

DESIGN & ACCESS STATEMENT

Manor Lodge, 13 Station Road, Desford, LE9 9FN.

27th September 2024



CONTENTS

1	INTRODUCTION	1
2	ASSESSMENT	2
2.1	Physical	2
2.2	Social	2
2.3	Economic	2
2.4	Flood Risk	2
2.5	Relevant Planning History	3
3	THE APPLICATION PROPOSAL	4
3.1	Use & Design	4
3.2	Amount	4
3.3	Layout	5
3.4	Scale	5
3.5	Landscaping	5
3.6	Accessibility and Parking	6
3.7	Energy	6
4.10	Drainage	6
4	SUMMARY	7

1 INTRODUCTION

This design and access statement has been prepared to accompany an application for the variation of planning permission on behalf of homeowner for a replacement dwelling at Manor Lodge, 13 Station Road, Desford, LE9 9FN – Planning Application No. 23/00377/FUL.

The replacement dwelling will remain of a high-quality design, construction and finish ensuring a traditional finish that sits comfortably within the local context and neighboring properties. Many of the existing features such the front gable and porch will be rebuilt in a new, further setback and therefore less sensitive location to keep the character and charm of the existing dwelling whilst preserving the existing setting of the area in which it would sit.

The existing dwelling in its current form provides a limited function for its multi-generational family use. The existing dwelling also has evidence and documentation of structural defects (subsidence) which pose potential future problem with respect to its' continued use in its current form.



Figure 1: Red outline denotes application site, pink lines denote typical building line on Station Road.

2 ASSESSMENT

2.1 Physical

The current site is unique in its position and nature on Station Road. The site is surrounded by a mix of properties styles to the east, west and south. Immediately to east is a collection of dwellings following the arts and crafts movement and some from the 1920's and 1930's. To the west, there are a range of styles from Georgian inspired, 1980's build, 1920's period dwellings to a new housing development constructed in the last 15 years. The southern line of houses also forms a mixed range, varying with modern extension and new builds, 1960's builds and period character homes. The property is not within the conservation area of Desford nor is it located next to or nearby any protected monuments or buildings. It is fair to say the local context is not restricted or dictated by one singular theme of development or style. This is common in an area that is not subject to any protected designations (Conservation Area) or adjacent / near to any Listed Buildings.

The dwellings on the Station Road generally follows a consist building line on both sides, however this is clearly broken by Manor Lodge (The applicant site) as can be seen below. The dwelling is built at a different angle to the remaining properties on the street but also is angled north facing to benefit from the views to the rear. The 1920's dwelling is considered unique on the street and unlike the neighboring dwellings, the property is screened heavily from the street with a line of trees and hedging. The property also sits on a large plot when compared to most properties on Station Road.

The Site therefore has a lot of potential to provide consistency with the properties on Station Road with respect to the building footprint and orientation.

2.2 Social

The property is located within village of Desford and civil parish in the Hinckley and Bosworth district, 7 miles west of the center of Leicester and around 7 miles north east of Hinckley.

The site is mainly surrounded by other residential dwellings. 13 Station Road is in close proximity the village center where many to local amenities can be found, including food stores, church or local pub.

2.3 Economic

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

2.4 Flood Risk

The site is not located in a flood risk area.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

2.5 Relevant Planning History

Full planning consent was granted on December 22, 2016, under application number 15/00472/FUL, for the demolition of the existing dwelling and the erection of three individually-designed family homes, each with detached garages and associated access. These homes are set well back from the road, featuring large gardens and an impressive in/out drive approach:

Plot 1: A six-bedroom, three-storey detached house with three bath/shower rooms and a detached double garage, totalling 3,379 sq. ft. (314 m²), excluding the garage.

Plot 2: A five-bedroom, three-storey detached house with five en-suites and an integral double garage, totalling 2,820 sq. ft. (262 m²), excluding the garage.

Plot 3: A five-bedroom, three-storey detached house with four bath/shower rooms and an integral double garage, totalling 2,863 sq. ft. (266 m²), excluding the garage.

This development permitted a total of approximately 900 m² of new construction on the site. The surrounding area has also recently seen applications for large extensions and new build properties.

Our client sought pre-planning advice for the proposed development, and a meeting with a Council Representative on-site suggested a positive outlook toward the proposed replacement dwelling. The pre-planning advice also included considerations for a new vehicle access to the property. Although comments from The Local Highway Authority (LHA) were positive, the client opted to retain the existing access.

Pre-Application Details:

District Reference Number: 23/10016/PREHMO

Highway Reference Number: 2023/0741/04/HEN

Location: Manor Lodge, 13 Station Road, Desford, Leicester, Leicestershire, LE9 9FN.

Proposal: Demolition of existing dwelling and erection of replacement dwelling with garage, vehicle access, and associated landscaping.

General Details:

Planning Case Officer: David Spring

Applicant: Via Hinckley & Bosworth Borough Council

Parish: Desford

Road Classification: Class C

Summary: It is likely that a scheme for the redevelopment of the site would be supported by the authority, subject to the detailed matters discussed below being addressed appropriately.

Full Planning

Additionally, a full planning application was granted last year for the demolition of the existing dwelling and erection of a replacement dwelling with associated landscaping and access (application number 23/00377/FUL) which we intend to vary with the changes which accompany this document.

3 THE APPLICATION PROPOSAL

3.1 Use & Design

The proposal for the application is:

Demolition of existing dwelling & Erection of 1no. Replacement Dwelling with single storey garage unit and single storey flat roof leisure space to rear.

The property will intend to use modern technology and advances to create an eco-friendly home for generations to come. The property will have a key interest in renewables and will be designed to suit modern living. The externals will take inspiration from the current dwelling where a traditional and local material palette will be used – predominantly to match the existing materials to the current home. Dark grey slate tiles, red brick in both an English bond and herringbone, timber features cladding and cast stone to create features will be used. To upgrade the thermal performance of the build, cream aluminium fenestrations will be used which can be triple glazed and to compliment the build, a slate blue timber cladding and light grey render will be used. The style of the home will be based around the traditional aesthetics.

The proposed variations have been designed to minimise the impact to adjoining neighbouring buildings. The main double storey portion is central to the site, as per the original. The single storey portion has been altered to tie into the building line of the neighbouring property, which we believe naturally improves the built form relationship. The rear leisure space, although increased in size, remains of a low profile flat roof whilst maintaining 2m or more from the neighbouring boundary.

This is significantly more sensitivity located than the 2 storey extension which was permitted at 11 Station Road in 2021 (reference 21/00675/HOU) where permission was granted on the actual boundary of the property.

3.2 Amount

The existing site area is 1.5 acres in size (5,323 sqm), with the current footprint of 271 sqm.

The approved dwelling had a footprint of 721 sqm (Build to plot ratio: 0.14). The newly proposed footprint is 995 sqm, which results in a build to plot ratio of 0.18. Importantly the habitable area increase is negligible and in fact the increase in size is due to ensuring the building can operate correctly in line with the functional requirements.

This ratio remains consistent with the neighbouring properties, as illustrated below. Given the significantly larger plot size than neighbouring properties, the careful consideration of design and sympathetic placement of the footprint, the proposed developable area is both reasonable and in keeping with the surroundings. The proposal also aligns with the previously approved development for three separate homes on the same site, as detailed in the Planning History section. In this consent, a total floorspace was approved of 842 SQM (0.16 build to plot ratio). Of course this development, if implemented would have far more sensitive factors associated with it given it would provide multiple dwellings on the same plot, instead of the approved and proposed scheme for a single family dwelling.



11 Station Road
Plot Size: 1251
Build: 129
Build to plot ratio:
0.103.

19 Station Road
Plot Size: 2423sqm
Build: 245
Build to plot ratio: 0.101.

Figure 2: Red outline denotes application site.

3.3 Layout

Refer to drawings.

3.4 Scale

It is recognised that the scale of the building and relationship with both the existing and surrounding area is essential. As such, the proposed development has been designed to remain sympathetic to the local area. The replacement dwelling has been proposed to keep existing features and massing while adding the new extensions which blend smoothly with the houses' outlook. The new variations to the dwelling will remain in line with the neighbouring properties which ensure the positive design in relation with the neighbours properties.

3.5 Landscaping

The site has trees; but no trees will be removed or damaged as part of the design or during the works and the erection of the proposed scheme. Hedges will be used as a screen from the public road. Several new smaller trees will be incorporated into the landscaping. (Refer to drawings and surveys). The client has a key interest in landscaping, therefore the garden will benefit both inhabitants and the local area.

3.6 Accessibility and Parking

The access to the property will be retained of the main road and into the site (refer to drawings). The proposal also includes the provision of two interconnected double garages. It has been confirmed by LHA during pre-planning advice process that the garage dimensions accord with Part 3, Paragraph 3.200 of the LHDG and that overall the proposed parking provision accords with Part 3, Paragraph 3.151 of the LHDG.

3.7 Energy

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption in line with building regulation criteria and, the utilisation of green tariff energy sources

4.10 Drainage

As existing.

4 Summary

The proposed design is influenced by the client's need for a timeless and traditional detached home for their family, with a passion for traditional/modern architecture. We believe this approach has allowed for a scheme which maintains the character and charm whilst providing a more functional, contemporary, sustainable and energy efficient family home.

The dwelling has been designed to have no detrimental effect on adjoining properties in both massing and proportions. We're seeking permission for a well-designed replacement dwelling on the site for a multi-generational family. The proposal looks to create a family home within the settlement boundary of a residential street which has seen a vast number of approved planning consents in the last 5 years. The home will provide for the needs of a family and will solely be used as a single dwelling house.

The site benefits from previous approval for demolition and the erection of 3 private dwellings as well as the more recent new build replacement dwelling. The total footprint of the approval exceeds the current proposal and provided development towards the edge of the site. The principle of demolition and redevelopment is therefore already well established and accepted by HBBC. The new variation simply seeks to improve the approved scheme and accommodate the needs of the multi-generational family.

This planning scheme seeks to central the development but also respect the neighbouring context with hipped and single storey portions to the side and rear. The proposal is in line with recent planning permission for new homes, replacement homes and significant extensions.

Principally, the dwelling has been designed to be incorporated into the Station Road setting without compromising neighbouring amenity or requiring unnecessary boundary treatments, which would be out of context with the locality. The development also makes the house more in line with neighbouring build to plot ratios and in aligns to the building line on Station Road and all the adjustments which form part of the application have been designed to remain sympathetic.

The design of the scheme largely inherits from the local context and the existing dwelling at Manor Lodge. This allows for the property to seamlessly fit in with the immediate surroundings

We consider the variation to be coherent, its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

The scheme's high standards of construction and long-term sustainability will provide a positive addition to the area and wider community and as such it is submitted for full planning approval. The proposal implements various features from the traditional/modern, which incorporates a symmetrical façade, particular attention has been applied to proportion and balance in our design. The spaces which are designed in the proposal give more spacious, modern dwelling, and a homely feel.

We welcome your decision.

Signed **P.F**

Date 27/09/2024

Checked **K.S**