

## **PLANNING, DESIGN & ACCESS STATEMENT FOR DEMOLITION OF EXISTING DWELLING AND BUILDING A 4 BEDROOM NEW BUILD**

**LOCATED 11 Newbold Road, Kirkby Mallory, Leicester, LE9 7QG**

### **1. Introduction**

This Design and Access Statement has been prepared to accompany the planning application for the demolition of the two storey dwelling at 11 Newbold Road, Kirkby Mallory, and its replacement with a two-storey, Four-bedroom detached dwelling. The statement outlines the design rationale and access considerations, ensuring compliance with relevant planning policies and guidelines.

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### **2. Site Context**

The site is located on Newbold Road within the village of Kirkby Mallory, Leicester. The immediate surrounding context comprises of farms and the odd dwelling although within the village of Kirby Mallory there is a mix of single- and two-storey dwellings of varying architectural styles and materials. The site benefits from a generous plot size, providing ample space for the proposed development with neighbouring properties being far away and thus there is no issues with maintaining appropriate separation distances.

The existing property is a two-storey dwelling that is no longer fit for purpose due to its outdated design and limited functionality for modern family living. The proposed development seeks to make better use of the site by providing a high-quality, contemporary family home that aligns with the character of the area.

## 3. Design Proposal

### 3.1 Scale and Layout

The proposed dwelling is a two-storey structure with a footprint that respects the scale and massing of the size of the plot. The design ensures that the new dwelling integrates harmoniously within the context of the site while providing enhanced internal living spaces.

The ground floor includes:

- An open-plan kitchen, dining, and living area
- A separate lounge/Snug
- Utility room and WC
- Study
- A detached Garage

The first floor comprises:

- Four bedrooms, including a master bedroom with en-suite
- An additional En-suite off Bedroom 3 and 4
- Main Bathroom

### 3.2 Appearance

The proposed dwelling adopts a contemporary design with materials chosen to complement the plot. The property will be constructed using high-quality brick, with stone detailing to the sills and copings around the bay windows and single storey rear elements, This along with Equitone banding creates a visually

# DESIGN THREE SIXTY<sup>o</sup>

appealing contrast. Black-framed windows will add a modern aesthetic, enhancing the overall design.

The roof will be pitched and finished with slate tiles. The front elevation includes large windows to maximize natural light and create a welcoming façade.

## 3.3 Landscaping

The front garden will include a driveway with space for off-street parking for multiple vehicles, surfaced with permeable materials to support sustainable drainage. The rear garden will provide a private outdoor space, with landscaping designed to enhance biodiversity and visual appeal.

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## 4. Access

### 4.1 Vehicular and Pedestrian Access

The existing vehicular access from Newbold Road will be retained and improved to accommodate the new dwelling. A widened driveway will ensure safe and convenient access for residents and visitors.

### 4.2 Inclusive Design

The proposed dwelling has been designed to ensure accessibility for all users. The ground floor includes level thresholds, and internal spaces are configured to allow for future adaptability if required.

## 5. Sustainability

The development incorporates sustainable design principles, including:

- High-performance insulation and energy-efficient glazing to reduce energy consumption.
  - The use of permeable materials for the driveway to manage surface water drainage.
  - The potential for renewable energy installations, such as solar panels, subject to further consideration.
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## 6. Conclusion

The proposed development at 11 Newbold Road, Kirkby Mallory seeks to replace an outdated dwelling with a high-quality, family home that meets modern living standards. The design respects the character of the area while enhancing the site's functionality and aesthetic appeal. The development will contribute positively to the local housing stock and aligns with planning policies and guidelines.

We respectfully request that the application is approved.