DCI Architecture Ltd

PROPOSED REDEVELOPMENT OF ;

6, COCK LANE,
NORTON JUXTA TWYCROSS,
LEICESTERSHIRE

MR & MRS J MOORE



DESIGN & ACCESS STATEMENT

February 2009

Foreward

This application is to achieve consent for demolition of 6, Cock Lane, Norton juxta Twycross and the erection of 2 detached house.
This document is to be read in conjunction with drawings

Planning Drawing	05
Planning Drawing	06
Planning Drawing	07

Introduction

DCI Architecture Ltd have prepared this Design & Access Statement in support of an application for the re development of 6, Cock Lane, Norton Juxta Twycross

CONTEXT

1.1 The application site lies within the village of Norton Juxta Twycross off Cock Lane, the site is approximately 880sq.m in area with an average depth and width of 26 metres and 30 metres respectively.

1.2 Presently on the site is the existing bungalow, no. 6 Cock Lane a 1970s style
bungalow.

1.3 The properties adjacent the site are a mixture of styles and sizes, to the north of no 6 is a detached bungalow. To the south of the site is a site currently under development for two large detached houses

USE

The current use of the site is residential currently the site is occupied by a large detached bungalow

AMOUNT

The proposal is for the demolition of the current dwelling and the erection of two dwellings



garages close to highway boundary



outbuildings on highway boundary



LAYOUT

The clients requirement was for two four bedroom detached houses on site.

Preliminary enquiries were carried out with the local planning authority (LPA) last year and a favorable response was to the proposal received.

The layout of the development has been designed to achieve adequate parking and maneuvering within the site and the position of adjacent properties has been taken into account when positioning the proposed houses.

The garden areas and distances exceed those required in the local plan.

Plot two's garage is situated adjacent the highway boundary the LPA raised concerns regards to its close proximity to the boundary however examples of similar development close to the highway exists near to the development site. (See photographs)

APPEARANCE

The materials proposed on the house are sympathetic with the local buildings being mainly plain clay tiles and red bricks which are the predominant materials in the area.

The design of the houses reflects that of those in the locality, care has been given so that the ridge lines of the proposed houses are stepped. The ridge heights get progressively lower towards the northern boundary.

Wallplate widths of the proposed houses vary from 5.25 metres for plot one reducing down to 4.9 metres to plot 2 , The internal wallplate height of plot 2 has also been set at 1.8metres all to reduce the height of the eaves and ridge lines, a pitch of 45 degrees is proposed so that small plain tiles can be used.

SCALE

The proposed development would reflect the scale of the surrounding developments.

Materials
Walls; red facing brick

Roof; Plain clay roof tiles

Joinery; Bespoke painted timber.

Rooflights as indicated would be of a conservation type.

All materials including windows and rooflights would be to LPA approval

Landscaping

A landscaping scheme would be prepared subject to the development gaining consent and would be expected as a condition of any such consent

ACCESS

Both plots will be served of a single point of access situated centrally in the site to maximize visibility

The car parking and maneuvering is contained within the site.

Access to the dwellings is through the front doors which will be constructed in accordance with the Building Regulations Approved Document Part M.

The internal ground floor sanitary accommodation and general layout again comply with the requirements of Part M of the Approved Documents

CONCLUSION

The proposed houses detailed will bring about a sympathetic development which reflects the design and detail of many of the traditional buildings with in Norton Juxta Twycross.

Consideration has been given to adjacent properties in the positioning and design of the building.

The development complies and in all cases exceeds the minimum requirements for space around buildings.

Taking all the above points into consideration I trust you will be able to support this application.

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