Breach Lane pavement (1 in 30). Small borders would be included to soften the frontage.

Rather than having a flat frontage to the two dwellings, there will be a shared two-storey projection forward of 2m. The roof of this projection will be pitched at right angles to the main roof structure. Windows will have lintel details such as mock stone or a header course. There will be bay windows to the front ground floor lounges. The buildings will be built from bricks with a tile roof. A variety of bricks and rendered finishes are used in adjacent properties. It is proposed to have bricks with red finish. The roof tiles will be slate grey concrete tiles. Windows will be white uPVC. The photograph below is similar to the visual effect and layout but with the details as shown in the drawings in the planning submission.



This statement and outline drawings have been discussed with the occupiers of the neighbouring properties, those opposite the development on Breach Lane and the property in Equity Road East whose garden backs onto the development. The decision to build a pair of semi-detached dwellings rather than a single detached was taken at an early stage following informal discussions with the planner responsible for the area. The opinion was that a detached property would not achieve the right housing density. With there being semi-detached properties to the East of the site, the proposal would be in keeping with the location.

Design and Access Statement for Proposed Development between 21 and 27 Breach Lane, Earl Shilton.

The development comprises two semi-detached two storey family residences within a long-established residential neighbourhood to the South of Earl Shilton town centre. The situation of the site means that there is a broad range of community facilities within a 10-minute walk ranging from retail to open space. The local countryside is readily accessed by various routes, local to the development. The development will contribute to the Hinckley and Bosworth District Local Plan "Small Sites" Allowance.

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DEVELOPMENT SERVICES

The residences will each have 3 double bedrooms providing potential occupancy levels of four or more per property.

The residences will be situated in grounds that will have gardens to the rear and car access and parking at the front. The properties will face South onto Breach Lane. The total size of the plot including grounds, amounts to some 792m^2 but with a frontage to Breach Lane of 15.6m. This gives a housing density of 26 dwelling per hectare. The combined buildings occupy 151m^2. The two storey buildings will be 8.6m high to the roof apex with a combined frontage of 13m and depth of 12.7m. (See Block Plan of Site- 23 & 25 Breach Lane)

A local bus route giving access to Hinckley is available near the junction of Breach Lane and Station Road within 200m of the development. More extensive bus routes are available in the town centre for access to Leicester.

Pedestrian access is available directly from the pavement on the development's side of Breach Lane. Access to the rear of each property will be by private path from the property frontage, between the side of each property and the boundary fence. The access for vehicles will be directly from Breach Lane across the pavement to the frontage. Access for Emergency vehicles is unhampered directly from Breach Lane also. Wheelchair access is gain from the gently sloping drive up through the front door. The access complies with the Building Regulation Approved Document M and the requirements set out in Sections 6 & 7.

Refuse and recycling storage will be to the rear of the property with access along the side of the properties to the collection points at the Breach Lane boundary.

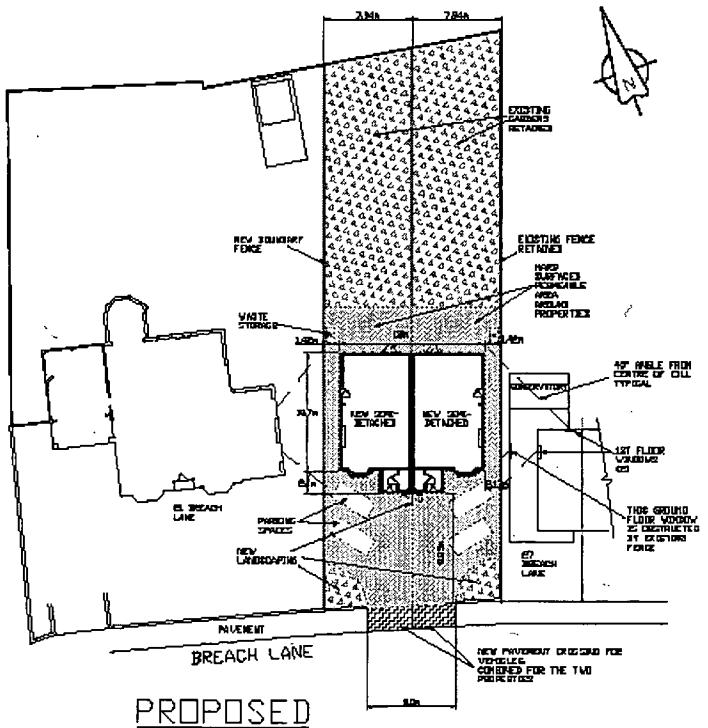
On one side of the development there is a large two-storey detached dwelling. On the other side, there are two semi-detached two-storey dwellings. The rear aspect of the development backs onto gardens of other residences. The site of the buildings within the plot maintains a similar line to the adjacent residences.

The front of the development will be predominantly hard standing for at least four cars (two per dwelling). The hard standing will be block paving to give a permeable surface for rainwater retention on the properties. It will provide a very gently sloping upward approach to the front of the dwellings from the

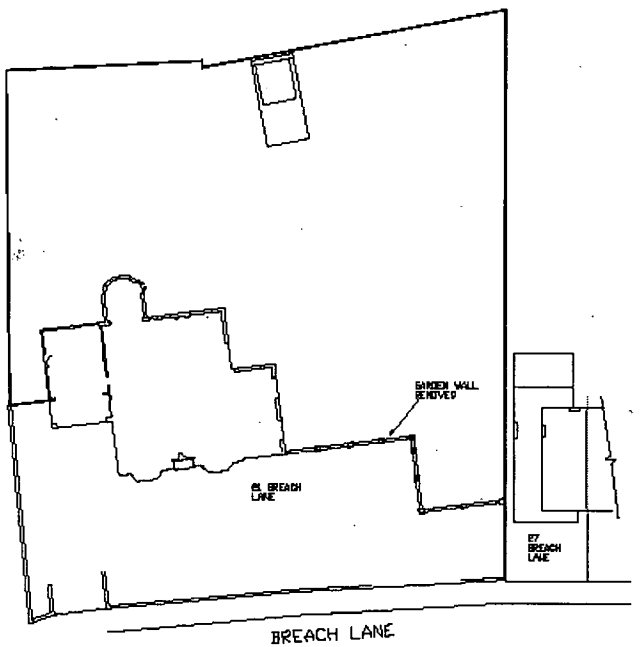
Design & Access- 23 & 25 Breach Lane 7 Dec 2008



FRONT ELEVATION



PROPOSED



CURRENT

ORIGINAL SCALE FOR A3 SHEET

Project	Quantity	Title/ basic designation, material, dimensions etc.			Article No./Reference
Designed by G Barker	Checked by P.B	Approved by - date Mr. 7/12/2008	Plan size 4 mm min	Date 7/12/2008	Scale 1:200
Mr P & Mr R Barker			Block Plan of Site		
			23 & 25 Breach Lane		Edition A