SAVAGE HAYWARD
ARCHITECTS

Proposed Dwelling
Land Adjacent
102 Newbold Road
Barlestone
Leicestershire

Ms T Dyson

Design & Access Statement

February 4th 2010
09/118
revision A

1 Foreword

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Foreword:

1.01 Savage Hayward Architects have prepared this Design & Access Statement in support of the Planning Application by Ms Dyson to erect a new dwelling on the partial built footprint of Planning Approval 05/00344/FUL

1.02 This Statement is prepared with reference to:
DCLG Circular 01/2006
CABE; Design & Access Statements
Hinckley & Bosworth Local Plan 1995
Disability Discrimination Act 1995
Building Regulations Approved Documents.

1.03 This report will consider the physical and social context of the site. Which is located adjacent to 102 Newold Road, Barlestone.

1.04 This document is to be read in conjunction with drawings Nos.:

- 09 118 03A - Plans and Elevations as Proposed
- 09 118 04 - Block Plan
- 09 118 05 - Proposed Garage
- 09 118 OS - Site Location Plan

2 Analysis

Site & Location:

2.01 The site is located on the eastern edge of the village of Barlestone, on the Newbold Road.

2.02 There is Planning Approval for a large 5 bed detached property which has been constructed to ground floor cill level.

2.02 The Previous Planning Approval reference is 05/00344/FUL.

2.03 The clients brief was to utilise the existing ground floor slab to create a dormer bungalow style dwelling.



2.04 The plot is on the outskirts of Barlestone, on the Newbold Road.

2.05 There is an eclectic mix of houses surrounding the site.

2 Analysis

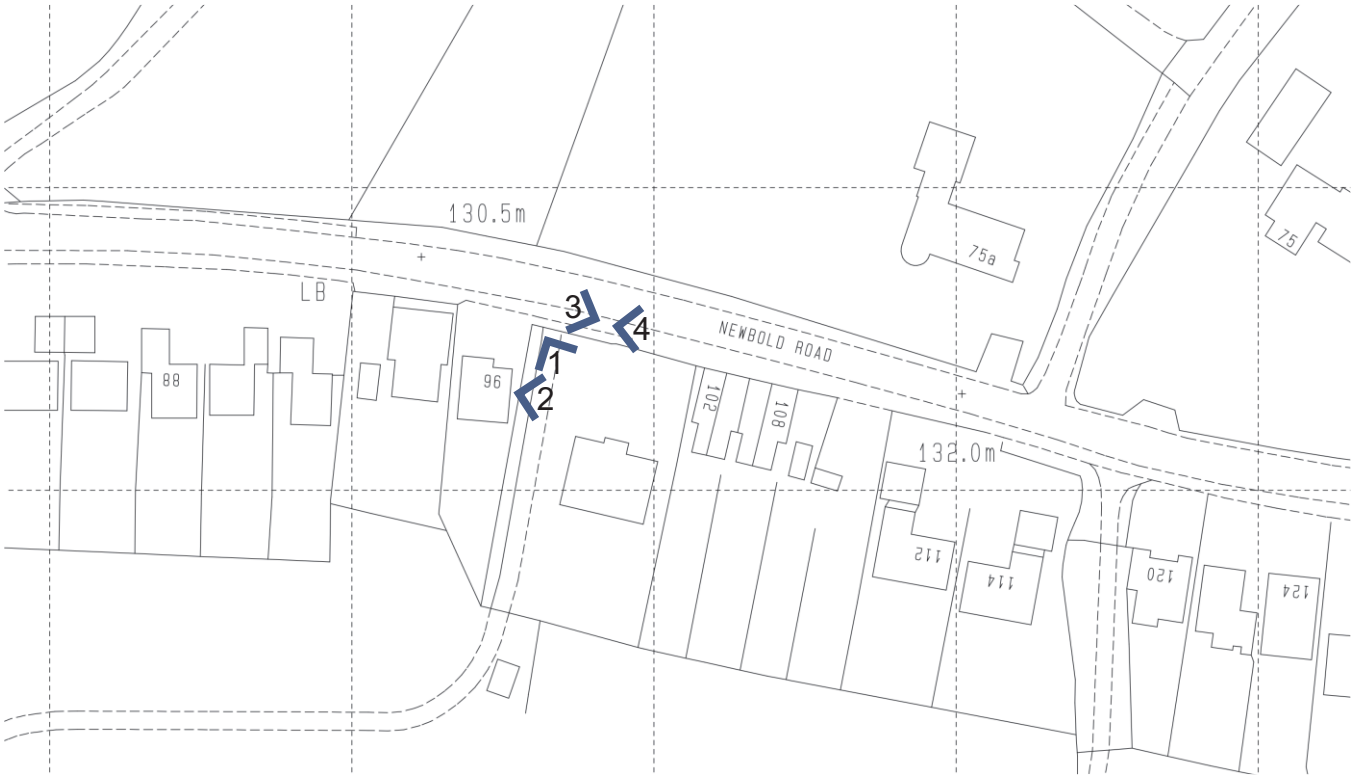


Photo View Points



1.



2.

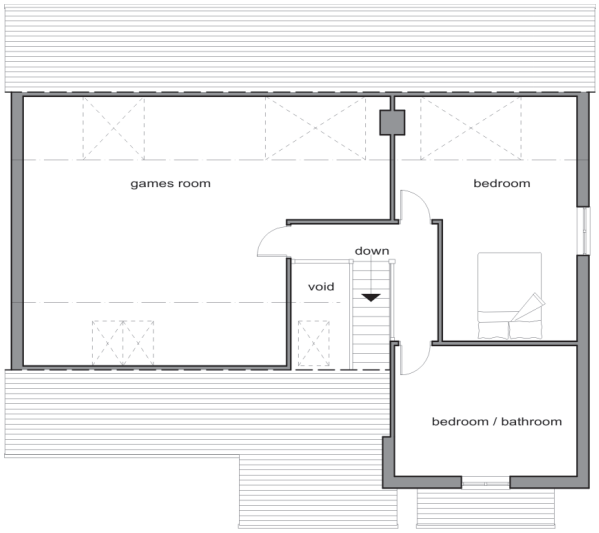


3.

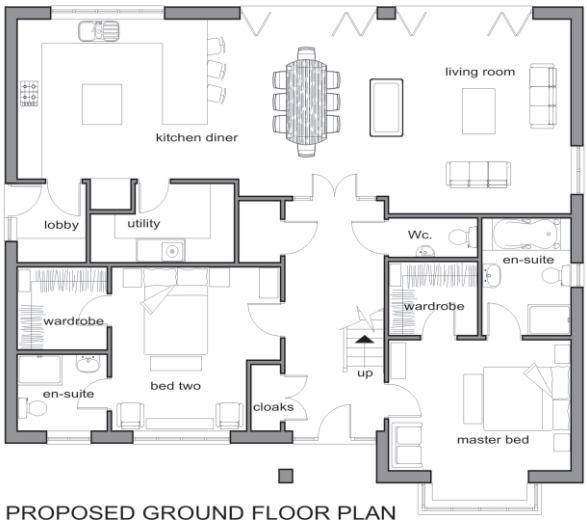


4.

3 Building Design



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Building Design Analysis

3.01 The design of the proposed new dwelling is shown below as well as on drawing No. 09 118 03.

3.02 The plan in terms of footprint was pre-determined as the base has been constructed inline with the previous approval.

3.03 A change in the clients situation means that the large scheme already approved is not necessary.

3.04 The clients brief was to construct a dormer style property utilising the existing footprint.

3.05 The scheme proposed is in essence a scaled down version of the scheme previously approved. The dominant feature gable has been retained with a square bay.

3.06 The cat-slide style roof has also been retained however the main eaves level is set at 1 and a half stories.

3.07 The cat-slide roof was formed to create a porch area inturn this offers a link between the gable and the main dwelling softening the overall impact of the building.

3.07 To provide light to the first floor we opted to use roof windows which again reduces the buildings over all mass.

3.08 The rear of the proposed dwelling is south facing and backs onto open countryside, our clients brief was to exploit the light and view. We have opted to provide large bi-folding doors to the ground floor with Velux ‘balcony’ style roof window over.

3.09 The property is to be constructed in the same brick as the previous approval to avoid the need to dismantle the partially constructed walls.



FRONT ELEVATION

elevation shown in shaded form due to scale

3 Building Design

elevation shown in shaded form due to scale



Rear Elevation



Side Elevation



Side Elevation

3.10 To enhance the charters stone details have been drawn on from the surrounding properties.

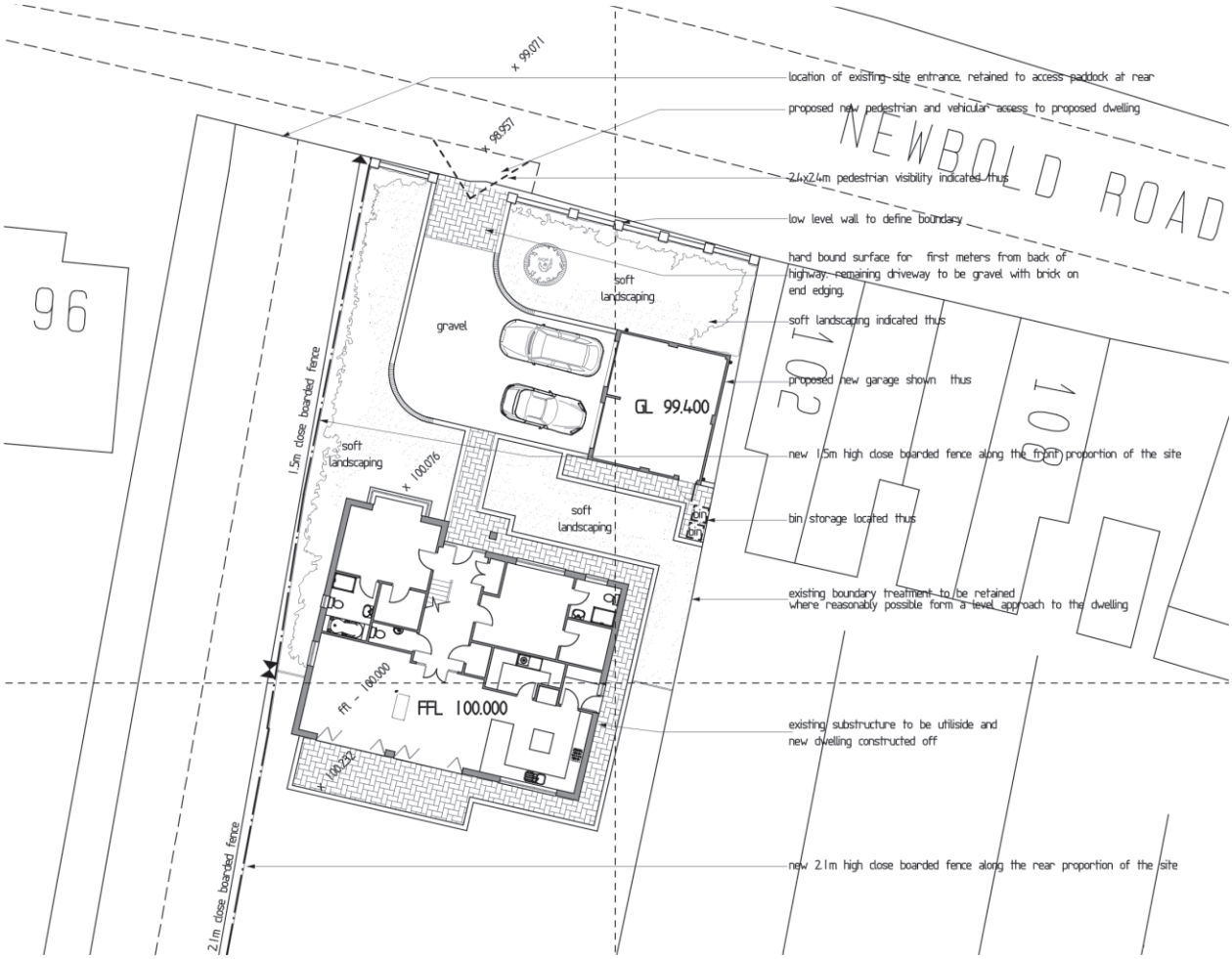
3.11 Parapet walls with a stone copping over provide an individual identity which complements the eclectic mix of properties fronting the Newbold Road.

3.12 It was a clients requirement to provide a double garage within the site. It has been located behind the building line backing on to the gable wall of 102 newbold road. As you will note there are no primary habitable windows on this elevation.

3.13 The garage is to be accessed from the west which allows for the creation of a new access to the site.

3.14 The speed limit along Newbold Road is 30mph. where the driveway is located a minimum visibility distance of 43m is easily attainable.

3.15 It is proposed that a low level boundary wall is implemented, as you will note from the block plan, the 2.4x2.4m pedestrian visibility will be un-effected.



4 Access Statement

The Access Statement relates only to “access to the development”.

Access To Site

4.01 As part of the development it is proposed that a new pedestrian and vehicular access is formed off Newbold Road. The visibility splays for pedestrian and vehicular access into the site, comply with the current requirements of the Highways Department.

4.02 The existing access to the site will be retained to service the paddocks to the rear.

Access Within The Site Area

4.03 The proposed parking and access layout has been designed to compliment the proposed development and is in accordance with Local Planning Guidance Regulations offering the recommended car parking requirements.

4.04 You will see on the site layout submitted as part of the application that vehicles enter the plot through the access, park within the designated area for the dwelling, and then walk to the clearly identified entrance doors of the property.

4.05 A suitable external lighting design will be determined and implemented to ensure safe movement for all pedestrians and vehicles within the site

Access Up To And Within The Building

4.06 Access up to and within the dwellings will be in full compliance with Approved Document Part M, being access to and use of buildings, 2004 Edition. The areas included in Part M that will be designed in line with are:

1. The approach to the dwelling.
2. Access into the dwelling
3. Entrance doors, corridors, passageways, and internal doors within entrance storey.
4. Vertical circulation within the entrance storey.
5. Accessible switches and socket outlets within the dwelling.
6. WC provisions in entrance storey of a dwelling.

Access For Emergency Services

Access for Emergency Services will be from the road, and the house will be designed to ensure the Fire Safety of all occupants.
This will include:

1. Maximum distances the fire tender vehicle shall be located from the entrance doors of any given dwelling.
2. Safety of all occupants within the dwelling.

Specific details for this will be provided at the Building Regulations stage, however the specification this development will be constructed in line with can be found in the Approved Document Part B.