SAVAGE HAYWARD
ARCHITECTS

DESIGN STATEMENT

Mr & Mrs Jeffcoate

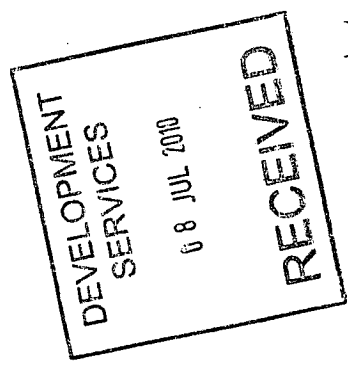
PROPOSED BUNGALOW
R/O 69 BUTT LANE
HINCKLEY

EXISTING AREA ANALYSIS

ACCESS STATEMENT

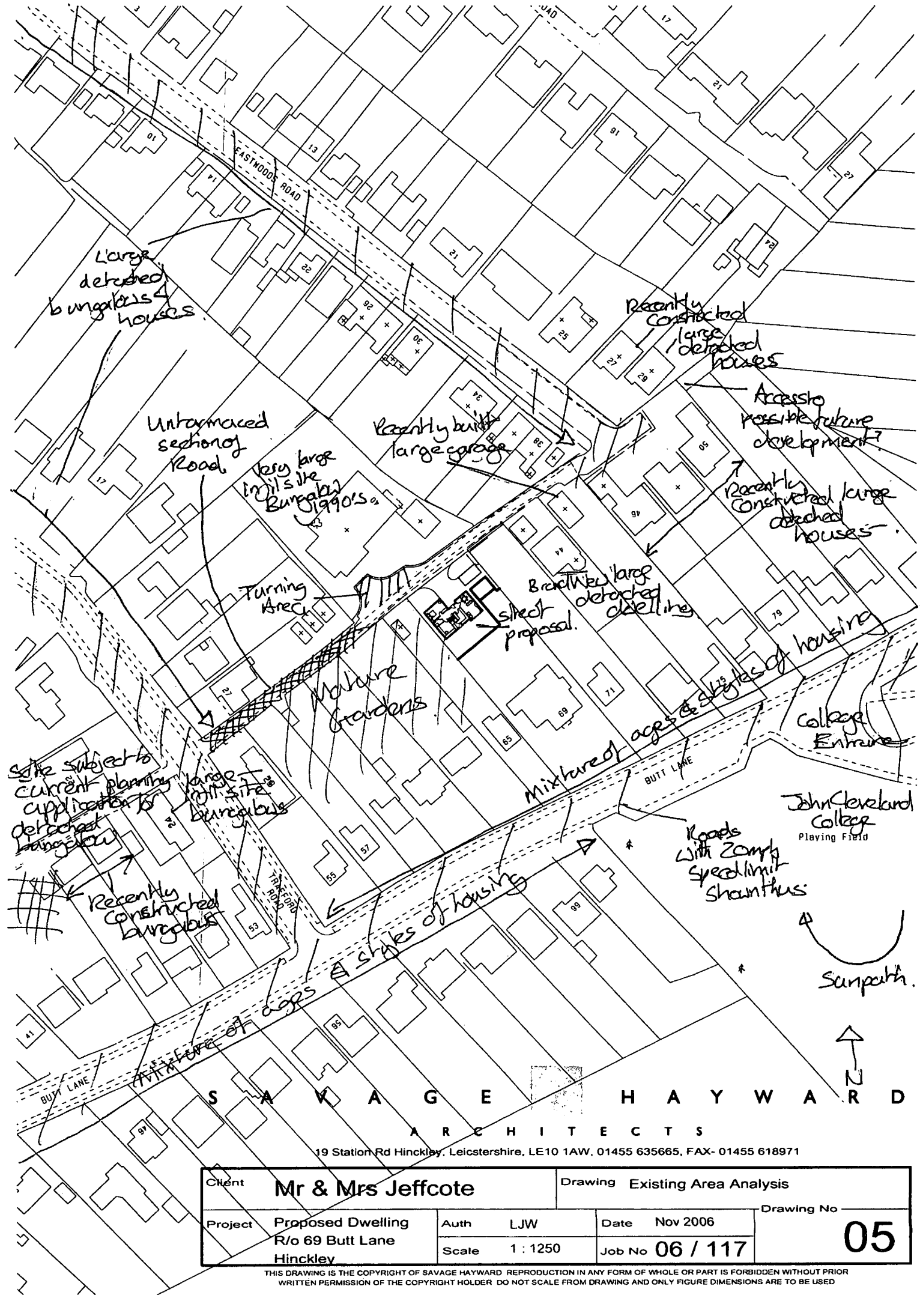
PHOTO VIEW POINTS

PHOTOS



06/117

NOVEMBER 2006



S A V A G E H A Y W A R D

A R C H I T E C T S

19 Station Rd Hinckley, Leicstershire, LE10 1AW, 01455 635665, FAX- 01455 618971

Client	Mr & Mrs Jeffcote		Drawing	Existing Area Analysis
Project	Proposed Dwelling R/o 69 Butt Lane Hinckley	Auth LJW	Date Nov 2006	Drawing No 05
		Scale 1 : 1250	Job No 06 / 117	

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06/117

ACCESS STATEMENT

1. Access To Site

Access to the proposed development is via a tarmac section of road with access off the adopted highway of Eastwoods Road to the rear of Butt Lane

2. Access Within The Site Area

The proposed parking and access layout has been designed to compliment the proposed Bungalow and is in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes.

The site layout shows that the car parking is adjacent the main entrance to the bungalow with a single detached garage providing further car parking.

Suitable external lighting will be provided to ensure safe movement for all pedestrians and vehicles at the front of the property.

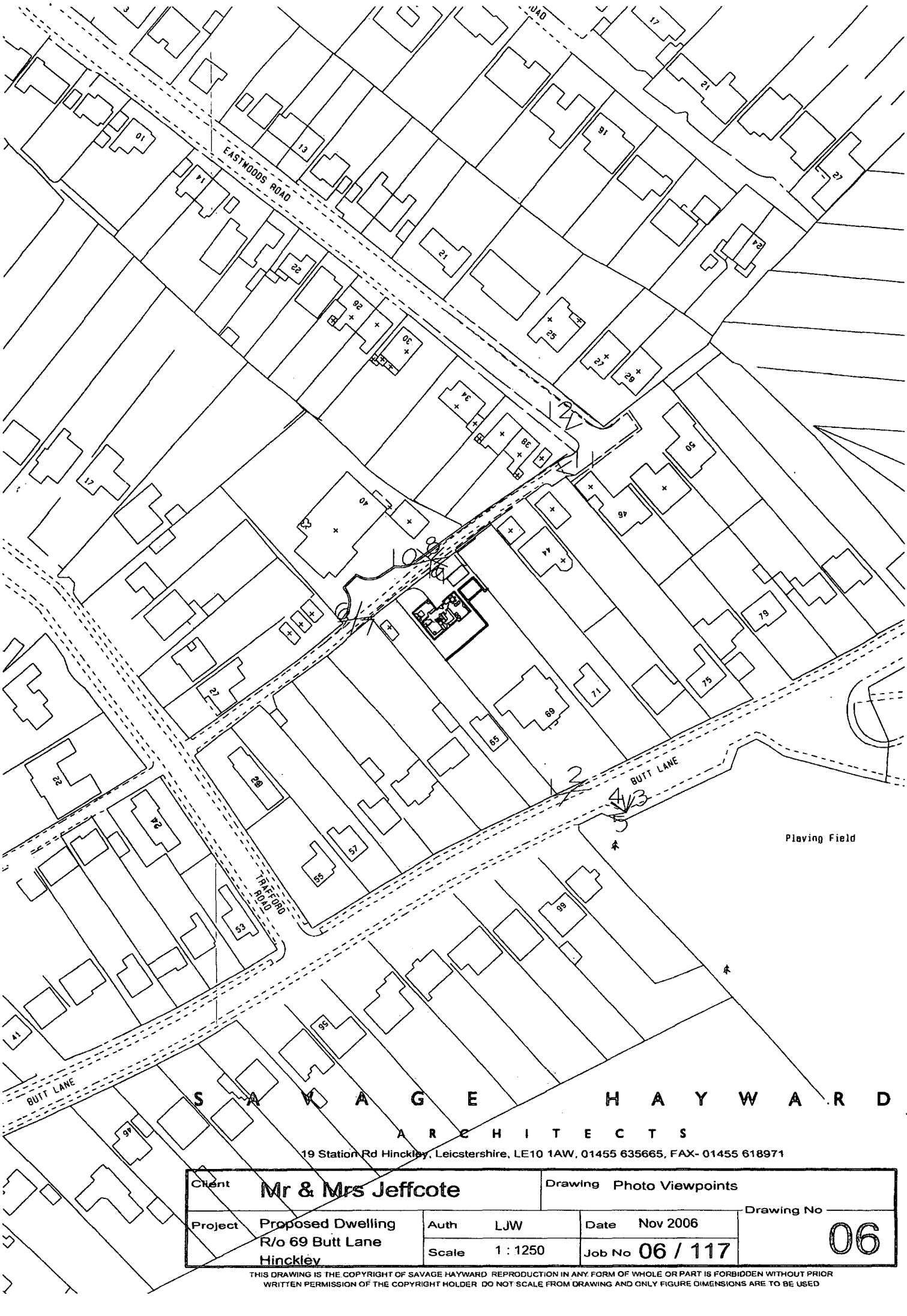
3. Access Up To And Within The Building

Access up to and within the dwelling will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M, that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling
3. Entrance doors, passageways, and internal doors within entrance storey.
4. Accessible switches and socket outlets within the dwelling.
5. WC provisions in entrance storey of a dwelling.

4. Access For Emergency Services

The access to the site will not meet with the local Fire Authorities requirements for access so therefore alternative provisions in the form of a fire hydrant to sprinkler system will be provided to serve the dwelling.



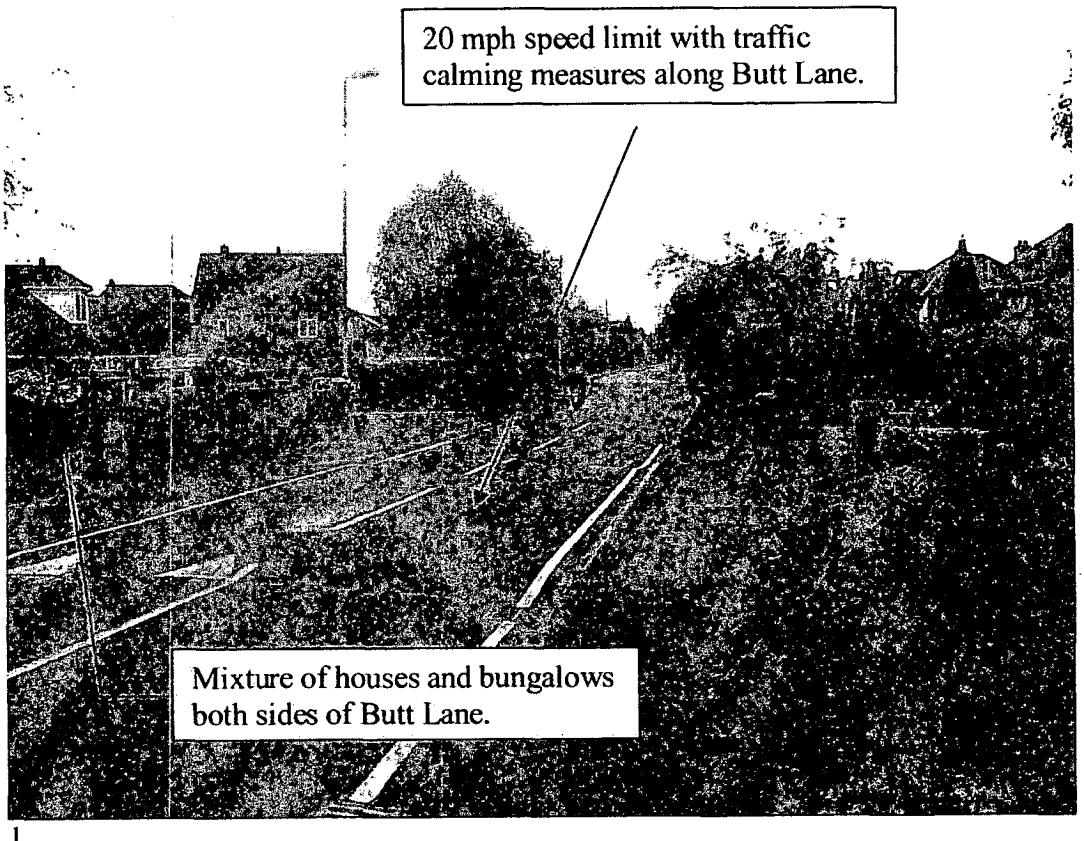
S A V A G E H A Y W A R D

A R C H I T E C T S

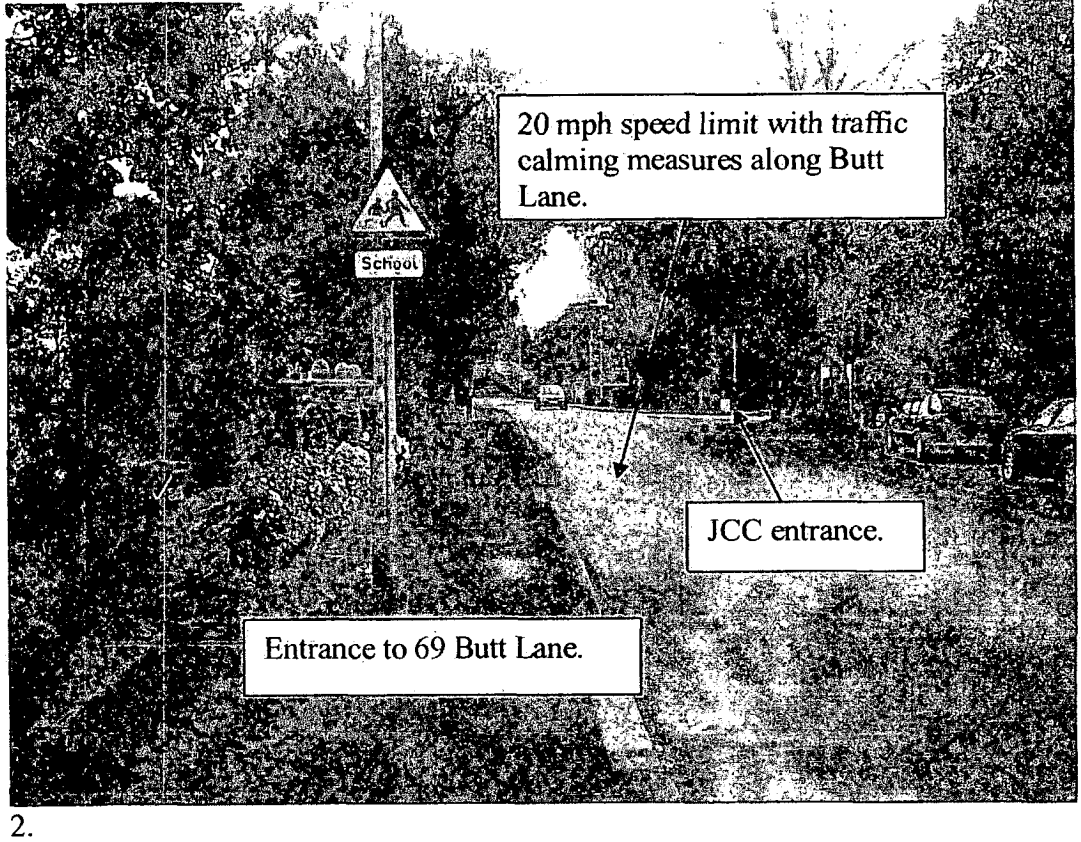
19 Station Rd Hinckley, Leicestershire, LE10 1AW, 01455 635665, FAX- 01455 618971

Client	Mr & Mrs Jeffcote		Drawing	Photo Viewpoints
Project	Proposed Dwelling R/o 69 Butt Lane Hinckley	Auth LJW	Date Nov 2006	Drawing No 06
		Scale 1 : 1250	Job No 06 / 117	

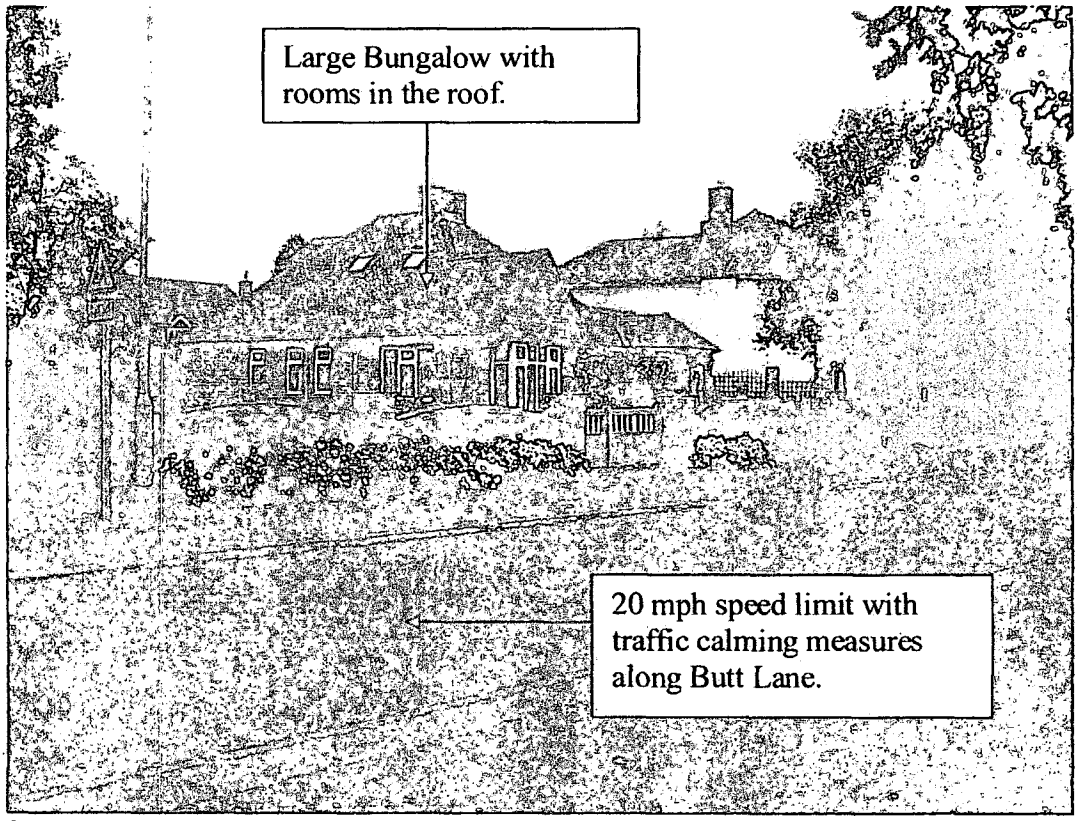
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20 mph speed limit with traffic calming measures along Butt Lane.
Mixture of houses and bungalows both sides of Butt Lane.

1.


School
20 mph speed limit with traffic calming measures along Butt Lane.
JCC entrance.
Entrance to 69 Butt Lane.

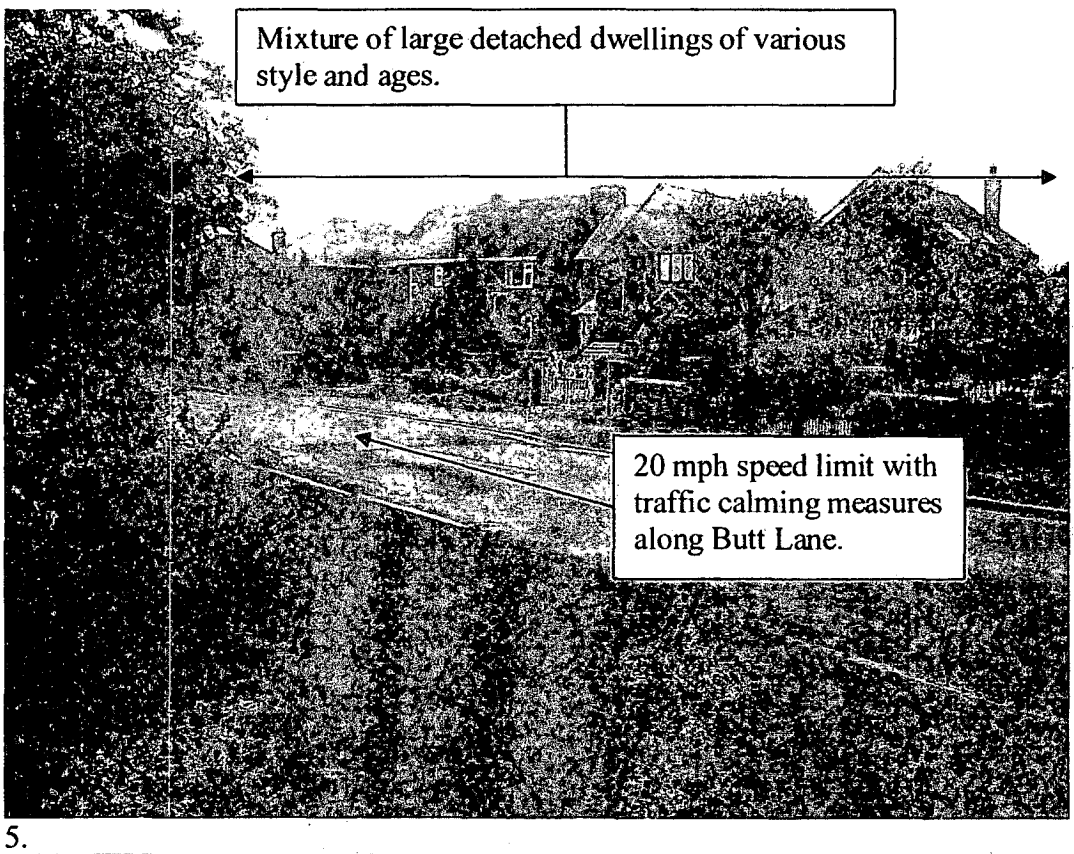
2.


Large Bungalow with rooms in the roof.
20 mph speed limit with traffic calming measures along Butt Lane.

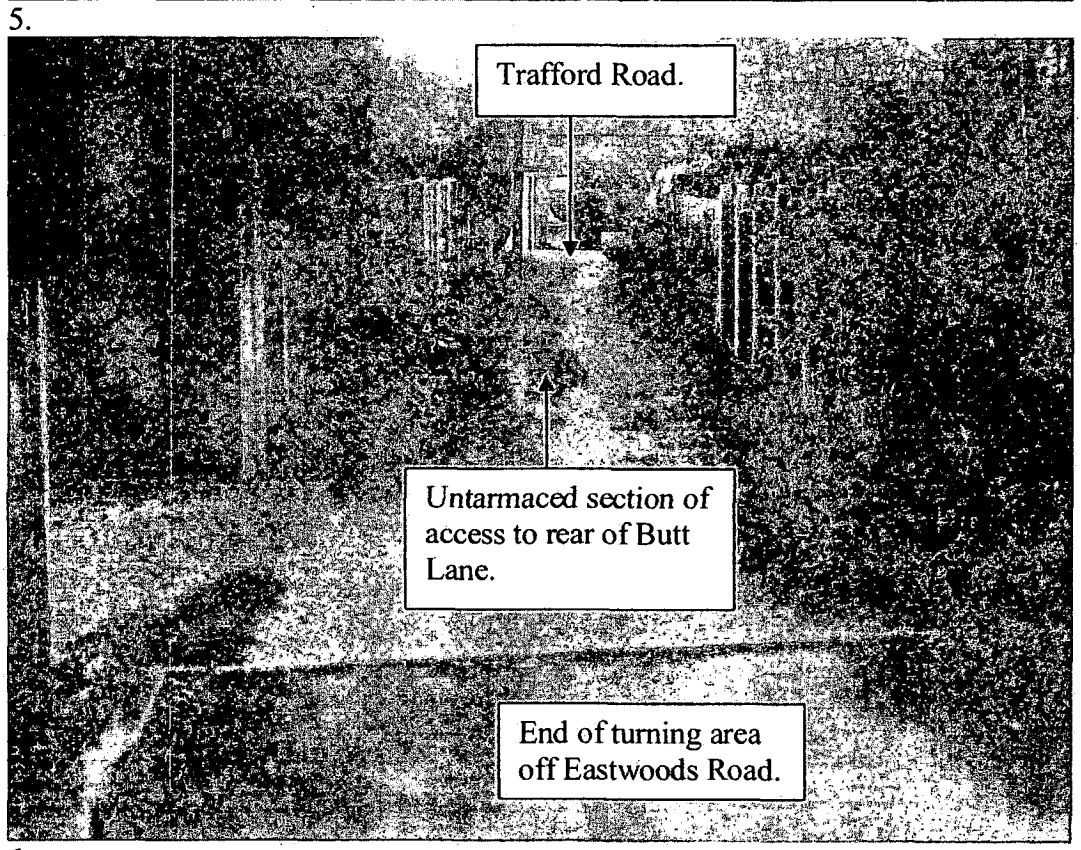
3.


Large detached residence at 69 Butt Lane.

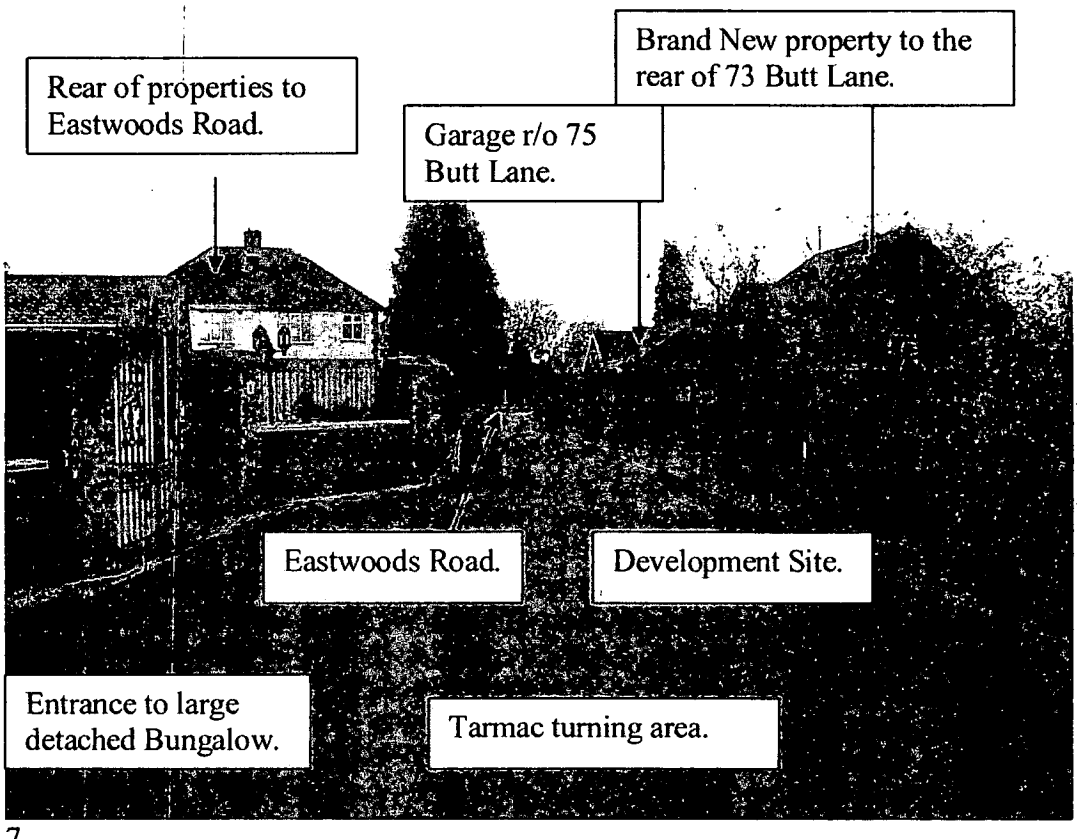
4.


Mixture of large detached dwellings of various style and ages.
20 mph speed limit with traffic calming measures along Butt Lane.

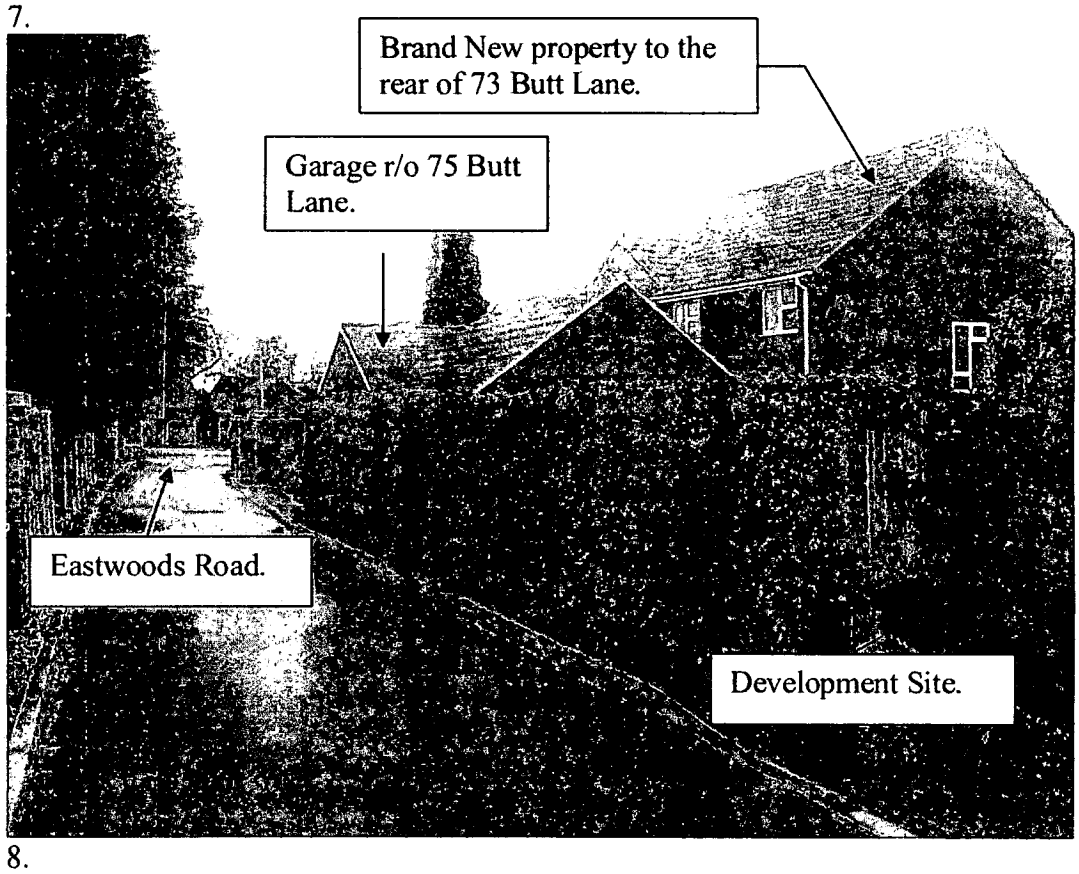
5.


Trafford Road.
Untarmaced section of access to rear of Butt Lane.
End of turning area off Eastwoods Road.

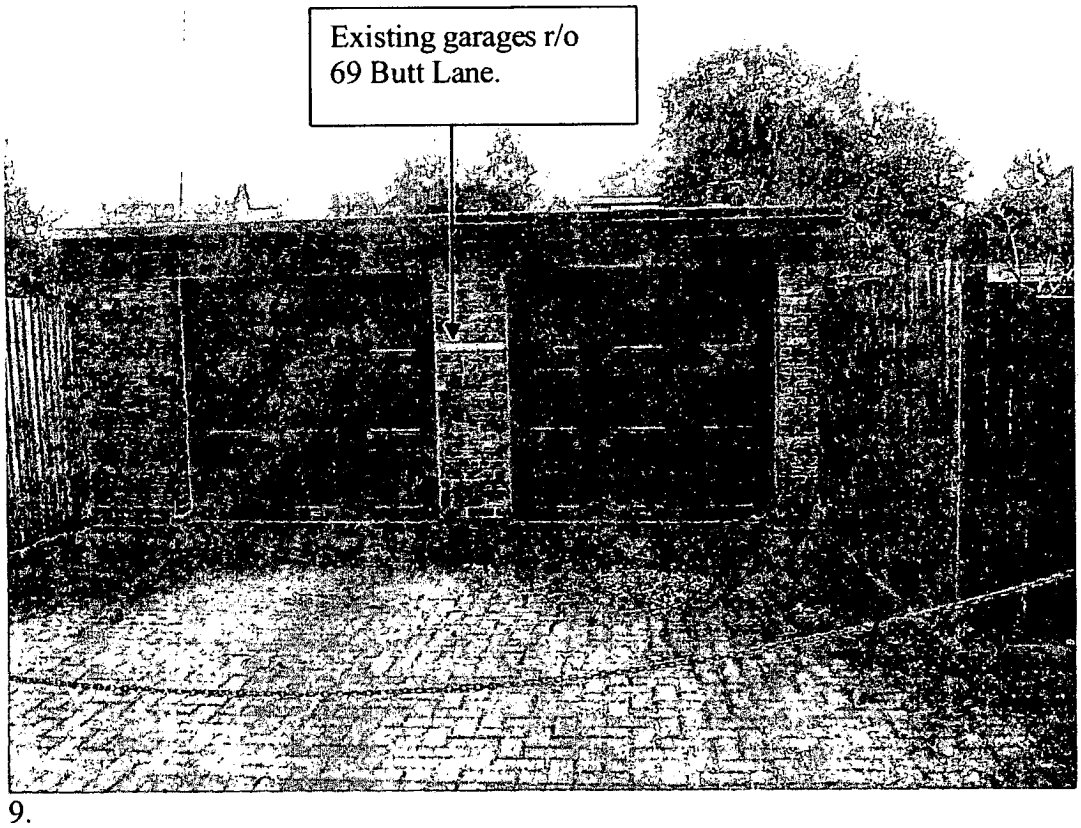
6.


Rear of properties to Eastwoods Road.
Brand New property to the rear of 73 Butt Lane.
Garage r/o 75 Butt Lane.
Eastwoods Road.
Development Site.
Entrance to large detached Bungalow.
Tarmac turning area.

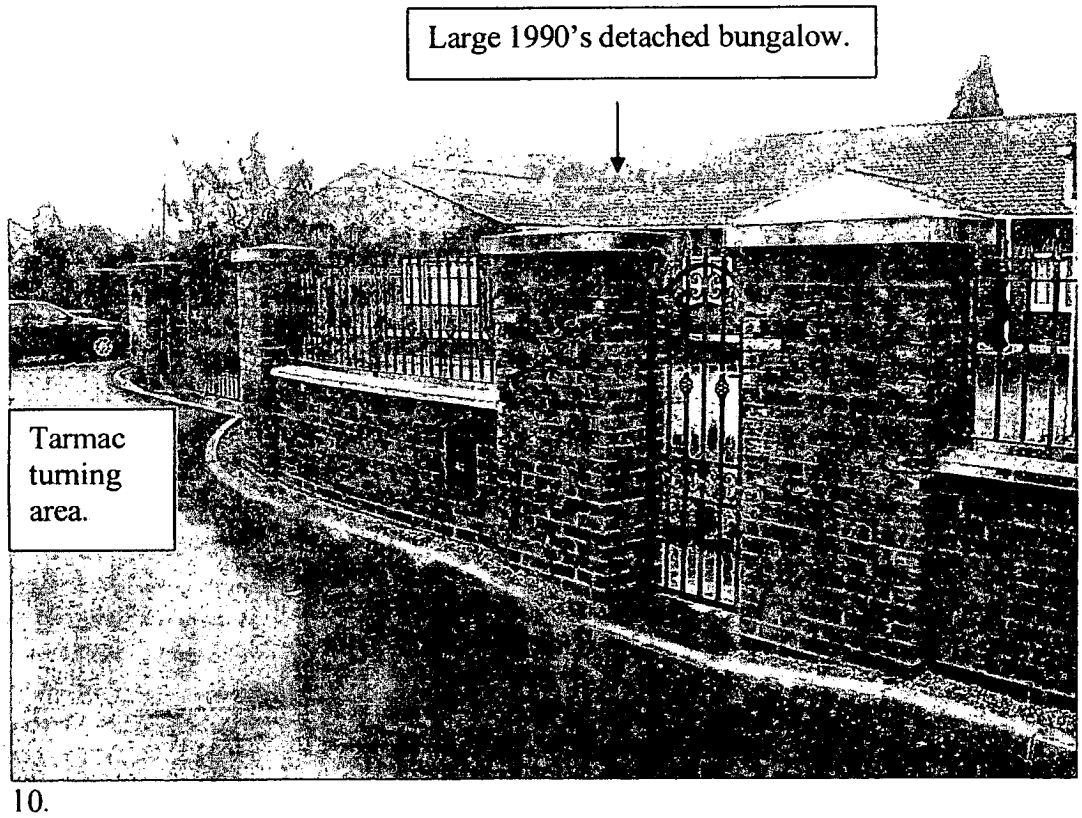
7.


Brand New property to the rear of 73 Butt Lane.
Garage r/o 75 Butt Lane.
Eastwoods Road.
Development Site.

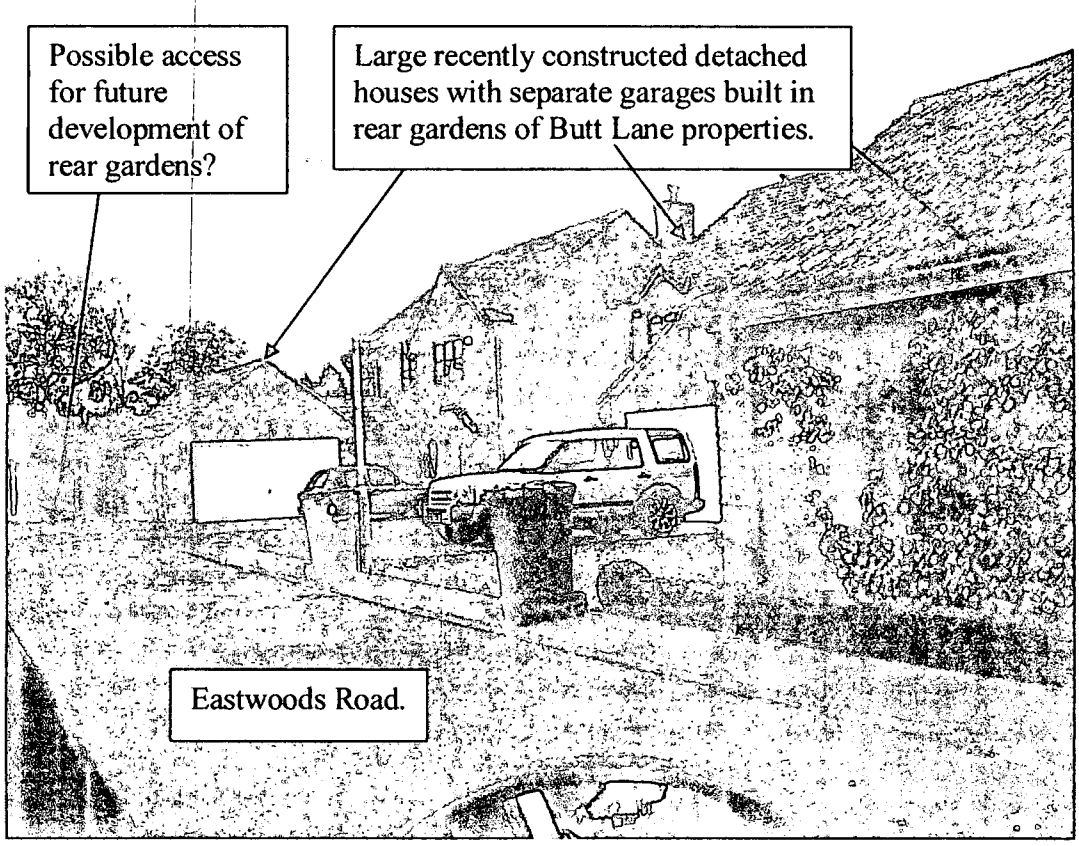
8.


Existing garages r/o
69 Butt Lane.

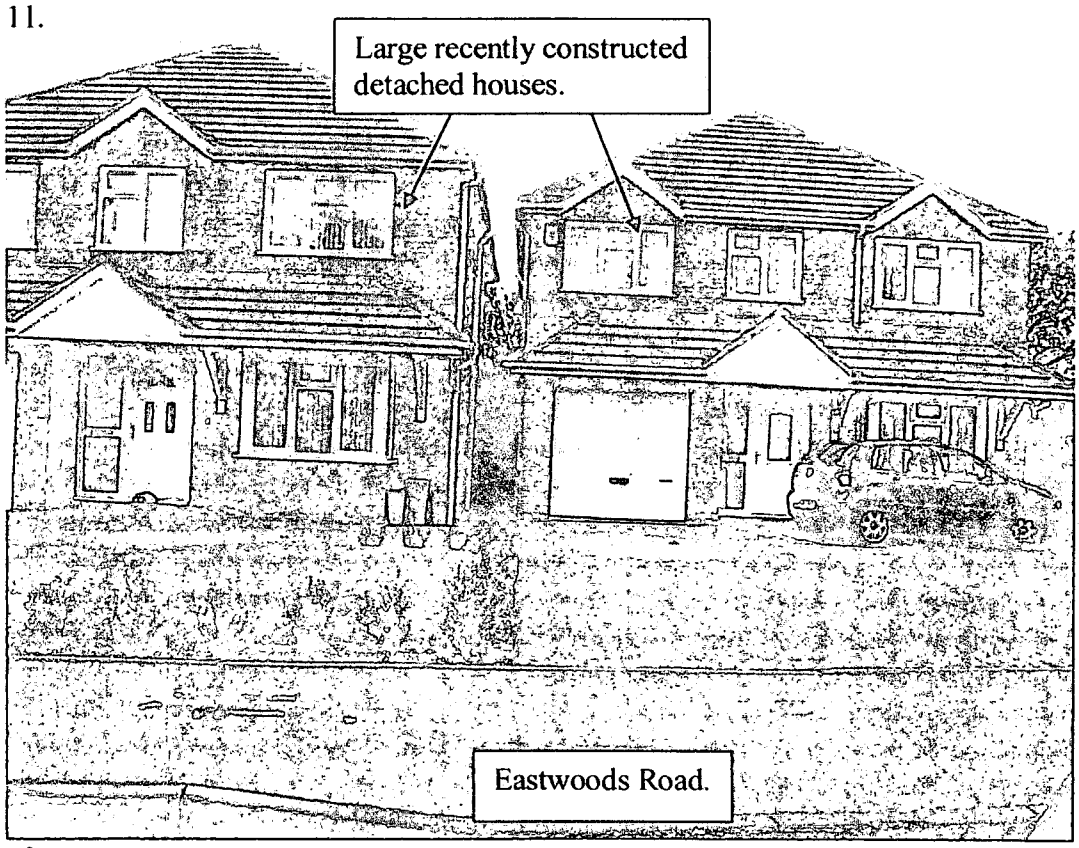
9.


Large 1990's detached bungalow.
Tarmac
turning
area.

10.


Possible access for future development of rear gardens?
Large recently constructed detached houses with separate garages built in rear gardens of Butt Lane properties.
Eastwoods Road.

11.


Large recently constructed detached houses.
Eastwoods Road.

12.