

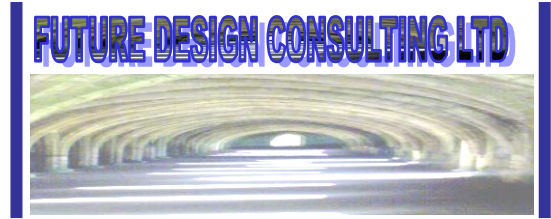
# **FUTURE DESIGN CONSULTING LTD**

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## **DESIGN & ACCESS STATEMENT**



**RE: PROPOSED SINGLE-STOREY SIDE & REAR WRAP AROUND EXTENSION TO  
112 HOLLYCROFT, HINCKLEY, LE10 0HQ.**



This proposal consists of the erection of a single-storey side extension over footprint of existing galley kitchen at ground floor (to be incorporated) facilitating the formation of wider extended kitchen at ground floor allied to a full width rear extension to form an open plan kitchen dining space. This is to be done while maintaining the existing first floor accommodation over the ex kitchen. Some remodelling of the interior is also required to improve the use of space and access to the new accommodation.

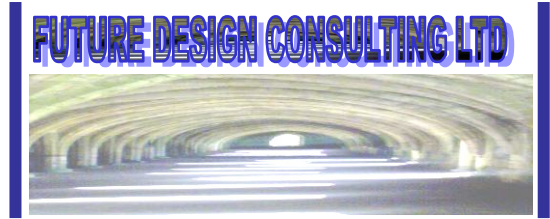
To complete this, the demolition of two rear brick outhouses is required.

It is considered that none of these proposals results in loss of amenity to any of the adjacent properties.

The current access is directly off Hollycroft, which will remain unchanged. Off road Parking facilities for up to two vehicles exist to the front of the property on the private driveway. This parking will remain unaltered.

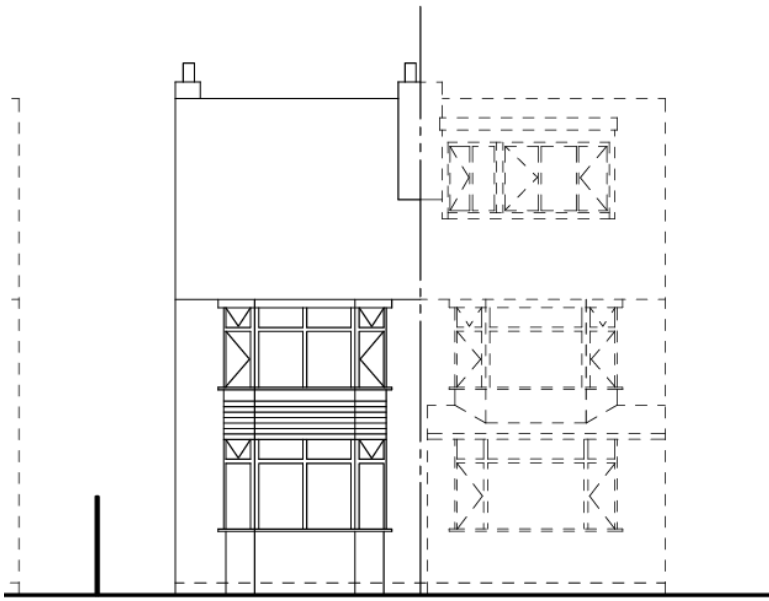
## **1. DESIGN**

- 1.1 It is intended to use traditional materials, to be sympathetic to the existing building and the local vernacular.
- 1.2 The design will acknowledge its proximity to all boundaries.
- 1.3 The design intent is to create a more functional property to better suit the household requirements.
- 1.4 The street scene will remain largely unaltered.
- 1.5 Fence lines and heights to the boundaries will remain unaltered as they already provide suitable screening to neighbouring properties and land.



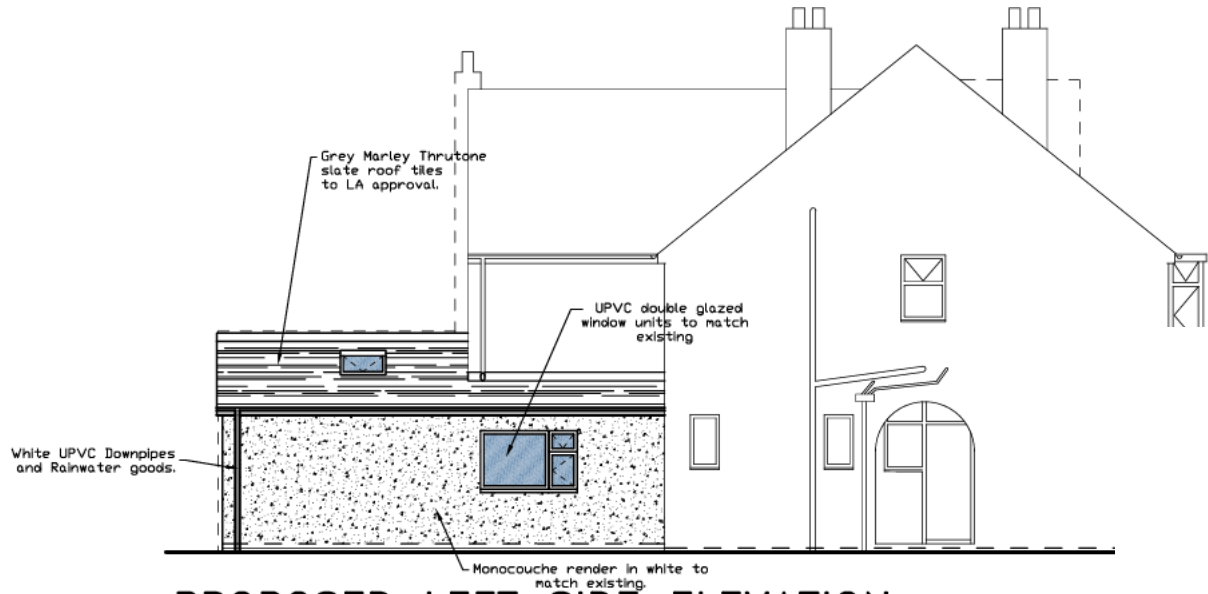
## ELEVATIONAL TREATMENT

### Southwest Elevation



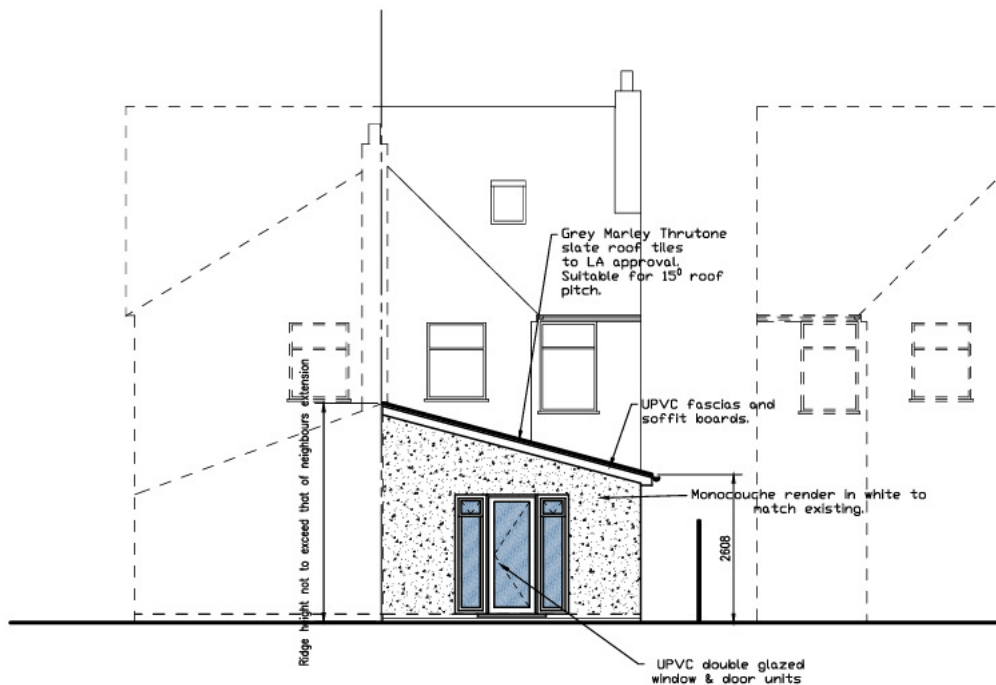
### EXISTING FRONT ELEVATION

## Northwest Elevation



## PROPOSED LEFT SIDE ELEVATION

## Northeast Elevation



## PROPOSED REAR ELEVATION



## LANDSCAPING

There are no changes proposed to the current landscaping.

## 2. ACCESS

- 2.1 The existing vehicle access to no 112 will remain unaltered.
- 2.2 Off street parking is provided for 2 no vehicles and will remain unaltered.

## 3. CONSERVATION AREA APPRAISAL

The proposed development is not known to be within a conservation area and is considered to accord fully with the local development policy.

## 4. EXISTING PHOTOGRAPHIC SCHEDULE.







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