



Design and Access Statement,
Outline Planning Application



Erection of a 4N° Bedroom Dwelling and detached garage at
44 Ratby Lane, Markfield, LE67 9RJ

This Statement accompanies outline planning application for the proposed works comprising:

- Retaining the existing dwelling.
- Erection of a 4N° Bedroom Dwelling and detached garage at the rear garden of No 44 Ratby Lane.

This document seeks provide context to the project and provide a background into how the proposal has evolved to meet the specific needs of the site and the aspirations for the development. The proposed scheme has been designed with the surrounding context and existing typologies in mind.

Context:

The application site is located on Ratby Lane, one mile South West of the A50 and less than one mile North East of the M1, within district of Hinckley & Bosworth. The area of the site is approximately 1982.8 square metres.



Google Image©

The area is made up of various types of housing styles, two storey houses and some single storey dwellings, all with a variety of elevational details, age, materials and styles, including brickwork and rendered properties. This creates a mixed vernacular within the local context.

Existing:

The site sits on the Southern side of Markfield, and it is currently a 3N° Bedroom bungalow, the property consists of a detached dwelling.

The proposed site falls into an existing residential area, with good views to the countryside and great potential area to develop into a family house. The site is not in a flood risk zone or a designated conservation area.



Site Assessment – Google Images©

New Proposed Dwelling:

The dwelling footprint has been designed to merge elements of traditional local vernacular design with a modern approach. The scheme includes a detached garage at the side of the site.

The principle of the proposed dwelling in this location is in accordance with relevant guidance, the material considerations in relation to its design and the impact of the development on the environment has been assessed and considered, the proposal seeks to deliver a high-quality tasteful development.

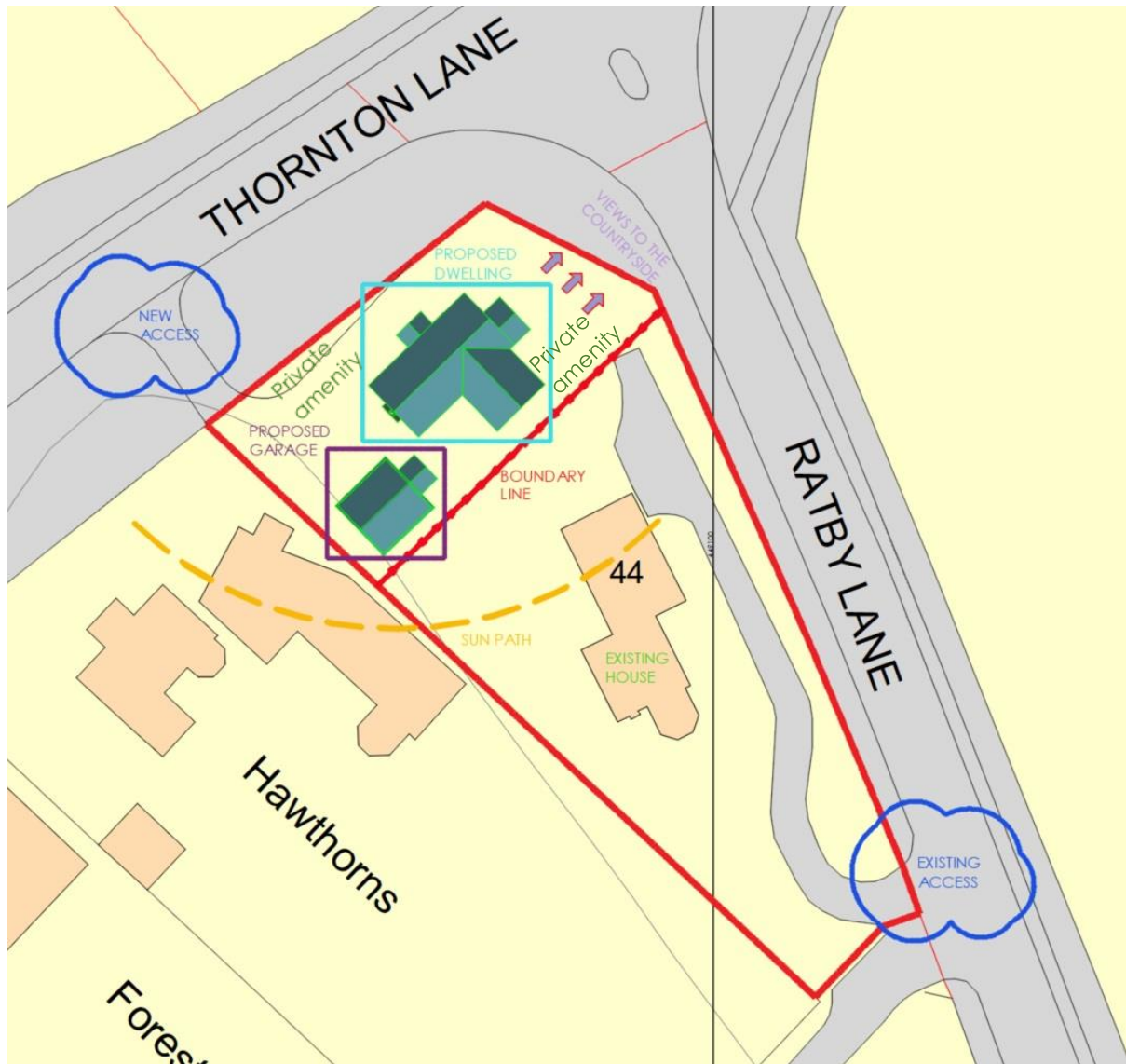
The proposed dwelling has been designed to blend into the surroundings and create a new home with self-contained private amenity space.



Proposed Site Plan

The proposed dwelling has utilised the existing neighbouring property as guidance in order to keep the street-scene consistent. Landscaping enhancements and creation of associated parking was also taken into consideration.

The vehicular access to the existing dwelling is from Ratby Lane. The new access to/from Thornton Lane would provide adequate visibility to allow safe access and egress to the proposed development.



Proposed Site Plan Analysis

Conclusions:

Care has been taken in the design development of the proposed dwelling to minimise any impact on the surrounding area.

- The proposal seeks to create a high-quality designed dwelling for the occupants, whilst being respectful to the local rural vernacular and not over intrusive. The height of the proposed detached garage at the side of the site will be kept to a minimum to consider its impact to the neighbouring property.
- The scheme aims to contribute and enhance the existing landscape and the natural environment by the planting of additional trees to the proposed front, rear

and side boundaries, this would also soften the appearance of the development and help integrate it with the surroundings.

- The conclusion reached is that the principle of the proposed dwelling in this location is fully in accordance with relevant guidance and that the key material considerations in relation to its design and the impact of the development on the environment has been assessed and considered.
- It is hoped that the Local Authority will support this scheme for approval.

Pezhman Ghashghai
For and on Behalf of Corporate Architecture Ltd
March 2024