



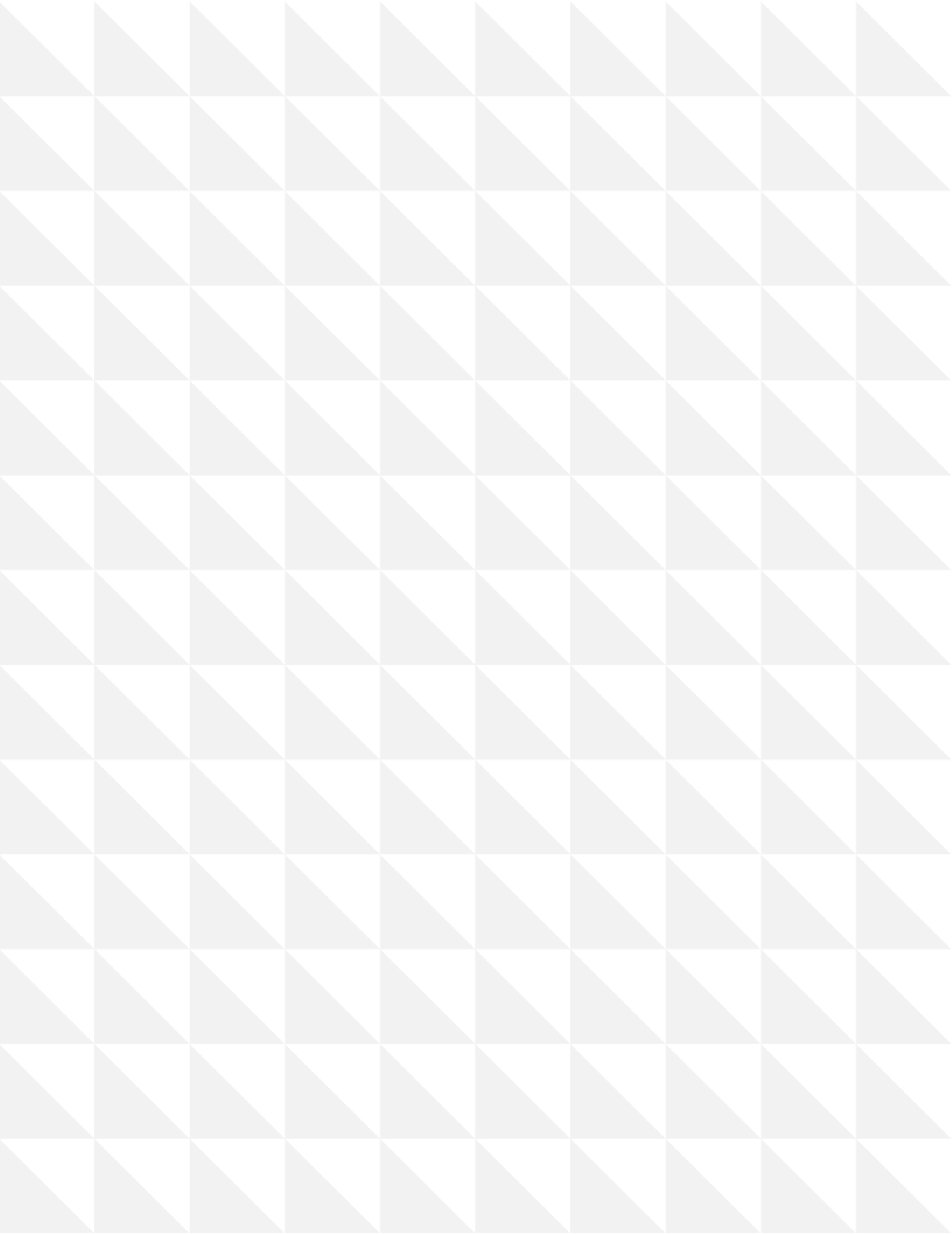
Extension and Alterations to an Existing Dwelling.

Walters Architects Design & Access Statement

26th June 2023

WA 619 - Anderson

9 Boyslade Road
Burbage
Hinckley
LE10 2RF



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Introduction

1 – Introduction



Satellite image of the site (Google Maps, 2023)
Red line and shaded area denotes the approximate boundary and extent of 9 Boyslade Road.

This Design and Access Statement has been prepared by Walters Architects on behalf of Mr & Mrs M Anderson, in support of a planning application at 9 Boyslade Road, Burbage, Hinckley, LE10 2RF.

The proposal involves the demolition and rebuilding of a single storey garage into a larger garage and the erection of a 2-storey extension at the rear of the property.

The purpose of this statement is to provide readers with an understanding of the analysis that has underpinned the design process leading to the final proposal.

This document explains how the design has responded to the site and its context and demonstrates how the development will be accessed by users. In accordance with Planning Practice Guidance the statement is concise, with a level of detail appropriate to the complexity of the application.

This document is to be read in conjunction with the relevant application drawings and subsequent revisions:

WA 619 (04) 01	Location Plan
WA 619 (04) 02	Existing Ground and First Floor Plan
WA 619 (04) 03	Existing Attic and Roof Plan
WA 619 (04) 04	Existing Elevations
WA 619 (04) 05	Proposed Ground and First Floor Plan
WA 619 (04) 06	Proposed Roof Plan
WA 619 (04) 07	Proposed Elevations
WA 619 (04) 08	Proposed Internal Courtyard Elevations
WA 619 (04) 09	Proposed Site Plan



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Site Location and Context

2.1 – The Site

The site address for the proposed development is:

9 Boyslade Road
Burbage
Hinckley
LE10 2RF

Burbage is a large Parish located west of Leicester, bordering the town of Hinckley and is part of the area covered by Hinckley and Bosworth Borough Council.

9 Boyslade Road is not listed by Historic England and does not sit within the Burbage Conservation Area. Despite there being no historic record of the dwelling, it does display a distinctive character with the long sloping roof of the front asymmetric gable and the irregularly placed windows on the front elevation add to the uniqueness of the dwelling. The established and well-maintained front garden screens the dwelling from the Boyslade Road adding further to the character of the dwelling.



Existing Front elevation and entrance to 9 Boyslade Road.

2.2 – Existing Site Photographs



01 – Front elevation of existing dwelling.



02 – View from existing garden gate into proposed internal courtyard area.

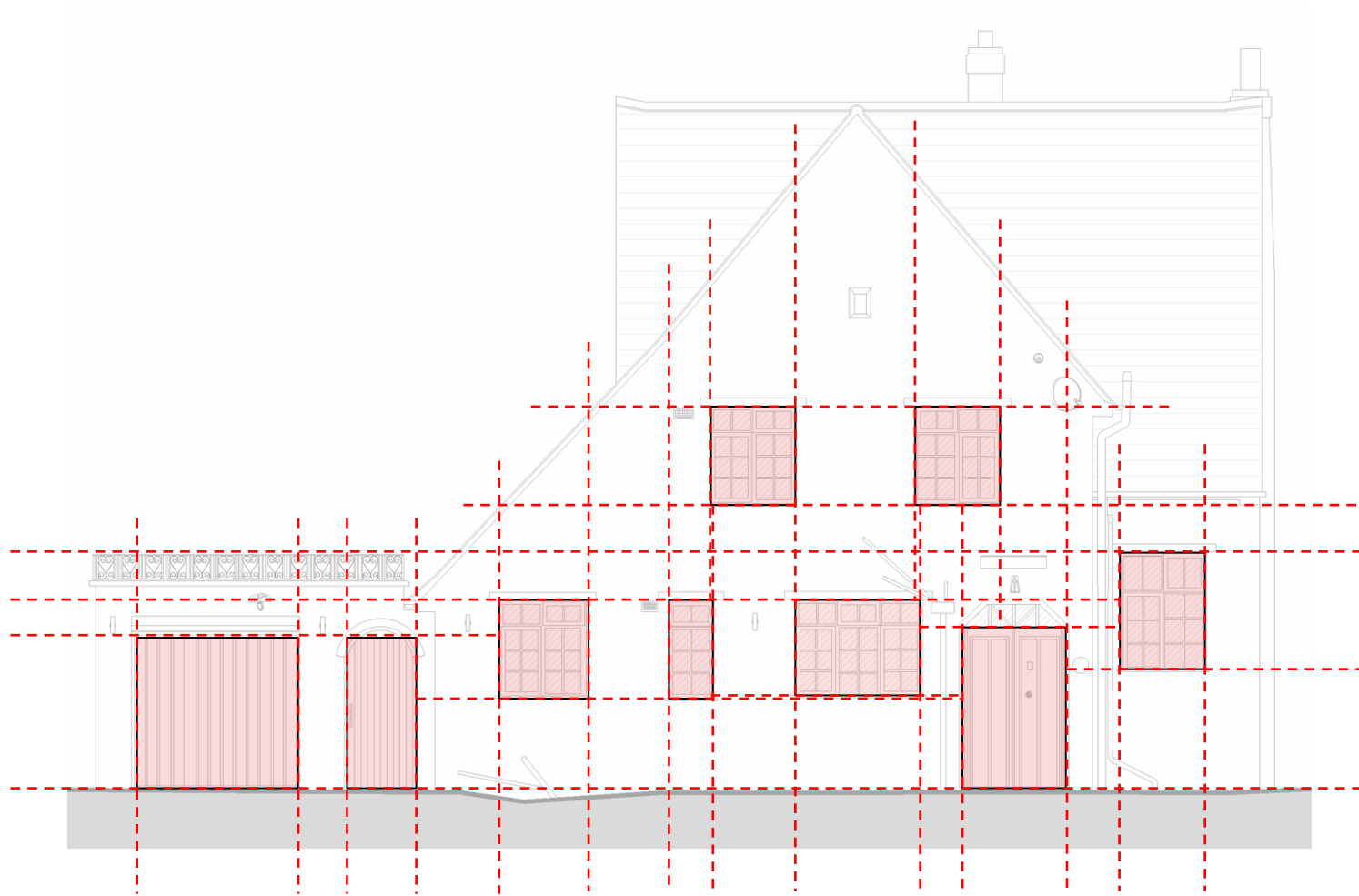


03 – Rear elevation of existing dwelling.

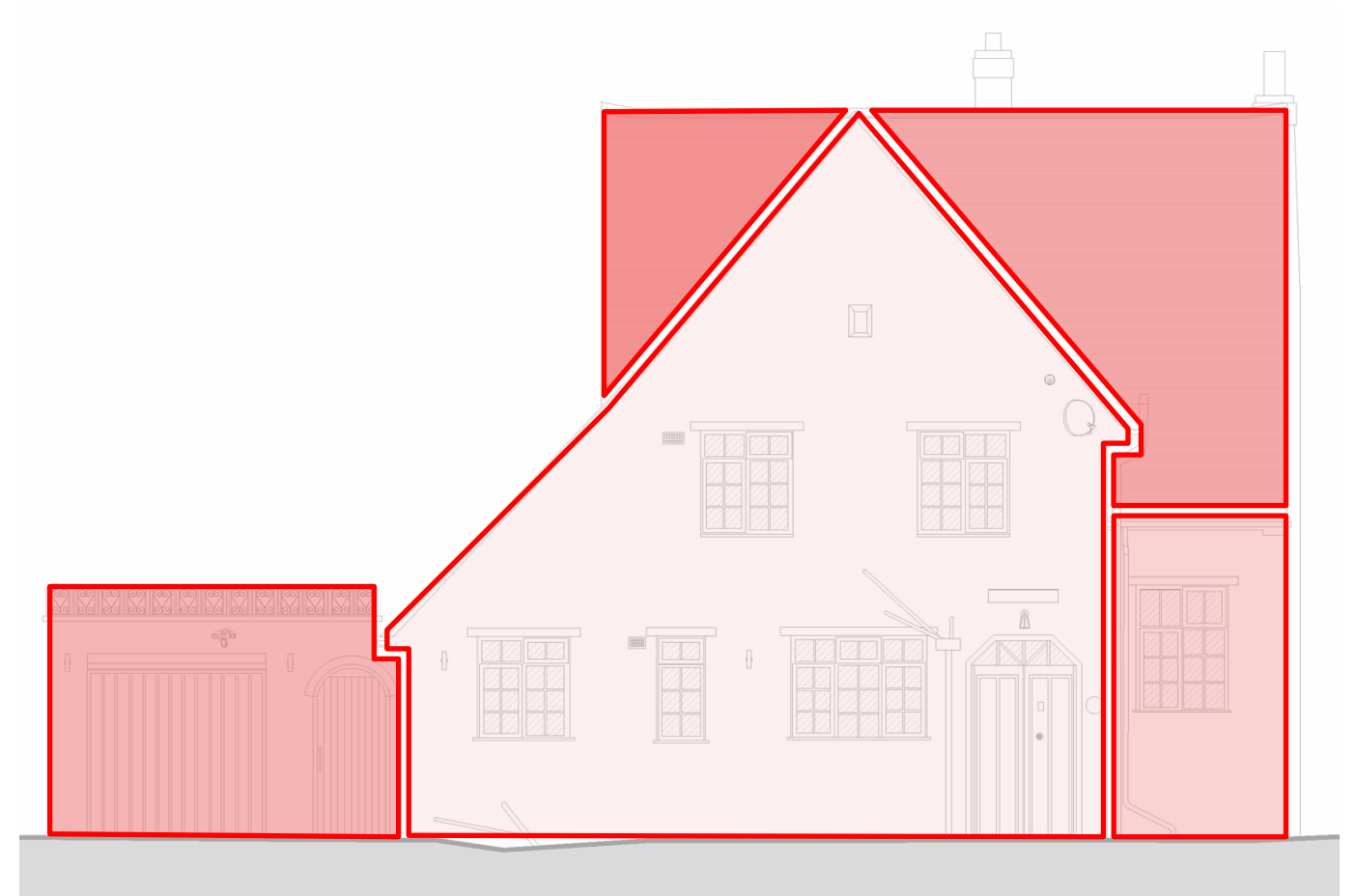


04 – Existing facing bricks.

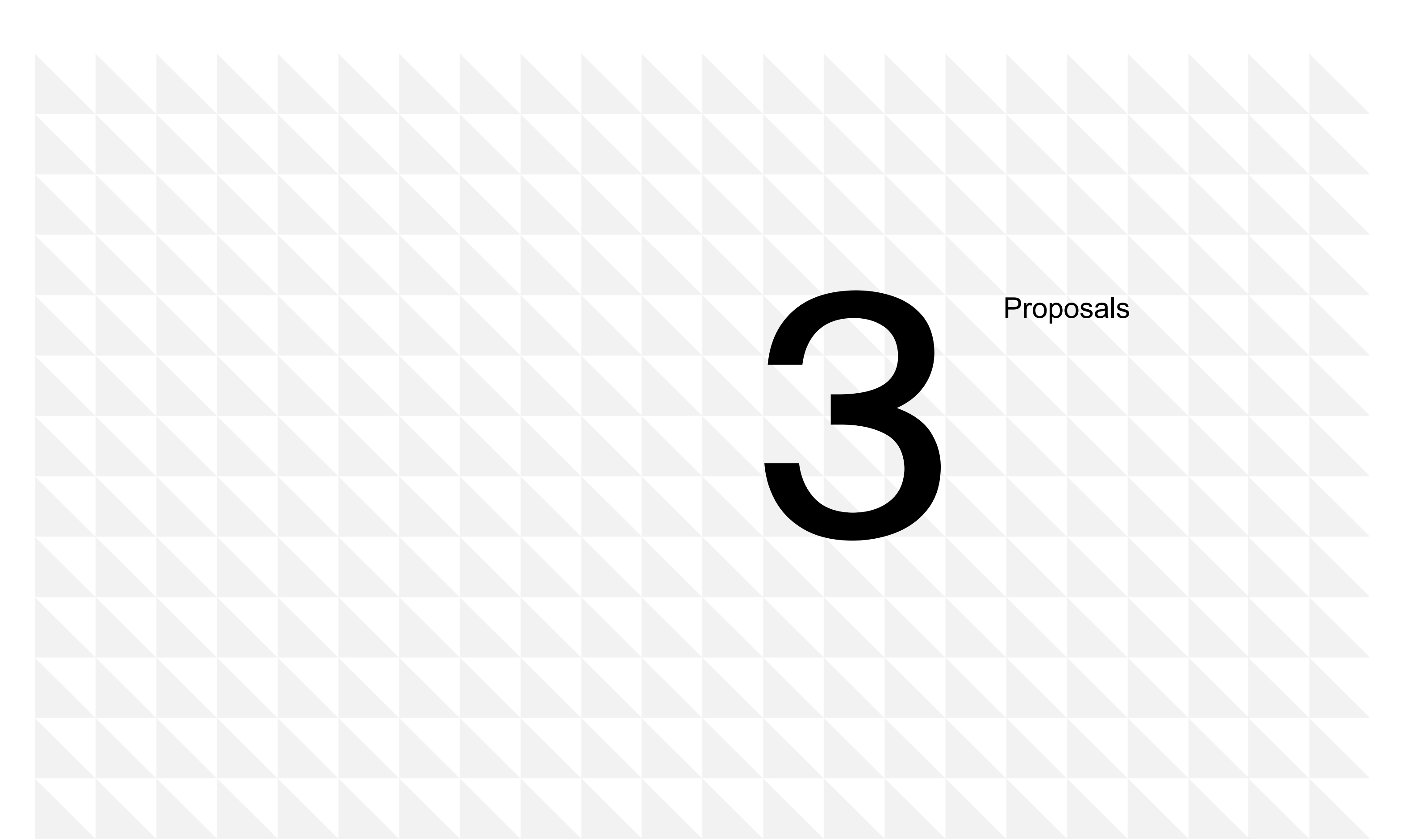
2.3 – Existing Front Elevation Analysis



01 – Irregular + non-uniform aperture placement across existing front elevation



02 – Layered existing front elevation.



3

Proposals

3.1 – Introduction

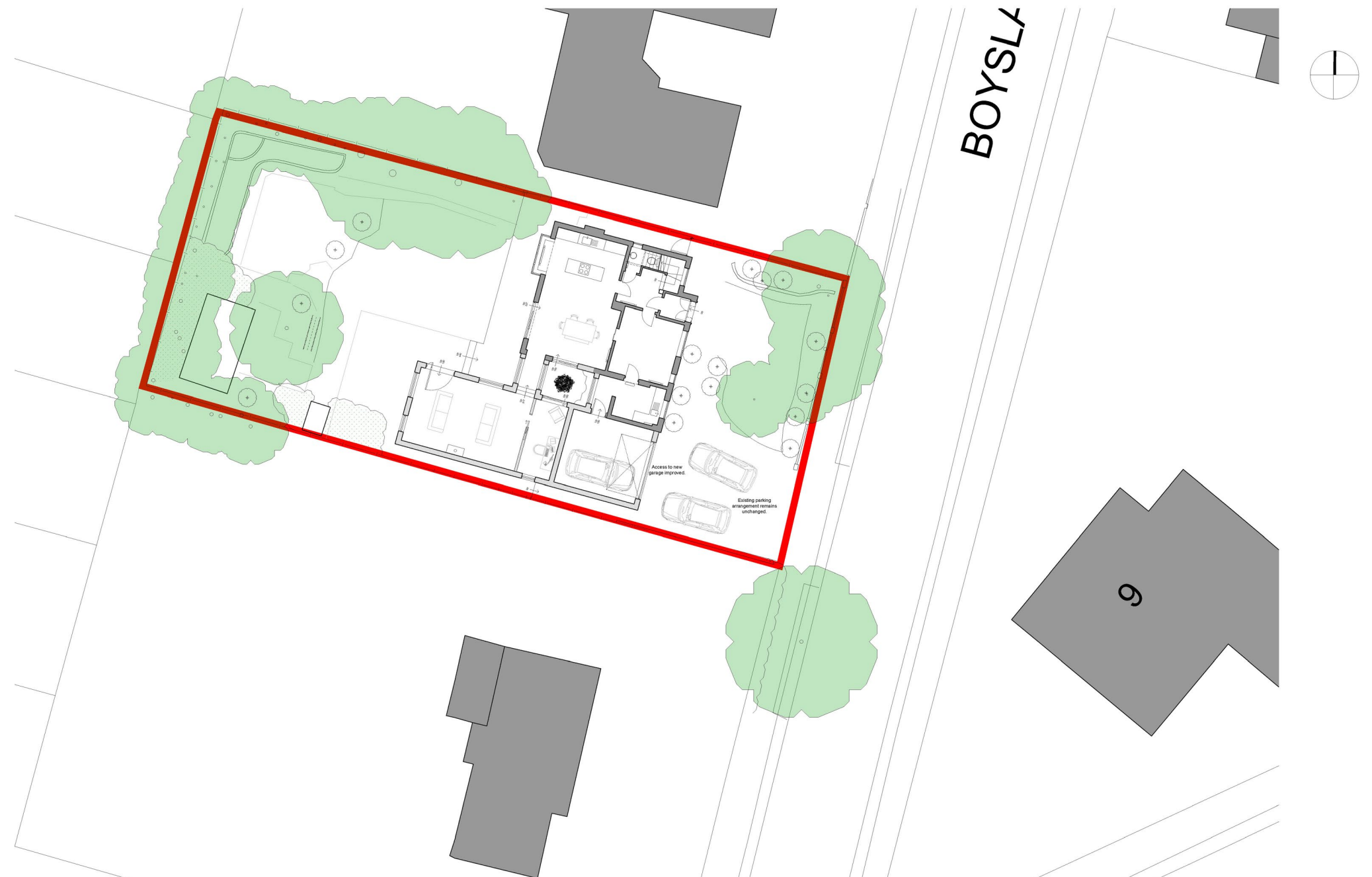
Our intention is to demolish and construct a larger, more usable, garage which connects to the existing dwelling internally at ground floor; at the rear of the new garage construct a 2-storey extension which connects to the new dwelling at ground and at first floor. Within the new spaces, we are proposing a new internal courtyard and new accommodation that includes a new living room and new study at ground floor level. At first floor level, 1 new principal bedroom with ensuite and a dressing area has been proposed. At the same time, the proposal retains the existing garden and introduces a new access gate to the rear to replace the existing gate. The proposal is intended to be of a high-quality design and construction.

3.2 – Use

The principal reason for development is to add a larger living area at ground floor and new principal bedroom with ensuite at first floor. As part of the works, our client wishes to improve access to and increase the size of the garage as the existing garage is currently too small and does not have level access. In terms of the Town and Country Planning (Use Classes) Order 1987, the use class of 9 Boyslade Road will remain unchanged - C3 Dwellinghouses: C3(a).

3.3 – Amount

This Design and Access Statement, associated planning application and drawings are related to a 2-storey extension at the rear of the existing 2-storey dwelling and a single-storey garage extension. Associated parking will remain unchanged.



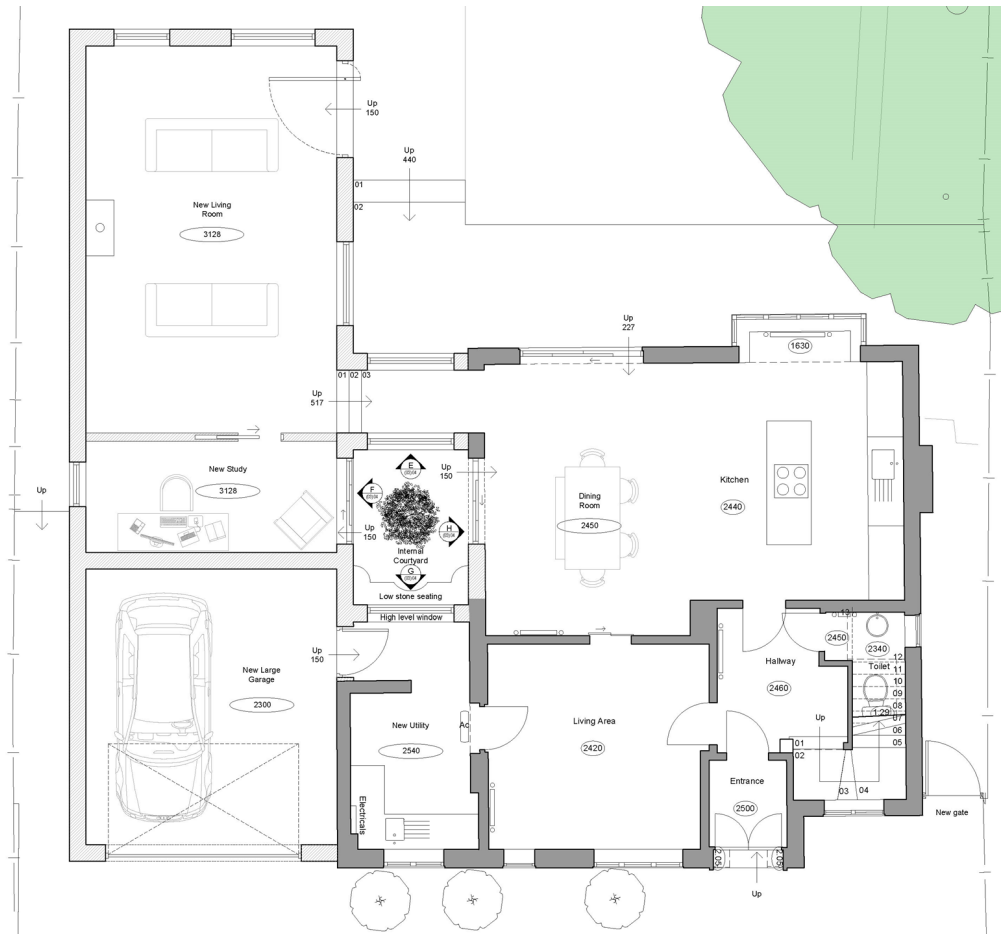
Proposed site plan with ground floor layout
Not to scale

3.4 – Layout

The footprint of the proposed extension has been developed in a way that improves the connection to the garden and creates a new living area away from the activity of the kitchen. It also incorporates our clients reasonable desire for a larger garage.

Within the extension, a large rectilinear arrangement will accommodate a new living room, with room for a private study area. An internal courtyard has been proposed at the centre of the scheme to enhance the connection to outdoors and create high quality spaces with good natural light that feed off it. A minor reconfiguration of the existing utility space will also be necessary to improve the usability of this space.

At first-floor a small corridor will be formed to create a landing between the existing house and the new extension. At the end of the new landing, the new principal bedroom with ensuite and dressing room has been placed.



Proposed ground floor plan
Not to scale

3.5 – Scale

	Existing	Proposed
Footprint of building	100.6m ²	164.2m ²
Site area = 678.4 m ²		
Total built percentage of plot	14.8%	24.2%
Accommodation areas		
Ground Floor	100.6m ²	164.2m ²
First Floor	81.7m ²	144.1m ²
Total	182.3m ²	308.3m ²

All areas are GEA – Gross External Areas

A modest increase of 63.6 m² in footprint, reflects the total increase in accommodation across both floors of 126m²



Proposed first floor plan
Not to scale

3.6 – Appearance

The build and finishes are intended to be of a high quality so that they also complement the existing dwelling. There are certain elements which are purposely intended to contrast the existing; an example of this is shown in image 02 below. Traditional materials and methods of construction are intended in the proposed design.

External Materials:

- Brickwork that complements the existing dwelling
- Flush PPC aluminium windows
- PPC aluminium doors
- Decorative zinc cladding (green)
- Zinc roof
- Metal flashing detail to eaves of new extension
- Semi-concealed black uPVC rainwater goods

3.6.1 – Form + Material Precedents



01 Principal rear gable
Create a strong composition using the gable end.

3.7 – Landscaping

Associated landscaping works are proposed to tie the proposed scheme to the existing garden area.

Several small shrubs will need to be removed and a small tree is to be relocated – these have been marked on drawing no. WA 619 (04) 08.

The existing driveway will be cleaned and made good as part of the proposed works if necessary.

3.8 – Access Statement (Inclusive Design)

Vehicular access will not be affected by the intended works. Similarly, the existing pedestrian access will remain; therefore, there will be little-to-no change seen to the current arrangement. The principal entrance to the existing dwelling will remain as it is currently. A new side gate has been proposed in response to the changes to the existing arrangement, this is shown on drawing no. WA 619 (04) 05.



02 Contemporary link
Link between the existing and proposed to contrast create a unique connection.



03 Asymmetric gable
Mirror the form of the existing dwelling, using a large picture window for a contemporary uplift.



04 Internal courtyard
Used as a device to connect the existing and proposed spaces and bring light and greenery into the dwelling.

3.9 – External Visuals



Proposed visual from Boyslade Road

3.9 – External Visuals



Proposed visual from rear garden



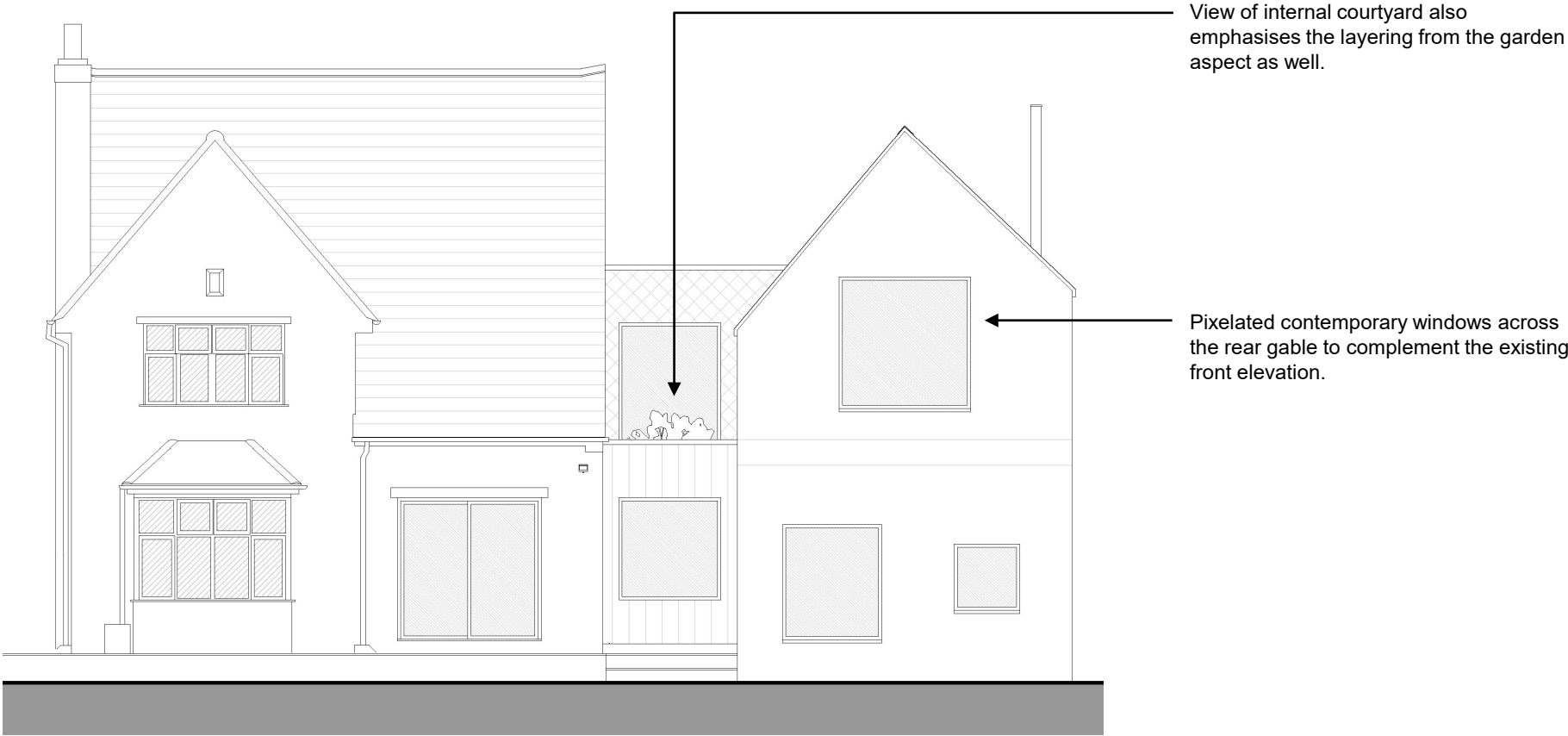
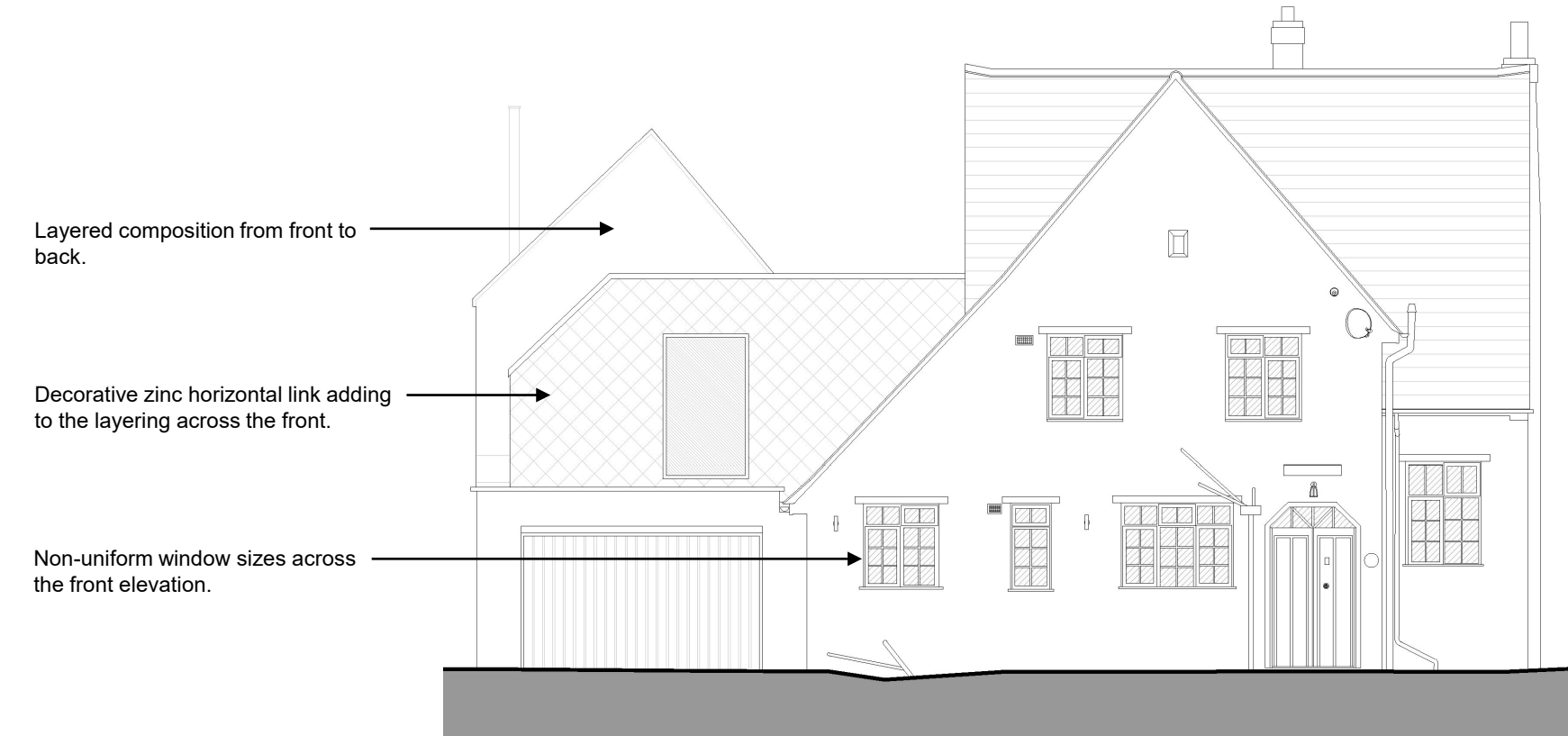
4

Conclusion

4.1 – Conclusion

Both the applicant and Walters Architects are of the opinion that the proposed development will not be detrimental to the existing dwelling. Our client’s investment is intended to enhance the existing built environment and contribute to the existing character of 9 Boyslade Road through the proposed design and high-quality addition.

We welcome the comments of the planners in this application and will aim to integrate all reasonable contributions.



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