DESIGN AND ACCESS STATEMENT

DEVELOPMENT SERVICES
18 FEB 2010
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PROPOSED FAMILY/DINING AREA AND ASSOCIATED DEVELOPMENT

AT

PINEWOOD LODGE HOLIDAY VILLAGE

OVERTON ROAD

IBSTOCK

LEICESTERSHIRE

FEBRUARY 2010

1 INTRODUCTION

1.1 This Design and Access Statement has been prepared to accompany a full planning application seeking permission for the demolition of the existing conservatory and rebuild to provide a new family dining/breakfast room with bar, w.c. facilities and reception area together with change of use of part of ground floor of existing dwelling to provide a dining area/t.v./quiet lounge and kitchen at Pinewood Lodge, Overton Road, Ibstock.

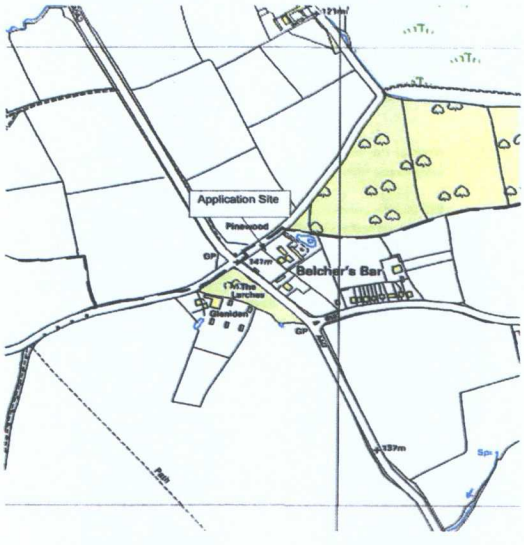
1.2 The purpose of this statement is to explain the design and access arrangements for the development and how they relate to the context. It has been prepared in accordance with the advice of Circular 01/2006.

1.3 The application drawings comprise the following:

- Site Location Plan (1 : 1250);
- Block Plan (1 : 1000);
- Drawing No. 1/1/08 – Existing Plan (1 : 50 and 1 : 100); and
- Drawing No. 1/2/9A – Proposed Plan (1: 150 and 1: 100).

2. THE SITE AND ITS CONTEXT

2.1 The site known as Pinewood Lodge lies approximately 2 miles south of Ibstock. It is located to the east of the A447 Hinckley Road and is partly within the designated National Forest Area.



2.2 The site is fairly level over its extent apart from the lake area where the ground has been built up to the north, it extends to a total of 0.95 ha.

2.3 The Pinewood Lodge Holiday Village includes a large detached dormer style dwelling. The property is white rendered with a tiled roof. The dwelling was built before the 1950s and was extended and altered in the early 1990s. Attached to the dwelling on the north elevation is a small, mainly glazed structure about 3.3 m long, 7.4 m wide and 6.3 m in height. Adjoining this small glazed structure is the existing conservatory (this is 12.5 m long, 7.1 m wide and 3.2 m in height). Adjoining the existing conservatory, is a single storey white rendered building which currently provides w.c. facilities.



Rear Elevation of Main Dwelling

2.4 Within the north-eastern corner of the site is an existing lake with a grass perimeter and a gazebo island feature with access bridge. There is conifer planting adjacent to the southern edge of the lake.

2.5 To the south-west of the lake is a block consisting of nine holiday chalets. This building is single storey, white rendered with a concrete tiled roof. The block is approximately 34 m long and 6 wide. To the front of the holiday chalets is a parking area.



View of Holiday Chalet Building

2.6 To the south of the holiday chalets is a single storey building comprising a swimming pool. This building is part brick and glazed.

2.7 Along the south-western boundary of the site, adjacent to the swimming pool building is a detached garage which is white rendered and tiled with roof lights inserted.

2.8 Adjacent to the house and the swimming pool there is a single storey building, it is white rendered and with a tiled roof. A covered way is provided along the front elevation of the building.

2.9 Along the Hinckley Road frontage is an existing grassed field with a strong mature native hedgerow to all boundaries.

2.10 There are two existing access points taken from Overton Road. The first is located approximately 45 m from the junction with Overton Road. This access is flanked by mature pine trees and shrubbery. The second access from Overton Road is for visitor and general use. It is located approximately 115 m from the junction with the A447. A large willow tree is located to the left of the access.

2.11 The front garden of the property has numerous mature pine trees with underplanted shrubbery providing extensive screening from Overton Road. The south-western boundary of the site consists of a dense native hedgerow.

2.12 In terms of the surrounding area, to the north of the site is an established woodland area. Beyond the south and towards the west of Pinewood is land in agricultural use. Beyond the south-eastern boundary of the grass field (fronting the A447) is the residential property, Belchers Cottage.

3. DESIGN OBJECTIVES – THE DEVELOMENT OF THE SCHEME

3.1 The proposal is to demolish the existing small mainly glazed structure and the adjoining conservatory building adjoining the main dwelling. Planning permission is sought to rebuild a single storey building to provide a family dining/breakfast room with bar area together with w.c. facilities and main reception area.



View of Main Dwelling and Adjoining Buildings (to be demolished)

3.2 This application also includes the change of use of part of the ground floor of the dwelling to provide a dining area, t.v./quiet lounge and kitchen. We consider the enhanced facilities provided within this proposal will greatly assist in securing and enhancing the current offer at this established visitor accommodation destination.

3.3 It is intended that the use of this proposed development will be for residents only.

Materials

3.4 The proposed building has been designed to provide a plain faced render (white in colour) to match with the adjoining dwelling elevations as well as providing concrete interlocking tiles to match with the roof fabric provided on the existing holiday chalets. The proposed building will provide a lower pitched roof when compared with the existing conservatory roof. We consider that the proposed design of the building is in keeping with the style and character of the surrounding buildings.

Access

3.5 The existing main vehicular access (located approximately 115m from the junction with the A447) into the site off Overton Road will remain as the principal access into the site.

Security

3.6 It is considered that the proposal scores highly on natural surveillance, as can be seen from the site layout plan. Visibility is quite high without infringing on privacy. The natural surveillance, in conjunction with the CCTV operation, will be 24 hours from the reception desk, therefore increasing the security of the site.

Waste Management

3.7 As with all new developments, this scheme provides sufficient space for waste/recycling bins to be accommodated. Given the level of development proposed, the development would be served by the existing service currently provided by a waste contractor.