DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
6 APARTMENTS
PIPISTRELLE DRIVE
MARKET BOSWORTH
LEICESTRESHIRE

For

PERSIMMON HOMES
Persimmon House
Meridian East
Meridian Business Park
Leicester



AGENT:
Paul Woolley Design
Lodge Farmhouse
Burnham Close
Wigston Magna
Leicestershire
LE18 2QT

CONTENTS:

USE

AMOUNT

USE

SCALE

LANDSCAPING

APPEARANCE

photographs

ACCESS

USE:

The proposal forms part of a larger development which is now complete. The whole development was granted planning permission in September 2003 No. 03/00652/REM for the erection of 85 dwellings and 16 work space units.

The dwellings have been completed and 10 work space units have also been completed. The proposal site has planning permission for the erection of the remaining 6 work space units which have not been built due to the total lack of need for 6 more work space units in this location.
Part of the original phase of offices are now for sale again and there appears to be no interest whatsoever by any company in purchasing these units and the agents have no option but to explore alternative uses for these buildings.
In the light of this situation it would seem pointless to build 6 more work space units which will inevitably stand empty.
A marketing report prepared by Mather Jamie Estate Agents for the development is included with this application.

We therefore propose to construct 6 apartments instead of the 6 approved work space units for the remaining part of the development.
The apartments will be constructed in a building which will be the same size, height, and in the same location as the approved work space units and will be similar in design. Access and parking is similar to the approved work space units.

The use of the proposal will be for residential development

The proposal is for the erection of 6 apartments with associated parking accessed from Pipistrelle Drive.

The proposal is in a sustainable location close to the busy market town centre of Market Bosworth and only 6 miles from Hinckley Town Centre.

The application complies with Core Policy 8 and policy HSGB, policy ENV11-14 and ENV24 in the North Warwickshire local plan. Policies H1 and H2 in the Warwickshire Structure Plan.

AMOUNT:

The proposal is for the erection of 6 2 bedroomed apartments with associated parking.

We consider that the density of the scheme and scale of the building is entirely appropriate for the site and will fit in well with the surrounding dwellings.

We confirm that a building similar in design, size and location was previously approved on this site for the erection of 6 work space units.

LAYOUT:

The layout of the proposed is similar to the approved layout for the erection of 6 work space units on this site.
The access and parking arrangement is similar to the approved arrangement.
The access to the apartments is located to the rear of the building overlooking the canal as is the approved access to the work space units.
The location of the proposed building is similar to the location of the approved work space unit building as is the size and shape.

SCALE:

The location, size, scale and height of the building is similar to the building already approved for the site.
Approval No.03/00652/REM Dated September 2003

We consider the design and massing of the building to be entirely appropriate for this important location.

LANDSCAPING:

The site is well screened from the Ashby canal with a mature hedging and a willow tree which will be retained.

The site in general will be landscaped with a mixture of hedges, shrubs as indicated on the layout plan. Details of which will be subject to a planning condition.

The Driveway will be finished in a mixture of brindle paviors and black tarmac.

APPEARANCE:

The massing of the proposed building is similar to the building already approved in the same location. The access and parking is similar to the approved arrangement for this site.
Access to the proposed apartments is located to the rear of the building again similar to the approved work space units for the site.

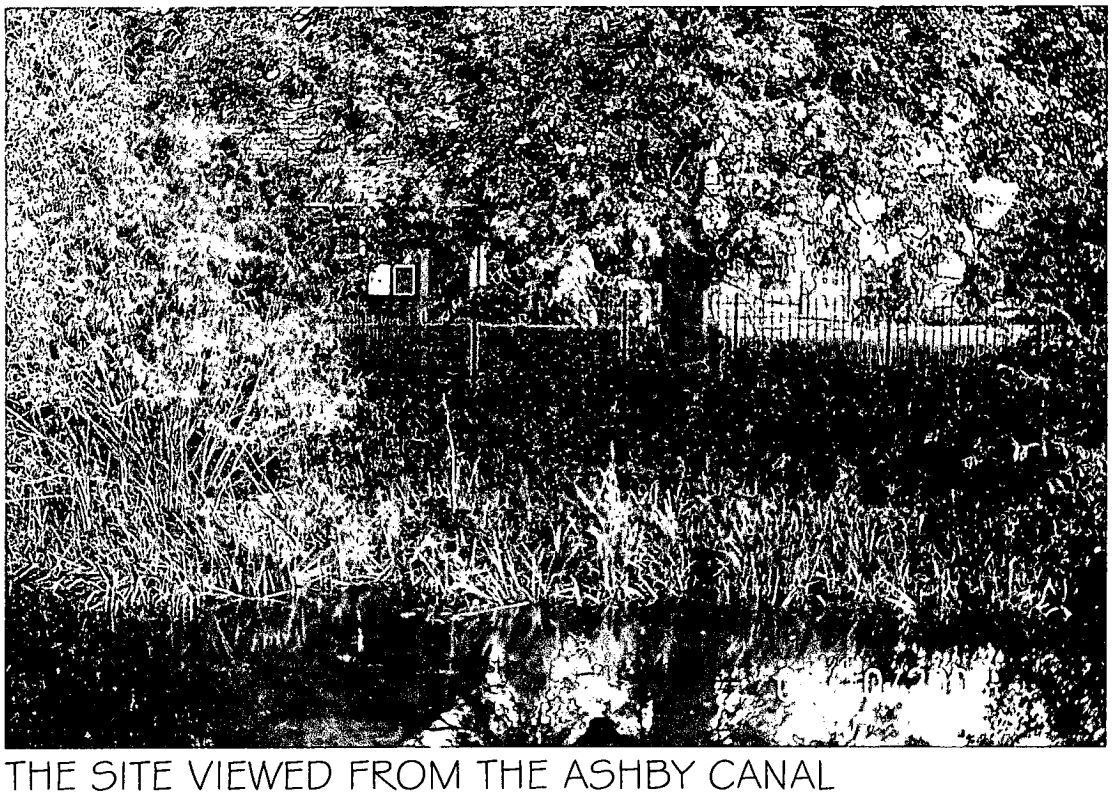
I have walked the site and photographed the houses and used many of the details already approved on the overall site.
All of the elevations to the proposed building are important in this critical location, and the building has been designed to work well when viewed from the canal, Station Road and Pipistrelle Drive.

In conclusion the proposal is in keeping with the rest of the buildings on the site and will enhance this critical location. The proposed building is similar to the work space units building approved for this site.

photographs



THE SITE VIEWED FROM STATION ROAD



THE SITE VIEWED FROM THE ASHBY CANAL

ACCESS:

TRANSPORT LINKS

The proposal is in a sustainable location close to local amenities in the market town of Market Bosworth including: shops, schools, library, local market, pubs and restaurants.

Local hourly bus routes are available providing good access to Hinckley Town and many local employment areas.
Local railway station in Hinckley approx. 6 miles from the site provides excellent service and links to towns and cities on the Central line.

INCLUSIVE AREAS

The proposal is accessed off Pipistrelle Drive, a recently constructed culs de sacs of adequate width with 2m wide footpaths either side.
The culs de sacs is designed and constructed to comply with the Leicestershire Highways design Guide and is a type C culs de sacs

Adequate parking spaces are provided for the apartments and are accessed off Pipistrelle Drive via a 4.25m wide private driveway.

Access around the apartments and up to and including front entrance doors will comply with part M of the building regulations and provide partial mobility access into the dwellings due to problems encountered with levels on the site.