Chartered Institute of
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THE BURTON EMERY PARTNERSHIP

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DESIGN & ACCESS STATEMENT

3NO. DWELLINGS
ON LAND ADJACENT TO
2 BYRON STREET
BARWELL

This statement has been prepared following guidance of the CABE document 'Design and Access Statements – How to write, read and use them'.

SITE APPRAISAL:

PHYSICAL CONTEXT:

The site is located adjacent to 2 Byron Street, Barwell and approximately 45 metres from the junction with Kirkby Road. The site area is 0.05 Ha. and has a frontage to Byron Street of 27.65 metres. The land in recent years has formed part of the rear gardens of Nos. 140 and 142 Kirkby Road, Barwell, but has remained uncultivated in excess of 10 years. The site has no trees of any significance, or other features that are worthy of retention. The land, as far as we can ascertain, is not liable to flooding and has a marginal fall towards Kirkby Road.

The only building on the land at present is a single sectional garage, which is not in use. The buildings within the immediate area are early 20th Century two-storey semi-detached properties without garages. However, directly opposite there are more modern detached dwellings built in the 1970's/1980's. The proposed development is designed to reflect the original streetscene.

SOCIAL CONTEXT:

The site is vacant at present, but overgrown, and it is our Client's intention to clear the site in the near future. The new dwellings will add character to the area and enhance the streetscene and generally tidy the area, which has had no real maintenance for the last 10 years. Access to the site is from Byron Road directly from the highway.

ECONOMIC CONTEXT:

Construction of the buildings will provide jobs within the local community and as the dwellings are relatively close to the centre of Barwell, this should encourage persons to use either a Bus Route or walk to the local shopping facilities.

PLANNING CONTEXT:

It is understood that the Planning Officer had a significant input to the original Planning Approval on this site dated mid-2004 – Reference: 04/00696/FUL. The general principle of the new Application is to replicate the original approved dwellings, but with a minor increase in the footprint, thus allowing the units to become three-bedroomed and provide a more useful housing stock.

EVALUATION:

After considering the original Planning Approval, it would seem the same principles still exist for this site and the proposal does provide an aesthetic streetscene.

DESIGN:

The existing adjacent development is two-storey turn-of-the-20th Century semi-detached dwellings and it is, therefore, proposed to continue this theme to ensure a non-controversial construction. Rear gardens are of a limited depth, however, the land immediately behind has no prospect of being developed and we understand the Planning Department consider the original Application quite acceptable and this proposal does not considerably alter those principles.

DESIGN PRINCIPLES:

The new dwellings reflect the traditional semi-detached properties within this vicinity and the ridgelines are similar to that of the adjacent property and as the ground generally falls towards Kirkby Road, there is a stepping-down of the ridgelines. Vehicle garaging is set back to ensure that the dwellings take the priority in the streetscene and parking/garaging is a secondary feature. Soft landscaping to the front of the dwellings will enhance the properties and provide some security. Materials for the roofs and walls are to reflect the traditional nature of the surroundings and it is proposed to use false chimneys to add traditional feel to the elevations.

ACCESS:

The proposed accesses have the necessary pedestrian visibility splays required to the highway and vehicular access has the required visibility for the local speed limit. Access to the site is via the highway, which has a wide footpath and is generally reasonably level, so access can be gained via pedestrians, wheelchair users or vehicles.