

Proposed two storey rear extension and minor alterations to Dwelling, 10 Hill Close, Peckleton, Leicester.

25-10-2022

DESIGN & ACCESS STATEMENT

History and Existing Building:

Peckleton is a small village and civil parish situated in the Hinckley and Bosworth District of Leicestershire. The village has some attractive architecture which is relatively vernacular in style. The site is located on the edge of the small village, off Desford lane and Main Street. The property is a detached dwelling which is a two storey, constructed from Brick with u-pvc windows, under a tiled roof. To the rear of the property is open landscape with a private garden shielded from its neighbouring properties.



The Proposal:

It is desired by the current client and owner to create a new open plan living space to the rear compiling of a new lounge, kitchen, and dining area to the rear of the property. The extension to the rear of the property is a two-storey opening the existing rear of the property up to form a large open space for contemporary living. The two-storey element of the extension pushes the rear bedroom to the back of the property, adding two new en-suite bathrooms. The extension and improvement to the property are a much-needed space for the Family. The extension also moves the Master Bedroom to the rear with walk-in wardrobe and en-suite.

Please see below an image of the existing dwelling, which we intend to match exactly with proportions, style, details, and materials. We intend to build the much needed two storey rear extension to, which will be in keeping and will not impact the neighbouring properties.

When viewed from the road the dwelling will appear as a characterful house that's improved in appearance, with the rear of the property gaining attractive new extension, constructing the extension with a pitched hipped roof. The extension will be constructed in the same materials as the existing house, consisting of brick with details, U-pvc windows and doors, and tiles.



The alterations cannot be seen from the front of the property and is minimal and in keeping with the style and materials of the existing property, with no overlooking or daylight issues due to the design.

Accessibility:

The scheme will be designed in strict accordance with the current Equality Act (formally the DDA Regulations) both inside and outside the new dwelling.