S A V A G E H A Y W A R D

A R C H I T E C T S

Proposed New Dwelling
Ivydene Close
Earl Shilton
Leicestershire

Mr. C. Quarmby

Design & Access Statement

June 2009
07/116

1 Foreword

Foreword:

1.01 This Statement is prepared with reference to:

DCLG Circular 01/2006
CABE; Design & Access Statements
Disability Discrimination Act 1995
Building Regulations Approved Documents.

1.02 This application seeks Outline Planning Permission to erect a new dwelling and associated double garage.

1.03 This document is to be read in conjunction with drawings Nos.:

- 07 116 01A - Site Location Plan
- 07 116 02 - Draft Plans & Elevations
- 07 116 04 - Proposed Site Layout

1.04 Leicester County Council have been contacted and they consider that a Protected Species Report will not be required.

2 Site Analysis

SHA



Photo 1


Photo 2

Site Analysis:

2.01 This site is located in Ivydene Close off The Hollow in Earl Shilton. (See photo 1).

2.02 The site location is:

United Kingdom
Grid ref: SK404040
Postcode district: CV13 0xx
X: 440400m Y: 304000m
Lat: 52:34:29 N; Lon: 1:18:42 W

2.03 The area of the land is under the ownership of the applicant.

2.04 The site is currently vacant but is designated for residential use.

2.05 The area of the site is approximately 1200m^2.

2.06 The site is surrounded on all sites by residential properties.

2.07 The neighbouring properties to the east of the site, in Cottage Gardens, are well shielded by mature trees and dense shrubbery. In addition, there is an existing brick wall on the boundary which is approximately 5' high. See photo 3.


Photo 3

2.08 Generally, the existing surrounding buildings are substantial residential properties.

2.09 The site slopes from north to south and there is a series of terraces leading down to it from the Ivydene Care Home. See photo 2.

2.10 The site is accessed from a shared private drive that has been in continuous use for more than 20 years. The access point is shown on drawing number 07/116/02B

2 Site Analysis

SHA

2.11 Access to the site from the private drive is restricted to one point only. This is shown on drawing number 07/116/04

2.12 There are several trees on site that are protected by TPOs. An extract of the order is attached which identifies the location and the species of the trees. The trees referenced in the order are also shown on drawing number 07/116/04 by using the same identity key.

Since the order was put in place, some of the trees have fallen having either died or blown down.

2.13 The position of the access point and trees dictates the location of the proposed new dwelling. The proposed location of the building is shown on drawing 07/116/04.

2.13 A restrictive covenant is placed on the site which prevents any more than one dwelling being constructed. For this reason, it is therefore not possible to meet the requirements of PPG3.

3 Design

SHA

Proposed Building Design

3.01 Our client's brief was to submit an outline planning application with a view to obtain a consent to construct a new dwelling and associated garage. The style and detailed design of the dwelling are not to be addressed at this stage as this will be subject to a later detailed planning application.

3.02 The new dwelling is to be substantial, to match the character of the surrounding dwellings, with a floor area of approximately 2,500 sq.ft.

3.03 Sketch plans and elevations are attached to show typical scale and massing

3.04 The location of the entrance to the site is dictated by the location of the access drive.

3.05 The location of the dwelling on the site is dictated by the position of the site entrance and the position of the trees protected by TPOs.

3.06 The distance between the rear of the properties on Cottage Gardens and the proposed new dwelling will be approximately 24 metres.

Demolition

3.07 There will be no demolition as a consequence of this development.

4 Access

The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals. Additional information in respect of this matter is provided in **Access Up To And Within The Building**.

Access To The Site

4.01 Access to the site is via the existing access off The Hollow. This currently provides access to the Ivydene Care Home and other dwellings off Ivydene Close

4.02 All users have equal and convenient access to the proposed new building.

Access Within The Site Area

4.03 Access to the proposed new building and garage is inclusive and allows people to get to the place on equal terms, regardless of age, disability, ethnicity or social grouping.

4.04 It is proposed that hard surfaced areas will be provided on site for the movement and maneuvering of vehicles.

4.05 Sufficient space is available on site to allow vehicles to enter and leave the site in a forward direction.

4.06 The proposed parking and access layout has been designed to compliment the proposed development and is in accordance with Local Planning Guidance Regulations.

Access Up To And Within The Building

4.07 Access up to and within the dwelling will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling
3. Entrance doors, corridors, passageways, and internal doors within entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the dwelling.
6. WC provisions in the entrance storey.

4 Access

SHA

Access For Emergency Services

4.08 Access for Emergency Services will be via the existing vehicular access off The Hollow, and the building will be designed to ensure the Fire Safety of all occupants.

4.09 This will include maximum distances the fire tender vehicle shall be located from the entrance doors of the building.

4.10 Specific details for this will be provided at the Building Regulations stage. However the Specification to which this development will be constructed to can be found in the Approved Document Part B.

5 Appendices

Appendix A
Tree Preservation Order

5 Appendices

FIRST SCHEDULE

Trees Specified Individually

(Encircled in black on the map)

No. on Map	Description	Situation
T1, T2 & T5	Sycamore	
T3 & T6	Horse Chestnut	
T4 & T10	Lime	"Ivydene"
T7	Wellingtonia	Off High Street,
T8	Ash	Earl Shilton,
T9	Atlantic Cedar	Leics.
T11	Chestnut	

Trees Specified by Reference to an Area

(Within a dotted black line on the map)

No. of Map	Description	Situation

Groups of Trees

(Within a broken black line on the map)

No. on Map	Description	Situation
G1	5 Lime, 3 Chamaecyparis, 2 Yews & 1 Holly	
G2	3 Birch species	"Ivydene"
G3	~~1 Grand Fir~~, 17 Austrian Pine species,	Off High Stre
G3	9 Birch, 17 Scots Pine & 2 Norway Maple species	Earl Shilton,
G4	A number of Ash, Birch, Yew, Pine, Holly,	Leics.
G4	Sycamore, Lime, Chestnut, Lombardy Poplar	
G4	and 1 ~~Acacia species~~	

Woodlands

(Within a continuous black line on the map)

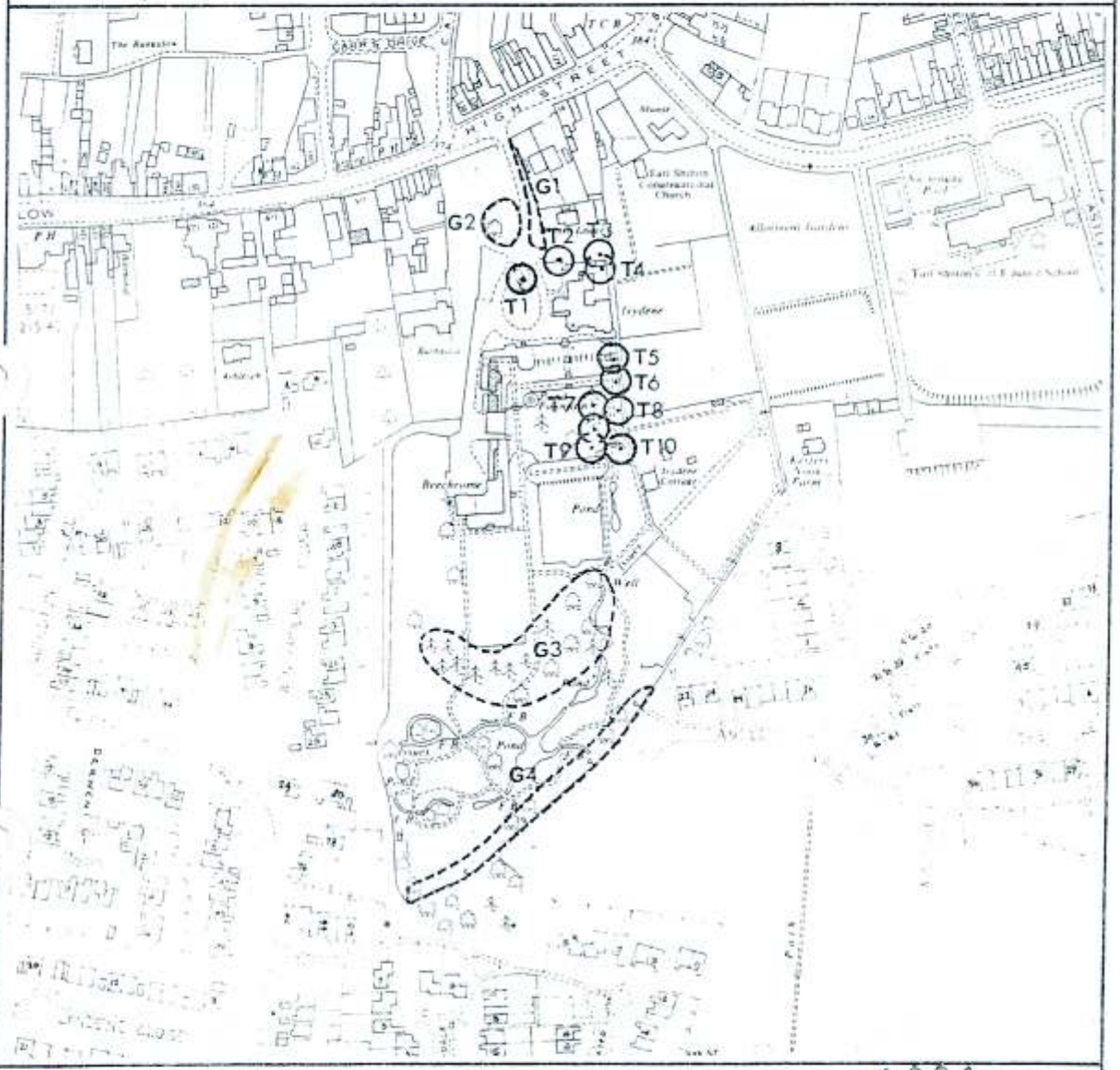
No. of Map	Description	Situation

5 Appendices

Town and Country Planning Act 1971

THE BOROUGH COUNCIL OF HINCKLEY & BOSWORTH

EARL SHILTON. (Land at 'Ivydene' off High Street.)
Tree Preservation Order 1981



Scale 1: 2500 Extract from O.S. sheet SP 4697-N

The Common Seal of the Borough Council of Hinckley & Bosworth was hereunto affixed this eighteenth day of March, One thousand nine hundred and eighty-one, in the presence of:-

Secretary