DESIGN and ACCESS STATEMENT

In support of an Application for

Outline Planning Permission

With Some Matters Reserved

Proposed New Dwelling on

land adjacent to The Poplars,

Watling Street, Hinckley,

Leicestershire LE10 3ED

Prepared by Peter G Smith

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1 Introduction

1.1 This statement has been prepared with reference to:

- DCLG Circular 01/2006
- CABE: Design and Access Statements
- Disability Discrimination Act 1995
- Building Regulations Approved Documents

1.2 The application seeks Outline Planning Permission to erect a new dwelling on land adjacent to The Poplars, Watling Street, Hinckley., Leicestershire LE10 3ED

1.3 The application seeks only access approval at this stage with other matters related to the development reserved.

1.4 This statement is to be read in conjunction with:

- 1:1250 OS Site Map
- 1:500 Block Plan

2 Site Analysis

2.1 The application site is located on Watling Street, Hinckley, Leicestershire LE10 3ED. Refer to the submitted 1:1250 OS Site Map.

2.2 The application site is wholly owned by the applicant, Mr John Calladine, who resides in the adjacent property.

2.3 The area of land edged red on the 1:1250 OS Site Map & the 1:500 Block Plan forms the application site. The area of land edged blue is also in the ownership of the applicant but does not form part of the application.

2.4 The area of the application site is 0.086ha (860sqm).

2.5 The application site is currently vacant but by virtue of it's current use as a garden it is designated as residential use.

2.6 The site is comprised of mature gardens.

3 Design

3.1 The proposed new dwelling will be located with it's front elevation on the same building line as the existing adjacent dwellings. Refer to the 1:500 Block Plan.

3.2 The design of the proposed new dwelling will reflect the existing adjacent dwellings in terms of scale and mass with the height to the ridge the same as the adjacent dwellings. Additionally, the depth of the proposed new dwelling will match that of the existing adjacent dwelling.

3.3 Whilst the application does not seek approval at this stage for detailed design, it is anticipated that the new dwelling will be of traditional construction with masonry walls and pitched tiled roofs.

3.4 It is anticipated that the proposed new dwelling will have a detached double garage.

3.5 There will be parking spaces for three vehicles in front of the proposed new dwelling in addition to three parking spaces in front of the existing dwelling.

3.6 It is proposed that a new hardstanding constructed with a permeable surface will be provided in front of the proposed new dwelling.

3.7 There will be no demolitions necessary to facilitate the proposed development.

4 Access

4.1 The Access Statement relates only to access / egress to the application site and does not address internal access within the proposed new dwelling. Internal access will be addressed under Part M of the Building Regulations at detailed design stage.

4.2 Vehicular access / egress to the application site will be from Watling Street via an existing dropped kerb which will be shared with the existing adjacent dwelling. The existing dropped kerb can accommodate two vehicle widths.

4.3 Any additional turning vehicles has the facility to wait safely within an existing central hatched area on Watling Street immediately in front of the application site.

4.4 There is a wide footway in front of the application site which provides adequate visibility in both directions for vehicles egressing onto Watling Street.

4.5 It is proposed that vehicles will be able to manoeuvre on the new hardstanding in front of the proposed new dwelling to facilitate both access and egress in a forward motion.