Proposed Residential Development
For One New Dwelling
at 41 Church Road
Nailstone
Leicestershire

Design and Access Statement
February 2008
(to accompany planning application)

DEVELOPMENT SERVICES
26 FEB 2008
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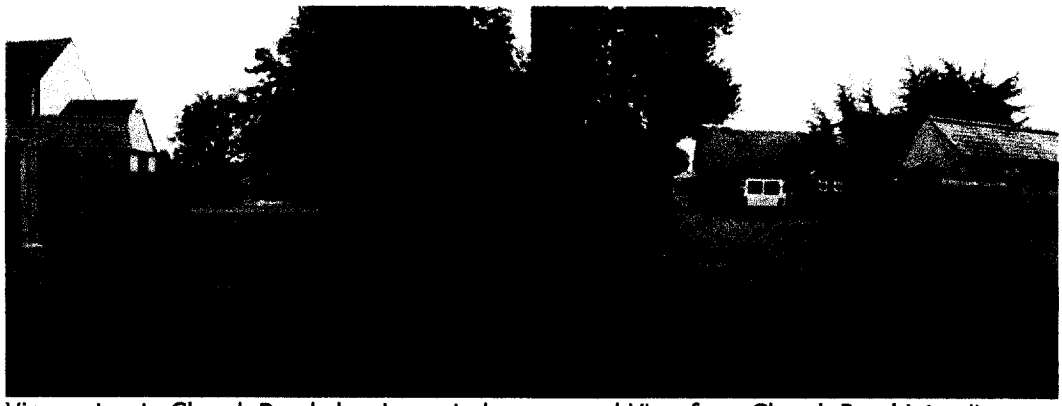
Background and Introduction

The proposed site is located at the south edge of Nailstone, located off Church road with access via private gated entrance of brick and timber construction leading to generous drive and parking areas incorporating landscaped areas the dwelling is some what sheltered in view from Church Road.
The existing dwelling is of traditional brick build bungalow with concrete type roof tiles.



View out onto Church Road showing gated access and View from Chruch Road into site

Existing accommodation comprises of ground floor living areas with roof space offering further accommodation. External to the dwelling currently stands a bank of three garages and work shop areas and ample gardens with mature landscaping offering views to the rear.

The immediate area surrounding the application site is established residential development with diversity of dwelling type and age, giving sense of a community that has developed over time.
Neighbouring houses include recently more modern housing demonstrating a high quality of design detail.
The Church building and grounds are to the front and a public footpath runs parallel with the site offering controlled access to the footpath from Church Road.

The existing owners propose development of the existing triple garages and workshop out buildings to form a new dwelling as detailed on the submitted plans and elevations at 1:100 scale.
The proposed dwelling layout will incorporate part of the existing dwelling. This section will be the previous highlighted extension to the existing dwelling thus returning this back to its original layout.
The proposed dwelling will be of two story traditional construction and will not distract from the existing dwelling however will allow for enhanced architectural detailing to reflect its form in relation to neighbouring properties.

A single garage has been included on the submission for use by the existing dwelling and this is to be positioned on the western boundary, running parallel to the public right of way but in no way encroaching onto this.

The proposed dwelling would also ask for consideration to be made within the application for the future addition of a conservatory style structure. The location of this has been indicated within the application.



View of existing garages

Use

The intended use would be for residential only. Garages are for domestic use only and not for the purpose of carrying out a trade of any kind.

Layout, appearance and scale

The proposed dwelling house would be sited with the footprint tracing that of the existing garages and workshop combined continuing over to the extent of the previous extension with reductions in scale to allow for improved access to rear areas where the existing buildings fall close to boundary's.

Elevation treatments do not distract greatly from the existing dwelling however offer enhanced detailing to openings and key areas to compliment the surrounding environment.

The proposed unit has integrated garage for secure parking and space for parking to the frontage of the dwelling.

The two storey dwelling would compliment existing development in the vicinity both in terms of scale and style of materials with the intention of blending into the local vernacular style and therefore the street scene.



View of previously extended section

View of drive with back to garages

Landscaping

Landscaping will mainly be undisturbed and areas will remain 'open plan' however legal boundaries will be drawn up by persons best placed to do so. This will maintain the ecology levels.

Access

Access would be taken directly from Church Road, through the existing drive way and it is anticipated that a legal right to pass will be formed by those best placed to do so.

Visibility is good for emerging vehicles in both directions and will be not cause unreasonable impact to the existing low volume use of Church Road or neighbouring routes.
Vehicle/pedestrian inter-visibility is good and there is a dedicated footway along Church Road

The site levels are flat and as such access to the dwelling will be readily available for both able bodied and disabled persons alike, via a level threshold to the front door in compliance with Part M of the Building Regulations.

Good access is available for the emergency services due to the wide open layout of the existing layout

Use need and sustainability

The proposed dwelling consolidates the mainly residential grain of the area helping to meet the demand for local housing in this area. The dwelling is designed for future or life time use offering suitable accommodation for sleeping and sanitary functions on the ground floor thus providing access for all.

Due to the village location car parking is inevitable, however the ample space and use of garages provided sufficient areas for this function along with safe areas for cycle storage.

Refuse collection can be made from Church road with flexibility to the users on location for storage and sufficient space for future refuse initiatives.

The new dwelling will be design to exceed the Building Regulations in terms of thermal loss with considerations being made to modern methods of construction. Daylight has been maximised to key areas while not having impact on neighbouring dwellings.

The development will consider the sourcing of local materials from sustainable sources and site waste management and policy will be put in place by the builder to minimise and segregate waster to encourage recycling.

Good private lighting levels and further reasonable precautions will be provided to discourage crime and create a safe environment. A good level of security will be provided to the dwelling.