

# Interior Mode

## Design & Access Statement

2021/0107\_The Erection of 1 Dwelling on land adjacent to:  
45 Broughton Road, Croft, LE9 3EA

March 2024

Version 1.0



(\*Google Maps)

### Interior Mode Limited

Signalmans Cottage, Station Road, Narborough, Leicester, LE19 2HR  
Telephone:0116 2848489 Fax:0116 284364 Email: sales@interiormode.uk.com

## **Contents**

---

- 1.0 Introduction
- 2.0 Site Location & Context
- 3.0 Proposal Description
- 4.0 Planning Policy
- 5.0 Conclusion

## **1.0 Introduction**

---

This document will set out the design principles based upon the site assessment and compliance with the local plan and National Planning Policy Framework and justify the decision-making process for the final proposal.

## 2.0 Site Location & Context

---

The 422 sqm site is on Broughton Road (between no 41 and no 45), within the settlement area of Croft, Leicester and is bound mainly by 2 storey houses of varying ages and styles, including rendered/ brick facades, with a mix of hipped and gabled roofs. Some nearby houses have detached garages.



(Figure A: Source \*SMARTECH Design, Location Plan)

Although no 33 & no 35 front façade is aligned with the building line, no's 41 to 47 are rotated at circa 12 degrees to the building line, providing a stepped frontage along these dwellings, which allows for modulated building frontages. The rear building lines vary, depending upon the dwelling design and shape & size of garden.

- The site is a former side garden area for no 45 Broughton Road
- The site has a number of existing hedges, trees and fences
- The site is level and comprises grassed and hardstanding surfaces
- The site is 12m wide and 35 long, being slightly larger than the adjacent plot at no 43 Broughton Road
- There are no substantial or trees of significance
- The adopted grass verge and footpath is circa 3.1m wide, to the road kerb from the site boundary.

- There is an existing driveway opening to the site, being circa 3m wide
- Broughton Road is straight in both directions for a considerable distance. The road is a 30mph unclassified road.
- This provides adequate visibility splays of 2.4m x 43m in both directions, as required for a 30mph unclassified road.





### 3.0 Proposal Description

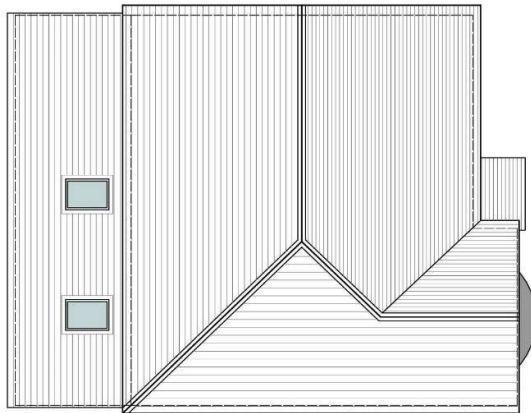
A modest 4-bedroom detached house with on-site parking for 3 vehicles and turning to the front is proposed. All habitable room windows are either facing front or rear, being similar to surrounding properties.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

(Figure C: Source \*SMARTECH Design, Proposed Plans)

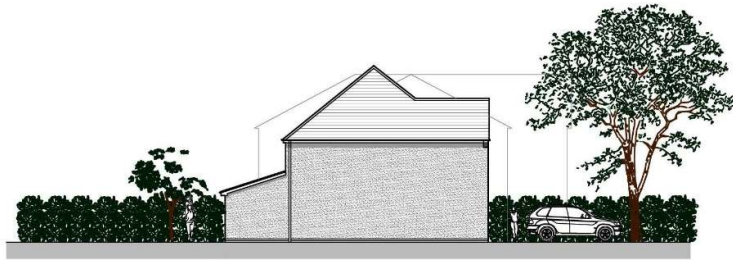
The proposed architectural detailing echo surrounding properties detailing, to incorporate a bay window, a part gabled / part hipped roof, sash windows, dentil course + corbelled eaves and a porch. The proposed ridge heights are similar to neighbouring properties.



STREET SCENE - EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

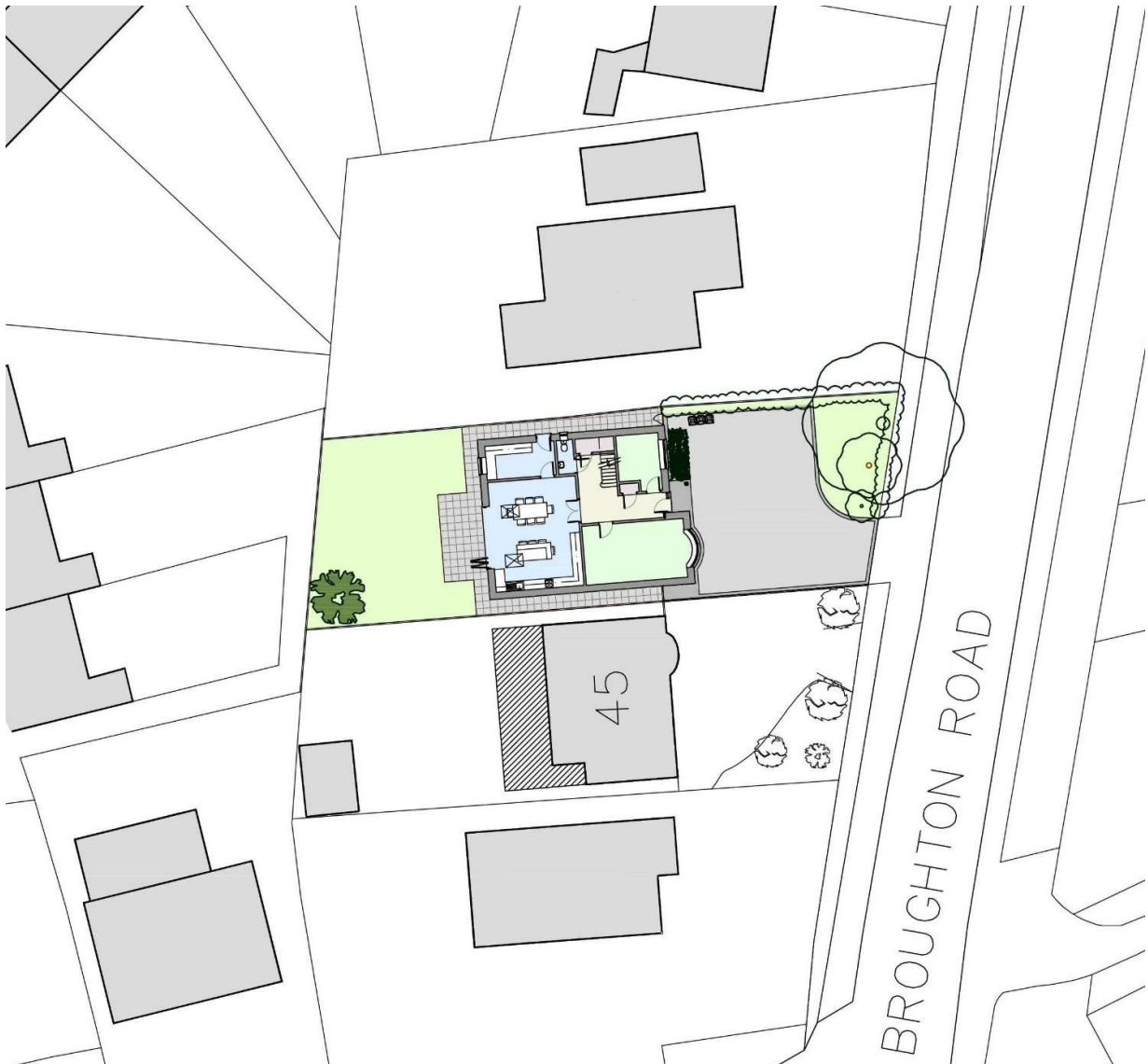


NORTH ELEVATION

(Figure D: Source \*SMARTECH Design, Proposed Elevations)



The house has been located within the site in order to maintain the existing street scene rhythm created by the built form and spaces between. As such, the proposed house looks in keeping with the street scene from both a detailing and spatial perspective.



(Figure E: Source \*SMARTECH Design, Proposed Site Plan)

## 4.0 Planning Policy

---

The policies deemed applicable to this site are as follows:

### **National Planning Policy Framework (NPPF):**

We believe the proposed development complies with the relevant sections of the NPPF.

Section 2: Achieving sustainable development.

There is high demand and local plan requirement for residential land use within the Blaby District area. This development will create a new dwelling within close proximity to local amenities, ultimately supporting the local economy. There is a mixture of housing type in the area ranging from young family through to the older generation. This development will create a much-needed family dwelling.

The development will utilise SUD's and low carbon technology. will be considered and utilised where viable.

Section 5: Delivering a sufficient supply of homes.

The NPPF states that small sized sites can make an important contribution to meeting the housing requirements and these should be supported where possible. We believe this small site will provide much needed housing in the area.

Section 6: Promoting healthy and safe communities.

The NPPF states that decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, which are safe & accessible and support & enable healthy lifestyles.

The site location is within a mixed-use residential area with easy transport, cycle and walking connections to other local areas. There are open spaces and community facilities close to the site. The nature of the site location lends to a safe community feel and encourages sustainable modes of transport.

Section 9: Promoting Sustainable Transport

The residential parking for the property is situated on site to the front of the property, there is no requirement for off road parking. The existing driveway entrance will be retained.

The increase in traffic and impact on the transport infrastructure will be negligible.

The site has accessible transport, cycle and walking connections to other local areas.

The plot will be provided with electric car charging point.

Section 12: Achieving well designed places.

The design is of high quality, sensitive to the surrounding local character and site, with minimal impact to neighbours. The site is ideally located for the use of public transport, cycling and waling, within close proximity to Croft village centre.

The design incorporates an electric car charging point, SUD's design and the removal of any trees / hedgerow are mitigated with new.

Ample landscaping and amenity space is provided to the front and rear of the property. The very nature of the location of the site give to high levels of natural surveillance.

Please refer to Section 3.0 for the design justification.

## **5.0 Conclusion**

---

It has been demonstrated that the proposed development of a detached 4-bedroom dwelling has been designed with the local authority Design Guide in mind as best as possible to suit the needs of the in-fill site.

The proposal would deliver much needed housing and contributes positively to the community. The development should be considered as sustainable, socially, economically, and environmentally.