

Rudi Simpson

Subject: FW: Query re 23/00423/CONDIT - 8869 - Proposed Residential Development-13 Sapcote Road Burbage Hinckley-Paramount Building Contractor

From: David Wilson

Sent: 16 June 2023 12:49

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: Michelle Fotheringham

Subject: RE: Query re 23/00423/CONDIT - 8869 - Proposed Residential Development-13 Sapcote Road Burbage Hinckley-Paramount Building Contractor

Good Afternoon David,

Please find below a list of amendments for the two dwellings at 13 Sapcote Road Burbage Hinckley.

Dwelling A

Ground Floor plan

- Utility room moved from the left of the dwelling to the right to allow better access to the rear of the property.
- New single storey flat roof projection from the kitchen to allow a better flow in the altered kitchen/ dining/ family area.
- Entrance hall has been rearranged to allow for a more open grand double height entrance area. W/C moved to the rear of the entrance hall.

First floor plan

- Current bedroom one to be made into two bedrooms, one being ensuite.
- Current bedroom three will now be part of the open plan double height landing space.

South East elevation

- Alterations to the entrance to remove porch and replace with double height entrance oak framed glazing.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

North West elevation

- Addition of dormer window to replace current on first floor left.
- Lower ridge height for the narrower building element on left.
- Removal of Juliet balcony at first floor on right.
- Alteration of first floor centre window at first floor.
- Removal of single door and window on ground floor replaced with bi fold doors.
- Removal of French doors on ground floor left,
- New vertical timber clad single storey flat roof element, centre with bi fold doors.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

North East elevation

- Brick chimney with stack showing on the elevation.

- Removal of two current windows on left ground floor,
- Removal of French doors with windows, ground floor right, replaced with single door and window.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore
- Main roof pitch steepened

South West elevation

- Removal of current window at first floor.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore
- Main roof pitch steepened

Dwelling B

Ground floor plan

- Existing family room to become office/ study.
- WC moved to front of the property accessed off the hallway where current study sits.

First floor plan

- Current bed one, to become beds one with ensuite and bed 3.
- Current bed three to form ensuite for bed one and double height entrance hall.

South West elevation

- Front gable eaves and ridge to be dropped.
- The gable dropping then forms new oak framed glazed entrance replacing the current door and canopy.
- Pitch of single storey element on right to increase to meet eaves of front gable.
- Window heads to go from arched, to straight.
- Windows on ground and first floor altered to meet requirements of building regulation part O.
- Corbelled eaves replaced with soffit and fascia boards.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

North East elevation

- Pitch of single storey element on left to increase to meet eaves of front gable.
- Window heads to go from arched, to straight.
- Windows on ground and first floor altered to meet requirements of building regulation part O.
- Corbelled eaves replaced with soffit and fascia boards.
- Current ground floor window left to replaced with bi fold doors.
- Window added next to central door.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

North West elevation

- Window heads to go from arched, to straight.
- Windows on ground floor altered to meet requirements of building regulation part O.

- Corbelled eaves replaced with soffit and fascia boards.
- Current window on ground floor left to be removed.
- Oak entrance visible from front gable.
- Main roof pitch steepened.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

South East elevation

- Chimney stack altered to be symmetrical.
- Window heads to go from arched, to straight.
- Windows on ground floor altered to meet requirements of building regulation part O.
- Corbelled eaves replaced with soffit and fascia boards.
- New roof lights to single storey pitched roof.
- Main roof pitch steepened.
- Current brickwork to be, Terca Trentino/ Wienerberger apollo/ Ibstock Ivanhoe cottage blend/ Weinenberger Bellbrooke.
- Current roof tiles to be Marley Edgemore slate grey/ Marley farmhouse Edgemore

We hope this list of proposed changes is acceptable for you and look forward to hearing your response in due course.

Kind regards,

David Wilson

Architectural Technologist

E-mail:

Tel:



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