and ground floor WCs for inclusive design.