Chartered Institute of
Architectural Technologists

THE BURTON EMERY PARTNERSHIP

83A Mount Road Hinckley Leicestershire LE10 1AE Tel 01455 614556 Fax 01455 250762 Email burton.emery@btconnect.com

DESIGN & ACCESS STATEMENT

CONVERSION OF SEMI-DETACHED DWELLING TO 2NO. FLATS INCORPORATING REAR EXTENSION AND ALTERATIONS AT 335 COVENTRY ROAD HINCKLEY LEICESTERSHIRE

DESIGN COMPONENT:

AMOUNT OF DEVELOPMENT PROPOSED:

No.335 is a semi-detached dwelling in need of substantial updating, but it is in sound condition. The proposed development is to remove the existing single-storey rear Utility structures and construct a single-storey rear extension with some minor internal alterations to form a ground floor flat. The first floor flat will be entered from a new access to the side elevation and an attic conversion will provide the second bedroom. Other works involved will be the raising of the Bathroom ceiling to form headroom and allow a shower over the bath.

Acoustic material will be provided and fixed between floors and also between neighbours on the party wall at first and second floor level.

LAYOUT OF PROPOSAL:

The traditional semi-detached property will be extended and modified, as would be expected with any residential unit of this nature, and the rear garden will be used as amenity space, with the front garden utilised for parking by extending the existing tarmaced parking to provide three parking spaces.

SCALE AND RELATIONSHIP TO SURROUNDINGS:

No.335 is of the same scale of the immediate adjacent properties and the proposed extension, together with attic conversion, would be a fairly standard extension to a property of this type. The use will be for residential flats and, therefore, the same use type as properties within the surrounding area, i.e. residential.

LANDSCAPING; PUBLIC & PRIVATE SPACES:

Landscaping will be subject to agreement with the Local Authority, but is expected to be planting of a hedge, or reinforcing the existing hedge, on the boundary to reduce any interference between the two neighbours. There is a substantial hedge on the front boundary at present and this provides screening for the existing parking and the proposed extra parking. The rear garden is to be retained in its existing form for use as amenity of the occupants.

APPEARANCE (ARCHITECTURAL TREATMENT AND MATERIALS):

The front elevation will have little change, apart from the flat roof over the Bathroom, which is a minor amendment, but does give substantial improvement to the use of the Bathroom. The external materials will match the existing, and the proposed new front entrances will be incorporated within the existing 'Porch'.

The rear extension will be part brick and render, all as the original dwelling. All extensions are, therefore, in-keeping and the fenestration will reflect the original as far as possible and conform to Building Regulations.

ACCESS COMPONENT:

QUALITY OF ACCESS:

Building Control will require a ramp available to the ground floor flat and there will be a suitable WC on the ground floor for disabled persons. Access to the first floor flat will be via a stepped access and the original dwelling staircase. The staircase will not be changed, as it is impractical. The access around the outside of the building is relatively flat and is hard-surfaced.

ACCESS TO PUBLIC TRANSPORT:

Coventry Road is well serviced by public transport and is on a bus route. It is also easy to gain access to the Town Centre via foot or within a vehicle.

ACCESS FOR EMERGENCY SERVICES:

The existing building is easily serviced by Emergency Services, as the front entrances are within 15 metres of the public highway. Rear access to the rear of the ground floor will also be via a hard surface on relatively flat ground.