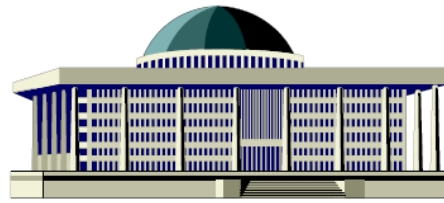

J BURKE CONSULTING ENGINEERS

42 Woodland Road
Hinckley
Leicestershire
LE10 1JG
Tel : 07979 802530
jburkeconsult@gmail.com



Civil Structural & Building Design Consultants

DESIGN & ACCESS STATEMENT



**RE: PROPOSED ERECTION OF SINGLE-STOREY SIDE AND REAR EXTENSION
REPLACING EXISTING CONSERVATORY TO 7 LAWTON CLOSE, HINCKLEY, LE10
0YG.**

This proposal consists of the erection of a new ground floor single-storey side extension with lean-to roof together with a rear extension to replace the existing conservatory footprint. The proposal will offer improved ground floor Kitchen and informal dining area together with a more useable and functional Garden Room/Sun Lounge Family space. The net additional ground floor area created will be 26.2 m².

This will be allied to structural modifications to allow resupport of part of the first floor allowing open plan space to improve the functionality of the existing kitchen. The replacement of the conservatory will allow more year round use of the accommodation while still being fully connected with the garden.

There is no proposed modification to the first floor layout or the main house roof.

These proposals can partially be seen from a public highway. It is considered that none of these proposals results in loss of amenity to any of the adjacent properties.

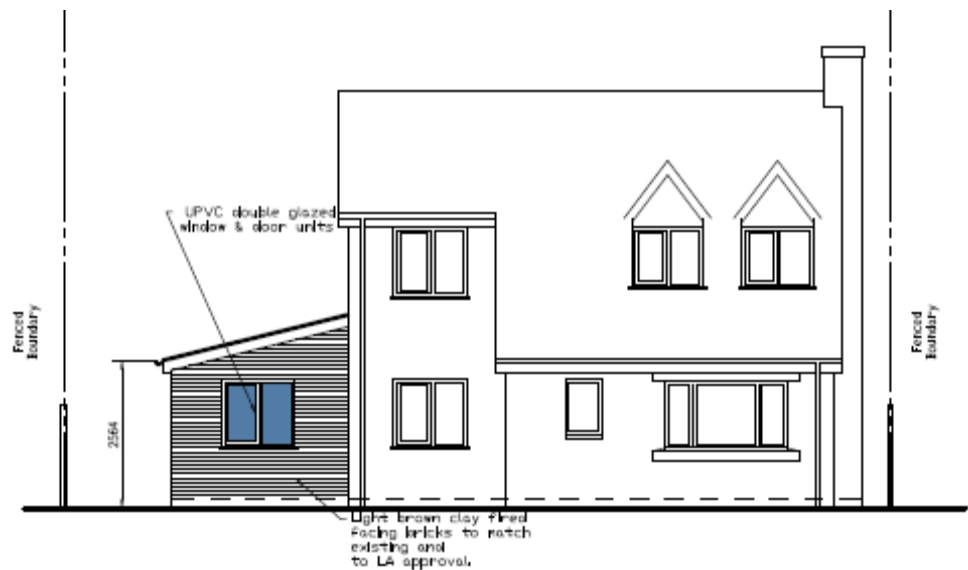
The current access is directly off Lawton Close via a private driveway which will remain unchanged. Off road Parking facilities for up to three vehicles exist to the front of the property within the private driveway and there is in addition a detached double garage. This parking will remain unaltered.

1. DESIGN

- 1.1 It is intended to use traditional materials, to be sympathetic to the existing building and the local vernacular.
- 1.2 The design will acknowledge its proximity to all boundaries.
- 1.3 The design intent is to create a more functional property to better suit a modern detached dwelling of this nature.
- 1.4 The street scene will remain largely unaltered save for the side extension but is largely hidden from the public highway.
- 1.5 Fence lines and heights to the boundaries will remain unaltered as they already provide suitable screening to neighbouring properties and land.

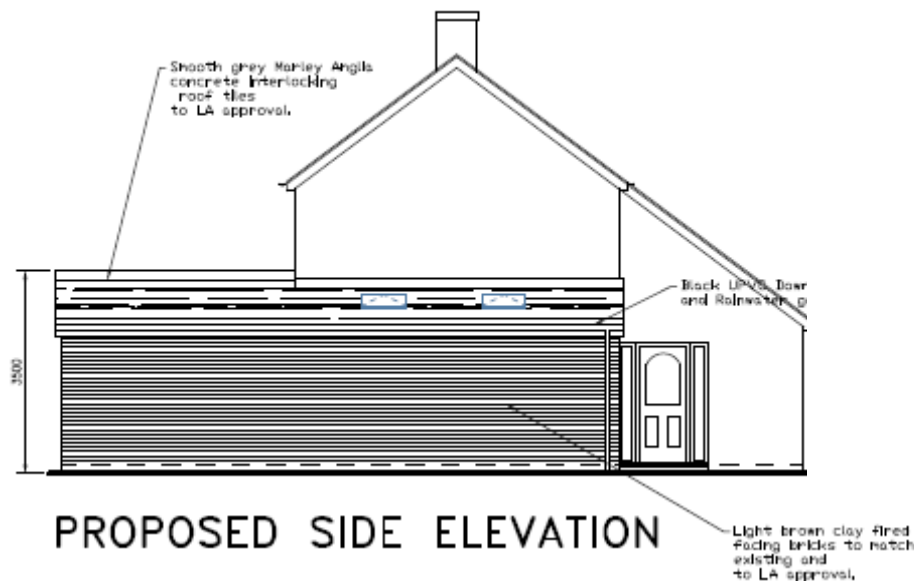
ELEVATIONAL TREATMENT

East Elevation



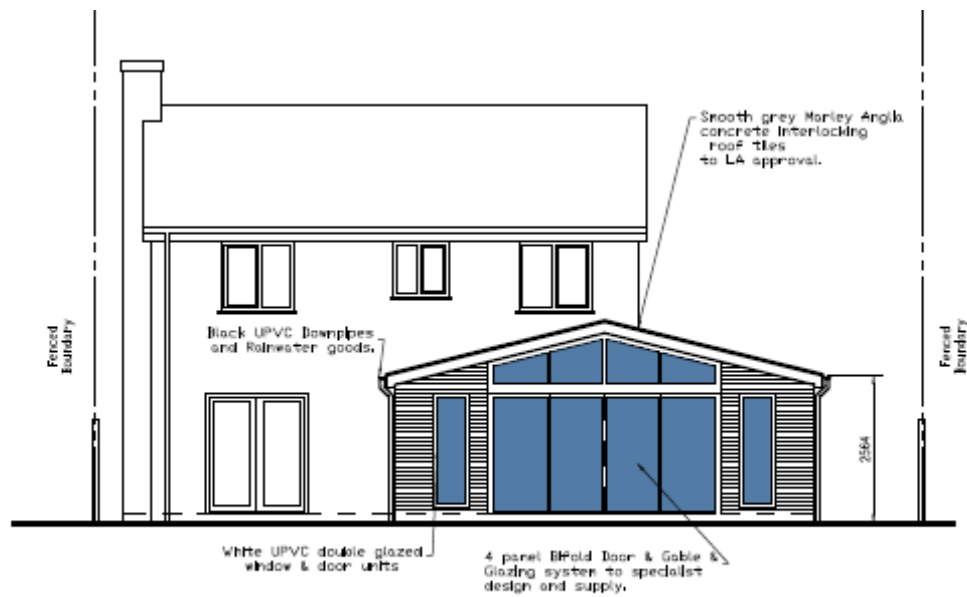
PROPOSED FRONT ELEVATION

South Elevation



PROPOSED SIDE ELEVATION

West Elevation



PROPOSED REAR ELEVATION

LANDSCAPING

There are no changes proposed to the current landscaping.

2. ACCESS

- 2.1 The existing vehicle access to no 7 will remain unaltered.
- 2.2 Off street parking is provided for 3 no vehicles and will remain unaltered.

3. CONSERVATION AREA APPRAISAL

The proposed development is not known to be within a conservation area and is considered to accord fully with the local development policy.

4. EXISTING PHOTOGRAPHIC SCHEDULE.



