

Design and Access Statement
for
**Proposed residential development for a
3 storey apartment block containing
7 No 1 bedroom apartments and 7 No 2 bedroom apartments**

At

**Former Cleartherm unit 2b, Stafford street,
Barwell, Leicestershire, LE9 8HF**



Introduction

This design and access statement is to support the application for 3 storey apartment block containing 7 No 1 bedroom apartments and 7 No 2 bedroom apartments.

This document should be read in conjunction with the application drawings and other documents submitted in support of this application

Existing Use / Site Analysis

Barwell is a civil parish and large village in Leicestershire, England. It is within the district of Hinckley and Bosworth located within the East midlands region. It has close proximity to the M69 motorway to the south as well as the A5. Hinckley is the largest closest town located to the south west.

The site measures 0.146 hectares and is roughly rectangular in shape. The site was cleared of the former commercial buildings in 2017 and has since remained undeveloped.

The site is located close to the town centre; to the east side of Stafford Street and north of Bank Terrace. A former commercial premises located in an established residential area.

To the west side of Stafford Street there is a terrace of Victorian houses. The properties have been modernised over the years with many having new uPVC window and doors. Some have been rendered and / or had the roof tiles replaced.

To the south of Bank Terrace is the industrial unit 'Atlas House' currently occupied by a business involved with production of commercial furniture. To the rear of the site there is a foam converters business.

Design / Proposed Scheme

The proposal is to construct 7 No 1 bedroom apartments and 7 No 2 bedroom apartments over 3 storeys. A dedicated communal bin store is to be provided inside the property with direct access onto Stafford Street for easy collection. Car parking is provided on site for 21 cars with 6 No electric vehicle charging points, future provision for all spaces to be EV charging points is included. A secure cycle and buggy store is provided at ground floor. Landscaping and communal gardens are provided. A flat roof is proposed to allow for the installation of PV panels to charge a battery storage system used to provide electricity to the communal areas, internal and external lighting. This will reduce the service charge to residents.

The proposed building is orientated 90 degrees to Stafford Street. Only 5 windows face onto Stafford Street all of which contain obscure glazing to prevent any overlooking into existing properties. The building is set back from Stafford Street with a “defensive” landscape strip provided between the public pavement and the building.

The materials proposed are in keeping with the surrounding area. A mix of traditional facing brickwork with feature soldier course banding in a contrasting brick. Render is proposed to break up the elevations and to provide further contrast.

Use

The existing use for the site is class B, small business operations. Previous residential approvals for the site indicate a change of use to C3 residential is supported by the LA. The site has remained derelict and disused for some years and this proposal would provide 14 No 1 & 2 bedroom apartments for residential use and would deliver a high-quality development to meet the needs of the local community.

Planning History

07/01299/FUL. Approval in 2007 for 8 no dwellings. The approved scheme proposes four blocks of semi-detached dwellings with dedicated car parking to the front, side, rear. The house types proposed were 3 storey.

18/00347/FUL Approval in 2018 for a Residential development of eight dwellings. The house types proposed were 3 storey.

Scale

The scale of the development is appropriate to the size of the site. Less than 30% of the site is utilized by the building footprint; much less than the previous factory unit which covered 60%. The proposed building is 3 storey, similar in height to the previously approved scheme. A flat roof is proposed to reduce mass and minimise the impact of the proposed residential development on existing residents of the surrounding area.

Access

This Access Statement demonstrates how inclusive design has informed the proposals throughout the design process. It applies to the buildings residents as well as visitors.

Pedestrian access into the site is available directly off the public pavement on Stafford Street. Access into the building is via two entrances to the north and south; both are step free and the approach is level.

The site currently has 3 vehicle access points from Stafford Street. 2 of these will be re-used by the development.

Sustainability

With the aim to deliver an environmentally responsible development, a construction approach will be adopted utilising low energy design principles. The aim is to minimise energy demand of the proposed development through a first fabric approach and proficient use of services. It is intended to increase the new building element's energy efficiency by influencing the materials of construction and by delivering passive engineering solutions.

The construction standards to be adopted on the proposed new buildings will generally exceed the requirements of the 2021 edition of Part L.

All habitable rooms will incorporate an element of mechanical ventilation supplied via local MVHR units ensuring a constant supply of filtered fresh air is delivered to each space – this will maximise the occupants wellbeing by maintaining good levels of CO2 dilution at all times whilst also supporting the passive cooling strategy and acoustic requirements.

Landscaping

The site has no existing Landscaping apart from some self sets which have grown since the site was cleared on 2017. There is a green verge to the south of the site between the boundary and back of pavement which will remain unaffected by the proposal. A landscaping proposal plan accompanies this application which details new trees and shrubs as well as communal lawned areas which will provide a net benefit to the residents and improve the bio-diversity of the immediate area.

Public Transport

Barwell is well connected by public transport with 4 bus routes which serve 52 bus stops which connect to Hinkley and Leicester city centre.

Flood Risk

The entire site location is in flood zone 1, an area with a low probability of flooding. An extract of the environment agency's flood map is attached in appendix A to illustrate.

Conclusion

The scale, design and layout of the proposed scheme ensures that it represents an appropriate form of development that will respect the character of the area. The proposed scheme is modest and low key in comparison to its contexts and the scale of the industrial / business use buildings that are located opposite and neighbouring the application site. The impact of the proposed development on the character of the area will be minimal and it will not detract from the character or setting of the existing neighbouring properties in any significant way. It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.

Key Benefits

- Redeveloping an under active site which is currently not used and rundown and brings down the surrounding area. By optimising its potential and enhancing the appearance and visual connectivity with the wider context.
- Improving and enhancing the appearance of the site Supporting economic recovery by providing a welcome socioeconomic boost for the area, with the:
- introduction of 14 new 1 and 2 bed apartments.
- Creation of jobs throughout the construction period
- Delivery of a high-quality, viable architectural proposition that responds to the emerging need of the local community.

In conclusion the proposed development is considered to be 'sustainable' development. It is in keeping with the adopted development plan and is in accordance with the principles of the NPPF; the proposal offers a significant benefit to the town of Barwell; it should therefore be supported and approved at the earliest convenience.

Appendix A

Environment Agency's flood risk map

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
444289/296974

Created
18 Jun 2023 8:53

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
444289/296974

Scale
1:2500

Created
18 Jun 2023 8:53

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

