PLANNING STATEMENT

Statement for 14 LOWER BOND STREET HINCKLEY

DESIGN COMPONENT

Amount of development proposed: This project involves the refurbishment of the existing three storey property to include 2 self contained flats in the upper floors and retail on ground floor.

A new porch lobby is required at the rear of the property to create a dedicated access to the self contained flats

Layout of the proposal: The layout has been configured to retain the retail use on ground floor and self contained flats on the first and second floor above. The existing unit comprises of habitable spaces at first and second floors.

The existing retail access will be retained and the provision of a new rear access will be provided for escape purposes and access to the rear storage areas.

Scale and relationship to surroundings: The scale of the proposed porch is appropriate for its use and will be erected on the footprint of the existing timber porch structure.

Eaves level is set at door head height with the roof pitch determined at approximately 40 degrees.

Windows and doors are proportioned to reflect interior function and style of property where possible.

Landscaping: No landscaping is proposed as part of this application.

Appearance (Architectural treatment and materials): The proposed design of the porch consists of red facing brick walls to match the existing with blue grey tiles to match existing.

APPRAISAL OF CONTEXT

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Assessment: The site lies within the conservation area and the existing single storey shopfront window is in poor condition, which in need of refurbishment and the roof element needs replacing. With the near completion of the College opposite, the refurbishment of this property will enhance the existing street scene.

Involvement: Discussions with the LPA and highways have been held over the last couple of months

Evaluation: In order to obtain the required accommodation for the client the rear elevation requires modifying to accommodate a new rear access to the retail unit and a separate access with new porch structure to the self contained flats.

The shopfront window will be repaired accordingly to preserve the historical background and the main facade will be repaired and decorated accordingly.

Design: The principle elevation is relatively unaffected however; it is considered the design of the porch to the rear is sympathetic to the Conservation Area and immediate vernacular

The materials used are to compliment the local vernacular.

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