

March 2025

Design Statement For Proposed Gates



Submitted to
Hinckley & Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

Prepared By
Hayward Architects.
19 Station Rd,
Hinckley
LE10 1AW
01455 635 665
www.hayward-architects.co.uk

1. Introduction

This Design statement has been prepared by Hayward Architects on behalf of the applicant:

Mr & Mrs Smith
The Old Barn,
Drayton Lane,
Fenny Drayton
CV13 6AY

This document is submitted in support of a Householder Planning Application for Conversion of existing garage to annex, erection of new garage and new gates.

It is to be read alongside the drawings as submitted.



Character Appraisal

The site is located on Drayton Lane, Fenny Drayton. With the access approx. 650m from the A5.

From the Drayton Lane highway, the driveway to the residential property is approximately 250m.

Drayton Lane has many accesses serving differing use classes. These use classes include agricultural, residential and commercial. All with various amounts of traffic movements and vehicles throughout the day

There is a strong theme amongst these accesses that near all are metal gates. The use of timber is only prominent when using post and rail fences for agricultural fields.

The Old Barn currently has a dilapidated timber gate to the highway that hasn't been used or functioning for many years. The closing gate post has also been removed and therefore the gate cannot practically function.



Approach to The Old Barn access on Drayton Lane. Access is approx. 650m from the A5. Access point is recessed from the road and is between two mature hedgerows.

Access is visibly hidden and inconspicuous from both directions due to large vegetation and its recessed positioning.



The Old Barn's ownership is set back from the road and in line with the existing hedges.

The Old Barn's ownership begins approx. 13m back from the natural highway line.

The bell mouth opening width reduces to an open unsecure one-track driveway. This driveway and access only serve The Old Barn.



Character Appraisal



Metal gate access to Barn Farm, Drayton Lane.

Approx. 300m from A5/Drayton Lane Junction on left hand side as driving towards Fenny Drayton.

Black metal access gate at 2.0m high.

Planning history dictates that this is a residential access to Barn Farm.



Access for Drayton Grange Farm and Self-Storage Business.

Located 155m from The Old Barn on opposite side of the road, driving towards Fenny Drayton from A5.

Large bell mouth access lined with hedgerow. Double metal gated access approx. 1.5m high. With tall metal pole for CCTV Security.



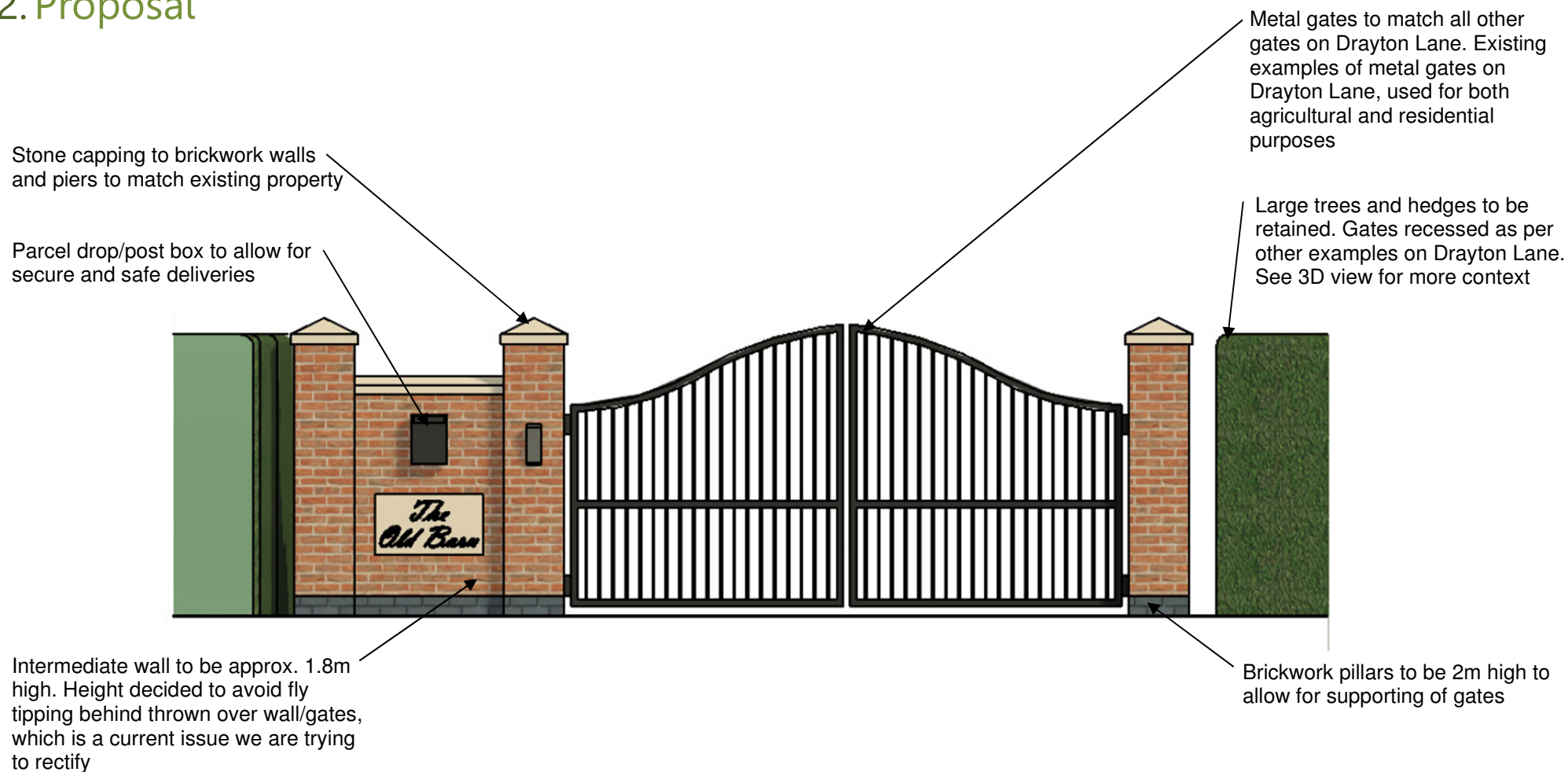
Access for Drayton Barns shown with 1.9m high timber fencing and 1.8m metal sliding gate.

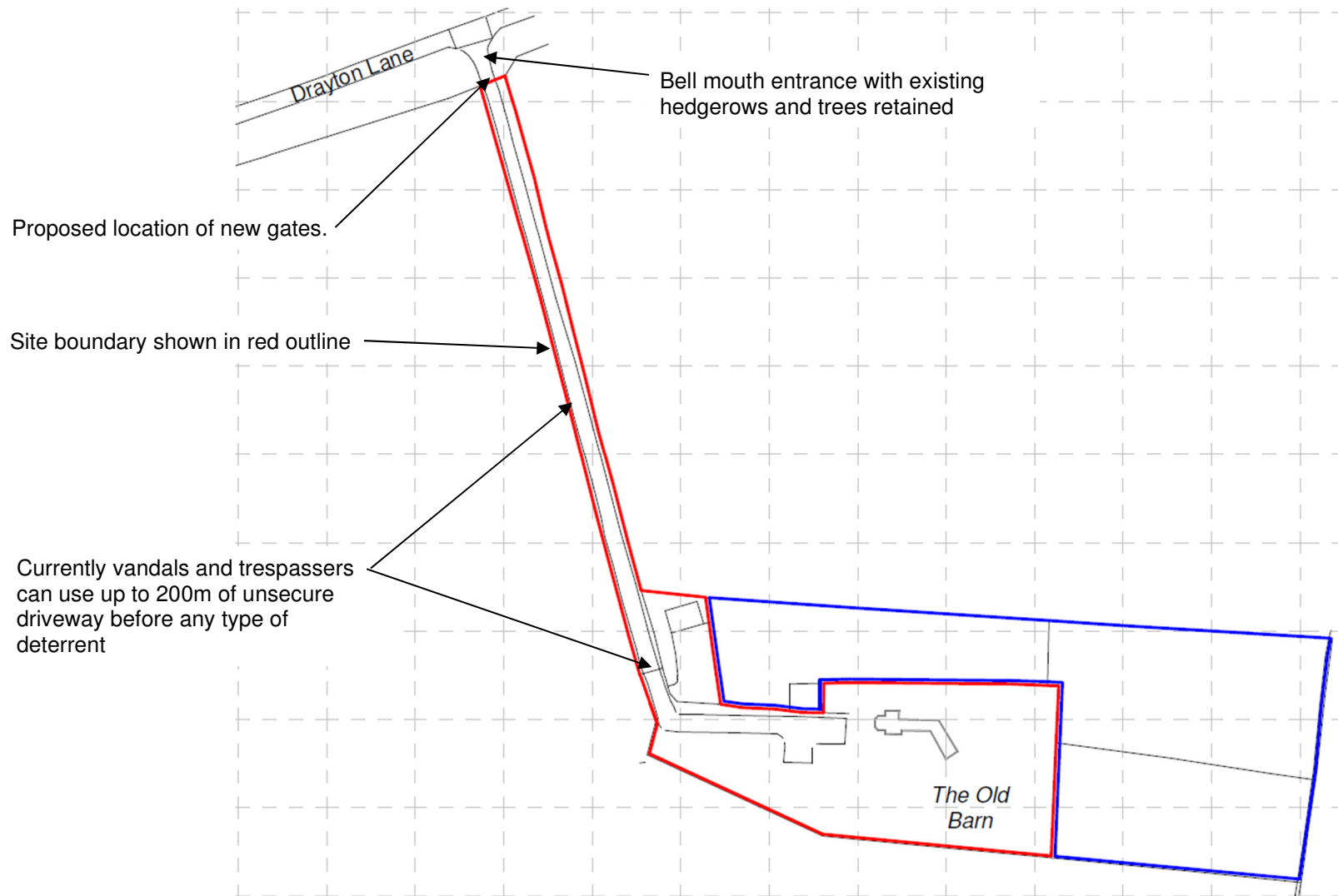
Drayton Barns is located off Drayton Lane and nearer Fenny Drayton than the A5.

Medium/Large trees and hedges hidden behind timber fencing.
Metal gate has intercom system and industrial aesthetic.



2. Proposal





3. Summary

The proposal relating to this design statement is for the erection of a set of gates to The Old Barn, Drayton Lane.

The Old Barn is a remote property outside of Fenny Drayton with no immediate residential neighbours, the closest being approximately half a mile away. Being remote and hidden away is exactly the reason Mr & Mrs Smith bought the property. From the Drayton Lane highway the residential property is approx. 250m away, the majority of this being unsecure driveway. Hence the requirement for the gate.

Over the years of Mr & Mrs Smith's ownership, they have had numerous incidents on this unsecure and unprotected driveway. The openness and inviting nature of the driveway has left The Old Barn exposed to criminality. This comes in many forms such as fly tipping, trespass and vandalism.

The current lack of a driveway boundary allows individuals to use the driveway as a secluded location, which has welcomed and attracted unwanted activity and the potential for disruption. The new gates would help mitigate this issue by providing a clear and secure boundary, ensuring that the property remains private and that the owners' peace of mind is maintained.

The height of the gates and boundaries have been dictated by the volume of fly tipping on the existing driveway. A precedent of 1.8m/2m has been set on surrounding accesses from Drayton Lane and therefore we have chosen to replicate that height. 1.8m is high enough to deter fly tippers from attempting to dispose of waste over the wall. If the wall was to be reduced to 1.5m, this would still be shoulder height and wouldn't mitigate this issue, if anything it may encourage more as the waste will be hidden from the highway behind the wall.

After conducting a search on the local area and other accesses from Drayton Lane, which can be found in the character appraisal, we have opted for a metal gate. All accesses on Drayton Lane are shown as metal, whether this is residential, industrial or agricultural. No timber gates are used in the local area. We would be against using a timber gate for many reasons including ongoing maintenance, prone to vandalism and its suburban style. We do not want our design to be eye catching or suburban, hence the reasoning for a metal gate and its clear visibility through the bars.

The proposal has been designed to complement its surrounding area and not overbear, invite or impose. It has been designed to create a secure entrance and to stop any ongoing criminal issues that Mr & Mrs Smith currently have to deal with.