

Design & Access Statement

2 Mount Road, Hinckley LE10 1AF

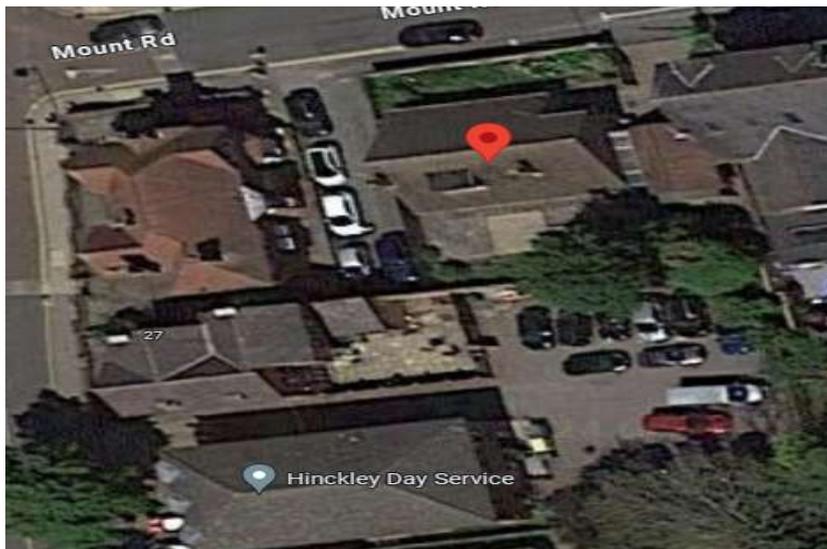
Site Description

The site lies close to the Town Centre on Mount Road.

The site consists of a dormer bungalow with a side single pitched roof garage. The site is surrounded on all sides by a combination of rendered blockwork walls and 1800mm high timber fencing..

The house is bounded to the east by residential dwellings, a car park and Hinckley Day Services to the south and an accountant's office to the west and a solicitor's office to the north

My client has recently purchased the property and wishes to create a family home with a usable first floor.



Proposed Development

This application is to remove the existing tiled roof completely, and to raise the external walls by 2,3m and install a new 3 layer felt roof to create the bedroom's required for my client's growing family.

The exterior of the house will be completely remodelled in line with my client's great passion for the Art Deco period and draws on inspiration from the several Art Deco buildings within the Borough.

The existing and new walls will be rendered in white K-Rend with black Heritage aluminium windows.

The existing garage will be retained with its tiled roof.

The front wall will have the render removed and re-applied to match the house as will a new side blockwork wall between my client and the residential next door neighbour. This wall will also act as a part retaining wall where the ground is cleared to increase the on-site parking provision.

There will be no loss of light or intrusion of privacy to any of the neighbouring properties.

Parking Spaces

The front of the site will be reconfigured to allow for 3 parking spaces as the existing garage is too small to include for any parking provision.

Highway Access

The existing access drive will be retained. It is 5.4m wide and 8m with a side parking area for 1 additional parking space.

The drop kerb is already in situ and no further disruption to the highway is envisioned

Conclusion.

We believe that this application meets both the requirements of my client and offers the opportunity to remodel a mixture of housing styles into a cohesive design which draws on the rich architectural heritage of Hinckley.