DESIGN & ACCESS STATEMENT FOR ALTERATIONS & EXTENSION TO 42, HOLLYCROFT, HINCKLEY

DEVELOPMENT SERVICES
29 APR 2008
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1 SITE ANALYSIS

Existing features and characteristics

No. 42, Hollycroft, Hinckley, is located within the Hollycroft Conservation Area, designated in 1998. The building has not been well maintained over the recent years with spalled brickwork to the parapet wall detail. Several self set trees have grown adjacent to the building and there is cracking due to movement in the long elevation which faces Stanley Road. The plot is enclosed to the Stanley Road frontage by an overgrown Privet hedge in excess of 2 metres high.
Refer to attached photograph A.

The majority of the original painted timber window frames have been replaced with white pvc-u window frames and the original roof tiles or slates have been replaced with modern concrete interlocking tiles to the main roof elements.
Refer to attached photograph A.

The unsound conservatory constructed with twin wall plastic sheeting has been removed for health and safety reasons
Refer to attached photograph D.

The original brick flues have been reduced in height.
Refer to attached photograph A.

Adjacent built form

The properties along the Hollycroft are predominantly built in red brick in vary in styles with No. 40, Hollycroft, still under construction.

There is an existing single detached asbestos cement garage adjacent to No. 40, Hollycroft
Refer to attached photograph B.

The properties on the opposite side of Stanley Road are built in red brick and render and which also vary in style.

2 DESIGN PRINCIPLES

Alterations to the existing dwelling must be designed to improve and enhance the original design which is essentially a terrace house built on a single plot. Care is required with the height and positioning of the extension on the side to minimise impact on the design to retain the existing hedge to the highway frontage. **Refer to photograph A and D.**

The existing trees and hedge provides visual amenity and privacy for the existing dwellings and they must be retained where possible. The self set trees growing against the side of the house are to be removed to prevent further structural damage.

Traditional details used in the existing building and adjacent houses are to be used to ensure that the extension forms an integral part of the overall design solution and is of sufficient quality.

The internal layout of the building is to be revised to comply with the general requirements of Approved Document Part M of the Building Regulations.

The existing vehicle access is to be improved to meet the current requirements of Leicestershire Highways and to ensure that visibility splays of 2m x 2m are provided at the site entrance.

There is a bus route along Stanley Road, which serves the centre of Hinckley. Shopping facilities are available in close proximity to the plot, including the Morrison supermarket.

3 DESIGN SOLUTIONS

The new extension has been designed with matching facing bricks incorporating the brick cill and brick arch details of the existing and adjacent dwellings within the conservation area.

The existing roof is to be stripped and re-covered with reclaimed blue/black natural slates.

The existing white pvc-u window frames are to be removed and replaced with new painted timber sliding sash window frames.

The brick flues are to be rebuilt to their original height.
Refer to drawing and photograph A.

Additional new window frames and matching single bay window are to be inserted on the Stanley Road elevation and existing windows are to be bricked up to the north east elevation to avoid any possible overlooking.

The vehicle access off the Hollycroft has been improved to meet the requirements of the Highway Authority. Suitable surface water drainage is to be installed to prevent water run off into the highway with suitable level access for persons with disabilities, including wheelchair users, is to be provided within the site from the vehicle parking area to the main entrance and is to comply with Approved Document Part M of the Building Regulations.

Parking provision for 2 no vehicles is included within the site to meet the requirements of the Leicestershire County Council Highway Requirements for Development and to prevent problems with on-street parking. Adequate visibility splays of 2m x 2m are to be provided to the footpath in accordance with the requirements of Leicestershire County Council as set out in Highway requirements for Development

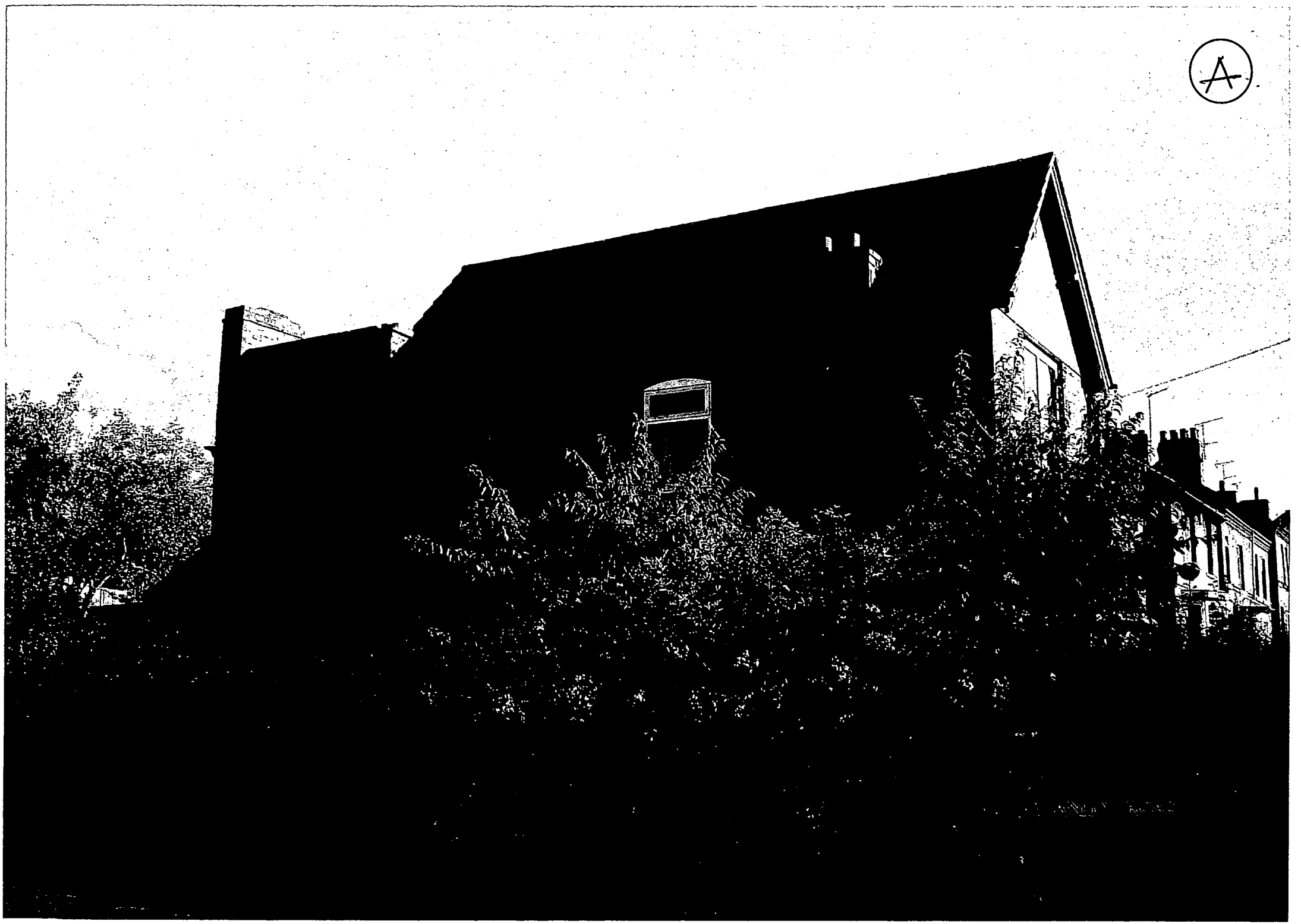
LIST OF PHOTOGRAPHS

Photograph A
View of No. 42, Hollycroft, from Stanley Road

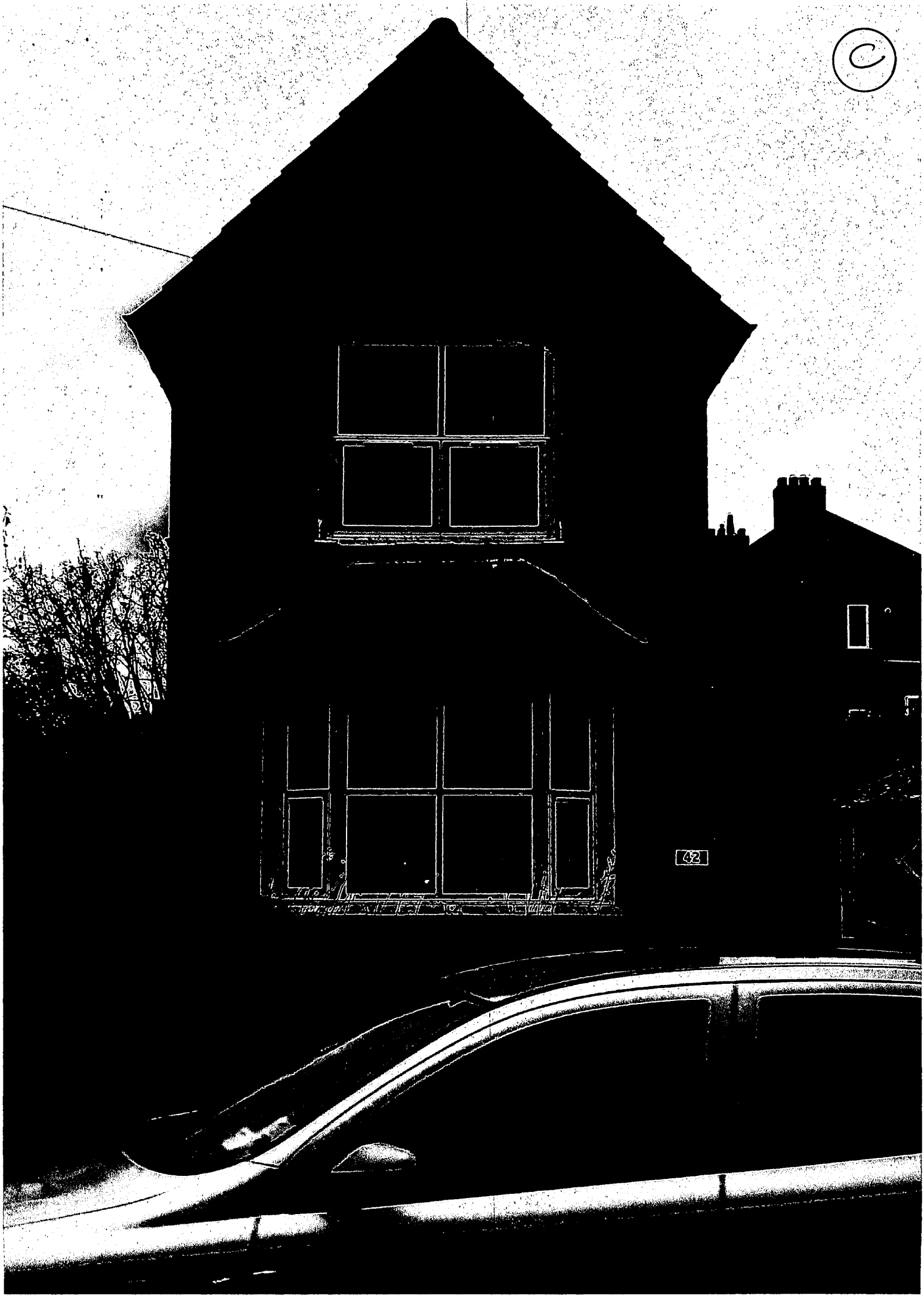
Photograph B
View of dwellings along the Hollycroft

Photograph C
View of the front gable of No. 42, Hollycroft

Photograph D
View of the rear elevation of No. 42, Hollycroft


A


B


C
42


D