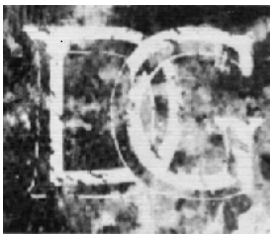
DESIGN & ACCESS STATEMENT
DETAILED PLANNING & CONSERVATION AREA SUBMISSION

PROPOSED EXTENSIONS AND ALTERATIONS

IVENS COTTAGE, IVENS CLOSE,
BARWELL, HINCKLEY

CLIENT: MR L GABRIEL
JOB REF: 07.2243



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1.0 INTRODUCTION

The Design and Access statement has been prepared in respect of the proposed extension and alterations to Ivens Cottage, Ivens Close, Barwell, Leics.

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 the government planning guidance and demonstrates the processes 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.

2.0 ASSESSMENT

2.1 PHYSICAL CONTEXT

The property occupies a level site of approximately 250 m^2 which was formerly the farm house to Ivens Farm, and was refurbished, together with conversion of the barns to residential use in 2005. The northern boundary is walled to a height of approx. 4 metres, other boundaries were observed to be timber fences of between 1.2 metres and 1.5 metres in height.

2.2 SOCIAL CONTEXT

Barwell is a village north-east of Hinckley and west of Earl Shilton. It is a growing community and there are plans to extend the village and provide a positive impact on the area.

2.3 ECONOMIC CONTEXT

There are three main industrial estates within the village and a modern football ground. Our proposals are not expected to impact upon the local economy.

2.4 PLANNING POLICY CONTEXT

POLICY RES 7 – House extensions

Planning permission for extensions to dwellings will be granted where they –

a. Respect the scale and character of the existing dwelling and street scene.

b. Retain adequate provision for parking within the curtilage of the dwelling.

c. Are built of materials and include details which mirror the existing building to create a unified overall appearance.

d. Do not adversely affect the occupiers of neighbouring properties by over-development, visual obtrusiveness or overlooking, and

e. Are carefully sited to avoid the terracing effect which would be created if similar extensions were repeated on other dwellings.

POLICY BE7 – Development in Conservation Areas

In conservation areas, the primary planning policy will be the preservation or enhancement of their special character (including buildings, related spaces, views in and out of the area, topography and vegetation) or appearance. Planning permission and Conservation area consent for proposals which would harm that special character or appearance will not be granted. In, and adjoining, Conservation areas, the local planning authority will require the siting and design of new development, including alterations and extensions, to preserve or enhance their character or appearance and to be in sympathy with the merits of neighbouring development. The following considerations will be taken into account when determining applications for development:

a. The siting of proposals in relation to existing urban spaces and existing building lines.

b. Their overall scale, design and proportions which should be sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces.

c. The desirability of retaining features of historic or characteristic value including street pattern, boundary walls and street furniture; and

d. The use and application of building materials and finishes which should respect the local traditional materials and techniques.

Our design took into consideration both the limitations of RES 7 and considerations

set out in BE 7 to ensure compliance.

3.0 INVOLVEMENT

Throughout the sketch stage the scheme was shown to B Whirrity (Conservation Officer) to ensure our designs would benefit from his advice. As the feedback received has not highlighted any issues it was agreed that planning approval should be sought.

4.0 EVALUATION

Ivens Cottage is an attractive property in a good location . Due to the position of its neighbours the design of any extension would need to be innovative and have low impact. Our scheme respects the local area and heeds the advice and guidance of the planning policy and conservation officer.

5.0 DESIGN COMPONENT

5.1 USE

The site is in residential use and this is not intended to change.

5.2 AMOUNT

An extension to the property in the region of 550 sq ft of additional floor space is proposed.

5.3 LAYOUT

A "L"-shaped ground floor hipped roof extension to the property and an additional bedroom at basement level, benefitting the occupants with a more impressive entrance, kitchen and sitting room, reception, WC and boot room.

5.4 SCALE

(Above ground)

Height – from floor level to top of roof)	-	3.65 metres
Width	-	3.45 metres
Depth	-	3.65 metres

5.5 APPEARANCE

Design and architectural features match those of the main house, materials include:-

Roof – slate roof, conservatory style roof lights.

Walls – Reclaimed brick to match. Brick head detailing.

Joinery – white painted timber sash windows

5.6 LANDSCAPING

Lawns and paths made good locally. New terrace layout to later agreement.

6.0 ACCESS COMPONENT

There are no works to or around the existing vehicular or pedestrian access to site.

7.0 CONCLUSION

The submitted proposal is felt to be modest in scale, sympathetic to the design and appearance of the dwelling and of minimal impact to the surrounding local area.

8.0 SUPPORTING DOCUMENTS

Location Plan

Existing and Proposed Drawings