

NOVEMBER 7, 2023

DESIGN AND ACCESS STATEMENT

14A The Common, Barwell, Leicester LE9 8BR

MACSTAN ARCHITECTURE
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Assessment of the surroundings of the proposed development

The site is currently a detached bungalow, as shown in figure 1, which serves as a single dwelling and is owned by the applicant.



Figure 1 Existing Bungalow

Barwell is a large settlement in the southwest part of Leicestershire with a growing population of 9,148. Leicestershire population has grown 8.7% since 2011 which is higher than the National average of 5.8% and therefore, any new development within the area should be considered sustainable to accommodate this.

The character of this area is mostly made up of 2/3 bedroom terraced or semi-detached dwellings and bungalows. Majority of these dwellings front the highway with hard landscaping to the front to accommodate car parking. There are few examples where some dwellings do not face the highway and others have soft landscaping to the front.

The surrounding dwellings are positioned in a non-uniform structure and vary considerably in architectural style and material choice, as shown by figure 2 below. The material pallet mostly consists of brickwork/render/cladding to the external walls, concrete interlocking tiles to the roof and White UPVC/ Brown UPVC (see figure 3 for examples) to the windows and rainwater goods.



Figure 2 The Common Dwellings



Figure 3 The Common Dwellings (Brown/ White UPVC Windows)

As shown by figure 4, there are also clear examples of roof height differences within this area.



Figure 4 The Common Dwellings (Roof Height Differences)

The boundary treatment is mostly timber fencing or low-level brick/ timber walls, as shown in figure 5. There are also some examples where dwellings have used low mental railings at the front of the property as shown in figure 6.



Figure 5 Dwellings with timber fencing



Figure 6 Dwellings with low-level brick walls and mental fencing

There is minimal planting and landscaping to the surrounding area consisting of trees in non-uniform positions.

The closest green space to the development is south of Dovecote Way, as shown in figure 7, which is located 0.1 miles South of the proposed development and can be reached on foot within 3 minutes.

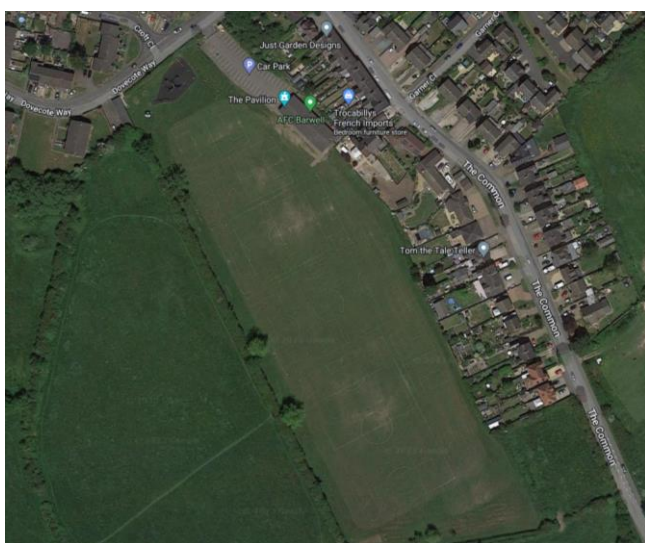


Figure 7 Green Space off Dovecote Way

Within the local vicinity, there is a Co-Operative and Tesco that is easily accessible via foot. However, larger supermarkets and Britannia Shopping Centre can be found 3.2 miles away, 10-minute drive, in the nearest settlement of Hickley.

The proposed development is also a 5-minute walk, from the nearest Bus stop on Dovecote Lane which has a quick and regular connection to Hickley. From here, National Rail Services are available giving access to larger neighbouring cities such as Leicester.

Proposed Use

The proposed development aims to introduce three separate 2-bedroom dwellings within a single unit, all falling under Class C3 classification. These units will replace the existing bungalow currently situated on the site. The proposal seeks to enhance and contribute positively to the character of The Common in terms of scale, position, and appearance.

The existing access to 14A will be preserved, ensuring continued entry to the new development shown in figure 8. Ample parking spaces will be available at the front of the dwelling, surrounded by green space. The front landscaping gradient has been meticulously designed to comply with Part M, ensuring level access. Rainwater from the surface will be efficiently managed by a drainage system leading to a soakaway in the rear gardens. Adequate space has been allocated behind the parking spaces, allowing all vehicles to exit smoothly without the need for more than a 3-point turn. Additionally, side, and rear access will be provided for all dwellings, enhancing convenience and accessibility.



Figure 8 The Common Dwellings (Access)

The scheme aims to preserve the existing boundary treatment to minimize the overall embodied carbon of the construction. The remaining boundary treatment will consist of locally sourced timber fencing, carefully chosen to harmonise with the neighbouring development, as depicted in the above screenshots.

Each plot includes designated space in the rear garden for both bin storage and cycle storage, as indicated on the Site Plan. The bins will be conveniently located in the same area where the existing bungalow's bins are collected, streamlining the collection process.

The proposed unit is designed with a width of 17.7 meters and a depth of 10.9 meters. The roof will be covered with concrete interlocking tiles, matching the roofing material used in the surrounding dwellings in the area. The exterior walls will feature orange/brown facing brickwork, providing a seamless visual connection with neighbouring homes along The Common (refer to Figure 9). A brick banding has

been introduced to the lower part of the dwelling, enhancing the development's character, and breaking up the extensive brickwork. Windows, doors, and rainwater goods will be made of white UPVC, ensuring they blend harmoniously with the architectural aesthetics of the area.



Figure 9 The Common Dwellings (Material Choice)

Density of development

The combined floor area of the three units totals 332 square meters. The two semi-detached units on the sides boast a generous floor area of 111 square meters each, while the middle-terraced unit offers a comfortable space of 110 square meters. All double bedrooms provide a minimum of 11.5 square meters of floor space, adhering to the National Space Standards (NSS) guidelines. Additionally, the design ensures that all bathrooms meet the specified standards outlined in the NSS.

The private amenity spaces have been meticulously planned for easy accessibility from the living areas, and their orientation has been optimised to capture maximum sunlight. The garden spaces provided exceed the specified requirements for a two-bedroom dwelling, nearly doubling the recommended size and extending more than 7 meters in length, as outlined in THE_GOOD_DESIGN_GUIDE_FEB_2020__1__71. The design of the dwelling seamlessly integrates with the existing roofline, featuring pitched roofs and front-facing gables that mirror the architectural style of dwellings in the area.

Landscaping

The introduction of spacious back gardens contributes positively to the area, especially given the shortage of landscaping in the vicinity. The existing trees will be retained, and new planting will be introduced at the front of the development, significantly enhancing the overall appeal of the area.