

Appearance

Davidsons Developments Limited have a track record of building attractive houses which are informed by characteristics of a more traditional house. The accompanying images show the style of traditional housing that Davidsons have built through the East Midlands and the quality and detail which have been recognised as elevating the character of the areas in which Davidsons develop. This same style will be used across these proposals, including;

- Varied architectural character, including Georgian references;
- Varied window and door styles;
- Varied eaves detailing;
- Brickwork detailing around windows, as low and mid-level feature courses and as quoining.

“New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality.”

Building Materials

The materials for this site will be the same high-quality associated with other Davidsons schemes ranging from both external envelope and roofing, to the use of wooden porches, eaves detailing and barge boards. These materials have been selected for their robustness and are considered to be appropriate to the context. Precise details and distribution of the proposed materials are set out on a separate submitted materials plan.

Summary

Overall, it is maintained that the proposed development will enhance the character and appearance of the local area and that a distinctive new place will be created.



Landscaping

“Landscaping” is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures.

Landscaping is reserved at this stage and so specific information is not required. A DAS must however, still explain the principles that will inform any future landscaping scheme for the site.

Existing Landscape Features

The Illustrative Layout demonstrates how new housing could be delivered on the site whilst also retaining the existing trees and hedgerows within and around the site, using the trees as a key feature of the green space upon arrival into the site.






Soft Landscaping

It is anticipated that along the main street hedges will be used to define the private and public realm and soften the appearance of the street. In addition the main street will include street trees within a verge along the stretch where dwellings are proposed on both sides, again to soften the built form.

Hard Landscaping

The majority of the site will comprise of tarmac roads and private drives, however it is anticipated that in key areas a change of hard surfacing will be used. In addition shared-surface streets will benefit from this change in surface to denote their position in the street hierarchy.



-  Application site boundary
-  Public Right of Way
-  Primary route
-  Secondary route
-  Private drives

Access & Movement

Street Hierarchy

A simple hierarchy of streets is proposed to help navigate through the site, with a legible main street running through the site and small, minor shared surfaces and private drives branching off.

Vehicular Access

The Illustrative Masterplan shows that the site can be safely accessed from Lutterworth Road with a 5.5m wide carriageway and 2m footways either side.

Car Parking

There are different forms of car parking used across the site. On-plot parking to the side of houses, often with a garage allows houses to be located close to the footpath, creating an enclosed street. Pockets of front car parking are also evident on the site, used at the edges of the development where streets are single-sided and have a more open character.

These car parking arrangements place cars close to dwellings and mean that people can see their car from their home. The number of car parking spaces provided is in line with car parking standards and likely car parking demand.

Non Vehicular Movements

The site benefits from the public right of way which provides permeability to the east, ensuring direct pedestrian and cycle movements and less reliance on the private car.

In addition bus stops are found along Lutterworth Road to the east ensuring new residents will have easy access to the public transport network.

“Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport.”







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Summary

SUMMARY

This Design & Access Statement provides a concise overview of the design process that has been undertaken in formulating the illustrative masterplan for up to dwellings. It demonstrates that the various constraints and opportunities of the site have been carefully considered and will result in an attractive residential development that sits logically within the existing fabric of Blaby. Davidsons have an excellent reputation for high quality design and as such these scheme will be a positive addition to the settlement and create a great place to live.





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CHARTERED TOWN PLANNERS
& URBAN DESIGNERS