LOGOS DESIGNS

CHARTERED ARCHITECTS

Design and Access Statement.

Proposed erection of two storey dwelling adjacent 74 Almey's Lane, Erection of four two bedroom flats, the construction of a new vehicle access of Almey's Lane, a drive way and car parking, and access to proposed extensions to the Earl Shilton Baptist Church (subject of separate application).

Earl Shilton Baptist Church, Mill Lane, Earl Shilton, Leicestershire

DEVELOPMENT SERVICES
16 JAN 2009
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Site Appraisal

Earl Shilton is a small town on the old route of the A47 between Leicester and Hinckley.

The area around the proposal site is a mix of single storey and two storey dwellings, predominantly in red brick work with rendered areas and pitched roofs in a mixture of Welsh slates and concrete tiles.

Opposite the site is the parish church of St Simon and St Jude's which is set in its own walled grounds.

The proposal site is at present unused, belonging to the Earl Shilton Baptist Church. Adjacent to the site is a run of terrace housing with numbers 74 Almey's Lane abutting the site. Almey's Lane runs along two sides of the site and the remaining side connects to the accommodation and grounds of the Earl Shilton Baptist Church.

The site itself is flat and level, and slopes down steeply to Almey's Lane. A granite retaining wall holds back the land at the lower levels of Almey's Lane towards the junction with Mill Lane. There is about 1m in difference in ground level between the path way and the side of the church, the proposal site, and a single storey extension to the rear of the church one side of which also acts as a retaining wall to the proposal site. There is a suggestion that some, if not most of the site could be made up ground.

Initial Design

The Earl Shilton Baptist Church is a growing church and has close ties with the community around it, and as such is wishing to extend its accommodation to meet the needs of both the activities that take place within the church buildings throughout the week, and to provide a focus for the community in which it works. To that end an initial scheme was prepared to alter and extend the existing church accommodation to provide a two storey community hall to the rear of the church and a two storey extension for meeting rooms at the side of the church. These initial designs were discussed with the Planning Authority and well received.

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It is also intended to create a new pedestrian and vehicular access to the site. A drive and pavements will give access to church, to parking and to the proposed residential accommodation.

To create visibility splays for the new vehicular access to the site, sufficient ground was left adjacent to no. 74 Almey's Lane to construct a new residential property the same scale and size of no. 74. This has been specifically designed to end the run of terraced cottages in a more attractive manner than at present. The new dwelling is a three bedroom property with the third bedroom in the roof space and out look to the rear.

Again, to create the visibility splays required for the new vehicular access 'plot b' has beenkept to the centre of the site. The design has been prepared for the erection of four two bedroom flats in a similar design to the new dwelling adjacent to no. 74 Almey's Lane.

Due to the gradient of Almey's Lane, discussions with the Leicester County Highways Representative resulted in some very specific guide lines for the size of the vehicular access and the visibility splays, particularly where Almey's Lane runs down the hill and around the corner to join with Mill Lane. We have incorporated all of those guide lines to ensure vehicular and pedestrian safety.

Archaeology

We understand that there may be some archaeological interest in the site as highlighted in a letter from the Historic and Natural Environment team of County Hall, to the Planning Officer, Mr R. Wright, dated 21st November, 2008. Our clients will be happy to work along side the archaeology section as requested.

Conclusion

The site has remained in a disused state for many years and has become a bit of an eye soar. The proposed development will give the land a very clear function in the community, providing residential accommodation which will be in keeping with the street scene, and a planted open space, reflecting the open space around the Anglican Church opposite.

Paul Saunders, Logos Designs Architects.

6th January, 2009

