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DESIGN AND ACCESS STATEMENT

Proposed Residential Development

at

82 Middlefield Lane Hinckley

for

Mr J Belcher

6036/JCB/SAM
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Proposed Residential Development - 82 Middlefield Lane Hinckley
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SITE ANALYSIS

The proposed site is situated at No 82 Middlefield Lane Hinckley and consists of 1 no semi detached two storey three bedroomed property. The property is on the corner of Middlefield Lane and Barry Road and therefore does not face perpendicular to Middlefield Lane as do other properties along the street scene. As a result the plot is extremely generous with a total site area of 4,530 m². To the Northwest of the site lies a neighbouring property, No 84 Middlefield Lane, which is a two storey detached dwelling with a private rear garden extending towards the North.

To the South and Southwest of the site lies the adjacent residential properties along Middlefield Lane, which consist of two storey semi/terraced style properties which are characterised by a strong building line along the street scene. Overall the general area is residential in nature with a mixture of different types of properties ranging from two storey detached, semi detached, terraced style, to single storey bungalows further towards the Northwest.

DESIGN PRINCIPLES.

The general principle for the outline application is to extend the existing property to create a new two storey two bedroomed dwelling with a private pedestrian and vehicular access off Middlefield Lane and a private rear garden towards the North of the site. The principle is to utilise the existing vehicular access to No 82 for the new proposed dwelling and we are proposing a new access further along Middlefield Lane to give both vehicular and pedestrian access to the existing property.

The principle is to extend the existing property so it forms a strong relationship to Middlefield Lane and picks up a natural building line between No 84 Middlefield Lane and No 76, which is further towards the Southeast. The aim is to create a coherent building form which turns the corner and relates to the existing scale and appearance of the existing property.

DESIGN SOLUTIONS

Although we only seek an outline approval for access and siting, we have on the enclosed application illustrated an indicative elevation to illustrate how the additional dwelling would appear as part of the street scene along Middlefield Lane and how it would relate to the existing property. The design has been considered carefully to relate both in terms of scale and massing, thus to reduce the overall impact on the neighbouring property at No 84 Middlefield Lane. The building line to the front of the site has been carefully considered and has been set back to line through with No 84 and the building has been designed to such that the rooflines will marry through to the existing property at No 82.

The proposed footprint of the dwelling will have a maximum width of 5.6 m, a maximum length of 11.7 m and a maximum height to the ridge of 8.0 m.

The proposed vehicular access has sufficient space and turning facilities to accommodate two vehicles and the proposed rear garden is approximately 45 m² in area, leaving a new private rear garden to No 82 of a similar size.

Overall we feel that the proposal utilises the existing site by maximising the potential for a residential development without detracting from the character and appearance of the existing property or the street scene and forms an acceptable relationship to the existing building line and to the adjacent property at No 82 Middlefield Lane. The proposed dwelling creates sufficient accommodation very similar to that of the existing property, with sufficient access and parking facilities to meet with the current Highways Standards.

ACCESS

Both vehicular and pedestrian access can be achieved to the site via Middlefield Lane, with the bus route approximately 500 yards towards the Northwest which cuts across Tudor Road and Netherley Road. The topography of the site is such that all gradients around the proposed dwelling will be less than 1 in 20 and the front door will accommodate a level threshold to facilitate access for wheelchair users.

All internal doors will have a minimum opening leaf size of 838 mm and the indicative plans have illustrated a ground floor toilet and wash hand basin sufficient in size to be accessed via a wheelchair user.