

DESIGN AND ACCESS STATEMENT FOR PROPOSED DWELLING IN GARDEN OF NUMBER 12 THE COMMON, BARWELL, LEICS, LE9 8BR.

1.0 SUMMARY

- 1.1 The proposal concerns the erection of a single storey dwelling, bungalow, in the current garden of number 12, The Common, Barwell, Leicestershire.

2.0 PLANNING HISTORY

- 2.1 There is no available planning history available on the Hinckley and Bosworth Planning Authority website associated with the site.

Reference to historic documents including 'Application for Permission to Develop Land' and 'Title Deeds' reveal:

- In 1963 a piece of land to the side of and owned by 12 The Common, Barwell was sold.
- This piece of land was subsequently developed with the erection of 2no dwellings. These properties are now referred to as 14 and 16 The Common, Barwell. These properties benefit from an access directly off The Common.
- In 1973 a piece of land to the rear of and owned by 12 The Common, Barwell was sold.
- This piece of land was subsequently developed with the erection of a single dwelling. This property is now referred to as 12a The Common, Barwell and benefits from an access directly off The Common.

- 2.2 This application concerns part of the garden of 12 The Common, Barwell.

3.0 SITE ASSESSMENT

- 3.1 The site is located on a plot which currently sits within part of the garden of 12 The Common, Barwell
- 3.2 The proposed site area is around 220m² and is currently part of 12 The Common, Barwell
- 3.3 The site is currently grassed and is level. The South West boundary is formed with timber fencing and coniferous hedging. The North West boundary is a timber fence. The North East boundary is partly timber fenced as is the South East boundary.

- 3.4 Access to the site is proposed to be gained via a shared driveway with 12 The Common, directly to The Common.
- 3.5 There is ample off road parking on site. 2no parking spaces will be provided. There is ample room for turning within the site without the need for a tracking analysis.
- 3.6 The site is not within a flood zone.
- 3.7 The impact on The Common is unlikely to be significant. The increase in vehicle movements is considered to be negligible.
- 3.8 The proposed site is entirely grassed. There are no trees or hedges to be removed. Consequently no ecological assessments have been carried out.
- 3.9 Storm water is proposed to be discharged into the existing stormwater sewer.
- 3.10 Foul drainage is proposed to be connected to the existing foul sewer.
- 3.11 The impacts of noise from adjoining land has been considered. An automotive business 'Dixon of the Common' is located around 25m North West of the proposed development. There are 2no existing dwellings within the same distance to this business and no known issues with noise or vibration.
- 3.12 There is no recorded history of any specific development on the proposed site and therefore the risk of contamination of soils is considered negligible.
- 3.13 No work has commenced on the proposed development.
- 3.14 The refuse collection point will be located towards the front of the proposed dwelling.
- 3.15 The proposed scheme will retain existing vegetation where practical. Hard standing will be created for vehicular access and parking provisions.
- 3.16 Existing timber boundary fencing is intended to be retained.

4.0 CONSULTATION

- 4.1 No formal consultation has been undertaken regarding the proposed dwelling.

5.0 HIGHWAY IMPACTS/ACCESS

- 5.1 Access to the site will be via a shared driveway directly off 'The Common'.
- 5.2 The Common adopts a one way system in this vicinity. Sighting distances

are significant and compliant by inspection.

5.3 The number of vehicle movements into the site in the permanent condition is expected to increase by around 4no/day.

5.4 Site levels are reasonably even. There is no intention to change them. Means of access to the dwelling will be DDA compliant.

6.0 CONSTRUCTION CONSIDERATIONS

6.1 Should planning permission be granted, then prior to the commencement of construction, a 'Construction Method Statement' will be prepared and submitted to the Council for review. This statement will cover:

- Deliveries
- parking
- storage of plant and materials
- measures to control dust and dirt.
- Hours of work
- Noise
- CDM compliance

7.0 SUSTAINABILITY

7.1 The philosophy of the development will be to achieve high standards of resource and energy efficiency and reduce carbon emissions.

7.2 The following are intended to be adopted:

1. insulation to achieve or better those values quoted in Building Regulations.
2. glazing to achieve or better those values quoted in Building Regulations.
3. low energy lighting
4. solar generated electricity
5. natural ventilation
6. sustainable storm water drainage (attenuation if considered needed)
7. material choices which consider carbon content, durability, aesthetics
In addition to cost.
8. thermostatic control in each room to control heating.