

## Design and Access



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Rev #	Date	Description	By
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Project

Proposed Extension and Alterations at 36, Hinckley Road, Stoke Golding

Client

Mr & Mrs Smith

Drawing

Location Plan

Dwg No: 01-2522\_00 Rev #

Scale 1:1250 @A4 UGS Date 09.10.25

## Introduction

Please accept this short document as the design and access statement for Extensions and Alterations at 36, Hinckley Road, Stoke Golding.

The proposals are inspired by extensions to similar properties in the area, and particularly the neighbour at 34. The intention is to create two new bedrooms, and provide a family room and remodelled kitchen / diner on the ground floor so that the property reflects contemporary family living.

The proposed facing materials will be to match existing and externally the existing timber out buildings will be replaced with two new timber out buildings: one acting as a garden room / office and the other as garden store. The latter is intended to help secure the rear of the site. The drive way is to be surfaced and a SUDS system installed so that 3 cars can park off the road at the property.

## Design and Access

### Existing Property



The existing property is a two bedroemed semi-detached house and is shown above. Internally there are no changes in level and the different are easily accessed in logical manner.

### Proposals



The Proposed Extension shown above is to add two extra bedrooms on the first floor and a remodelled kitchen / dining area on the ground floor. The open character of the layout is intended to afford good access internally.

The massing of the proposed extension is to mirror that of the neighbour, as shown below.



## Internally

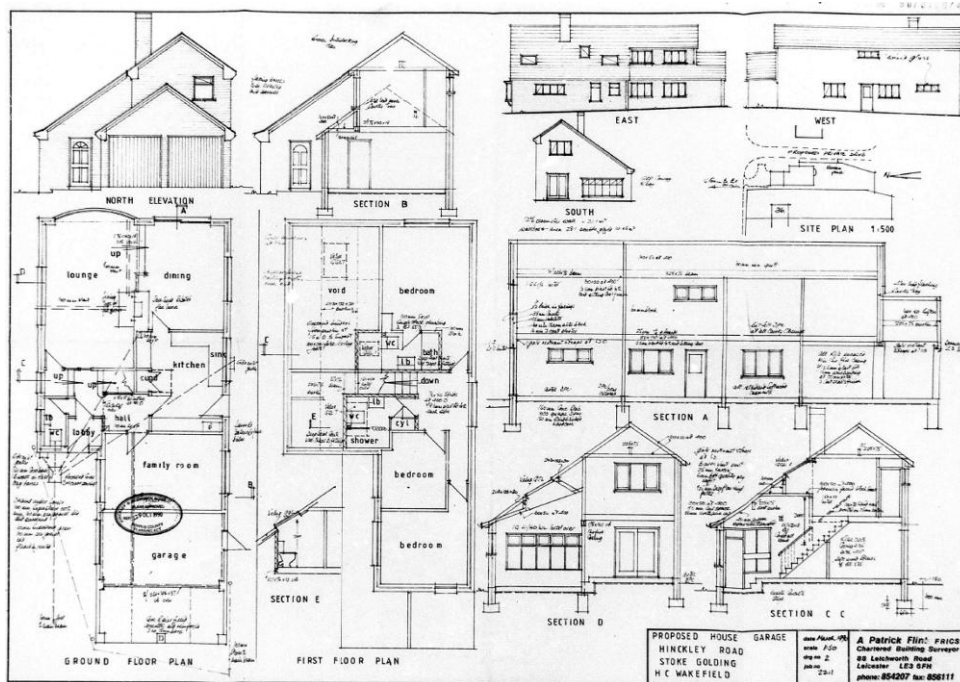
A new downstairs WC is also proposed and is large enough so it can also be used by guests with mobility difficulties, The incorporation of a utility area also allows discrete access for maintenance personal without coming through the main entrance.

The windows on the side elevation facing the neighbour will be obscure glazed.

The existing character of the house is being retained and enhanced by having a more secure front porch.

Externally the existing access of the road is being retained. It is proposed to have a full parking area at the front of the property, with the area having a hardstanding that has a SUDS system.

## Neighbouring Property



The above shows the planing drawing for the neighbour at 38 Stoke Road. The windows on the long side of the property overlook the applicants site, however the family and dining room have additional windows that do not face over the 36, Hinckley Road. There is also no window in the kitchen as built as can be seen in photo on the left.

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## Access



Access to the site is directly off Hinckley Road in Stoke Golding. The existing dropped kerb is being retained and reused, and the existing driveway and front garden are being replaced with a new hardstanding with suds to afford the parking of 3 cars.

## Outbuildings

Two proprietary out buildings are proposed to replace the existing outbuildings, the one replacing the existing aviary on the boundary with 38 will be a standard garden shed 2.5m x 3m x 2.5 m max high and the other out building will be a home office / studio that replaces the brick out buildings on the boundary with 34 and will be a 'Harris Ver 2' as shown below.



The dimensions for the outbuilding will be 8.4m x 4m with a max height of 2.5m. The product sheet is also submitted with this application.

## **Statement**

Please accept this document in support of the proposal for a two storey side and rear extension at 36, Hinckley Road, that will provide a young and growing local family to enjoy modern life at the property.

We respectfully request the planning authority support this application and if there are any comments that require the proposal to be amended, please contact the applicants agent who can action the necessary adjustments to the proposal.