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Hinckley & Bosworth Borough Council

Planning Department

The Croft, 1 Main Road, Ratcliffe Culey

DEVELOPMENT SERVICES
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03 MAR 2008
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Design & Assess Statement

History

The existing property known as the croft is at present two cottages with a flat roof link at ground floor only. Both properties have there own staircase to access the first floors. Unit 3 is circa 1700 and is fairly original, unit 2 is circa 1800 and has been altered over the years, but the property has been in its present state for at least the last 60 years.

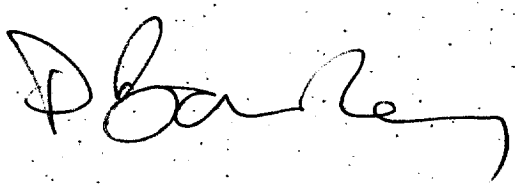
Proposals

Unit 2
The proposed extension above the existing office will be constructed to maintain the design, with brick walls and plain tiled roofs, window and door joinery will be timber designed to match the existing. Its is proposed to form a separate two car parking area with a turning space and to use the existing drive and cross over as shown. It is not proposed with the exception of repairs and decoration to carry out any other works to this property.

Unit3
The single story link between the properties will be removed and the area landscaped with a new boundary fence erected. There will be minor repair and reinstatement works and the formation of the new side door to the kitchen other than this there will be no alteration works externally. It is proposed to form a new two car parking area with turning space and a new access drive and verge crossover, n.b the crossover has been approved by the highways authority. It Is intended to maintain most of the trees and shrubs to the east boundary with number 3 main road.

Conclusion

The croft is two separate units linked by a poor flat roof structure which is completely alien to the cottages in design. With the removal of this link the dwellings will return to there separate characters with little or no impact.



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