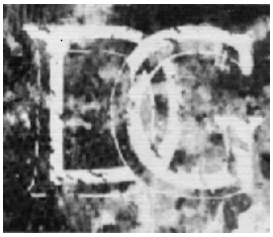
DESIGN & ACCESS STATEMENT
DETAILED PLANNING SUBMISSION

INTERNAL AND EXTERNAL ALTERATIONS

PLOT 1 FERNLEA,
BARTON ROAD, CARLTON
NUNEATON, WARWICKSHIRE

CLIENT: MR AND MRS M DAVIES

JOB REF: 03.1718



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1.0 INTRODUCTION

This Design and Access statement has been prepared in respect of proposed alterations to Plot 1 at the development of Fernlea, Barton Road, Carlton, Nuneaton, Warwickshire

David Granger Architectural Design Ltd. is committed to quality design. The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with central government planning guidance and demonstrates the processes that we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment, and makes a positive contribution to the village and its architecture.

2.0 SITE DESCRIPTION

The site is located within the Carlton village envelope. The residential curtilage comprises some 0.29 ha with a further 0.34 ha paddock to the rear. The site as a whole currently benefits from an existing Planning Permission for 5 new dwellings, ref: 06/00826/FUL of which this site forms a part. This submission looks to deal with alterations to the approved dwelling to the front (Eastern) boundary of the site, designated Plot 1. The extent of the established existing residential curtilage extends beyond the village envelope which in turn gives access to the paddock and stables beyond.

3.0 SITE APPRAISAL

3.1 SUSTAINABILITY

The site currently benefits from an approval for the construction of a 2 storey 4 bedroom dwelling. The proposals under this scheme do not constitute any detrimental effects upon the approved scheme or surrounding properties from a sustainable point of view.

3.2 PHYSICAL CONTEXT

The site covers an area of approximately 400m^2 with the existing house, Plot 1, being set approximately 9.0m deep into the site. The site has pedestrian access to the access road and footpath and shares the said vehicular access road with the remainder of the development. The boundaries to the site comprise a mixture of existing hedge planting, and new hedge planting and boundary walls.

3.3 SOCIAL CONTEXT

The dwelling is at the very extent of the village boundary, with properties of a similar type nearby that are unlikely to be affected by the proposals.

3.4 ECONOMIC CONTEXT

It is not foreseen that the proposals will have any detrimental effect upon the current economic context afforded by the existing planning permission.

3.5 PLANNING POLICY CONTEXT

The site currently benefits from an existing planning permission, ref: 06/00826/FUL, and the alterations have been set out in accordance with the guidance provided by Hinckley and Bosworth Borough Council.

4.0 DESIGN PRINCIPLES

4.1 AMOUNT AND USE OF DEVELOPMENT

The site currently benefits from an existing planning permission, ref: 06/00826/FUL. The proposals in this application are to increase the floor area of Plot 1 with second floor attic rooms and en-suite, providing an additional 40m^2 of floor space. These rooms require additional light in the form of 5 no. rooflights (3 to the rear elevation and 2 to the front). The proposals have no effect on the footprint of the development.

4.2 LAYOUT

The layout of the development remains unchanged from that already approved under the existing planning permission, ref: 06/00826/FUL.

4.3 SCALE

The scale of the building will remain unaffected from that already approved under the existing planning permission, ref: 06/00826/FUL. Only the rooflights provide any visual indication of the alterations to the internal layout.

4.4 LANDSCAPING

The landscaping to the development (both soft and hard landscaping) remains unchanged from that already approved under the existing planning permission, ref: 06/00826/FUL.

4.5 APPEARANCE

The appearance of the approved dwelling will remain relatively unchanged under these proposals, with the exception of the inclusion of 2 no. rooflights to the front (East) elevation roof slope, and 3 no. rooflights to the rear (West) elevation roof slope. These rooflights will be of a conservation style with the central glazing bar along the length of the glazing.

All other finishes and architectural references remain as the existing planning permission, ref: 06/00826/FUL.

5.0 ACCESS

The access for this development remains unchanged from that already approved under the existing planning permission, ref: 06/00826/FUL.

6.0 CONCLUSION

The scheme has been designed to have minimal impact on the surrounding properties and minimal visual impact on the street scenes. The scheme has also been designed to suit the working environment of its intended occupants to avoid future applications.

7.0 SUPPORTING DOCUMENTATION

Detailed planning proposals – David Granger Architectural Design Ltd.

Site Location Plan