

Design & Access Statement

Mr & Mrs G Wilson - July 2023

Replacement Dwelling 12 Mill Lane, Donington. PE11 4TL

Description

The Application site is at 12 Mill Lane, Donington and sits within an established part of the town. The existing 2-bedroom bungalow (circa 1950s) which has an internal floor area of 110m² has been empty for a sometime and is in desperate need of extensive repair and improvements. Due to the age and construction of the building the applicants feel it's beneficial to demolish the existing property and replace with a property to meet modern living arrangements and current building regulation requirements.

Access

The principal (existing accesses) are served off Mill Lane and are both to be retained. The in and out facility gives the applicant ample parking and turning facilities entering and exiting the property
The proposed driveway will be altered slightly to suit the new bungalow footprint and will have gravel finish material.



The existing bungalow (from Mill Lane)

Layout

The proposed is a replacement (infill) dwelling. The siting of the new bungalow will be set forward from the existing to maximise rear amenity facilities, while still retaining ample car parking.

Appearance/Scale

The new bungalow will have a modern façade with stock bricks and grey slate tiles, Grey windows, doors, fascia's and soffits in UPVC.

The new 3-bedroom bungalow will also include open plan kitchen/dining to the rear overlooking the enclosed rear private garden.

The proposal will also have provision for either PV or solar panels on the rear roof which will assist with meeting current building regulation and SAP targets.

All the proposed materials will enhance the street scene and not be out of character for the immediate area and town.

Landscaping & Materials

We will try and retain existing shrubs and hedge planting at site boundaries. Where this isn't possible then propose to install 1.8m high timber close board fencing (where applicable)

At the site frontage we intent to remove the existing small facing brick walls (and along the sides) and replace with 0.9m high timber fencing. The current state of the brick walls is in poor repair and needs removing before causing a hazard.

Services

- Main's foul water.
- Surface water – soakaways, if acceptable.
- All other main services are available, Gas, Elec, water & BT.
- Bin collection point will be at plot Curtilage and abut adopted footpath (collected by local Authority)

Flood Risk

A detailed flood risk assessment has not been carried out; however, the site has been identified within flood zone 2 area (as detailed in the Gov.uk website/ report)

We would take recommendations as set out by the Environment Agency regarding proposed levels however mindful of the existing floor levels along the existing vernacular.



Site Location (Google)