Design & Access Statement
Detailed Planning Permission

Proposed New Detached Dwelling

At

Arden View, Sibson Road, Sheepy Parva, Nr Atherstone

For

Zyox Limited

Job Ref: 09.023.DAS

January 2010

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1.0 Introduction

This Design and Access Statement has been prepared in respect of the proposed development at Arden View, Sibson Road, Sheepy Parva.

The Design and Access Statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the process that we at Bespoke Design have followed in arriving at a scheme which, in our opinion, fits into it's surroundings of the area and is a positive contribution to the area and it's architecture.

2.0 Site Analysis

2.1 Site location and description

The site is located within the village of Sheepy Parva on Sibson Road. The site at present has an existing dwelling, which has been derelict for some time. The existing dwelling has no relationship in respect to the surrounding building aesthetics of that particular area. The garden area has been poorly maintained and has become quite considerably overgrown.

2.2 Planning history and use

The existing dwelling was granted planning permission in the early 1950's for the use of living accommodation for labourers working on the adj. farm, to which the property used to belong. The construction of the dwelling was to be done in the most cost effective way possible hence the mixture of materials not usually known within that area. Some years later the property was lived in by a member of the family who owned the adj. farm. An extension was added to the rear and remained lived in by that person for some years later. That person later left the property, and has stood derelict for some years.

3.0 Use

The proposed residential scheme is to erect a Georgian style detached dwelling with separate garaging, all to be in keeping with the surrounding area. All this to be within the area of the site owned by Zyox Limited as shown red lined on the site location plan also submitted with this application.

4.0 Amount

The proposed scheme is for a detached Georgian style house with separate garaging and off road parking for a min. of four vehicles. The area of the proposed dwelling is approximately 3780 sq. ft. over the 2 stories and comprises of a main body footprint of approximately 16m x 9m with an additional porch to the front at approximately 2.2m x 1.2m. The building height would not exceed the height of the existing dwelling on site that is to be demolished.

5.0 Layout

The proposed new dwelling has been positioned over the footprint of the existing dwelling to be demolished so the appearance from the road would stay reasonably the same. The garage block is positioned to the left of the previously granted new access along the left hand boundary 5m away from the proposed house. The drive area to the front of the dwelling has an area more than adequate to have a min. of four off road car parking spaces. All this is to allow the land to be used efficiently to give adequate size garden to the plot, car parking and access arrangements to comply with Council requirements but mostly to allow the existing appearance from Sibson Road to remain reasonably the same and give no major impact or change to the existing street scene. The vehicle access as mentioned above has previously been granted on a separate application, app. no. 08/01085/FUL.

6.0 Scale

The proposed design is to be in keeping with the surrounding houses and area as near to as is possible with the use red brickwork, rosemary blue coloured roof tiles etc. The mass and scale of the proposed dwelling compared to the existing to be demolished is slightly increased but is considered to be acceptable and in keeping. This allows the street scene to be similar regards to layout but largely improved regards aesthetics.

7.0 Landscaping

At present the site is very over grown and not maintained. The new scheme will give new planting and grass to the site as per the planting schedule on the proposed site plan layout. There will be a variation of fencing and walling to all boundaries incorporating a mixture of planting.

8.0 Appearance

The proposed dwelling would be of red facing brickwork to match the local material within the village, with a rosemary blue coloured roof tile with matching ridges, painted timber / oak doors and windows

Positioned over the footprint of the existing dwelling to be demolished, not exceeding the height of the existing, with the use of material from the surrounding area Bespoke Design has created a proposed scheme which would provide a suitable design solution within the context of the street scene and the village generally.

9.0 Access

Access to the site as previously mentioned has already been granted on a separate application. App. No. 08/01085/FUL

10.0 Supporting Documentation

Site photographs with labelling.

Existing and proposed drawings by Bespoke Design:

- 09.023.01 & 02 – Topographical Site Survey
- 09.023.03, 04 & 05 – Detailed Design Drawings



Photo 1 – Existing dwelling to be demolished, materials and style not in keeping with the surrounding area.



Photo 2 - Point of previously approved access 08/01085/FUL



Photo 3 - Existing street scene from Sibson Road



Photo 4 - Example of the surrounding material and style to be incorporated within the proposed scheme.