

# DESIGN & ACCESS STATEMENT

4th March 2021

Ref: DSA-20132-PL-DAS

**Highbury Care Home, 38 Mountsorrel Lane, Sileby, Loughborough, LE12 7NF**

This design & access statement is to be read in conjunction with all submitted relevant planning drawings.

Ref beginning; DSA-20132-PL-DAS...

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## 1 INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission on behalf of Mr Sudera. The application is for a 2.5 storey side extension at Highbury Care Home, 38 Mountsorrel Lane, Sileby, Loughborough, LE12 7NF. The development has been designed with the surrounding and existing buildings in mind.

The existing property is not located on a designated conservation area.



## 2 ASSESSMENT

### 2.1 Physical

The existing property is situated at Highbury Care Home, 38 Mountsorrel Lane, Sileby, Loughborough, LE12 7NF.

The current property is 4 stories detached care home.

The local vernacular along Mountsorrel Lane, consists of mixed detached and terraced double and triple story buildings with mixed hipped and gable roof forms. Most properties are constructed using traditional brick building methods. Parking spaces are present in front of some properties and there is on street parking.

The existing property is constructed primarily with brickwork. The building primarily has a combination of White painted timber and white uPVC windows and doors. There is a hipped roof construction.

## **2.2 Social**

The property is located within Charnwood borough, Leicestershire, falling within the Barrow and Sileby ward. Charnwood is approximately 279km<sup>2</sup> and has a population of 166,100 based on the 2011 census. The Barrow and Sileby ward has an approximate population of 5,627 based on the 2001 census.

The site is mainly surrounded by other residential dwellings.

## **2.3 Economic**

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

## **2.4 Flood Risk**

The site is not in a flood risk zone.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

## **2.5 Involvement**

The client has discussed the proposed works to the property with his neighbors.

## **3 Local Planning History**

Planning permission was granted in 2014, application P/14/1489/2 for a single storey extension at the care home. The extension was proposed in the same area as this application but also has the same approximate footprint. At the time, the proposal was to create 5 ensuite style room.

## **5 THE APPLICATION PROPOSAL**

### **5.1 Use**

The proposal is for a 2.5 storey side extension from the ground floor, providing an extra wing containing more bedrooms and bathrooms for the residents. This proposal has been designed to create extra living space for the residents.

### **5.2 Design**

The proposed design consists of a new 2.5 storey extension, creating a new housing block on the west of the property.

On the ground floor the design adds 5 bedrooms including bathrooms, as well as a storeroom in the center of the extension. There is an added double door, leading to the existing patio space.

On the first floor there is another 5 bedrooms and bathrooms for residents. Mirroring the layout of the floor below.

On the second floor, the attic space will be used for office/ storage. There will be 3 dormers, to let in sunlight and also for an attractive design- cohesive with existing massing on the main dwelling (rear)

The design will use material which can be seen on the existing building which will be sympathetic to the existing design, and to the other properties on Mountsorrel Lane. The design also looks to match detailing to the main host building such as bay windows and window styles, again trying to replicate and create a harmonious extension.

### **5.3 Amount**

The total footprint will be near identical to the approved scheme. This will create a suitability sized extension, respecting the existing massing whilst create new suitable spaces.

### **5.4 Layout**

Refer to drawings.

### **5.5 Scale**

It is recognised that the scale of the building and relationship with both the existing and surrounding area is important. The proposed development has been designed to remain sympathetic to the local area and the neighbouring properties. We feel the massing and the external treatment complement the local neighbouring properties and the new extension has been designed delicately to create a tasteful extension to the area, tying it into the residential landscape.

### **5.6 Landscaping**

No trees will be removed. A new retaining wall is proposed along the step up, between turfed area and the paved area. Measures will be taken to protect the trees to the rear of the property.

### **5.7 Appearance**

The proposal comprises of primarily brickwork with accents of vertical tiles between bay windows, matching the existing. The design will ensure that the proposal remains sympathetic, by matching materials for the extension with existing and neighbouring properties. The frames of the windows will also match the existing white uPVC windows.

### **5.8 Accessibility**

Access to the property will remain as existing.

#### **5.8.1 Energy**

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption and, the utilisation of green tariff energy sources.

**5.8.2 Drainage**  
As existing

**6 Summary**

The proposal has been prepared having regard to the assessments, relevant development plan policy background as well as a review of national policy guidance and various local policies and strategies considered being relevant to the application. The sites full context has been assessed, this includes it's physical, social and economic composition. From this assessment the proposed scheme has been prepared to provide a suitable extension that is not over intrusive or out of character with the existing vernacular of the local area.

The proposal has been designed to create a more spacious care home, with the extension also introducing an extra entranceway from the gardens as well as storage and office space. The design provides extra rooms with en suites for more residents as well as tying in with the existing design by the use of bay windows as well as the use of the same materials like brickwork and tiles.

We consider the proposals to be coherent, its impact on neighboring properties has been carefully considered.  
We welcome your decision.

Signed By: A.T

Date: 04/03/21

Checked: M.J