SAVAGE HAYWARD
ARCHITECTS

Proposed Dwelling

land on corner Main Street & Station Road
Higham on the Hill
CV13 6AG

for George Stew Ltd

Design & Access Statement

March 2009

08/133

1 Introduction

SHA

1.01 Savage Hayward Architects have prepared this Design & Access Statement in support of the Planning Application by George Stew Ltd to erect a new dwelling on land on the corner of Main Street and Station Road, Higham on the Hill.

1.02 This Statement is prepared with reference to:-

DCLG Circular 01/2006
CABE: Design & Access Statements
Hinckley & Bosworth Local Plan 2001
Disability Discrimination Act 1995
Building Regulations Approved Documents

1.04 This report will consider the physical and social context of the site.

1.05 An initial sketch scheme was submitted to the LPA for comment. The planning officer confirmed that the principle of a house was acceptable and this application has been developed from these preliminary drawings.





2 Contextual Analysis

SHA

Site And Location

2.01 The site is located on the western edge of the village of Higham on the Hill, which is just north of the A5.

The closest town centres are Nuneaton at 2.5 miles, Hinckley at 4.0 miles and Atherstone at 4.5 miles

2.02 The village has a large conservation area mainly stretching along the historic Main Street. This spreads out at the eastern end to include St Peter's Church and Higham Hall.

The application site is some 75m outside the conservation area.

2.03 The general built form of the village is linear following the principle roads of Main Street, Nuneaton Lane and Station Road.

2.04 The village has two churches, two public houses (although one is currently up for sale) and one convenience store.

Topography

2.05 Main Street runs level past the site and starts to rise towards the junction with Nuneaton Lane and the village centre.

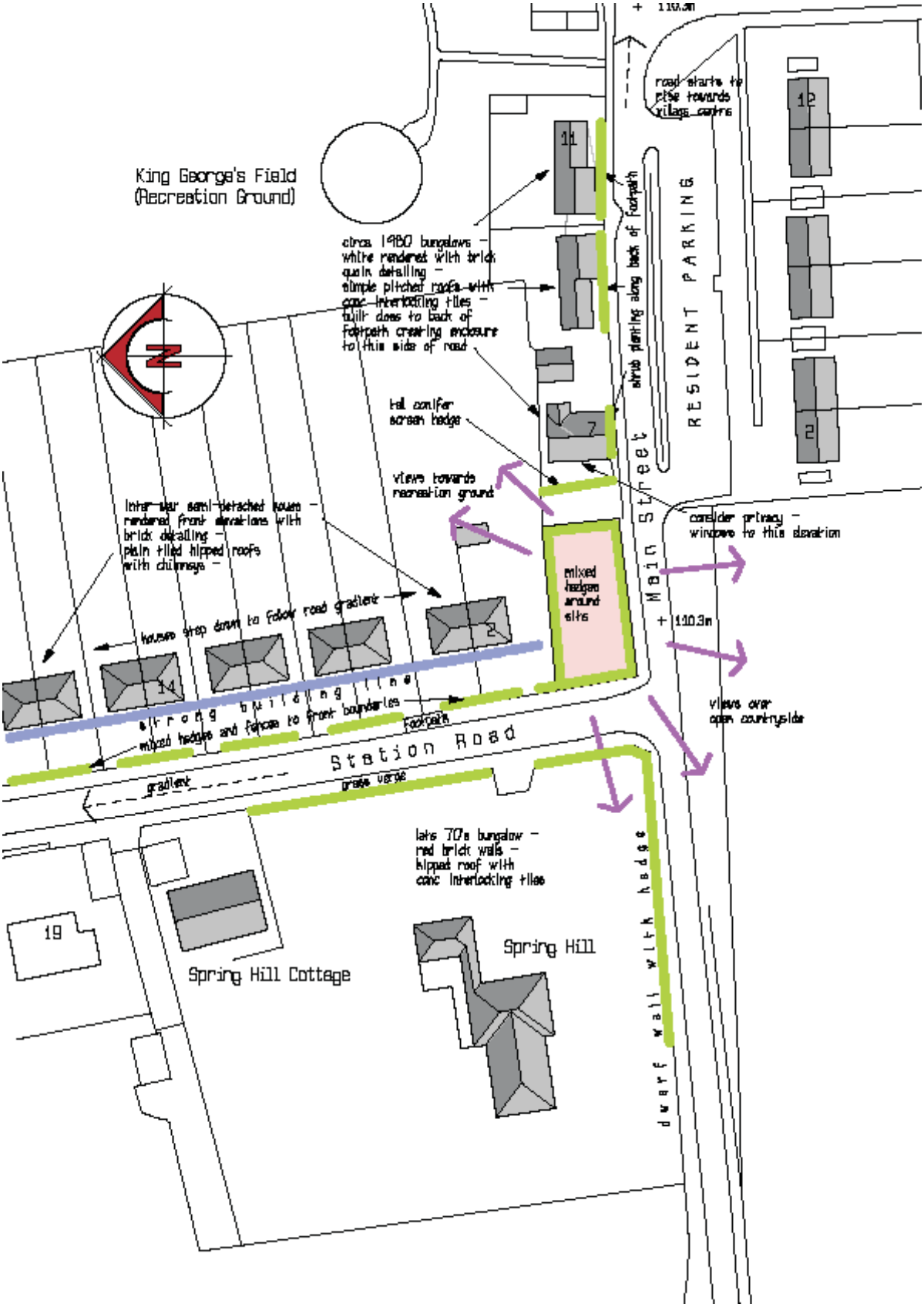
Station Road falls quite sharply from the junction with Main Street; the gradient being emphasised by the stepping in the houses fronting the road.

Communications

2.06 Higham has good road links with the three nearby towns making them accessible by car within 5 - 10 minutes.

Regular bus services also operate through the village linking it to these urban centres.

3 Site Analysis



Site Analysis

SHA

view 1
towards village centre

Hedge to site boundary on near left
Semi-rural character with grass verge to one side of road
Post war council housing on right contributes little to the character of this part of the village





view 2
away from village centre

Front garden to Spring Hill on right but essentially rural in character



view 3
towards site

Site is featureless - the taller trees and shrubs are beyond the siteBoundary hedge a mixture of species and in need of attention
White rendered bungalow to rear screened by planting



Site Analysis

view 4

front corner of site
adjoining semi detached house with simple hipped roof and brick details
the side facing windows are to landing and kitchen or bathroom



view 5

down Station Road which is a quite access road serving limited development

Inter-war semi-detached houses are of simple form with hipped roofs
Chimneys feature along the skyline
Mixed hedges and fences characterise the street frontage
Slope of Station Road reflected in the stepping of the houses



view 6

along Main Street towards village centre

Rendered bungalows close to back of footpath create tight enclosure to right side of street scene
Resident parking area creates open space untypical of the general character of the village



4 Design Principles

SHA

4.01 The logical position for the new dwelling is within the corner formed by the intersection of the dominant building lines along Station Road and Main Street.

4.02 The primary frontage should be towards Station Road which automatically defines private amenity space to the rear which maintains adequate distance between the new dwelling and the existing bungalow.

The front garden area then follows the prevailing street scape of Station Road.

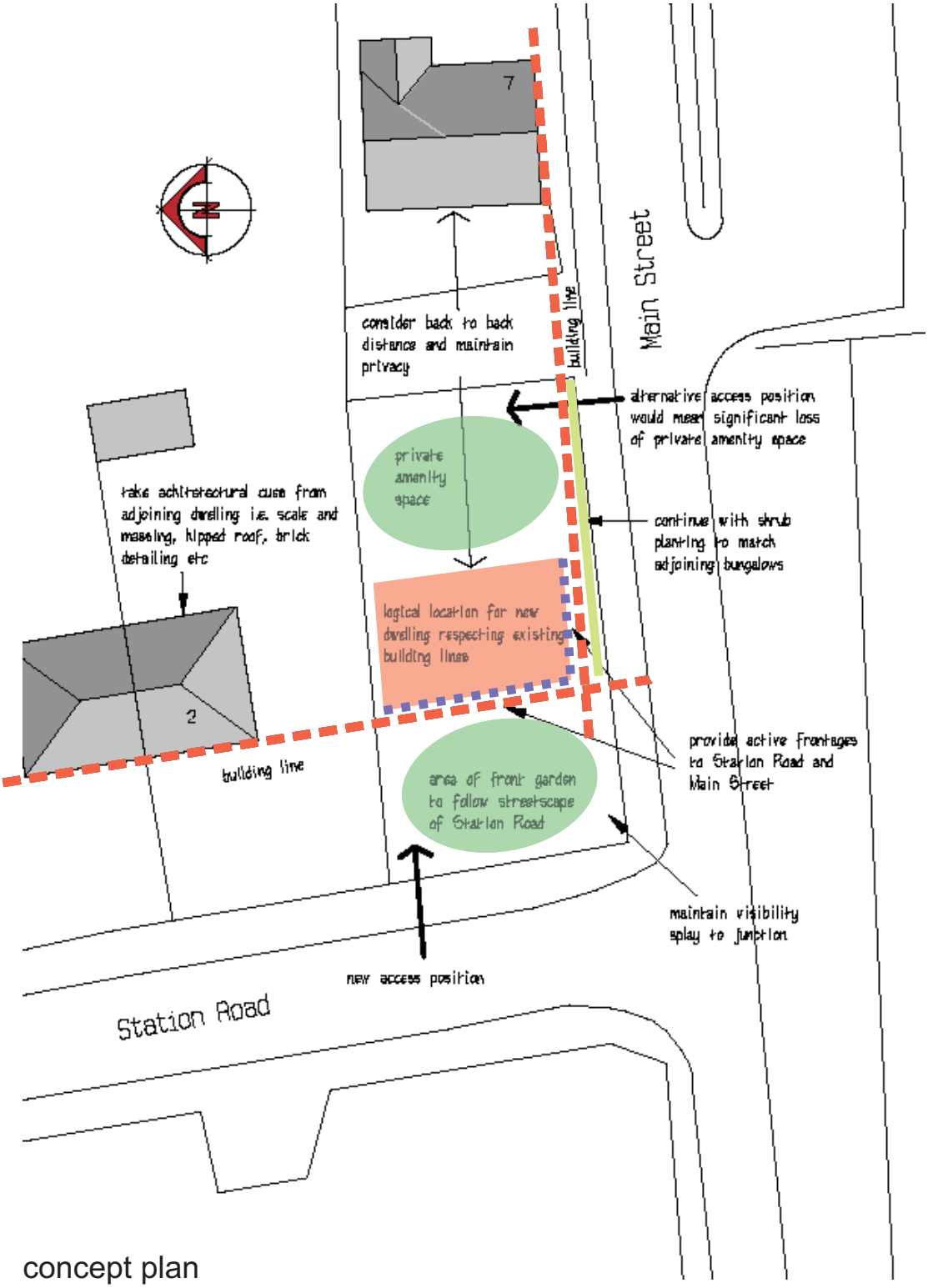
4.03 The scale and mass of the new building reflects that of the adjoining houses and consideration is given to the existing ground levels and the natural stepping of the properties along Station Road.

4.04 As the new house will be more closely associated with the houses in Station Road, architectural detailing and materials will be taken from these. However the elevation to Main Street is equally important and features are proposed to avoid a bland gable end wall.

4.05 The boundary treatments to the road frontages reflect the character of the respective street scenes with hedges and fences.

4.06 Two options for the new access are available; one off each road. The position off Station Road is preferable as this is a much quieter road and suits the general layout of the new house and the street in general. The second alternative off Main Street, divorces the main access form the dwelling and would erode too much of the private amenity space.

Design Principles



concept plan

5 Access

The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the building regulations and will be dealt with at that point in the development of the proposals.

Access To Site

5.01 The main vehicular and pedestrian access is from Station Road. A second pedestrian access into the rear garden area is from Main Street.

5.02 All users will have equal and convenient access to the site by means of comprehensive road/footpath layout.

5.03 A bus stop is within approximately 500m of the site offering a regular service into Nuneaton, Hinckley and Atherstone

Access Within The Site Area

5.04 The site itself is generally level and the slight gradient on the access drive is within acceptable limits for disabled access.

5.05 The proposed parking and access layout will be designed to complement the proposed dwelling and will be in accordance with Local Planning Guidance Regulations offering the minimum 2 car parking spaces.

Access Up To And Within The Building

5.06 Access up to and within the building will be in full compliance with the Approved Document Part M, Access to and Use of Buildings, 2004 Edition. The areas that will be designed in line with Part M are:

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

Access For Emergency Services

5.07 The buildings will be designed to ensure the Fire Safety of all occupants. This will include maximum distances the fire tender vehicle shall be located from the proposed new building in line with the Approved Document; Part B.