Design and Access Statement

Erection of 2 bedroom bungalow

77 Main Street
Newbold Verdon
Leicestershire



2/2/11

Introduction

Our proposals involve the demolition of the garage which services existing bungalow at 77 Main Street, to allow the erection of a modestly sized bungalow.

The property is centrally located in Newbold Verdon, which is a medium sized village to the west of Leicester.



The Site

Newbold Verdon is situated to the west of Leicester (Approx.10 miles) in the Borough of Hinckley & Bosworth. The population is around 4000 with the electorate being 2500. Originally an agricultural village, it became a mining community in the late '50's and early '60's.



The site is located close to the centre of Newbold Verdon between two-storey traditionally styled Jelson homes built around 30 years ago and sheltered bungalow accommodation.

Immediately opposite the site is a large public house, a row of retail shops and some dwelling units.



Newbold Verdon has a mix of design types and styles. Predominantly residential but with some commercial properties throughout the village.



The site has a slight slope at its entrance but the large portion of the site is predominantly flat. New bold Verdon is well served by public transport.

The site is edged by hedging and substantial trees.

Site Context

The site lies within the established residential area within Newbold Verdon. The area has a mix of single and two storey dwelling units of varying designs. The buildings are predominantly brickwork but they are examples of rendered finish, notably the shops further along Main Street.

Constraints

Our proposals need to be sympathetic to their surroundings, not create harm on the amenities enjoyed by the neighbours or cause undue effect on road safety.

The new dwelling should provide an attractive element within the street scene and be self contained and sustainable. It should also satisfy an acknowledged local need.

Design

Our design seeks to provide an unobtrusive addition to the existing road environment. It is both functional and attractive. It incorporates materials to compliment the existing buildings.

The existing bungalow is positioned well to one side of an enormous plot, the existing ‘gap’ provides an incongruous element in an otherwise uniform street-scape.

Our proposals seek to better use a large central site to provide a valuable addition to the low-end value residential properties available.

The site is well screened with trees and hedging, which will largely remain intact.



The accommodation will be on a single storey. Positioned to minimise impact on the neighbouring properties and to have pleasant outlooks for all parties.

The road access will be maintained solely for the existing property, the new building will have access from the rear to its parking facility.

There are large trees positioned further along Main Street, which will be unchanged.



Our proposals are sympathetic to the amenities enjoyed by neighbours. They are consistent with local and national design principles.

Materials

Our design will match the primary materials in the area, red brick and tile. The scheme will provide a facing brickwork finish all in accordance with guidelines and discussions with the local authority.



Density

The proposals are designed to minimise any impact on the neighbouring properties, in accordance with PPG3, whilst addressing the site in its own context. The proposals make better use of a large central site, in compliance with local and national guidelines.

Access and Parking

Each dwelling unit will have at least 2 car spaces available. Public transport routes are readily available and are very frequent.

There are a number of local shops and commercial businesses in the area, our development is sustainable by local facilities and is not dependant on the use of the car.

Disabled Access

The new bungalow will include provision for the disabled. The site access and car parking will allow ease of access for all. Hardstanding paths leading to level access entrance doors will be incorporated throughout the project.

Any slopes in pathways will be minimal and if ramps are necessary they will be within the stated disabled access requirements and will have safety edges. There local shops, pubs etc which are close to site and easily accessible for disabled and able-bodied alike.

The Planning Policy

Our proposals are in-line with the relevant policy RES5. They are also in line with PPG3.

Supplementary Planning Guidance

Our proposals comply, in broad terms, with the guidance contained within the document. The layout and design preserves the general character of the area, vehicles are adequately catered for. There is no negative impact on the residential environment. Neither the access nor the buildings provide harmful impact on the community.



Summary

Our client is committed to providing the highest quality development on this site. We believe that these proposals will provide a positive impact on the street scene and will provide a much needed local resource.