

Design Access Statement

SLR 746-23 – Proposed Replacement garage and hobby workshop

Issue 01 22/01/2024

Location

No10 Middlefield Close, Hinkley, Leicestershire. LE10 0RJ .



Introduction

The statement provides support to the accompanying planning application seeking permission for the replacement garage and hobby workshop to this property in Hinkley.

The proposed development

The proposed new garage and hobby workshop is a replacement for the existing garage on the side elevation designed to add car storage and hobby amenity space to this residential dwelling.

Design

The proposed matching appearance with the yellow buff brickwork and grey brown concrete roof tiling is intended to sympathise with the local material palette matching the estate. This proposal offers a recognizable design layout to the back of the property with back door to the garden. The pitched tiled roof and traditional brickwork are specified to match the existing. The proposed glazing is a matching white finish with double glazed high thermal performance glass units. The immediate on drive parking for two cars to the front elevation to remain unaffected by the proposal.

Use

The primary use of the proposed development is to provide the additional storage and amenity space in this single storey property within the residential estate and improve on the current layout.

Amount

The replacement garage and new hobby workshop will take the location of the existing remaining half of the garage to the neighbouring property and replacement for timber sheds in the back garden.

Layout

The proposed new layout is to construct a new garage structure separate to the main dwelling as previous and line up with the side boundary with the neighbouring property.

Scale

The overall scale of the proposal is to provide a better garage and additional amenity space property on the plot location. It is intended to be in scale with other local property and not considered to be over development.

Landscaping

The existing garage is to be levelled and made ready for the new garage and hobby workshop with a proposed floor level to match and maintain the hardstanding for two cars to park separately to the front. The rear of the property will be laid to soft landscaping with grassed turf and concrete paving to the patio. Bin storage in the front of the property remains unaffected by the new works..

The foul drainage - The proposed development proposes to connect to the existing foul drainage network.

The rainwater drainage - rainwater proposes to connect to the existing drainage network.

Appearance

The external appearance for the extension is to sympathise with the local street scene material palette and match the existing property.





Access / Parking Provision

The main access is to the front elevation of the property as existing for two cars.

The residential location of unrestricted 'off street' parking will be maintained.

Demolition

The existing garage will be cleared as part of the development and any ground contamination will be addressed upon discovery.

PPS 5 Heritage Statement

The proposed new garage and hobby workshop is not envisaged to have an affect on any local heritage assets.



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Architectural Interest

The proposed use is in character with the location and on the whole a typical modern property for Hinkley. The grey brown concrete roof tiling and yellow buff brickwork in a natural colour mortar is to uphold the street scene appearance of the property. The white finish PVCu double glazed windows is add a modern style to the proposal as is considered to be architecturally sympathetic.

Conservation

The proposed works are to be dealt with sensitively with very careful protection and preservation of the immediate neighbouring property boundaries by the contractors, with limitation on vibration and any excavation associated with the new building works. Should the property require a piled foundation system further measures will be taken to minimise the affect on neighbouring properties.

Party wall and right of way notifications where applicable will be sent following the successful outcome from this planning application. Method statements can be made available for inspection prior to those works directly affecting the property structure or near the structure to the satisfaction of the planning office.

Assessment of impact

The proposed residential improvement of the plot is intended to be a positive contribution to the accommodation of the location and an improvement to Middlefield Close.

We suggest that it will be a positive contribution to the location and it is our view that the proposed new garage and hobby workshop will improve the current plot and having significant long term benefits to the current and future occupants in this residential setting with a relevant sustainable new floor space.