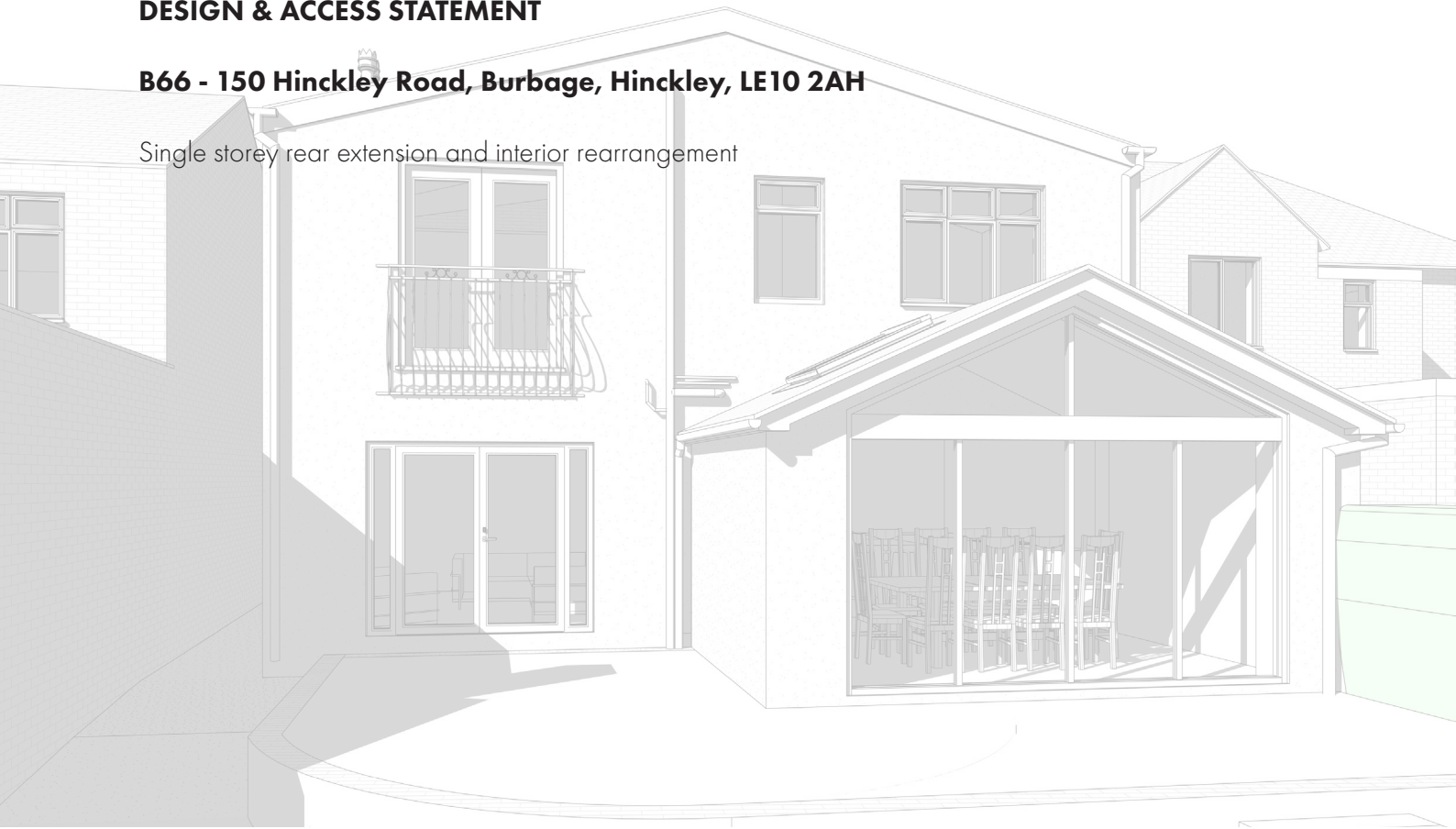


DESIGN & ACCESS STATEMENT

B66 - 150 Hinckley Road, Burbage, Hinckley, LE10 2AH

Single storey rear extension and interior rearrangement



MWArchitectural

Architecture | Visualisation | Interior
mwarchitectural.com
mwarchitectural@gmail.com
Coventry and the Midlands



1.0 STATEMENT

MWArchitectural has been commissioned to design and seek planning approval for a rear single-storey extension along with minor interior layout rearrangements to 150 Hinckley Road, Burbage. The brief aims to provide additional private living space for the client, improving the functionality of the home and its level of comfort.

1.1 Existing context

The home is a substantial detached mid-twentieth century dwelling, comprising an original symmetrical frontage, complete with pitched roof and mirrored first floor windows and chimneys, with an offset porch entrance and garage door. Towards the rear, the previously extended dwelling presents a low-pitched gable end and a convoluted set of interior spaces.

The proposals seek to retain all of the frontage and extend to the rear only - rationalising the previously extended interior layout to equip the home for contemporary living.



Figs.01-02

Photos of 150 Hinckley Road - Fig.01 (left) showing the front of the property, Fig.02 (right) showing the rear of the property.



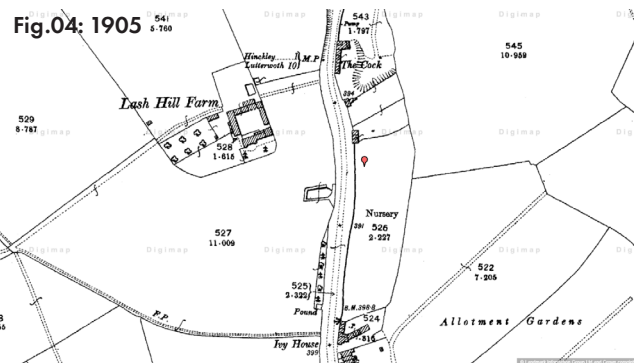
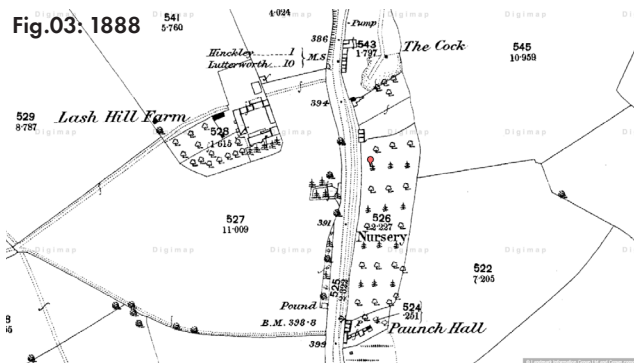
MWArchitectural

Architecture | Visualisation | Interior
mwarchitectural.com
mwarchitectural@gmail.com
Coventry and the Midlands



1.2 Historical analysis

The house not present on the earliest available maps. Although it is difficult to pinpoint the actual date of construction, it is likely to have been post-war, as part of a set of developments along the eastern side of Hinckley Road where several large detached properties of varying style were constructed. The property was originally called 'Hilma' and, given the varying names and layouts of the adjacent properties, may have been constructed by individual small landowners or developers rather than as part of a wider estate. It is unclear the intent of the name (a popular traditional Swedish name) although it is possible that it refers to Hilma af Klint, a prominent Swedish abstract artist.



Figs.03-08

Historic map images showing the construction of 150 Hinckley Road (between 1925 and 1965) and the development of the surrounding area



MWArchitectural

Architecture | Visualisation | Interior

mwarchitectural.com

mwarchitectural@gmail.com

Coventry and the Midlands

2.0 PROPOSALS

The proposals respect the style and character of the original dwelling by using similar design features, materials and ornamentation. All of these ensure compliance with guidance provided in: *Hinckley and Bosworth Borough Council's: The Good Design Guide SPD*. The proposals do not fall in Open Countryside, nor the Green Belt. The dwelling is not listed and does not fall within any conservation area although it does front onto a busy highway and forms an established part of the character of Burbage, alongside many of the other substantial dwellings along the street (although this is not identified as an explicit area of significance in the Burbage character appraisal within *The Good Design Guide SPD*).

2.1 Massing and scale

The scale of the proposals have no significant impact on the front of the property and are in keeping with the varied alterations seen along the same street to the rear, with both immediate neighbours having substantially extended previously.

The proposal massing is consistent with the existing dwelling, showing a pitched roof to the rear, similar to that of the main rear gable.

The proposals have been designed to be clearly subordinate to the main dwelling, with an 'appropriate height, width, depth'.



Figs.09-10

Photos of the neighbouring properties immediately adjacent to 150 Hinckley Road. Fig.09 (left) showing 148 Hinckley Road, and Fig.10 (right) showing 152 Hinckley Road, each with their own significant rear extensions and alterations.

2.2 Overshadowing

The Good Design Guide employs the 45 degree rule to establish likely impact with regard to 'outlook from or daylight to a neighbouring property'. The proposals are for a single-storey rear extension and therefore 'the 45 degree line is to be drawn from midway along the nearest ground floor window' and 'drawn from the nearest habitable room window of [an] extension'. Both 148 and 152 Hinckley Road have been previously extended and the proposals do not conflict with the 45 degree rule in either case. There is no window to the rear elevation of the extension to number 152.



MWArchitectural

Architecture | Visualisation | Interior
mwarchitectural.com
mwarchitectural@gmail.com
Coventry and the Midlands



2.3 Overlooking

All new proposed openings providing a view are oriented towards the rear private gardens, with no side windows or glazed doors.

2.4 Layout

The layout proposes connecting the disparate existing rooms towards the rear of the current property to create a much more flexible and usable arrangement with ancillary supporting spaces.

2.5 Materiality

Materials chosen will match the vernacular of the area and comply with *The Good Design Guide* by 'reflect[ing] or complement[ing] the detailing and materials of the original building'.

A white render for all exterior walls will be used. Grey pitched roof tiles with a wet bedded ridge detail shall be used for the roof. All rainwater goods including soffits and fascias shall be white.

2.6 Green infrastructure and ecology

No protected hedgerows or trees are to be impacted by these works. All care and attention shall be paid to identify any nesting birds prior to and during the construction works. Should nesting birds be found, work should stop immediately, and further advice will be sought from a qualified ecologist.

2.7 Flood risk

The site is within Flood Risk Zone 1, the lowest risk zone. A Flood Risk Assessment should not be required.

2.8 Biodiversity Net Gain (BNG)

This proposal is exempt from mandatory BNG requirements due to it being a Householder application.

2.9 Sustainability

The proposal has been designed to limit overheating and provide above minimum regulation standards for thermal insulation.

2.10 Parking

There shall be no impact on the current parking arrangements as part of these proposals.

2.11 Amenity

The currently available amenity value/ space of the existing dwelling and that of its neighbour's shall not be impacted by these proposals. As section 2.2, the proposals do not conflict with the 45 degree rules to either neighbour and therefore have a negligible impact.

3.0 CONCLUSION

The proposals accord with the relevant primary planning policy and we look forward to working with the Local Planning Authority to determine this application.



MWArchitectural

Architecture | Visualisation | Interior
mwarchitectural.com
mwarchitectural@gmail.com
Coventry and the Midlands

