DEVELOPMENT SERVICES
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Design and Access Statement

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Proposed new development of 2 houses and 24 self contained flats at 8-12 Keats Lane, Earl Shilton, for Mr Jas Kainth

Introduction

This Design and Access Statement (DAS) accompanies an outline planning application for the demolition of the existing factory building and the new build development of 2 houses and 24 self contained flats. The elevation drawings are indicative and not for approval at this stage of application

DAS has been written to meet the requirements of Article 4c of Town and Country Planning (General Development Procedure) Order 1995 (as amended)

1 Site and Surrounding Area

1.1 The site is within the Earl Shilton settlement boundary. The application is for the property known as 8-12 Keats Lane, Earl Shilton, which lies in a mainly residential locality, but which also has three long standing factory buildings. This factory building is one of these and fronts onto the pavement. It is detached building apart from an upper flying link of the front elevation to the adjacent house at 14 Keats Lane. The link to house will be made good on demolition. The original part of the property was built around the 1900's and the building appears to have been extended backwards, three times since, to within 10m of the rear boundary. The site slopes down from front to the rear of the site. The building has been recently operated by PVC Cartons Ltd on a Class B4 basis as a commercial factory.

1.2 The property is a 50m level walk from High Street, that initially provides two general stores, but within further walking distance down the High Street, provides a flourishing and full range of retail amenities, including supermarket, banks, post office etc. The village of Earl Shilton provides three primary schools, a high school and college. The High Street is well served by public transport services to Leicester, Hinckley, Nuneaton and Coventry.

1.3 Keats Lane is accessed from a mini roundabout on the A47, Hill Top / High Street. It is a two-way road with on street parking. The proposed site currently has a dropped kerb access with secure gates, the new development proposes to use the existing dropped kerb facility. Any amendments to the kerb and pavement will be reinstated to meet Highway Standards.

1.4 The existing factory building forms a boundary wall to a public footpath that runs adjacent to the left hand side of the building. The footpath will remain unaffected by the proposed development and a secure fence to sustain the boundary will be erected within the new development.

2 Design Concept / Layout

2.1 The layout of the proposal is as per the enclosed site plan and drawings. The scale of the new building is designed to fit comfortably within the existing street scene and adjacent houses.

2.2 A careful evaluation of the site and its surroundings has been undertaken. The existing building is not suitable for adaptation or conversion. The proposal is to new build in two areas. Block A is sited at the front of the site to harmonise with the adjacent commercial buildings and the beginning of residential properties on that side of Keats Lane. Block B will be sited towards the rear of the site to take advantage of open views, the back of the building to coincide with the rear building line of the existing factory building. Block B will be lowered in the ground to enable the four storey building to be a similar roof height to the existing building. The roof height of Block A will initially coincide with the adjacent two storey house and then increase to three storeys, the size of the existing building.

2.3 The design concept has been to create a development to the standards required for the 21st Century, but one that respects its surroundings and harmonises with its locality.

2.4 The construction will harmonise with adjacent properties. Details of materials to be used on external elevations, including windows, dormers and roofs will be submitted and agreed prior to the commencement of development, in accordance with planning policy.

2.5 The development will be built to meet current noise and energy standards. As such, the houses will have extensive soundproofing in accordance with Current Building Regulation Part E. In addition an Energy Statement will be provided prior to commencement of building work.

3 Scale

3.1 The proposal is for Block A (part 2 and part 3 storey) and Block B (4 storey) to be proportional to front and rear of the existing building. The open space in between the blocks will provide car parking and amenity space for the residential units.

3.2 The floor areas of the flats will be as follows:-

Block A :-

House 1.....4 person, 2 bed house.....109.76sq m
House 2.....4 person, 2 bed house.....110.71sq m
Flat 1, 3.....2 person, 1 bed first floor flats.....48.79sq m
Flat 2, 4.....2 person, 1 bed first floor flats.....54.14sq m

Block B :-

Flats 1,5,6,10,11,15,16,20.....2 person, 1 bed flats.....45.15sq m
Flats 2,4,7,9,12,14,17,19.....2 person, 1 bed flats.....41.49sq m
Flats 3,8,13,18.....2 person, 1 bed flats.....41.48sq m

4 Landscaping

4.1 There is little landscaping on the existing factory site apart from some trees close to the rear boundary. The proposed scheme will landscape this area at the rear of Block B as well as areas to the front of this block, with lawn, shrubs and trees. Block A will be set back from the pavement allowing some shrubbery to the front. The two houses in Block A will have gardens which will be landscaped with lawn and shrubs to provide a private garden amenity area.

4.2 Boundary fences will provide privacy and security to the site.

4.3 The drive and car parking spaces will be hard surfaced in tarmac or block paving.

4.4 The Circular accompanying the regulations says that a DAS must explain how the landscaping will be maintained. In this case amenity space will be maintained by the Landlord of freeholder and retaind for the benefit of residents of the scheme.

5 Planning History / Policies

5.1 In relation to the Hinckley & Bosworth BC Local Plan, the factory building lies within a Primarily Residential Area. The Council undertook an Employment Land and Premises Study in 2003 in which it specified certain factory buildings that should be retained for employment purposes within Policy EMP1.

5.2 The factory on this site is not specified or designated within this Policy. No doubt when assessing the factory building, it was considered unsuitable for a future employment purpose, because of its condition of repair and inflexibility of design. In addition because of its immediate proximity to residential properties, it would be appropriate to change its use to a housing provision.

5.3 The proposal intends to achieve this and seeks consent to allow a change to residential use. It is considered that this is more appropriate to the sites location and will go towards meeting the Council's housing need requirements.

5.4 It is appreciated that with 2 houses and 24 flats proposed, within Planning and Housing Local Plan Policy, the development will require an affordable housing provision of 20% of units, ie 6 units. The applicant is happy to discuss this provision with the Council's Housing Association Partners and in due course be party, to a Section 106 Agreement.

6 Access

6.1 The site is within a mainly residential area and is a short level walk to High Street with its good local shop facilities and public transport services. Adequate school provision is available within Earl Shilton.

6.2 In considering the layout, attention has been given to potential crime issues and reference has been given to 'Safer Places - The Planning System and Crime Prevention' published by th ODPM in 2003. In addition the Council's Supplementary Planning Guidance 'Crime Reduction through Environmental Design' has been taken into account.

6.3 The houses and flats will be individual and self contained. The houses will have their own private entrance and garden amenity space. Flats at the rear of Block B will have their own individual patio space. All the other flats in Block B will have a balcony and residents will share the rear amenity space. Flats in Block A will have their own balcony. Access to Block B and the flats in Block A will be via a well lit, secure entrance door with telephone entry system. Outside areas and internal hallways and staircases will be well lit. All door locks and windows will be designed to meet 'Secured by Design', Building and Fire Regulation standards.

6.4 In accordance with Council policy an appropriate refuse bin and car parking space facility will be provided for the two houses and for the use of each flat. One space will have extra width to facilitate disabled use. In addition a secure bicycle store facility will be provided for flat residents.

6.5 Inclusive Access

a) With the provision of suitable pathways and level thresholds to access points, the flats can be easily and safely used by people without due effort. The flats in Block B will have a lift facility to comply with the Disability Discrimination Act.

b) All new works in this proposal have been designed considering access and Part M of Building Regulations. Detailed design will address such aspects as level thresholds, staircase handrails, suitable heights of switches, kitchen appliances, contrasting colours of work surfaces, bathroom modifications and suitable circulation spaces

c) The proposed scheme will be able to offer people the freedom to access and to allow them to participate equally in all the facilities the development may provide and host.

d) The proposed scheme will be able to embrace diversity and difference.

e) The proposed scheme will be safe.

f) The proposed scheme will be legible and predictable.

g) The proposed scheme will be of high quality