Design Statement

In support of

2 New Dwellings,

130 Stamford Street,

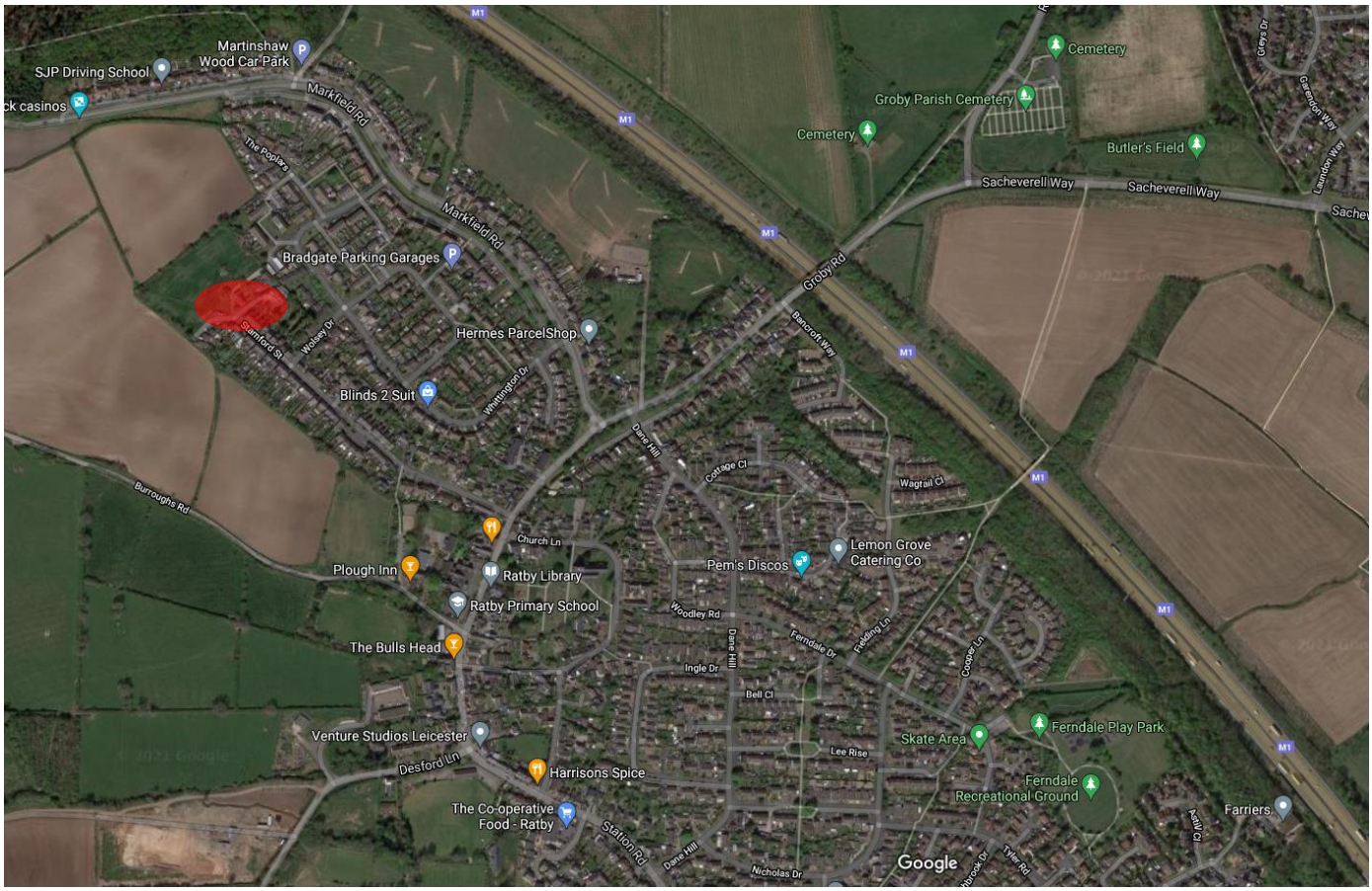
Ratby

Introduction

1. This document is a short design statement in support of the above scheme. Typically, a design statement would not be required for a small-scale scheme however it presents the opportunity to present and discuss the merits of the scheme.

Location

2. The site is located within Ratby, a large, well serviced village on the outskirts of Leicester.
3. The site is within a residential area with a strong residential context.
4. The site is a sustainable location being within walking distance of village amenities including shops, schools, restaurants, pubs, bus stops and leisure facilities.
5. The proposal is not within the conservation area.
6. The site is currently private, an existing property and its associated garden. This property is to be retained



Site Location

The Proposal

1. The proposal is a minor development to provide 2No. 3-bedroom 1.5storey bungalow
2. Each unit will be designed to not over dominate the neighbouring properties, but this will be completed at the full planning stage.
3. Each property is provided with two parking spaces, private amenity space suitable to the size and scale of the unit to the rear.

Access

1. All pedestrian access will comply with building regulations. Internal layouts will also meet and exceed building regulations part M guidance.
2. Each property will have one parking space sized to comply with council guidance.

Landscape

1. There are currently no landscape with zero trees and minimal foliage present on the site.
2. Domestic, ornamental landscaping and turf will be provided to the properties, details of which will be provided within the full application in due course.

Conclusion

1. This proposal is a small scale development of 2 properties within unused amenity space to the existing property.
2. Ample amenity is provided to the new dwellings
3. We look forward to working closely with the authority to ensure an approval which meets the aspirations of the site for all parties.