

Moore Rd, Barwell

Design & Access Statement

Introduction

Project Summary

This application seeks full planning permission for the erection of a 1-bedroom dormer bungalow on a parcel of land opposite 49 Moore Rd in Barwell.

Oppotunity + Aspirations

The project provides an opportunity to bring into use an unused, overgrown parcel of land that currently detracts from the surrounding residential area.

Site

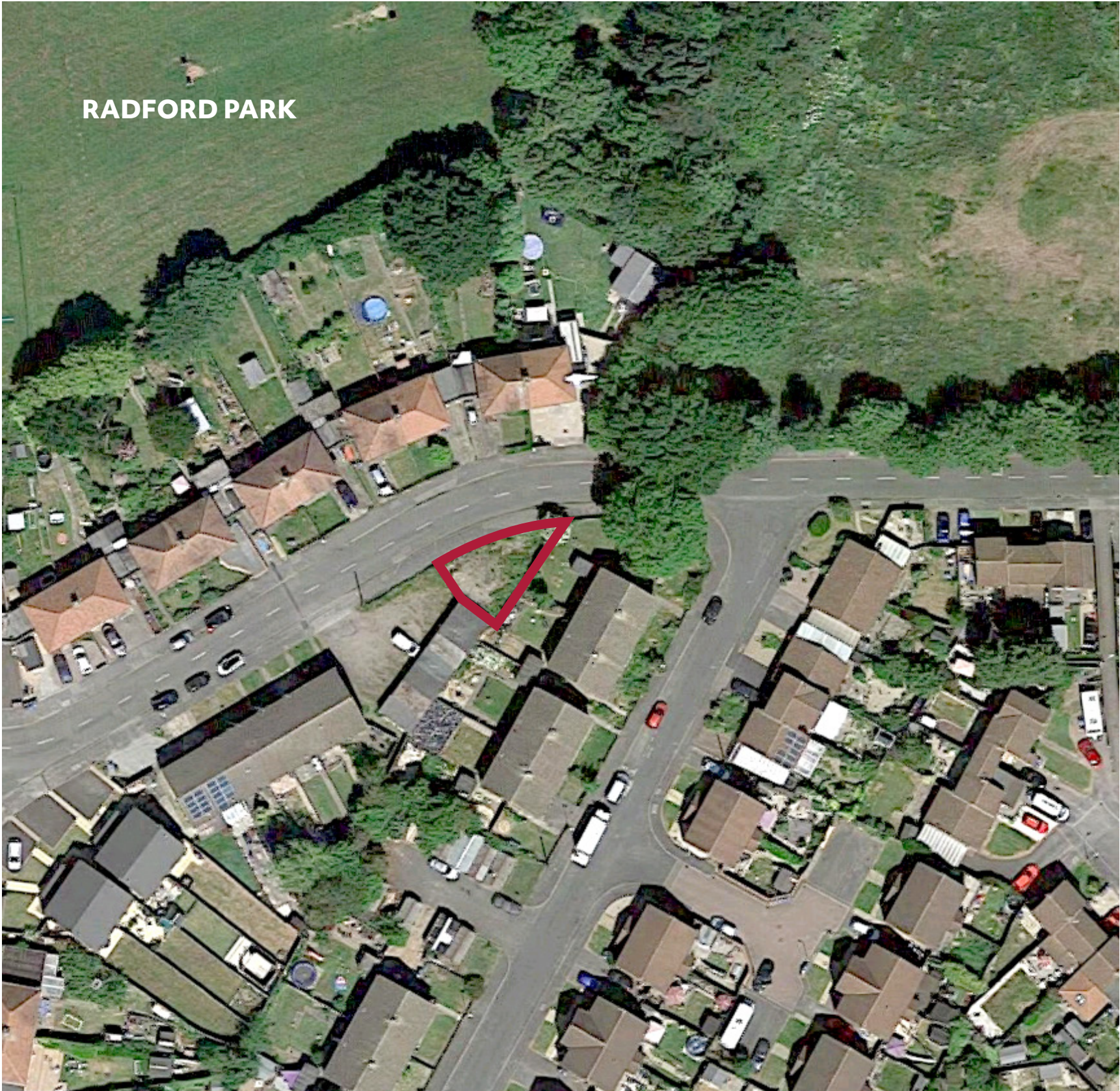
The Area

The site is located in a residential area on the south side of Moore Rd, adjacent to a row of garages and opposite number 49 Moore Rd.

To the north, Radford Park is less than 60 metres from the site. This is an area of publicly maintained open green space also providing children's equipment and informal play space.



Site Location Plan



Site Location

Site

Photographic Study - Current Condition

The site is currently vacant and has an area of 126 sqm.

The site is open and is currently undeveloped unused scrub land. The site has been derelict for many years, detracting from the character and appearance of the area.

The existing level of the site is raised approximately 0.5 metres above the pavement level.



Site

Varied pattern of development

The pattern of development in the surrounding area is varied with a variety of styles and design of dwellings, as evidenced on this page. In the immediate surrounding area there is a mix of semi-detached, terraced, bungalows, apartments and garages.

The varied character would mean the proposed bungalow would not appear discordant in the street scene.



7 - 4 Houses - Ref: 16/00305/FUL



1 - Apartments - Ref:16/00204/OUT



2 - Two storey semi-detached houses



3 - Bungalows



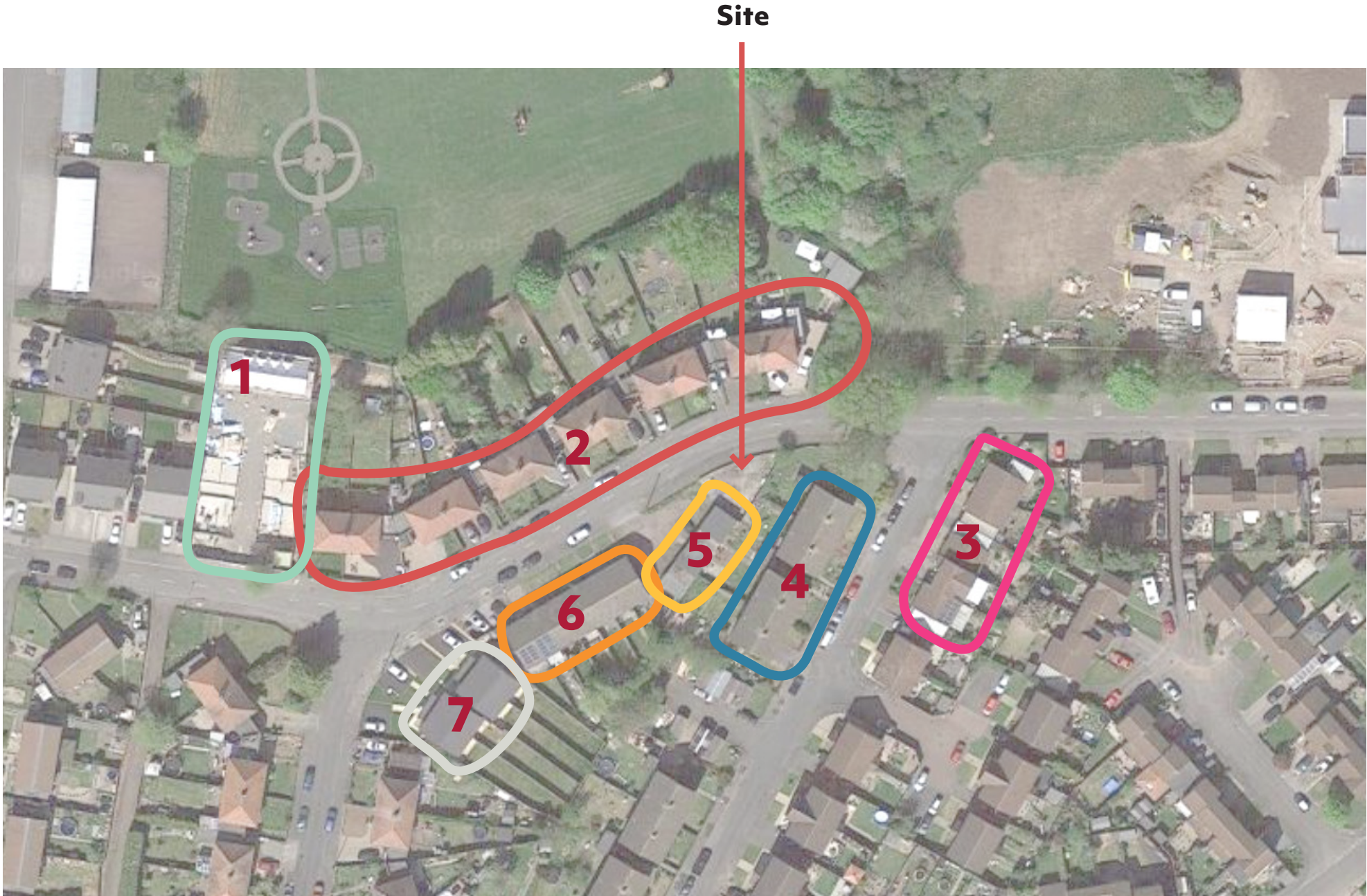
4 - Two-storey flats



5 - Single-storey garages



6 - Two-storey terraced houses



Site

Character of the Area - Material and Details

The area is residential in character. The material strategy for the proposal is informed by key characteristics of the local architecture.

The surrounding houses feature:

- red tiled pitched roofs
- red brick
- front gardens - mostly grassed
- brick goalpost/portico detail



Red roof tiles



Red brick and UPVC windows



Goalpost/portico style brick details around entrance doors



Front lawns

Site

History

These images are from google streetview and show previous uses of the site, all of which have detracted from the area for many years.

The OS map we originally dwnloaded was also showing a building on the site, which has since been demolished



Google streetview from 2009



Google streetview from 2016



Google streetview from 2022

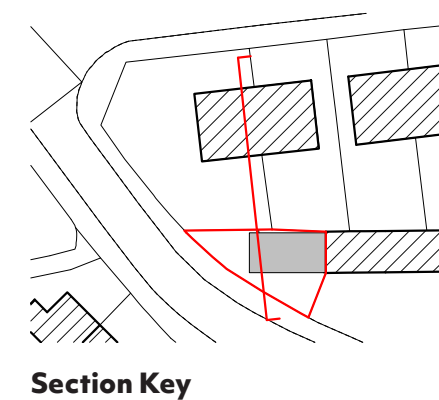


OS map showing a building on the site

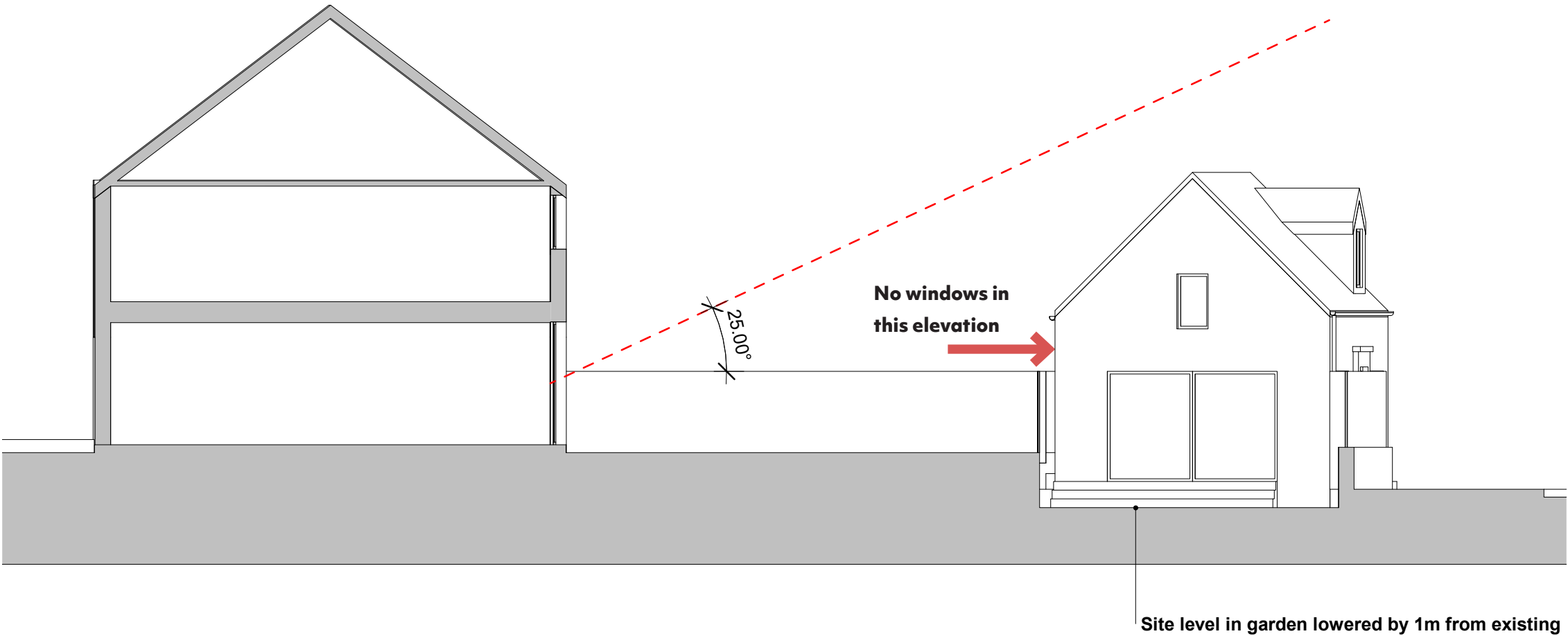
Proposed Design

Neighbour Impact - 25 Degree Assessment

- The 25 degree code is used here to assess whether the proposal would result in a significant reduction in daylight and/or privacy in the flats to the south-east of the site.
- The BRE guidelines recommend that suitable daylight is achieved when a 25 degree vertical angle taken from the centre of the lowest windows is kept unobstructed.
- The section below shows that the proposed dwelling comfortably meets this requirement.
- To avoid overlooking, all windows in the proposed bungalow either face onto the street or onto the garden.
- The Good Design Guide recommends that habitable rooms with a rear elevation should ideally not be less than 8m from the blank side of a single storey neighboring property, this requirement has been met. The closest distance is over 9m.



Section Key



Proposed Design

Scale and Massing

- The visuals opposite show how the new bungalow creates an attractive addition to the street scene.
- A key objective was to make the scale of the building subservient to adjacent development.
- This ensures the new development is not in conflict with the existing character, but enhances it.
- Openness is maintained with the generous front garden and proposed landscaping.
- The siting of the dwelling follows the building line within the street scene, with the depth of the dwelling matching that of the adjacent garages.
- The use of matching construction materials and fenestration would contribute to the development being seen as a natural addition to the street scene rather than an incongruous new feature.



3

Proposed Design

Use and Amount

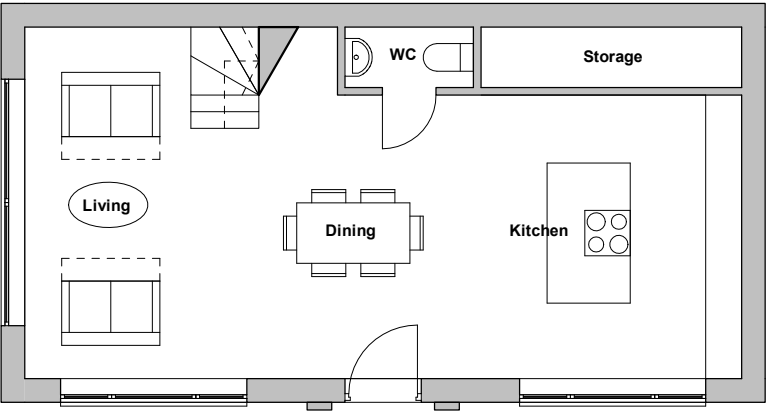
Use

The proposed use is a 1-bedroom dormer bungalow intended for older people. It will have an open plan kitchen/dining/living room and a downstairs WC.

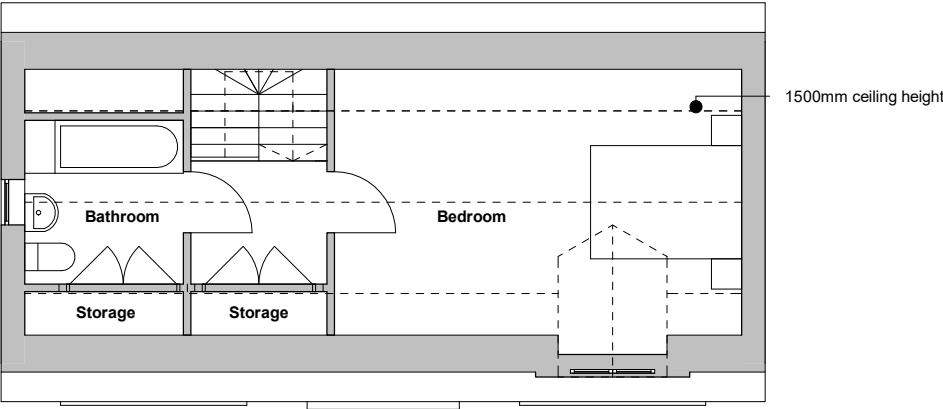
At first floor there will be a bathroom, bedroom and storage space.

Amount

The dwelling is 71sqm in total and therefore meets the nationally described space standards requirements .



Ground Floor Plan



First Floor Plan

Proposed Design

Materials and Detailing

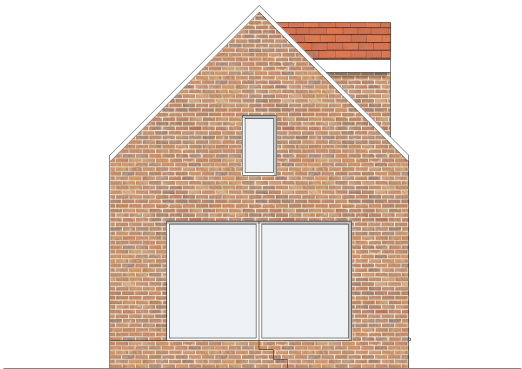
The proposed dwelling has been carefully designed to complement the materials and detailing of the properties in the surrounding area.

A red roof tile is proposed, along with red brick external walls. Windows will be white to match the surrounding properties. They have wide window proportions which also match the houses in the street.

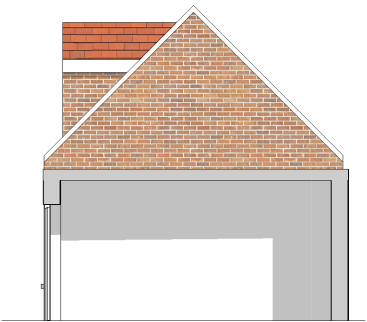
The proposal features a brick and concrete architrave detail around the main entrance door; this is found commonly in the surrounding houses.



Front Elevation



North Elevation



South Elevation

- 1. Red tiled roof
- 2. Facing red brickwork
- 3. Red tiled dormer

Proposed Design

Amenity Space

The garden design will be of a high quality, featuring robust high quality materials.

The view out to the garden is through large full height and width sliding glazed doors in the living area. This will provide excellent visual amenity and connection to the garden from within and maximise the enjoyment of these spaces.

With regards to overlooking and privacy, this is addressed over the next few pages.



Proposed Design

Addressing pre app overlooking concerns

In October 2022 a pre application was made for a dormer bungalow on the proposed site: 22/10146/PREHMO

The key concern was the overlooking of the garden and insufficient amenity space for future residents.

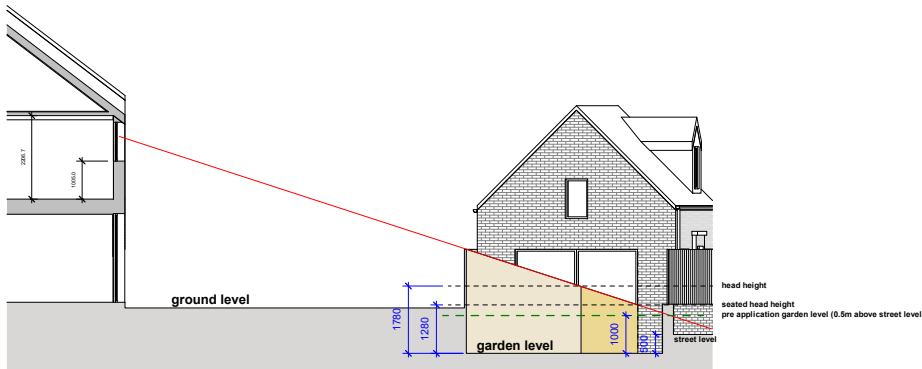
Addressing the pre app concerns:

The garden level has been lowered by 1m.

This application addresses overlooking concerns by lowering the garden level by 1m compared to the pre application proposal.

The scheme submitted for pre-application advice had a garden level which was raised 500mm above the pavement level. The proposal has now been revised and the garden is now 500mm below pavement level. Therefore there is now minimal overlooking. The drawings opposite show this.

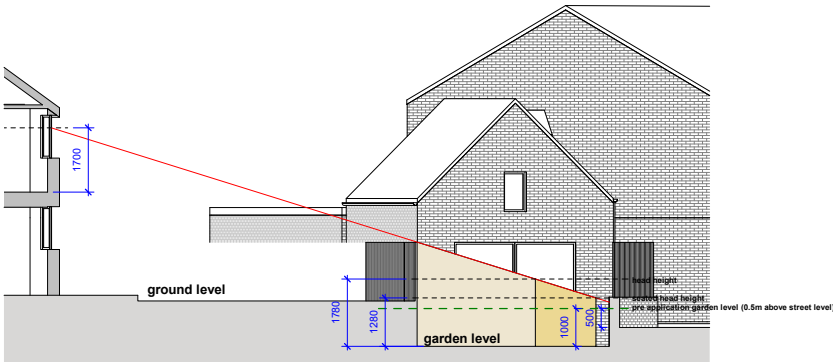
VIEW FROM NEIGHBOURS BEDROOM WINDOW



Section Through Neighbours Bedroom Window
1 : 100

seated head height

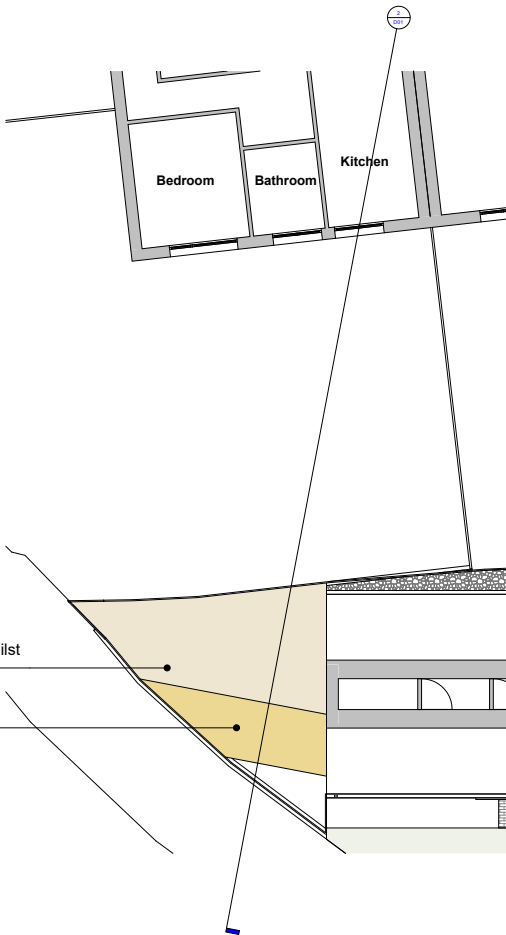
VIEW FROM NEIGHBOURS KITCHEN WINDOW



Section Through Neighbours Kitchen Window
1 : 100



Ground Floor Plan - Privacy from neighbours bedroom window
1 : 100



Ground Floor Plan - Privacy from neighbours kitchen window
1 : 100

Proposed Design

Addressing pre app overlooking concerns

Reasearch on the neighbouring overlooking rooms

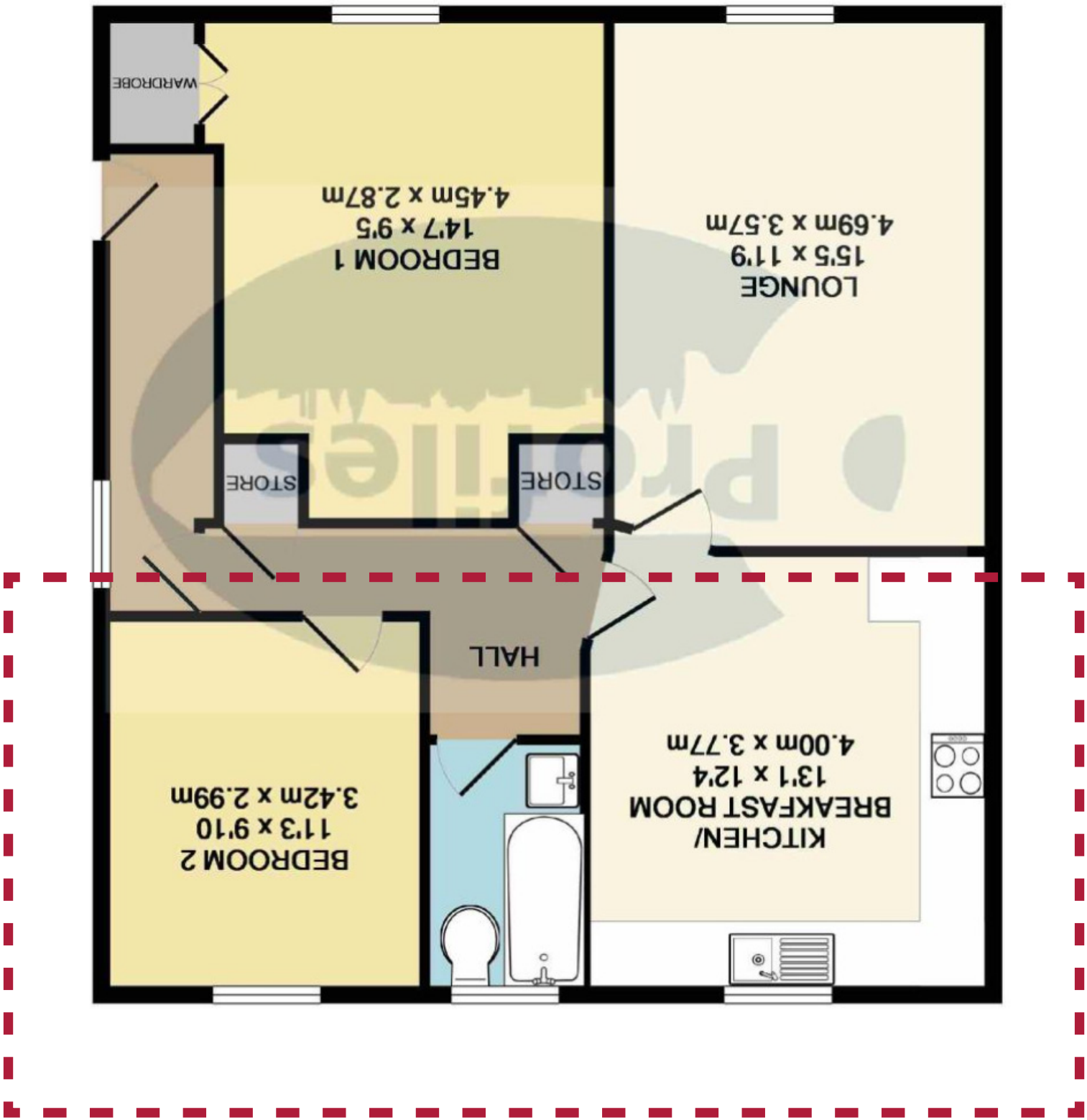
The plans opposite show the rooms which overlook the garden. The bathroom windows don't pose much of a privacy problem. The bedroom windows should not pose much of a problem during the day when the garden will be used. The kitchen window poses a slight risk however it is not as problematic as having a living room window which is overlooking the garden.

Some degree of overlooking is expected in built-up areas

As it is a residential street, a certain degree of overlooking of gardens from upper floor windows can be expected.



These are the neighbours rooms which overlook the garden



Proposed Design

Addressing garden fence concerns

Slatted garden fencing

As suggested during the pre-application process, slatted fences are proposed to the garden (see examples opposite). This will have small gaps which will allow occupiers some glimpses out but ensures there are no real views in.



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