Design and Access Statement.

Project The Narrows, Hinckley, Leicestershire. LE10 1EH.

Proposed 3no. new town houses.

Plan no. 2010/TN/001 and 002.

DEVELOPMENT
SERVICES
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Overview of proposal.

The existing site consists of a large factory building which is in a dilapidated state. It is proposed to demolish and erect a new building within the similar footprint as the current building.

The proposal consists of 3 three bed-roomed town house property.

Access to and from the development is via a good network and town centre is within walking distance of the development. Good public transport and numerous cycle routes are available from the town centre.

Cars are prohibited on The Narrows, therefore, the tenants are encouraged to be 'environmentally friendly' by not owning a car and to use public transport and cycles.

Amount.

The proposal is for 3no. three bed roomed town houses.

The proposal is for a total gross internal floor area of 210m^2 with an average flat floor area of 70m^2 each house.

Layout.

The layout has been designed with security in mind, incorporating natural overlooking of external spaces and generally to avoid areas which do not benefit from casual surveillance.

Scale.

It is proposed that the dimension of the new building is similar in size and location to the existing factory building on the site.

Also, careful considerations have been made in the size and height of the buildings to ensure that these houses reflect those in the surrounding area.

Landscaping

The front and rear areas are a mixture of hard and soft landscaped areas which are amenity space for the houses.

Appearance.

The materials proposed for this development are brick, concrete tiled roof and upvc windows to match up with the existing adjacent properties.

Careful consideration have been made to ensure that the design of the buildings do not have an 'out-of-character' impact on the street scene.

Access.

A secure bin and cycle storage area is located to the rear gardens of each house.

The proposed development may not be initially occupied by people with disability, but could be in the future or be visited by disabled person.

Therefore, these flats will be designed for the access and use for disabled person. The buildings would meet the requirements of the Building Regulations Approved Document part M and other good practice documents.