

# DESIGN THREE SIXTY<sup>o</sup>

## PLANNING, DESIGN & ACCESS STATEMENT FOR DEMOLITION OF EXISTING

### DWELLING AND BUILDING A 4 BEDROOM NEW BUILD DWELLING

**LOCATED at 174 Newbold Road, Barlestone, Nuneaton, CV13 0DT**

#### **1. Introduction**

This Design and Access Statement has been prepared to accompany the planning application for the demolition of the existing property at 174 Newbold Road, Barlestone, Nuneaton, CV13 0DT, and its replacement with a new 4 Bedroom detached Dwelling. The statement outlines the design rationale and access considerations, ensuring compliance with relevant planning policies and guidelines.

---

#### **2. Site Context**

The site is located on Newbold Road in the village of Barlestone, within the administrative boundary of Hinckley and Bosworth Borough Council. The surrounding area consists predominantly of large detached residential dwellings of varying architectural styles. The existing dwelling is outdated, dilapidated and does not meet modern living standards or energy efficiency requirements.

---

#### **3. Design Proposal**

The proposed development comprises:

- Demolition of the existing two-storey dwelling.
- Construction of a new 4-bedroom detached Dwelling.

# DESIGN THREE SIXTY<sup>o</sup>

- Landscaping and boundary treatments to enhance the overall aesthetic of the site.

The new dwelling has been designed to complement the existing street scene while introducing high-quality materials and contemporary architectural elements. The proposal aims to make efficient use of the site while maintaining an appropriate scale and massing in keeping with neighbouring properties.

---

## **4. Design Justification**

### **4.1 Use**

The proposed use remains residential (C3), ensuring continuity in land use and contributing positively to the local housing stock.

### **4.2 Layout**

The dwelling is designed to be well-integrated within the plot, with an efficient internal layout providing spacious and functional living areas. The garage is positioned within front of the dwelling, ensuring ease of access and sufficient off-street parking.

### **4.3 Scale and Appearance**

The dwelling has been designed with a gable front and rear with one side gable while allowing for comfortable internal spaces. The proposed design incorporates pitched roofs to reflect the local vernacular while introducing a contemporary aesthetic.

## 4.4 Landscaping and Amenity Space

Landscaping will be incorporated to the front and rear of the property, enhancing biodiversity and visual appeal. The rear garden provides ample private amenity space for future occupants.

## 4.5 Access and Parking

The proposed development will retain the existing vehicular access from Newbold Road, ensuring safe and convenient entry to the site. The Garage and driveway will provide sufficient off-street parking in accordance with local authority guidelines.

---

## 5. Planning Policy Compliance

The proposal aligns with the following national and local planning policies:

The National Planning Policy Framework (NPPF 2023) sets out the Government's planning policies for England. The following sections are particularly relevant:

- Paragraph 11 – Presumption in favour of sustainable development:  
The proposed dwelling represents sustainable development by re-using an existing residential site within a sustainable village location, reducing pressure for development on greenfield land.
- Section 5 – Delivering a sufficient supply of homes:  
The scheme contributes to housing supply by providing a modern replacement dwelling that better meets current living standards.
- Section 11 – Making effective use of land:  
Demolition and replacement ensures land is used efficiently, providing a contemporary dwelling that optimises site potential.

# DESIGN THREE SIXTY<sup>o</sup>

- Section 12 – Achieving well-designed places:

The proposed dwelling is of high architectural quality, taking design cues from local context while delivering a modern aesthetic. It enhances the streetscape and respects the character of Newbold Road.

## Local Planning Policy

The site falls under the jurisdiction of Hinckley & Bosworth Borough Council, whose Local Plan (2006–2026 Core Strategy) and emerging Local Plan Review provide the local planning framework. Key policies of relevance include:

- Core Strategy Policy 2 (Development in the Rural Areas):

Supports appropriate development in Key Rural Centres and rural settlements where it is in keeping with the scale and character of the settlement. Barlestone is a designated Key Rural Centre, and the proposal respects its built form and village character.
- Policy 16 (Housing Design and Density):

Requires high-quality design that respects local distinctiveness, ensures amenity for existing and future residents, and uses land efficiently. The new dwelling delivers a bespoke, modern design that enhances character while safeguarding neighbouring amenity.
- Policy 24 (Sustainable Design and Technology):

Encourages energy efficiency and sustainable construction. The replacement dwelling will be constructed to modern standards, incorporating energy-efficient measures.
- Policy DM10 (Development and Design):

Sets criteria for scale, massing, layout, and materials to reflect local

# DESIGN THREE SIXTY<sup>o</sup>

context. The proposed dwelling is in keeping with the residential character of Newbold Road while offering a contemporary architectural expression.

## Principle of Demolition and Replacement

National and local policy both allow for the demolition and replacement of dwellings where the new building:

- Does not harm the character of the area.
- Provides high-quality design.
- Safeguards neighbouring amenity.
- Enhances sustainability and efficiency.

The proposal meets these requirements. The existing dwelling is of limited architectural merit and does not make a significant positive contribution to the area. Its replacement with a high-quality modern dwelling represents an uplift in design quality and sustainability.

The proposal will contribute to the district's housing supply by delivering a high-quality, sustainable dwelling that integrates well with its surroundings.

---

## 6. Conclusion

This Design & Access Statement and Planning Statement demonstrates that the proposed development at 174 Newbold Road is appropriate in terms of scale, design, and use. The replacement dwelling will enhance the character of

## DESIGN THREE SIXTY<sup>o</sup>

the area, improve energy efficiency, and provide a high-quality living environment. The proposal complies with relevant planning policies and should be supported by the local planning authority.

---