Design Statement – 2 New Build dwellings on land adjacent to 14 Merrylees Road, New Bold Heath, Leicester

Our ref: WA048

14th March 2008

Introduction.

Our client has recently purchased 14 Merrylees Road, New Bold Heath, Leicester, as a commercial investment. The purchase included a development opportunity with outline planning permission on the adjacent land for a detached dwelling, planning ref: 06/00991/OUT.

After careful consideration and initial consultation, via the local authority's pre planning system, we believe the site can accommodate two smaller dwellings as demonstrated in the attached planning application.

With a positive response form Richard Wright of Hinckley and Bosworth Councils planning department and the recommended revised scheme we look forward to a positive response to our full detailed application.

The scheme

Our proposal for the new scheme intends to divide the existing site into three housing plots, the first will incorporate the existing house and workshop which currently forms 14 Merrylees Road and the remaining two will form the two 3 bedroom semi detached proposal.

We have considered sufficient amenity space to the rear of each property, allowing for two car parking spaces to the proposals and locating the scheme in such a position so as not to impose on either neighbour or break any building lines.

The design is sympathetic to the surrounding aesthetic and compliments the existing buildings of 14 Merrylees Road. The proposals also reflects similar house style on the road.

Access

Access to the site will remain the same via Merrylees Road.

Movement onto and around the proposal will be sympathetic to persons of all abilities and all thresholds into the new proposals will be level and comply with part M of the building regulations.

Environmental issues

Depending on further design development, the proposal will try to incorporate as many environmentally friendly strategies/materials as possible.

The project will utilise as many local resources, materials, suppliers and workforce throughout the construction process as possible.

Our client is happy to accept any comments from the planners which may contribute further to environmental issues.

Style/materials

The design has tried to reflect similar house styles of the area and will incorporate similar traditional materials such as brick, timber and slate as those used in immediate examples.

Progress

It is important for our client to work closely with the local planning department, which is why this level of detail has been achieved at such an early part of the process.

Planners comments will be incorporated into the scheme as best we can and, hopefully, the proposal with evolve through discussion.

Walters Architect
69 Town Green Street, Rothley
Leicester
LE7 7NW

T. 0116 2120119
M. 07812657919
E. info@waltersarchitect.com
W. www.waltersarchitect.com