

Design Statement

This statement supports the planning application for a proposed Extension at 132 Tudor Road, Hinckley, LE10 0EH. The aim is to create a new utility room with downstairs wc and also a new dining room.

This application is for the demolition of a block built and rendered rear conservatory with polycarbonate roof.

It is currently 3200mm out from the original house and full width, other than new external insulation and silicon render covering the house brickwork.

The footings have been checked and they are not up to current regulations.

The conservatory will be demolished with the existing concrete base and footings being totally removed allowing for the build of a new rear, single storey extension.

The proposed extension will be 4m out from the property, but will not be the full width of the existing house due to the 45 degree right to light from the rear of number 134. This reduces the width of the extension compared to the existing conservatory by 820mm to bring it within the 45 degrees and current regulations.

Severn Trent have been contacted regarding the existing drainage. As this is the start of the run and not a shared sewer they have advised that the installation is a private matter and will be inspected by the Building inspector to ensure it is installed correctly.

There is a buried inspection chamber in the conservatory which will be removed out of the proposed extension to comply with regulations.

Each change of direction in the proposed drainage will have rodding eye access.

The proposed extension will be a standard build to current regulations as described on the section and regulations plan. The customer would prefer the external leaf to be red brickwork to match the original house rather than block and render to match as it is now after being insulated.

The existing conservatory has a pitched roof but due to the added depth of the extension, a Warm deck flat roof works better and is the preferred option. This will also minimise any adverse affect of the neighbouring properties.

There are no changes to parking proposed or required. The proposed extension will make the existing property slightly smaller in floor area and is entirely to the rear of the property so existing parking will remain untouched.