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**1. Proposed demolition of existing
Outbuilding and erection of one single
storey detached dwelling with associated
car parking and landscaping
on Land at 37 College Road Whetstone .
LE8 6JF**

DESIGN AND ACCESS STATEMENT

March 2024

This Design and Access Statement is submitted in support of a Full Planning Application for the erection of a single dwelling on land adjacent to 37 College Road Whetstone.

1.0 Context Appraisal

1.1 Assessment:- The site is located in the settlement of Whetstone on the western end of a spur of College Road. The area is exclusively residential with a mixture of semi-detached 2 storey dwellings and a variety of styles of bungalow. To the south of the site is a range of single storey bungalows which appear to be or have been primarily for elderly residents.

The host site houses a semi-detached property which has a large expanse of garden to the south and west. The entire area appears to date from the immediate post-world war 2 period and has little in the way of architectural detailing, the properties are somewhat utilitarian in appearance with a mixture of red and buff brick being used for the large majority of the dwellings with the addition of painted render or vertical tile hanging to break up the otherwise large expanses of brickwork.

On land adjacent to 31/33 College Road planning permission was granted for the erection of 6 flats (13/0220/1/PX). This scheme has been implemented and occupies the site of former communal garages.

Planning permission has also been granted for the erection of 2 dwellings on a corner plot between 86 and 88 College Road (22/1045/FUL) although this scheme has not yet been implemented.

1.2 Current Use:- The area for the proposed single storey dwelling is currently a large side garden for the host dwelling.

1.3 Relevant Planning Policies- The majority of the policies used as guidance for this application are contained within the Blaby District Local Plan -Adopted 2nd September 1999.

It is considered that the proposed dwelling is in accordance with Policy CS1 – Strategy for locating new development as it is located within Blaby.

The proposed property is considered to be in accordance with Policy CS2 - Design of New Development as it does respect the urban narrative of the immediate surrounding area.

The choice of a bungalow is considered to be in accordance with Policy CS3 – Sustainable Urban Extension in so much as it adds to the diversity of housing type in the area. This also to be considered to be with Policy CS7 - Affordable housing and Policy CS8 - Mix of Housing.

1.4 Involvement:-This is a private development but we are willing to hold discussions with other interested parties such as the statutory authorities, highways etc on behalf of the applicant.

1.5 Design – As described in 1.1 above, the overall design appearance of the surrounding area could best be described as utilitarian, as such the proposed dwelling is considered to be in keeping with the architectural style of the surrounding properties. There is a simple dual pitch roof with the angle chosen to match the adjacent properties, doors and windows have been positioned to avoid direct overlooking of any of the adjacent properties to afford maximum privacy to the proposed and extant dwellings. Materials are proposed to be brick and render with roofing tiles to match the existing host dwelling. The orientation of the proposed single storey dwelling has been aligned with the extant property at number 35 College Road.

2.0 Design Component

2.1 Amount and Use:- It is proposed to erect a 1 bedroom single storey detached dwelling.

2.2 Layout and Scale – The layout and scale of the proposed single storey dwelling is as outlined in 1.5 above.

2.3 Landscaping – It is proposed to provide lawns around the property with 1800mm high close boarded fences to provide privacy. A landscaping scheme has been submitted as part of the application. The extant hedging to the southern boundary will be retained.

2.4 Appearance – The appearance of the proposed single storey dwelling is as outlined in 1.5 above.

3.0 Access Considerations

3.1 Physical links – This site is reasonably close to the shopping areas of Whetstone It is well served by local bus routes giving access to other areas of the Borough and Leicester city centre.

3.2 Inclusion – The property is single storey and therefore is considered to be fully inclusive..

4.0 Others

4.1 Energy efficiency – The properties will conform to the requirements of the Building Regulations.

4.2 Pollution and ecology – This properties will be environmentally friendly.

5.0 Listed Buildings

5.1 The property is not listed and does not lie within a Conservation Area.

Flood Risk Assessment

The site is identified as being in Flood Zone 1 therefore no FRA has been submitted.