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ARCHITECTS STUDIO

## DESIGN + ACCESS STATEMENT

Development description:	Demolition of existing bungalow and associated outbuildings. Construction of 23no dwellings, new access, parking and associated landscaping.
Location of development:	Elms Farm Bungalow, Springwell Lane, Whetstone
Name of Applicant:	MYPad Group
Name of Agent:	JEB Planning
Date of Statement:	February 2024
Issue No.:	-
Our reference:	22-076

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# 1.0 BACKGROUND

## 1.1 Introduction

This Design & Access Statement has been prepared in support of an application for full planning to create 23no dwellings, new access, parking and associated landscaping at the site of Elms Farm Bungalow, Springwell Lane, Whetstone.

The statement is prepared on behalf of the applicant, MYPad Group. This statement has been prepared by Anotherkind Architects Ltd, with support from all other disciplines involved with the project, and should be read in conjunction with the other planning application supporting documents and drawings.

This document is accompanied by information necessary to satisfy the validation requirements of Blaby District Council. This statement has been prepared under the requirements of the Town and Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content has been informed by the Planning Practice Guidance (PPG 2014)

This document should be read in conjunction with the Planning Statement prepared by JEB Planning.

Taking into account the guidance on Design & Access Statements, this statement describes the context in terms of location, site history and environs, and goes on to explain the proposals in terms of design and access.

## 1.2 Design Objectives

The vision for the development is to create needed housing within a high-quality environment and sustainable development. There are a number of key principles and design objectives which have informed the proposed development, and which are explained in more detail within this Design and Access Statement, namely:

- To deliver a high-quality housing development that is sustainable, safe and attractive, with a 'sense of place'.
- To provide a mix of 2 bedroom, 3 bedroom and 4 bedroom dwellings
- To create an appropriate development in terms of scale and that makes reference to the local vernacular and materials.
- To promote sustainability and reduce energy consumption.

The application proposes to develop a site which measures approximately 0.51 hectares.

## 2.0 RESPONSE TO CONTEXT

### 2.1 Site Location & Context

The application site ('the site') is located at the northern end of Springwell Lane, Whetstone. It is within an established residential area situated to the south of Whetstone and Blaby. The site is positioned between Ewan Close to the south and Alice Gardens to the north. Both of these established residential streets being laid out in cul-de-sac form, which has been reflected in the proposed design of the development.

Surrounding houses are generally two storey under a pitched roof with varied design and plot arrangements but generally representing traditional housing stock. The site is currently occupied by a large single storey dwelling with a generous private garden and presents an opportunity for redevelopment to provide much needed housing within the locality, on a site with existing residential use.

To the west of the site is a light industrial estate, this currently sits alongside surrounding residential developments, the application is accompanied by a supporting acoustic assessment which determines minor mitigation measures required to ensure the proposed dwellings are not impacted by this existing neighbouring land use.

A topographic survey of the site is included within the supplementary drawings in support of this application. The site is nominally flat, with limited features. There are 3 mature trees on the site which have been identified for retention and integrated into the proposed development.

### 2.2 Local Facilities, Access & Movement

The site is considered to be sustainable in respect of its surrounding local amenities and context, being an established residential area. Springwell Lane has bus stops located within walking distance on Dog and Gun Lane to the north, providing bus services to surrounding areas including Leicester. Badgerbrook Primary School is located within walking distance of the site (approximately 250m away on Dog and Gun Lane). Shops and recreation grounds are local to the site and well connected to the public footpath / pavement network to the site.

### 2.3 Existing Land Use and Contamination

The land is currently occupied by residential use. A Phase I land contamination survey has been undertaken to support the application. Further details are contained within the supporting documents of this planning application.

The survey concludes: *It is considered that...recommendations with regard to a phase II ground investigation can be secured by the imposition of an appropriate planning condition when full planning permission is granted for the subject property. The above recommendations should not supersede the granting of permission in principle or similar*

### 2.4 Flood Risk

The entire site lies within Flood Zone 1 and therefore is not at risk of flooding from rivers. The site is less than 1 hectare therefore a flood risk assessment is not required.

## 3.0 Design Proposals

The development proposals are outlined below. The design has been developed in response to the local context, using appropriate materials, scale and massing to integrate the new with the existing.

### **3.1 Mix**

The proposals for the development seek to develop the site to provide 23no dwellings of the following mix to provide accommodation suitable for a range of occupants including families.

#### **DWELLING MIX**

14no 2B4P person houses @ 70sqm  
*28no parking spaces (200%)*

7no 3B5P houses @ 82sqm  
*14no parking spaces (200%)*

2no 4B6P houses @ 106.5sqm  
*4no parking spaces (200%)*

**Total - 23 Dwellings**  
***Total - 46 Parking Spaces (200%)***

Site Area: 0.51 hectares (redline area)  
Density: 45 dwellings per hectare

### **3.2 Affordability –**

The proposed dwellings are proposed to be offered on a policy compliant basis with 17no market housing and 6no affordable housing units.

### **3.3 Scale & Layout**

The proposals are of similar scale and massing to that of the dwellings in the surrounding context, being two storey under pitched roofs. The proposals are generally semi-detached pairs with associated front and rear gardens and driveways. The existing mature trees on site (3no) have been identified and the proposed layout worked around these. T1 forms a central heart to the development at the head of the access road, with active frontages proposed to overlook this incidental open space.

All elevations which face public areas have been designed as 'street facing' to avoid blank elevations and improve natural surveillance.

Dwellings are designed around a central access road, accessed from Springwell Lane. Dwellings generally present rear gardens to the adjacent residential dwellings to the north and south, therefore increasing separation distances to limit any impact on existing amenity or privacy.

Dwellings have been designed to provide a street frontage to Springwell Lane, with 'corner turn' plots proposed at the entrance to the development, creating an active street frontage respecting the existing context.

Each dwelling is provided with 2no parking spaces either within curtilage, or within close proximity to the dwelling. These will be allocated (where remote) All parking is proposed to be off street.

### **3.4 Appearance**

The proposals represent a high quality design that is appropriate to the sites context with facing materials as follows:

#### **WALLS**

##### **Main Facing Brickwork - RED BRICK**

Brick type TBC

Stretcher

##### **Detail Brickwork - CONTRAST BRICK**

Brick type TBC

Stretcher bond with 15mm projection

#### **ROOF**

##### **Concrete Interlocking Plain Tile**

Roof tile TBC

Concrete interlocking plain tile.

Colour: Slate Grey.

#### **WINDOWS AND REAR DOORS**

White UPVC.

HEADS - 'Detail' brick type in soldier bond

CILLS - Reconstituted stone cills

#### **FRONT DOORS**

Composite door.

Colour: TBC

Style: TBC

#### **FASCIAS**

Black UPVC.

#### **RAINWATER GOODS**

Black UPVC.

#### **FRONT ENTRANCE CANOPIES**

Timber entrance canopies, with small format roof tile.

Colour: TBC

### **3.5 Access & Refuse Collection**

The development site is served by existing adopted highway (Springwell Lane). Each dwelling is provided with bin storage to the rear gardens for 3no wheelie bins and an access route to the access road to enable collection.

The details of the proposed highway strategy are included in the supporting Transport Statement and associated plans. Emergency vehicles can access all parts of the new dwellings and site within 45m of turning facilities within the site.

All front entrance doors will provide level access thresholds in accordance with Approved Document M

### **3.6 Sustainability**

Refer to sustainability statement prepared in support of this application.

### **3.7 Ecology & BNG**

Refer to the ecology report and BNG assessment prepared in support of this application.

## **4.0 Conclusion**

This Design and Access Statement has considered the material planning implications. The development proposed represents an appropriate use for the site, taking into account the local and immediate context and ongoing need for housing.

END. For and on behalf Anotherkind Architects Ltd.