PROPOSED NEW DWELLING

adjacent to

227, MARKFIELD ROAD

GROBY,

LEICS

DESIGN AND ACCESS STATEMENT

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Introduction: No. 227 Markfield Road is a bungalow, situated on the A50 road in Groby n a plot of approximately 1034 square metres. The front boundary faces onto Markfield Road and on one side (South) the boundary abuts up to a strip of land between 225 and 227 and on the other side (North) there is a lane (Slate Pit Lane) and this runs between 227 Markfield Road and 231 Markfield Road. An application for Planning Permission to convert the bungalow to a two storey dwelling has been submitted to Hinckley & Bosworth Borough Council ***(Application reference 07/01053/FUL)*** and is at present under consideration.

Proposal: It is proposed to build a two storey four bed roomed dwelling between 227 Markfield Road and 231 Markfield Road. The proposed new dwelling will have a footprint area of approximately 97 square metres and will have a total plot area of approximately 504 square metres. The new dwelling will be positioned 2 metres from the side wall of 227 and 1800mm diminishing to 1000mm at its nearest point to the boundary with Slate Pit Lane. It will be approximately 12 metres away from 231 Markfield Road. The new dwelling will project 2 metres in front of 227 Markfield Road and will be approximately 15500 metres from the front boundary. It is proposed that the height of the new dwelling will be 1300mm lower than the extended dwelling at 227 Markfield Road and this will reduce any impact on the property at 231 Markfield Road.



Site of proposal

Design: The policies of the Hinckley & Bosworth Borough Council have been taken into consideration, in particular the relevant sections of the ***'Design Guidance for new residential development'*** and the ***'Supplementary Planning Guidance Document'.*** In addition the recommendations contained in the Supplementary Planning Document ***'Leading in Design.'*** Have been considered. Care has been taken to ensure that the design will be complimentary to the adjacent dwellings in scale and design.

Materials: Approved facing bricks to walls and slates to the roof slopes. Stone cills and heads to external door and window openings.

Access:



227 Markfield Road viewed from vehicular access from Leicester



227 Markfield Road viewed from vehicular access and heading towards Markfield

There are good lines of visibility for vehicles entering and exiting the site onto Markfield Road which is a dual carriageway and subject to a 50 miles per hour limit. Vehicles will only enter the site from one direction and also vehicles leaving the site will only be able to exist in one direction. The existing vehicular access will be modified to form a shared access which will be in accordance with Leicestershire County Council Highways recommendations and guidance. Parking for a minimum of three vehicles will be provided at the front of the dwelling and there will be adequate turning areas in order that vehicles can enter and exit the site in the forward position. A level access will be provided from the parking area and pedestrian access into the dwelling and the Design and layout will comply with approved Document M of the Building Regulations.

Summary: In preparing the scheme consideration has been given to the Planning Policies of the Hinckley & Bosworth Borough Council. In particular it will be ensured that the development remains compatible in scale, mass and design with the adjacent properties. Consideration has also been given to respecting the character of the surrounding area and it is felt that the dwelling will make a positive contribution to the character of the area.