DCDESIGN

Planning Application for the Erection of a Single Storey Dwelling to the rear of nos.132, 134 and 136 Main Street, Markfield, Leicestershire.

DESIGN & ACCESS STATEMENT

Site Appraisal

Stage 1 – Assessment

a) Physical Context - The proposed house will be sited on land currently used as a builder's yard with a workshop and store to the rear of nos. 132, 134 and 136 on the east side of Main Street and to the south of no. 1 Park Avenue. The existing access to the site from Main Street for the builder's vehicles is between nos. 136 and 138.
The site is within walking distance of local shops, amenities and bus routes.
The proposal is to demolish the existing workshop and replace it with a small, one bedroom dwelling with car parking. This will continue the residential character of the immediate area.
b) Social Context – Local people will not be adversely affected by the change of use for the site to residential accommodation in a largely residential area, indeed their environment will be improved. They do not appear to have any other aspirations for the site.
c) Planning Policy Context – The proposal complies with the local planning policy for the area, i.e. residential use.

Stage 2 – Involvement

The occupiers of the houses referred to surrounding the site have been consulted and shown the proposed design for the dwelling. None have expressed any objection and they have welcomed the proposal to replace the builder's yard with a small dwelling.

Stage3 – Evaluation

The evaluation of the previous stages shows that there are no conflicting issues to be resolved.

Stage 4 – Design

The dwelling has been designed to be sympathetic in scale, form and materials to the neighbouring houses, thus paying regard to the policies of the Local Plan. The design deliberately avoids any overlooking of adjacent houses and loss of their privacy.

Stage 5 – The Design Component

a) Use – The site is within an area of residential use. The dwelling is designed in detail to avoid intrusion into the privacy of any neighbouring houses. The existing vehicle access between the site and Main Street will adequately serve the change of use of the site to residential. At present the vehicle access is used by builder's lorries etc. so the change of use to serve one small dwelling will represent a considerable improvement.
b) Layout – The proposed design as shown on the drawings is in accordance with the above. The house has been designed so that the principal windows at ground floor level all face south, i.e. away from any other houses. There are no windows in the west elevation and only one small bathroom window in the east elevation. The only two windows in the north elevation i.e. facing the rear of no.1 Park Avenue 22 metres away, are to the ground floor kitchen and study.

The form of the dwelling is a simple, rectangular, ground floor plan with a low, pitched roof over. This is expressed with facing bricks to the external walls and the roof covering of plain tiles.
c)Scale - The design of the dwelling is single storey. This is a form in sympathy with the scale of the surrounding domestic buildings.
d) Landscaping – The hard and soft landscaping of the proposed scheme will be sympathetic to and enhance the existing residential character.
e) Appearance – The appearance and detailed design of the proposed dwelling is sympathetic to the existing and enhances the surrounding residential architectural environment.

Stage 6 – The Access Component
a) Policy – The proposed dwelling will have access to the pavements and carriageways of Main Street via the existing and upgraded drive which will represent a considerable improvement to the immediate environment because builder's yard traffic will be replaced by domestic traffic from one small house. This facility provides access to public and private transport, as well as pedestrian facilities, into and out of the village. Consideration has been given for pedestrian disabled access into the dwelling from the site.