

Design & Access Statement

Mr Salvatore Zarcone.

Proposed 2 Storey House
Land Adjacent
2 Sandringham Avenue
Earl Shilton
LE9 7HY

Introduction

The above named client proposes to build a 3 Bedroom Detached House (infill construction) on Sandringham Avenue. The client would like to reside in the new development due to health reasons. The new development would provide the client with a warmer and much better insulated property than the existing property. The existing property will be rented out to help with costs of construction over time. The existing house would also provide housing for a much larger family at an affordable rental income. The existing house is of 1930s construction with additional parking on Coronation Road with detached garaging and off road parking.

Design

The new build would be constructed with 300mm cavity insulated walls. Comprising 102 mm facing brick and 102mm lightweight concrete blocks with 95mm PIR Insulation and also insulated plasterboard on the internal blockwork. External facing brick samples can be provided for the attention Local Authority to match the existing facades. The roof configuration as seen from detailed drawings submitted are to be covered in Grovesbury Concrete Grey Roof Tiles. U.P.V.C. Fitted Windows/Composite Doors.

Access

Access to the dwelling is provided on the front elevation allowing for two car parking spaces as can be seen by drawings. A new vehicle access will be provided in accordance with highways regulations for the insertion of drop kerbs and a tarmac cross over from the road up to the property boundary.

Public Amenities

The proposed development is situated in the outskirts of the village of Earl Shilton. There are public parks close by to the new development. The development is approximate 0.75 mile away from public schools and colleges and, 0.9 miles from the village centre. Local shops and public houses are abundant in the area. The main Bus routes to Leicester, Hinckley and Nuneaton are located In the village centre.

In conclusion the new development would provide for the clients health issues also allowing them to continue living on the estate they so much love next to friends and close neighbours.

The development would benefit the governments plans to utilise available land for new development contributing to required housing stocks.

Plans Submitted

Floor Plans and Elevations 1:100 @ A3

Site Location Plan 1:1250 @ A4

Existing Site Plan 1:200 @ A3 (Showing Summer House To Be Removed)

Site Plan 1 Showing Ground Floor Plans 1:200 @ A3

Site Plan 2 Showing First Floor Plans 1:200 @A3