

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)

Name and address of proposed development site –

SJ Properties

11 Hayes End Desford LE9 9FX

Proposed Development –

Please provide a brief description of the proposed development

TO CREATE A NEW FIRST FLOOR LEVEL - RAISING THE ROOF
NEW ROOF CONSTRUCTION WITH LARGE WINDOWS AND DOOR.
NEW BALCONY TO THE FRONT AND REAR

Assessment of the surroundings of the proposed development –

In what sort of area will the proposed development be located ? Consider its character and landscape as well as its social and economic characteristics.

IT IS LOCATED ON PRIVATE LAND OFF HAYES END. ON THE LEFT HAND SIDE IS
NEIGHBOURS PROPERTIE 10.No 1079.88 Sq.Mt OF LAND
HOUSES SURROUNDING THE AREA ARE 3.No BEDROOM DOUBLE STOREY

Consultation -

How have you involved or consulted the local community, special interest groups, professionals etc about your development proposals ? If so, please give details.

THE PROPERTIE IS IN PRIVATE LAND

Evaluation –

How has your evaluation of the surrounding area and any consultation affected your final scheme ?

THE SURROUNDING AREA IS IN A RESIDENTIAL NEIGHBOURHOOD. NEW HOUSE AT
THE REAR ON DROVERS WAY - WITHIN THE PRIVATE LAND THE PROPERTIE IS
SURROUND WITH TREES

DESIGN COMPONENTS

Proposed Use(s) -

How does your proposed use(s) fit in with the surrounding area ?

FIRST FLOOR LEVEL - OUTER BRICKS TO MATCH EXISTING - NEW GLAZING SYSTEM TO THE FRONT TO SEE THE NICE VIEW (BOUNDARY IS COVERED WITH TREES)

How does your proposed development fit in with the relevant planning policies ?

Yes we feel we have covered all areas to allow this project to go ahead.

Amount and density of development –

e.g. number of residential units; floorspace; volume.

Why is that an appropriate level of development ?

Does it fit in with the surrounding area ?

THE PROPOSED FIRST FLOOR CONSTRUCTION IS WITHIN PRIVATE LAND
OTHER PRIVATE LAND TO THE REAR WITH LARGE CONSTRUCTION

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?

Please see drawings attached PROPOSED INFORMATION AND BLOCK PLANS

Scale –

How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?

NEW HEIGHT IS 7850mm

HOUSE IN THE SURROUNDING AREA IS 7800mm TO 8100mm

Landscaping –

Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application – further information on development control and landscape issues.)

ALL LANDSCAPING WALL ETC TO REMAIN

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

NEW FIRST FLOOR LEVEL - BRICKS ARE TO MATCH EXISTING, NEW CURTAIN WALL GLAZING SYSTEM TO BE ATTACHED TO ROOF DESIGN. ADDING A 1m DEPTH BALCONY TO THE FRONT AND REAR WITH 1.1m GLAZING RAILS

PLEASE SEE DRAWINGS

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues ? –If so, please give details.

No

Relevant Policies -

How have the relevant policies influenced your proposals ?

NEW CONSTRUCTION PROJECTS WITHIN THE AREA

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. (We may also require a more detailed transport assessment and/or green travel plan)

The site is on a flat field with good access to the property

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

No

Emergency access

Is there sufficient access for the emergency services ?.

Yes – No changes to the existing boundary or access to and from the building

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