

# DESIGN & ACCESS STATEMENT

20th October 2020

Ref: DSA-20090-PL-DAS

54 Somerfield Way ,Leicester, LE3 3LX



This design & access statement is to be read in conjunction with all submitted relevant planning drawings.

Ref beginning; DSA-20090-PL...

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## 1 INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission on behalf of Mr and Mrs Dhaliwal. The application is for a single-story rear extension and alterations to site boundary treatment at 54 Somerfield Way, Leicester. The development has been designed with the surrounding and existing buildings in mind.

The existing property is not located on a designated conservation area.



Figure 1: Site Boundary marked in red

## **2 ASSESSMENT**

### **2.1 Physical**

The existing property is situated at 54 Somerfield Way, Leicester, LE3 3LX.  
The current dwelling is a double storey detached house.

The local vernacular along Somerfield Way consists of detached double-storey residential properties with hipped and gable roof forms. Most properties are constructed using traditional brick building methods. Driveways are present to the front of most properties.

The existing property was constructed with buff brick with stone sills and heads. The dwelling has white uPVC framed windows, white wooden doors and a gable roof construction.

### **2.2 Social**

The property is located within Leicester, Leicestershire, falling within the Forest ward. Leicester city is approximately 73.3km<sup>2</sup> and has a population of 329,839. The Forest ward has an approximate population of 7,128 based on the 2011 census.

The site is mainly surrounded by other domestic housing.

### **2.3 Economic**

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

### **2.4 Flood Risk**

The site is not in a flood risk zone.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

### **3 Local Planning History**

There has been no local planning history

### **4 Design Principles**

In line with National and Local Government Guidance and Policy, a high standard of living has been incorporated into the design and development of this site. The application is responsive to local architectural history and the identification of constraints and opportunities will ensure that the proposal is sensitively assimilated on the site and into the surrounding landscape.

The proposal has evolved through the different approaches to the site and context. The principles which have been developed in order to integrate the design have been derived from the site assessment in conjunction with the delivery of a high-quality design which achieves the criteria set out in the National Planning Policy Framework.

#### **4.1 A Social Role:**

"Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being." Para. 7, Pg. 2.

- A well-connected site to local amenities, shops, and public transport.
- Bringing further diversity to the town, providing housing to an already lively commuter's town.

#### **4.2 Good Design**

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Para. 56, Pg. 14.

#### **4.3 An Environmental Role:**

"Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy." Para. 7, Pg. 2.

#### **4.4 Streetscape**

"Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit" Para. 56, Pg. 14.

#### **4.5 Planning for the Future**

"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;" Para. 58, Pg. 15.

#### **4.6 Respond to Context**

"Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" Para. 58, Pg. 15.

#### **4.7 Respond to Context**

"Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion" Para. 58, Pg. 15.

## **5 THE APPLICATION PROPOSAL**

### **5.1 Use**

The proposal is for a single-story rear extension and alterations to site boundary treatment. The proposal aims to create a larger kitchen space and also increased external space to allow for proposed garden and patio.

### **5.2 Design**

The existing dwelling comprises of primarily brickwork. The proposal will utilise this and introduce new material. Grey aluminium windows and dark grey fascia to the rear extension. The frames of the front windows will match the existing white uPVC frames, whilst the rear windows will be replaced with grey aluminium windows for a modern aesthetic.

The key element of design is large corner bi-folding door that opens straight into patio with sitting area. Small accents like built-in planter gives more homely character.

### **5.3 Amount**

The total floor space area of the existing is 110 square meters. The proposed development will increase the total footprint to 134 square meters; the footprint will be increased by 24 square meters.

### **5.4 Layout**

Refer to drawings.

### **5.5 Scale**

It is recognised that the scale of the building and relationship with both the existing and surrounding area is important. The proposed development has been designed to remain sympathetic to the local area and the neighbouring properties.

The proposed single storey extension ridge height will be lower than existing garage and main roof, to not overwhelm existing building.

### **5.6 Landscaping**

No trees will be removed. Patio will be extended to match size of proposed extension, laid out from similar in colour to existing - light grey paving slabs.

### **5.7 Accessibility**

Access to the property will remain as existing.

#### **5.7.1 Energy**

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption and, the utilisation of green tariff energy sources.

#### **5.7.2 Drainage**

As existing

## 6 Summary

The proposal has been prepared having regard to the assessments, relevant development plan policy background as well as a review of national policy guidance and various local policies and strategies considered being relevant to the application. The sites full context has been assessed, this includes it's physical, social and economic composition. From this assessment the proposed scheme has been prepared to provide a suitable extension that is not over intrusive or out of character with the existing vernacular of the local area.

The proposed single storey extension creates a modern addition to the rear- taking advantage of views of the garden. The feature large doors create natural light for the large open plan space.

The existing boundary treatment will be re-positioned to for an increased rear/side garden.

We welcome your decision.

Signed By: A.T

Date: 21/10/20

Checked: A.K