Design & Access Statement

Noctule House
2,
Station Road
Market Bosworth
Nuneaton
Warwickshire
CV13 0NW

1. Context Appraisal

The development is to consist of the change of use of the existing office block known as Noctule House into a domestic Dwelling.

It is felt that that this will not be detrimental to the neighbouring properties or the street scene as a whole and the use of the new property shall be purely domestic.

Landscaping

The landscaping on the existing site will remain unchanged in as much as no existing tress, shrubs or plants will be disturbed. New areas of planting will be incorporated within the site as shown on document 007 Landscaping and Parking Plan.

2. Design

The only change to the appearance of the existing building will be to the rear ground floor with the replacement of an existing window set with a bi-fold door set.

3. Access

Access to the property via car and foot will remain as existing, as will car parking arrangements.

As the proposed use of the building will be domestic it is felt that the traffic to the site will not increase excessively. Access to public transport will remain as existing, as will access for Emergency Services

Appraisal of Context

The existing office block has stood empty for four years therefore it is felt that change of use to a domestic building, in keeping with the surrounding domestic dwellings to the area, will make better use of the building.