

Design and Access Statement

Proposed Double Storey Rear & Side Extension

Ashleigh, Merrylees Road, Thornton LE67 1AP

Submitted to Hinckley & Bosworth Borough Council to Accompany
Application for Householder Planning Approval

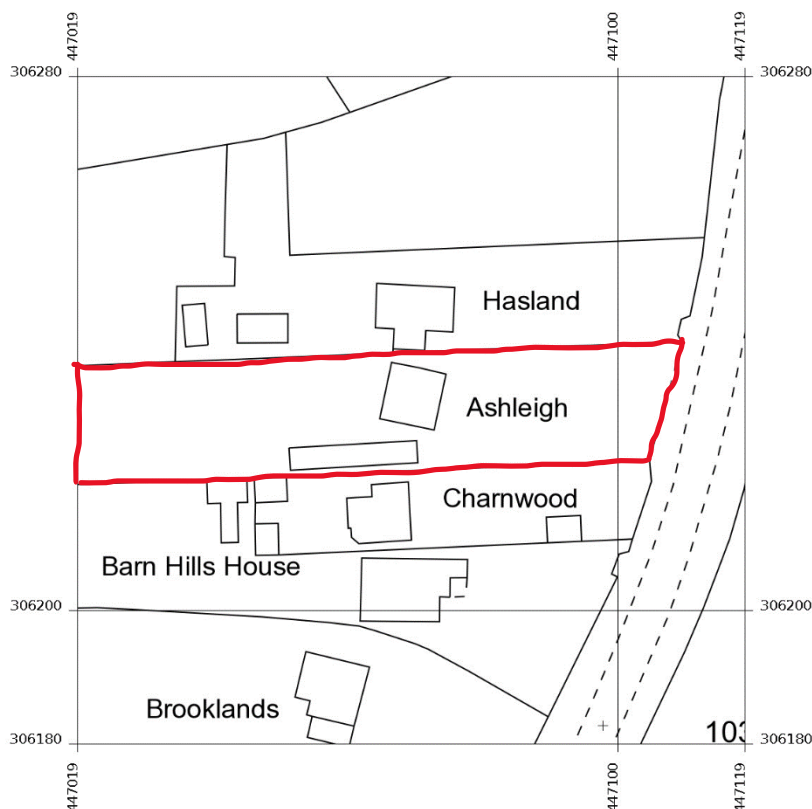
July 2023

SITE ADDRESS: Ashleigh,
Merrylees Road,
Thornton, Coalville,
Leicestershire LE67 1AP

DESCRIPTION OF WORKS:

Double Storey Rear & Side Extensions with Fully glazed front window bays & 3 car garage to the rear.

SITE: (Not to scale)



SITE ANALYSIS/PROPERTY DESCRIPTION:

- A detached house is situated on the main quiet Merrylees Road Thornton, Coalville Leicestershire
- The premises are a two storey traditionally built family 3-bedroom family house set back from the main road, with a rear garden enclosed, and front driveway with garden front & side entrance and rear garage, set back. The house has a smooth cast render finish with traditional tiled roof and uPVC double glazed windows.

LE67 1AP is a primarily residential and agricultural postcode in Merry Lees, Leicestershire. It was first introduced in August 1992.

The most common council tax bands are D and C.

Residential buildings are primarily detached. Domestic properties are mostly houses and bungalows.

Residential buildings were typically constructed between 1900 and 1929 and between 1930 and 1949.

ACCESS POINTS:

- Access to the house via front single doorway. There is also access to the rear of the property at either side into the rear large extended garden area. There will be no change as to the side and rear points of access.

BOUNDARIES:

- The proposed Double storey rear & side extension will be a new pitched roof with gable ends and set no higher than the original ridge level all within the sites boundaries and does not conflict with any opposing boundaries.

SITE FEATURES:

- The building itself has a traditional facade and build style and is very much in character of the style of buildings with the area of the time of build. We propose to enhance the character of the existing building with the addition of traditional brick over clad & green oak frame front bay windows to full height of the building fully glazed (as per our proposed front elevation) The proposed rear & side extension will not affect any existing features and character of the building and will endeavour to improve the existing character of the building. All windows and roofing materials will match the existing materials.

TOPOGRAPHY:

- The proposed extension will not affect the topography of the site in any way.

CONSTRAINTS & OPPORTUNITIES:

- The proposed rear & side extension will not form any constraints and the opportunity of the extension will allow the occupants a better use of existing space within their large boundary.

DEVELOPMENT & ENVIRONMENTAL SUSTAINABILITY:

- The proposed rear & side extension will not reduce or increase the demand for energy and carbon emissions.
- The environment will be sustained and will not affect or have any impact on any natural habitats and the environment.
- The proposed extension will be designed to promote efficient use of the existing owners land and will be in keeping with the original properties, render finish and colour, complementing the existing finish of the existing property.
- The design of the development will meet or exceed sustainable building standards where required or expected in policy.
- Green Oak construction will be undertaken by specialists and will meet all building regulation requirements.

CONTENTS ANALYSIS

CHARACTER APPRAISAL:

- The proposed rear & side extension development will be in keeping with the existing structure, style of the building in materials, colour, height and finishes and compliment surrounding properties.
- The existing site will not lose any existing character and the proposed design will harmonise with the existing building.

LOCAL FACILITIES:

- These include schools for all ages, a wide range of local shops and local public houses within the local village.
- The proposed development will not affect any local amenities or community facilities.

PHYSICAL, SOCIAL & ECONOMIC ISSUES:

- Any existing physical and social issues will not be affected by the new development.
- All access routes and existing layouts have been maintained.

COMMUNITY/NEIGHBOUR ENGAGEMENT:

- The layout of the site will ensure that there is adequate natural surveillance of light.
- The existing neighbouring community will not be affected by this proposed development.

ARRIVAL & CAR PARK FACILITIES:

- There is an existing front private garden way area for the residents of the house, which will be retained.

CHARACTER – SCALE:

- The proposed new extension will be within scale to the existing building in height and appearance.

ACCESS TO PREMISES:

- The Main entrance to the house is via a front single door into the property which will be maintained during the new build of the extension, and a new porchway will be added giving character to the build.
- Access to the first floor is through existing route – inside the house – rear access through back of house, will be maintained.
- Both accesses are a direct route from pavement level – driveway access (concrete paving)

CURRENT PHOTOGRAPHS:



Front View



Rear View



Rear View

CHARACTER – APPEARANCE & LAYOUT:

- The proposed new extension dimensions will be within the existing build site whilst maintaining the existing space and facilities, within the main house and access to front and rear of the property at all levels.
- The character of the new rear & side extension will complement the existing character of the house and materials, finishes and colours used will all be in keeping with existing materials etc.
- Exterior walls of the extension will be part rendered and part traditional brick finish to match surrounding properties
- All RW goods etc., shall match existing.
- All windows/doors/glazing etc., shall match existing characters of the existing house.

CHARACTER – LANDSCAPING:

- The existing private garden to the rear of the property shall be retained and up graded whilst any boundary walls shall not be affected in any way.

COMMUNITY SAFETY:

- Community safety will not be affected by the proposal and any external lighting to the existing building will be maintained.

