Design & Access Statement

Proposed Replacement Dwelling
Woodside Farm, Heath Road, Bagworth Heath, Bagworth LE67 1DG.
For Mr & Mrs Wye

INTRODUCTION
This Design & Access Statement has been prepared by Peter Thompson ADT LTD on behalf of Mr & Mrs Wye in support of a planning application to replace the existing dwelling on the above site.

The Statement establishes design principles for the development, which are appropriate to the site and the surrounding area.

A similar scheme to this can be seen next door at The Cottage, Heath Road, Bagworth Heath, Bagworth where a very small single storey cottage was replaced with a new three storey dwelling, Application Number 00/00902/FUL.

THE SITE
The site is a 2 acre site located on Heath Road, Bagworth Heath also located on the site is a dog kennels business.

USE
The Planning application is for a new replacement dwelling on the site. The original dwelling is a large unattractive bungalow with large double garage. The dwelling has been carefully designed to sit on the same footprint as the original dwelling and to use the perimeter walls of the original dwelling to minimise the environmental impact in building a new dwelling. The garage will be reduced in width and separated from the dog kennels to provide a break between the buildings to reduce the massing on the buildings. The new dwelling will provide good size family accommodation suitable for it's setting. The layout allows for privacy, car parking and garden area for the property.

The existing driveway at the property which provides plenty of space for turning and additional parking.

AMOUNT
The development comprises one new dwelling with a triple garage and additional parking spaces.

LAYOUT
The house sits on the same footprint as the original dwelling to the rear of the site thus maintaining a large garden to the front and side of the property. Ample parking, turning and garaging facilities have been included within the design.

SCALE
The new dwelling provides an appropriate level of development for a site such as this.

LANDSCAPING
The hard landscaping for the private drive and parking area will remain a mixture of tarmac and gravel.
In respect of soft landscaping all the mature hedging to the site boundaries will remain and be strengthened where necessary.

APPEARANCE
The intention would be to provide a development that would provide its own distinct character and appearance adding to the variety of the area. The property will be constructed using quality materials that would enhance the site and its surroundings.

ACCESS
The site is served by a good road network giving access access into Leicester and to out to the Motorway networks.
Pedestrian routes will be provided from the new private drive and parking areas, gradients will be to a maximum of 1:12 gradient in accordance with Approved Document M of the Building Regulations with level thresholds to the house entrances.
The internal specification of all the proposed houses will comply with the requirements of the Building Regulations especially with regards to Approved Document M which deals with Access and Facilities for Disabled People.

CONCLUSION
The submitted scheme will provide a very attractive residential environment for people to live. It will also provide a visually attractive dwelling that will enhance the character and appearance of the area.