

FUTURE DESIGN CONSULTING LTD

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DESIGN & ACCESS STATEMENT



**RE: PROPOSED ERECTION OF 2-STOREY SIDE & REAR EXTENSION WITH 2ND
FLOOR ROOM-IN-ROOF GRANNY ANNEX TO 93 MIDDLEFIELD LANE, HINCKLEY,
LE10 0RA.**



This proposal consists of the erection of a two-storey side extension to the left boundary of the property following the demolition of the existing garage and link structure which is currently built tight to this boundary. The purpose is to provide a more functional garage with utility to the rear existing building line but will now allow a 1m clearance to the neighbouring left boundary.

To the first-floor of this extension it is proposed to provide a spacious master bedroom suite including en-suite and dressing room accommodation. Existing bedroom accommodation and bathroom will remain unaltered save for a new corridor to access the extension.

The net additional first floor area created will be 33.4 m².

To the rear, there is intended to be a single storey extension extending 6m beyond the existing rear building line, accommodating a playroom and home gym together with a more spacious and functional open plan kitchen and family space befitting the changing needs of the growing family.

Remodelling of the existing ground floor to the rear will provide an improved quality downstairs WC and a spacious formal dining area to meet current modern standards. The net additional ground floor area created will be 95 m².

The roof profile will be duo pitch over the main open plan area and will be flat over areas approaching the left hand boundary.

The desire is to provide a new gable ended roof to the entire extended two-storey part of the property with rear dormer to facilitate provision of granny annex accommodation including bedroom, bathroom, lounge space and storage. The intention is to future proof the home making it suitable to accommodate aging parents/grandparents. The new roof ridge height will not exceed the current ridge height although it is acknowledged that its profile will be significantly be increased.

The net additional second floor area created will be 50.85 m².

These proposals can be seen from a public highway.

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

1. DESIGN

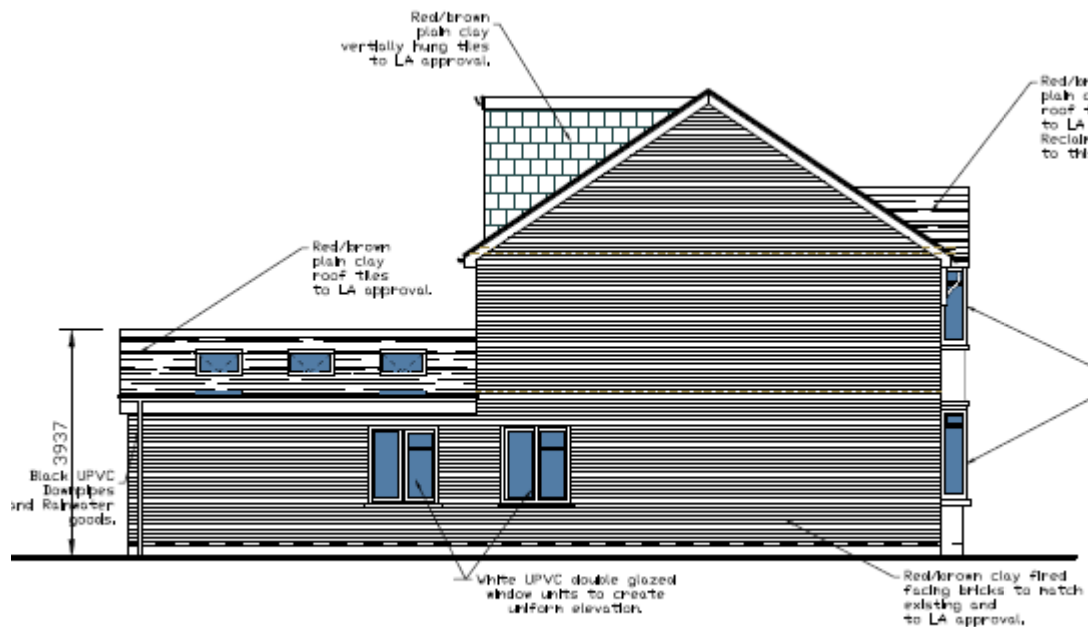
- 1.1 It is intended to use traditional materials, to be sympathetic to the existing building and the local vernacular.
- 1.2 The design will acknowledge its proximity to all boundaries.
- 1.3 The design intent is to create a more functional property to better suit a growing family.
- 1.4 It is acknowledged that the street scene will change somewhat but it is observed that higher gables and ridge lines exist further along Middlefield Lane in the

terraced townhouses of no 97 to 105 which presumably accord with planning guidelines.

- 1.5 Fence lines and heights to the right hand boundary will remain unaltered as they already provide suitable screening to the neighbouring property of no 95 and land associated with it. While on the left-hand side it is proposed to replace the existing 900mm high chain link fence with a 1.8m high close boarded fence for the preservation of privacy for both no 91 and 93.

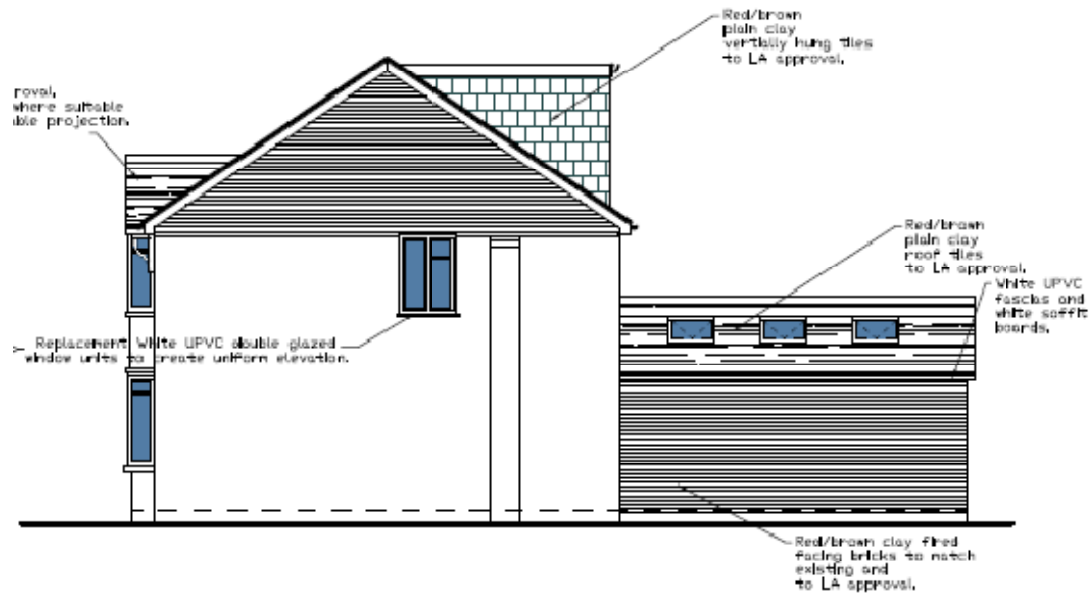
ELEVATIONAL TREATMENT

South-East Elevation



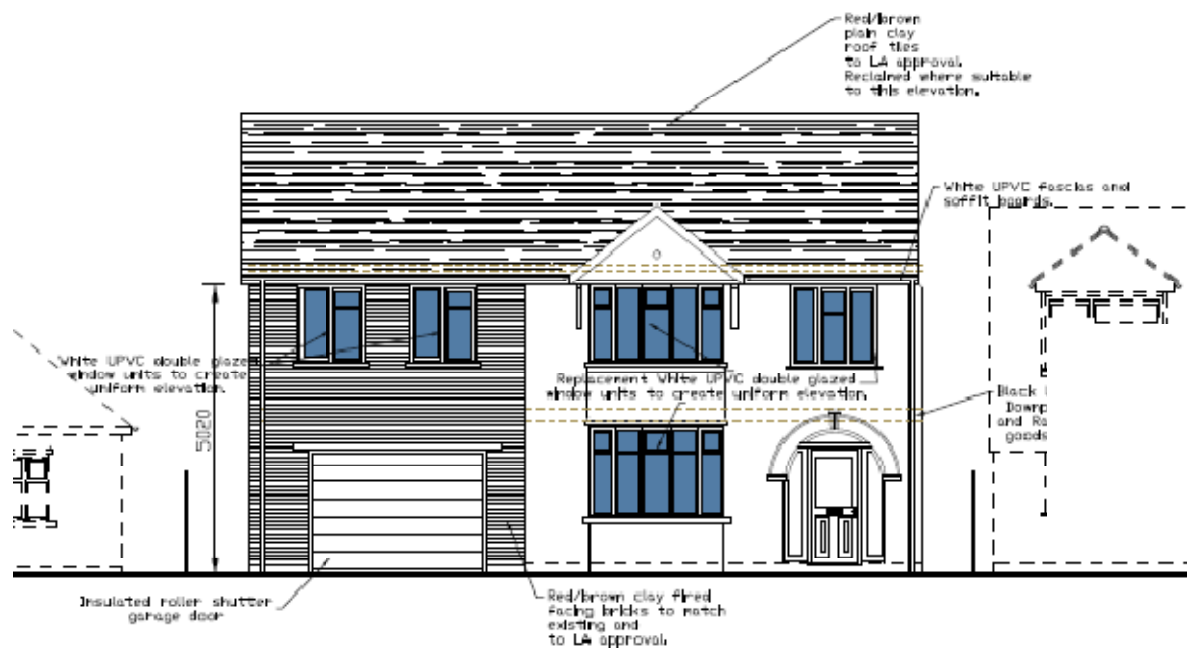
PROPOSED LEFT SIDE ELEVATION

North-West Elevation

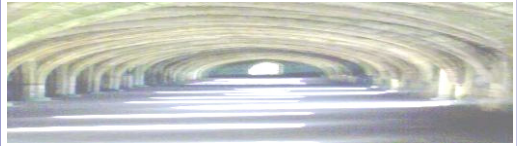


PROPOSED RIGHT SIDE ELEVATION

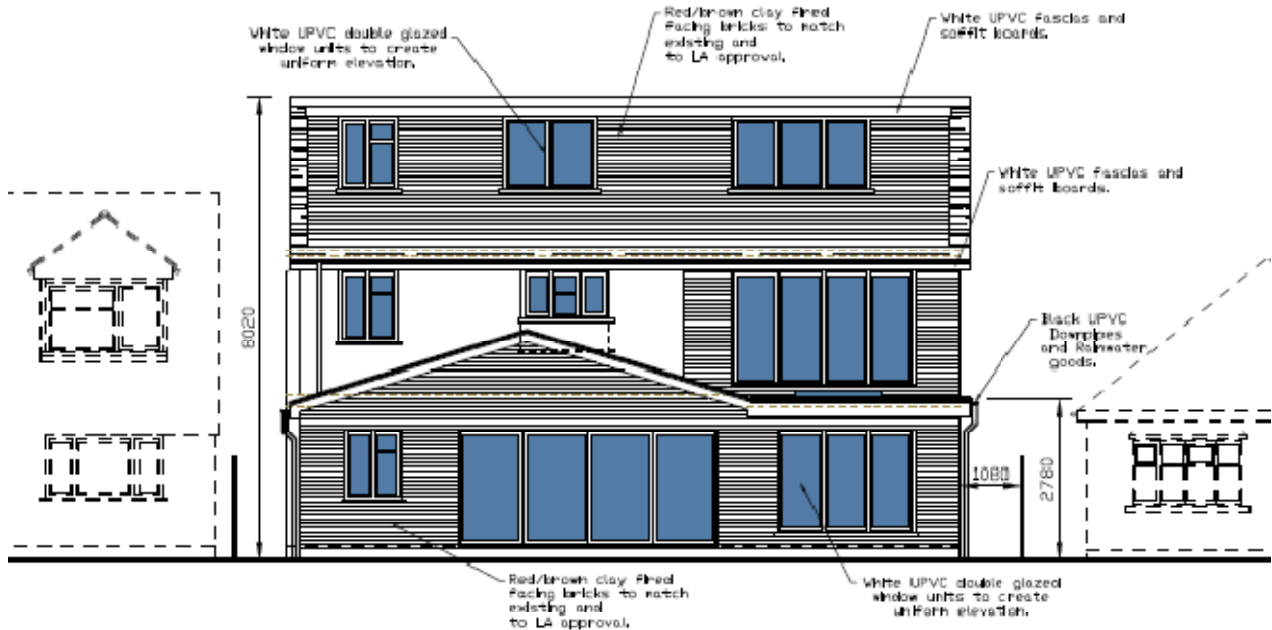
North-East Elevation



PROPOSED FRONT ELEVATION



South-West Elevation



PROPOSED REAR ELEVATION

LANDSCAPING

There are no changes proposed to the current landscaping.

2. ACCESS

- 2.1 The existing vehicle access to no 93 will remain unaltered.
- 2.2 Off street parking is provided for 3 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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