

DESIGN & ACCESS STATEMENT

Relating to 96-98 Castle Street, Hinckley, Leicestershire

MASTM architecture

Prepared by MAS Architecture Ltd, on behalf of

Scrivins & Co Ltd

October 2025



The front of 96-98 Castle Street, as seen from the road.
Image credit: M. Gatehouse (April 2025).

CONTENTS

1.0	INTRODUCTION	4
2.0	SITE & CONTEXT ANALYSIS	5
3.0	PROPOSED DEVELOPMENT	9
4.0	DESIGN JUSTIFICATION	10
5.0	ACCESSIBILITY CONSIDERATIONS	11
6.0	SUSTAINABILITY CONSIDERATIONS	12
7.0	LEGISLATIVE, STATUTORY & POLICY CONTEXT	13
8.0	HERITAGE IMPACT ASSESSMENT	15
9.0	CONCLUSION	17
	 APPENDIX A: EXISTING DRAWINGS	 18
	APPENDIX B: PROPOSED DRAWINGS	25

1.0 INTRODUCTION

1.1 Document Outline

This Design and Access Statement has been prepared to accompany a planning application for the removal of an existing dilapidated two-storey prefabricated rear extension and the construction of a new single-storey traditionally built extension to a property located within the Hinckley Town Centre Conservation Area, Leicestershire. The project site falls under Article 2(3) land, as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), which places significant restrictions on permitted development rights. As such, full planning permission is required for these works.

1.2 Objectives

The objective of this statement is to explain and justify the design approach taken, demonstrate how the proposal responds to the site's context and significance, and set out how the aims of relevant national and local planning policy, conservation guidance, and building regulation standards have been addressed.

The statement includes a photographic record of the existing site conditions including the existing building, and illustrates the proposed development (refer to document appendices for drawings of the proposed works). The statement further includes a heritage impact assessment, an explanation of access arrangements, and a summary of sustainability and biodiversity considerations; it references the statutory and policy framework governing development in conservation areas and Article 2(3) land.

2.0 SITE & CONTEXT ANALYSIS

2.1 Location & Use

The application site comprises a two-storey building located at 96–98 Castle Street, Hinckley. The building is currently used as commercial offices by Scrivins & Co Ltd, a renowned local property sales and lettings agency. Castle Street is a principal commercial thoroughfare in Hinckley, characterised by a mix of historic and modern buildings. The building at 96-98 fronts onto the north side of Castle Street, near its eastern end and close to the intersection with Hill Street, though the front of the building is set back approximately 1.8 metres compared to those neighbouring it; the rear of the property is not visible from the public realm. The building was presumably originally constructed as two semi-detached dwellings, and has at some point been altered to function as a commercial premises; this is typical for many of the buildings at the east end of Castle Street, which appear to have been designed originally as dwellinghouses or as traditional shops with accommodation above. Towards the west end of Castle Street, leading down the hill towards the market square and where the road is now pedestrianised, many of the buildings are larger and were clearly designed and constructed specifically for commercial use.



The site outlined on a satellite image of the local area. Imagery from Google Earth (May 2022).

2.2 Heritage Context

The property lies within the ‘Hinckley Town Centre’ conservation area—as designated and mapped by Hinckley & Bosworth Borough Council—a designated heritage asset under Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, and is as such defined as Article 2(3) land under Part 1 of *The Town and Country Planning (General Permitted Development) (England) Order 2015*. The conservation area encompasses a varied historic townscape defined by a medieval street pattern, a mix of architectural forms from multiple periods, and a network of jitties and yards characteristic of Hinckley’s urban heritage.

The building at 96-98 Castle Street is not listed, but contributes positively to the character and appearance of the conservation area.

2.3 Conservation Area Appraisal and Management Plan

Photographic surveys and maps from the Conservation Area Appraisal identify the distinctiveness of Hinckley’s rear building plots, where secondary structures and historic extensions play a role in illustrating traditional patterns of development. The Hinckley Town Centre Conservation Area Appraisal and Management Plan (latest version, 2013) specifically highlights the vulnerability of the area to poorly detailed rear extensions and minor outbuildings, which though often out of immediate public view, risk incremental erosion of historical character. The appraisal identifies negative contributors as predominantly those of inappropriate scale, massing, or appearance, constructed with materials alien to the established townscape.

Proposals for extensions are guided by a presumption in favour of high-quality, subordinate design, use of locally consistent materials (brick, stone, timber, slate or clay tile, etc.), and architectural details that echo typical features found within the conservation area.

2.4 Condition and Character of Existing Extension

The current two-storey rear extension to the building at 96-98 Castle Street is of prefabricated construction—a later addition which, due to its poor state of repair, inferior materiality, and lack of architectural cohesion, is both structurally substandard and visually incongruous within this heritage context. The extension’s utilitarian design, flat roof, unsympathetic fenestration, and materials (sheet cladding, non-matching windows) are discordant with the host building and the historic environment.

The structure is not visible from the main street, but it adversely affects the visual quality and setting to the rear of the plot, which contributes to the wider historic grain and pattern of building in the conservation area.

The condition of the existing extension is also a serious risk, since it has been constructed using materials typical of temporary structures; the extension would originally have been of relatively poor quality given the low quality materials used, but these materials have now outlived their expected service life and are starting to deteriorate rapidly. This poses obvious risks to the regular users of the building, as well as the general public who may access it. To support the continued use of the building it is essential to provide the necessary facilities within the extension but within a suitable, permanent structure.



Two views of the rear of 96-98 Castle Street, showing the existing extension. The form and massing of the existing extension is not in keeping with the original building, and represents an inappropriate addition given the historical context of the site.
Image credits: M. Gatehouse (February 2025).



Two photographs illustrating the poor condition of the existing extension. Having been constructed using materials typical of temporary structures, and which have begun to deteriorate, the failing integrity of the structure has become a risk to users of the building as well as to the general public. Image credits: M. Gatehouse (February 2025).

3.0 PROPOSED DEVELOPMENT

3.1 Outline of Proposal

The proposal seeks planning permission for the removal of the existing dilapidated, prefabricated rear extension and its replacement with a single-storey extension of traditional construction. The new extension will have a slightly larger footprint than the existing, be only to the ground floor, and will feature a pitched roof; it will accommodate a small kitchenette and toilet for staff use, replacing and modernising facilities within the existing extension. The upgrading of these facilities is necessary to support the continued use of the building. The removal of the existing extension is necessary since it poses a risk to users of the building and the general public due to its deteriorating condition. Where the existing extension is removed from the first floor of the original building, a window—which was converted to form a doorway out into the upper storey of the extension—will be reinstated, in a style to match the rest of the existing windows on the rear elevation of the original building. The proposed alterations will make no changes to the front elevation or any part of the original building visible from Castle Street.

3.2 Technical and Regulatory Compliance

The design of the new extension fully complies with current Building Regulations, including but not limited to: structural safety (Approved Document Part A), fire safety (Approved Document Part B), thermal and energy performance (Approved Document Part L), access and use (Approved Document Part M), drainage and waste disposal (Approved Document Part H), ventilation (Approved Document Part F), and electrical and mechanical safety (Approved Document Part P and Part G).

A full set of technical drawings and specifications will be submitted with the Building Regulations Approval application, as per local validation requirements.

3.3 Construction and Demolition Methodology

All demolition and construction work associated with the proposed development will be undertaken in accordance with best practice guidelines. This will include the careful deconstruction of the existing extension, to protect the original building and to facilitate material recycling/reuse where feasible; every effort will be made to protect the existing historic fabric of the original building during all interfacing works, as well as during the construction process generally. Furthermore, at all times during demolition and construction works, every effort will be made to minimise noise, dust, and disruption to neighbours and the public, with suitable site welfare and safety arrangements.

4.0 DESIGN JUSTIFICATION

4.1 Design Process

The design of the proposed development has been produced following guidance from the Design Council, according to the assessment-involvement-evaluation-design model for architecture and the built environment, as well as the National Design Guide. This design methodology is advocated by Historic England, local and national policy, and the HBBC Good Design Guide SPD.

The design process began with a thorough assessment of the site, including physical, visual, and historical appraisals, with reference to conservation area documentation and guidance. The aims and needs of the development were established with involvement from relevant stakeholders, and a contextual evaluation was conducted with analysis of adjacent properties, materials, plot patterns, and similar rear extensions recently approved in the conservation area. The design has been developed based on this information, with the objective of meeting the aims and needs whilst balancing the various restraints.

4.2 Form, Scale and Massing

The form, scale, and massing of the new extension have been carefully considered to remain subordinate to the main building and avoid any visual or structural impact on neighbouring properties. The design of the proposal is informed by similar forms in the immediate vicinity, where neighbouring buildings have also been extended (for example, the adjacent building at 92-94 Castle Street). Furthermore, there are visual indications on the existing building that the current prefabricated structure replaced an earlier extension that probably closely resembled that of the neighbouring building; the proposal thus aims to revert to this contextually appropriate and historically in-keeping form for the extension to the original building.

4.3 Character, Materiality and Detailing

The proposed extension has been designed to respect the architectural character of the host building and the wider conservation area. The use of traditional materials and detailing ensures the development is sympathetic to its historic context. The removal of the existing prefabricated structure, which is markedly unsympathetic to the original building to which it is attached, will enhance the original building's appearance and reduce safety risks associated with its deteriorating condition. The reinstatement of the original rear window will further restore the building's historic integrity.

4.4 Building Performance

The existing prefabricated extension lacks insulation and fails to meet current thermal standards; the new extension is designed to comply with the minimum fabric energy efficiency standards set out in Approved Document Part L (Conservation of Fuel and Power) of the Building Regulations. This includes achieving compliant U-values for walls, roof, floor, and windows, thereby reducing heat loss and improving thermal comfort for users of the building. This design approach ensures a sustainable development by enhancing the building envelope and resulting in lower energy consumption. Moreover, enhancing an existing building and supporting its continued use by improving operational efficiency and reducing running costs represents an environmentally responsible design approach, ensuring the building remains viable and fit for long-term use.

5.0 ACCESSIBILITY CONSIDERATIONS

5.1 Access from Public Realm & Safety

The proposal does not alter the existing access arrangements into the building, and the office will continue to be accessed via the main entrance on Castle Street. The extension is entirely screened from the public realm. All emergency egress standards are met, and the materials and design ensure safe surveillance and passive security are not diminished. The new extension will be internally connected to the existing office space and will not require separate access.

5.2 Universal and Inclusive Design

The internal layout will include a small kitchenette and toilet, improving facilities for staff without affecting accessibility. The extension will comply with Part M of the Building Regulations where applicable, including door widths and sanitary provision, and as much as is feasible given the restraints of the existing building.

5.3 Vehicular Access and Transport Considerations

The proposal does not alter existing vehicular access or parking provision for the site. There is an existing car park to the rear of the building, which is part of a separate property that is also owned by the owner of 96-98 Castle Street; this already provides adequate staff and customer parking.

There are various public car parks close by; the nearest is the HBBC managed Castle Car Park, across Castle Street and off of Hill Street, less than 100m away from the proposal site. The location of 96-98 Castle Street within Hinckley also means that it is a walkable distance from public transport infrastructure, including the train station and the bus station, providing easy access via alternative modes of transport.

6.0 SUSTAINABILITY CONSIDERATIONS

6.1 Environmental Sustainability and Energy Efficiency

The proposed new extension has been designed with a robust “fabric first” approach, employing high levels of insulation, minimised thermal bridging, and efficient services to meet or exceed the latest building regulation requirements. Key sustainability features include insulated external walls, floor, and roof to current (2025) Building Regulations standards, and high-performance windows with thermally broken frames, maximising natural daylight penetration and solar gain.

6.2 Use of Sustainable Materials

The proposed design utilises traditional, low-embodied carbon materials, that provide a very long expected service life, and which can be reused or recycled at the end of their service life. These materials will be locally sourced as much as possible, and include recycled or reclaimed bricks where viable.

6.3 Use of Efficient Fixtures and Fittings

Water-efficient sanitary fixtures and energy-efficient lighting and building services systems will be incorporated into the design as much as is feasible. This will include any internal works to the original building, as well as in the construction of the new extension.

6.4 Renewable Energy Generation

A renewable energy appraisal has been undertaken as part of the design process, but given the small scale of the proposed construction and the aim of minimising impact on the historic context of the original building, it has been deemed unsuitable to integrate renewable energy generation systems into the proposal. The extent of new roof area on the extension will be very small, and moreover it will be significantly overshadowed by the original building due to its height and orientation, so the integration of solar PV panels would not be beneficial. The structure of the roof of the original building has also been assessed to be unsuitable for the retrofitting of solar PV panels due to limited loadbearing capacity.

6.5 Sustainable Urban Drainage Systems

The proposal does not include major changes to the existing landscaping of the site, and as such there is no provision for new drainage systems. Some improvements to the existing drainage systems—such as new channel drains to the rear of the original building—are included in the design, to better manage surface water run-off from the existing landscaping and better protect the fabric of the original building in the future.

7.0 LEGISLATIVE, STATUTORY & POLICY CONTEXT

7.1 Town and Country Planning Act and Conservation Area Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69, 71, 72) imposes a statutory duty on local planning authorities to preserve and enhance the character or appearance of conservation areas in the exercise of their planning functions. Policy and statute also require that such areas are regularly appraised, that significant aspects of their value are identified, and that management plans are adopted and reviewed.

Demolition of unlisted structures within a conservation area—such as the existing extension—also requires “relevant demolition in a conservation area” consent or planning permission, with local authorities mandated to enforce appropriate standards and prevent unauthorised works.

The local planning authority may also implement Article 4 Directions to restrict permitted development rights further within conservation areas where the quality of the built environment is at risk, although the current application is not subject to such a direction. Consultation with the planning department has confirmed that full planning permission is necessary due to the two-storey nature of the existing structure and the area’s Article 2(3) status.

7.2 Article 2(3) Land and Permitted Development

The site is within Article 2(3) designated land—as defined in The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO, Schedule 1, Part 1)—covering conservation areas, natural beauty areas, the Broads, National Parks, and World Heritage Sites. This designation restricts permitted development rights.

The current proposal, involving both demolition of a two-storey extension and construction of a new one-storey extension on conservation area land, is not permitted development and mandates full planning consent with accompanying design and access and heritage statements (the requisite heritage impact appraisal is included within this document).

7.3 National Planning Policy

The proposal is required to adhere to the latest version of the National Planning Policy Framework (NPPF, as updated December 2024) and associated Planning Practice Guidance (PPG).

The NPPF is clear that great weight should be given to the conservation of designated heritage assets, such as conservation areas, and that change should preserve or enhance their significance. The following sections of the NPPF are particularly relevant to the proposed scheme:

7.3.1 Section 12 – Achieving well-designed places: The proposal supports good design principles by enhancing the building’s appearance and functionality.

7.3.2 Section 16 – Conserving and enhancing the historic environment: The development respects the significance of the conservation area and improves the building’s contribution to it.

The NPPF (paragraphs 194-208) and PPG require that planning authorities and applicants have special regard for preserving or enhancing the character or appearance of conservation areas, seek opportunities to better reveal or enhance significance, and use design principles that respond to local context, character, and vernacular. The proposal is considered to achieve these aims.

Moreover, Planning Practice Guidance (*Design: Process and Tools*, paragraph 012, etc.) elaborates on the preparation of design and access statements, their function as analytical tools, and the importance of detailing the impact of proposed development on the significance of heritage assets. The scope and level of detail in this statement are set in proportion to the scale and potential impact of the proposal on the conservation area, aligning with NPPF, PPG, Historic England Advice Notes, and both statutory and local validation requirements.

7.4 Hinckley & Bosworth Local Plan and Supplementary Planning Documents

The current development plan relevant to this proposal is the Hinckley & Bosworth Local Plan 2006-2026 (subject to periodic review—the Local Plan 2024-2045 is currently undergoing review), and its supporting evidence base and Supplementary Planning Documents (SPD), notably The Good Design Guide SPD and area-specific Conservation Area Appraisal and Management Plan. These documents set out the vision for managing Hinckley's townscape, aiming to preserve its historic character while accommodating sensitive development, and define design, sustainability, and access criteria, reinforcing the importance of the local vernacular and context in any extension or alteration to buildings within the conservation area. They also require all development proposals in conservation areas to demonstrate a positive contribution to visual and spatial character. The proposal has been designed to respond to the following key policy areas:

7.4.1 *Protecting and Enhancing the Historic Environment:* The proposal removes a harmful, unsympathetic structure and reinstates traditional building typologies and features, enhancing the conservation area.

7.4.2 *Design:* The extension is modest but of good design—appropriate and considered—and utilises traditional, quality materials in respect to the character of the original building and the local vernacular.

7.4.3 *Presumption in Favour of Sustainable Development:* The proposal represents a sustainable development that enhances the envelope of the existing building, resulting in lower energy consumption, and supporting its continued use by improving operational efficiency and reducing running costs, ensuring the building remains economically viable and fit for long-term use.

7.5 The Good Design Guide SPD (HBBC, 2019)

The guide specifically requires extensions in conservation areas to be subordinate to the host building, use materials and details that reflect or complement the historic context, and minimise impacts on heritage assets and the wider streetscape. The proposal aligns with these requirements and objectives.

7.6 Hinckley Town Centre Conservation Area Appraisal (HBBC, 2013)

The appraisal identifies Castle Street as a key historic spine. While the rear of the property is not visible from the street, the removal of unsympathetic additions and reinstatement of traditional detailing aligns with the appraisal's objectives.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 Assessment Abstract

The proposal will result in a net positive impact on the conservation area by removing a visually and structurally inappropriate extension and replacing it with a sympathetic, traditionally constructed addition. The development is considered to preserve and enhance the significance of the conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



A photograph of the east end of Castle Street, from a 1960's postcard in the 'Frith's Series'. The building of 96-98 Castle Street is recognisable on the far-left of the image, thanks to its tall, distinctive, chimney. The ground floor at the front of the building is obscured by the extended shop fronts to 92 & 94 Castle Street, but the upper floor which is visible shows that the front of the building has not yet been rendered and painted white; it can instead be seen to be brickwork. It also appears that there is a low wall in front of 96-98, to the back of the pavement, presumably enclosing small front gardens and thus suggesting that the building is still being used as residences. Image reproduced from an original postcard, published by F. Frith & Co., Ltd. (c.1965).

8.2 Significance of Heritage Asset

The Hinckley Town Centre Conservation Area is notable for its compact, historically developed urban grain, heritage building stock, and varied material palette. The plot in question, while not itself statutorily listed, forms part of this collective historic fabric, contributing to the area's significance through its original form and association with the established pattern of yard-based rear spaces.

The existing extension, as established, is a negative contributor, detracting from the aesthetic and historic appreciation of both the host building and the area as a whole. Its removal and replacement offer a substantial opportunity to enhance the character and significance of the conservation area, in line with NPPF para. 200 requirements to seek enhancement or better reveal significance wherever possible.

8.3 Impact of Proposed Development

The impact of the proposal on the significance of the heritage asset has been assessed as follows:

8.3.1 *Removal of Negative Fabric:* The proposal removes an unsympathetic, visually intrusive structure, eliminating previous harm to the historic setting of the conservation area.

8.3.2 *Replacement with Positive Contributor:* The new extension is proportionate, subservient, and responds in material and detail to the historic context. It does not introduce visual or architectural discordance.

8.3.3 *No Harm to Public Façade:* The front elevation and principal historic features of the host property remain unchanged, thus retaining the street's defining character.

8.3.4 *Enhancement of Setting:* The improved quality and appropriate design of the extension enhance the amenity and legibility of the rear plot, contributing to the area's overall heritage value.

In accordance with Historic England guidance and the NPPF, the proposed works represent either "no harm" or "positive enhancement" to the significance of the conservation area, with no loss of historic fabric or context.

8.4 Archaeology and Biodiversity

There is no known archaeological interest within the bounds of the proposed works nor evidence of protected habitats or species directly affected. However, demolition and construction activities will be managed to avoid harm to any features of potential interest, and biodiversity enhancement (such as bat or bird boxes) will be considered, in line with Local Plan and Environment Act 2021 expectations.

8.5 Local Precedents

A review of recent planning permissions within the Hinckley Town Centre Conservation Area demonstrates consistent approval for single-storey, traditional rear extensions that mirror established vernacular elements, incorporate high-quality materials, and maintain subservience to the host dwelling. The design principles and specific material palette adopted in this proposal reflect this established trend.

9.0 CONCLUSION

9.1 Summary

This application seeks to make modest but meaningful improvements to a commercial property within Hinckley's Town Centre conservation area. The proposed extension is designed to be in keeping with the character of the existing building and the wider historic context, while improving safety and functionality for its occupants and ensuring that the building remains fit for purpose for many years to come.

9.2 Statement of Justification

This Design and Access Statement demonstrates:

9.2.1 *Removal of Harm:* The demolition of the existing dilapidated, visually intrusive two-storey rear extension removes a negative contributor to the character and significance of Hinckley Town Centre Conservation Area.

9.2.2 *Quality of New Design:* The new single-storey extension is of high-quality, traditionally informed design and materials, subordinate to the host building, and of no adverse effect to public realm or the area's defining character.

9.2.3 *Heritage Enhancement:* The proposal achieves positive enhancement as required by the NPPF and local policy, improving the setting of the property and the integrity of the conservation area.

9.2.4 *Policy Compliance:* All national, regional, and local planning policies and statutory requirements are fully addressed, and the proposal has been developed in accordance with local and national validation requirements.

9.2.5 *Access and Sustainability:* The scheme achieves inclusive access, and improved thermal and environmental performance.

Approval of this application will deliver significant planning, heritage, environmental, and amenity benefits with no adverse effects, thereby fulfilling the aims of both the local planning authority and the broader statutory framework for conservation-led, sustainable urban development in Hinckley.

Planning permission is respectfully sought.

APPENDIX A: EXISTING DRAWINGS

LIST OF DRAWINGS

CAS-MAS-XX-GF-DR-A-18001_P01 Existing Ground Floor Plan

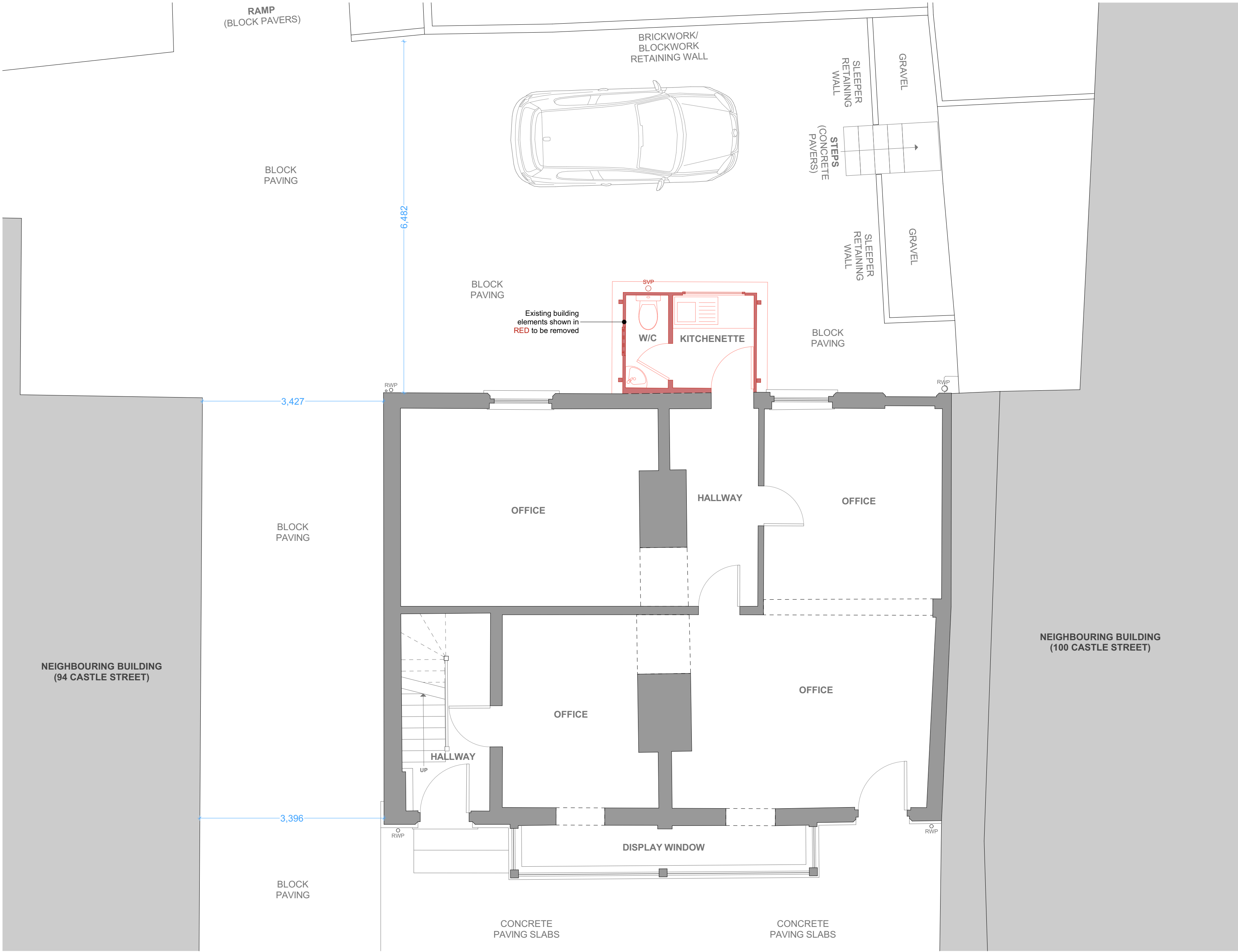
CAS-MAS-XX-01-DR-A-18002_P01 Existing First Floor Plan

CAS-MAS-XX-RF-DR-A-18003_P01 Existing Main Roof Plan

CAS-MAS-XX-ZZ-DR-A-19001_P01 Existing South (Front) Elevation

CAS-MAS-XX-ZZ-DR-A-19002_P01 Existing West (Side) Elevation

CAS-MAS-XX-ZZ-DR-A-19003_P01 Existing North (Rear) Elevation



Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**

Project No.: **57206** Client: **Scrivins & Co Ltd**

Drawing Name: **Existing Ground Floor Plan**

Drawing No.: **CAS-MAS-XX-GF-DR-A-18001**

Drawn by: **MG** Check: **RP**

Scale(s): **1:50 @ A2** Date: **16.09.2025**

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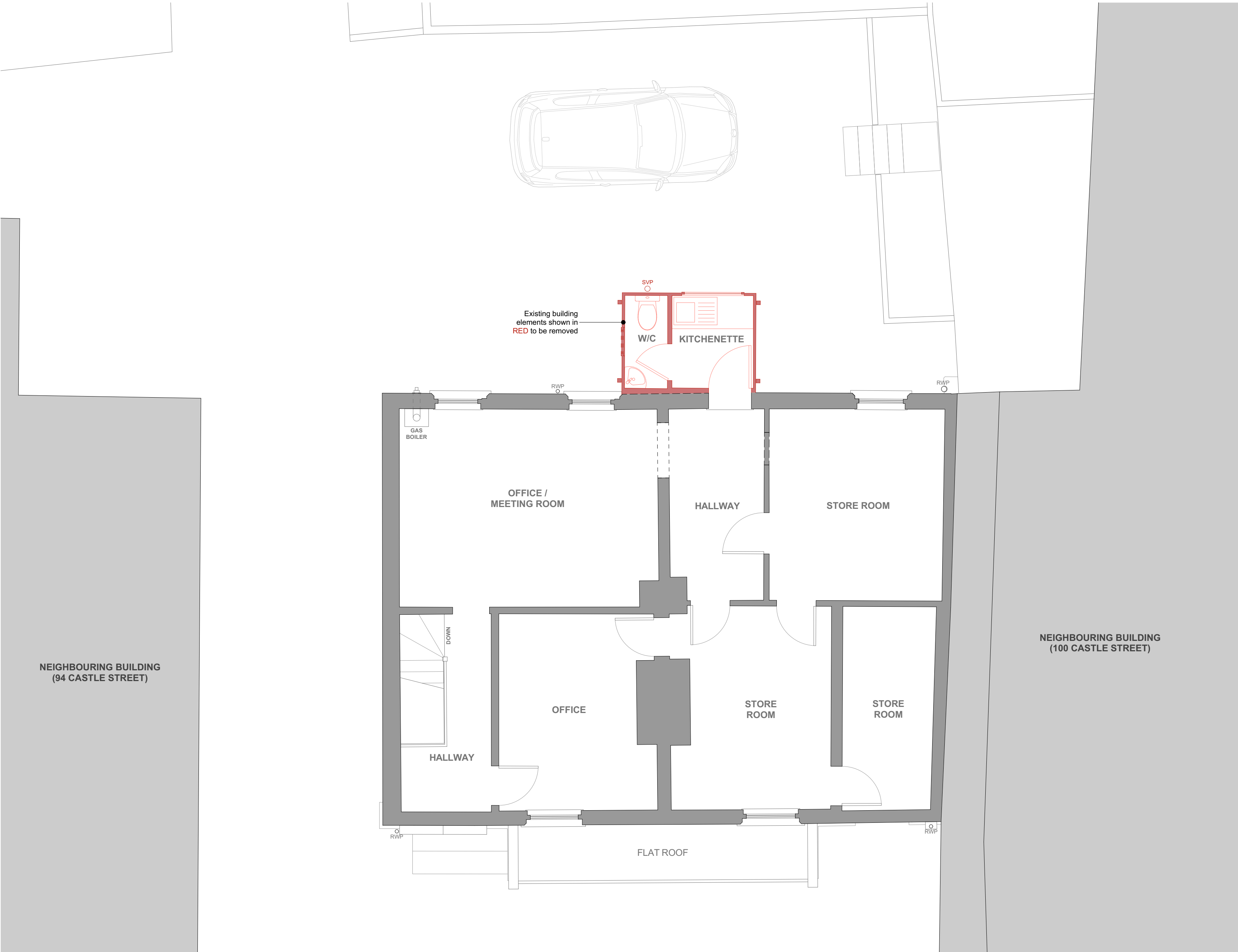
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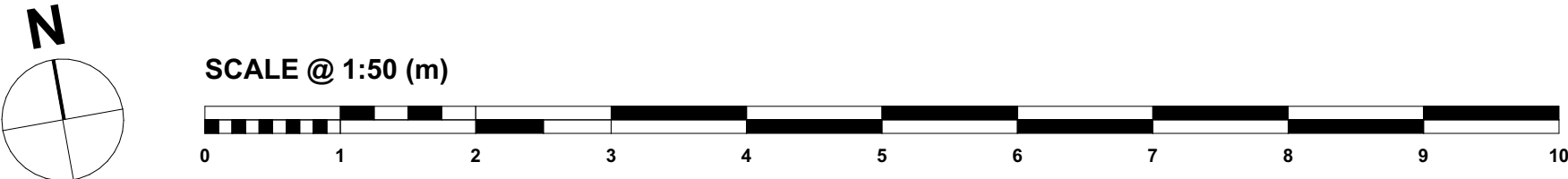
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Project Name:	98 Castle Street, Hinckley		
Project No.:	57206	Client:	Scrivins & Co Ltd
Drawing Name:	Existing First Floor Plan		
Drawing No.:	CAS-MAS-XX-01-DR-A-18002		
Drawn by:	MG	Check:	RP
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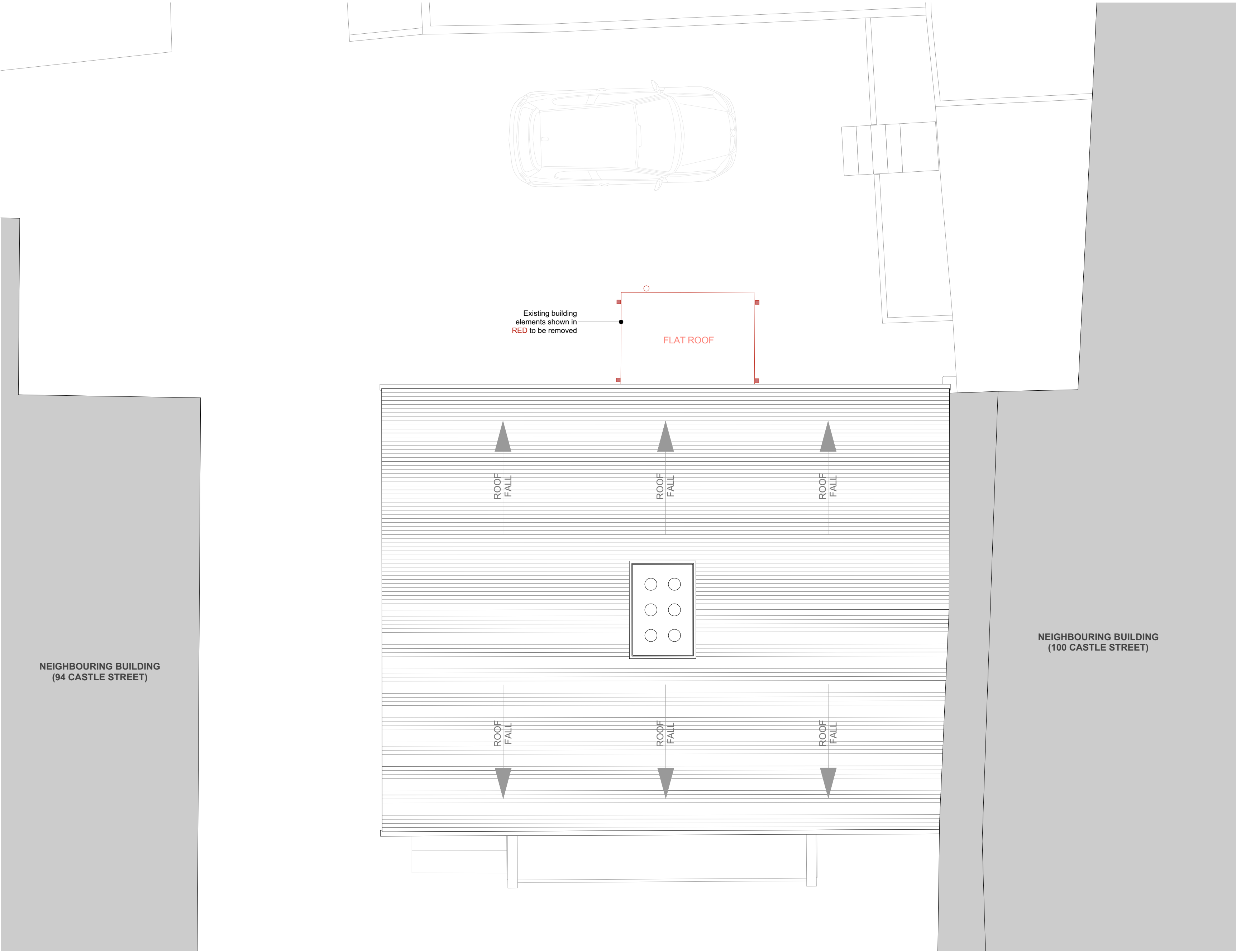
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Drawing Name: **EXISTING FIRST FLOOR PLAN**



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Drawing Status: **PLANNING ISSUE**

Project Name:	98 Castle Street, Hinckley		
Project No.:	57206	Client:	Scrivins & Co Ltd
Drawing Name:	Existing Main Roof Plan		
Drawing No.:	CAS-MAS-XX-RF-DR-A-18003		
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Drawing Name: **EXISTING MAIN ROOF PLAN**

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Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**

Project No.: **57206** Client: **Scrivins & Co Ltd**

Drawing Name: **Existing South (Front) Elevation**

Drawing No.: **CAS-MAS-XX-ZZ-DR-A-19001**

Drawn by: **MG** Check: **RP**

Scale(s): **1:50 @ A2** Date: **16.09.2025**

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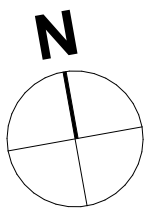
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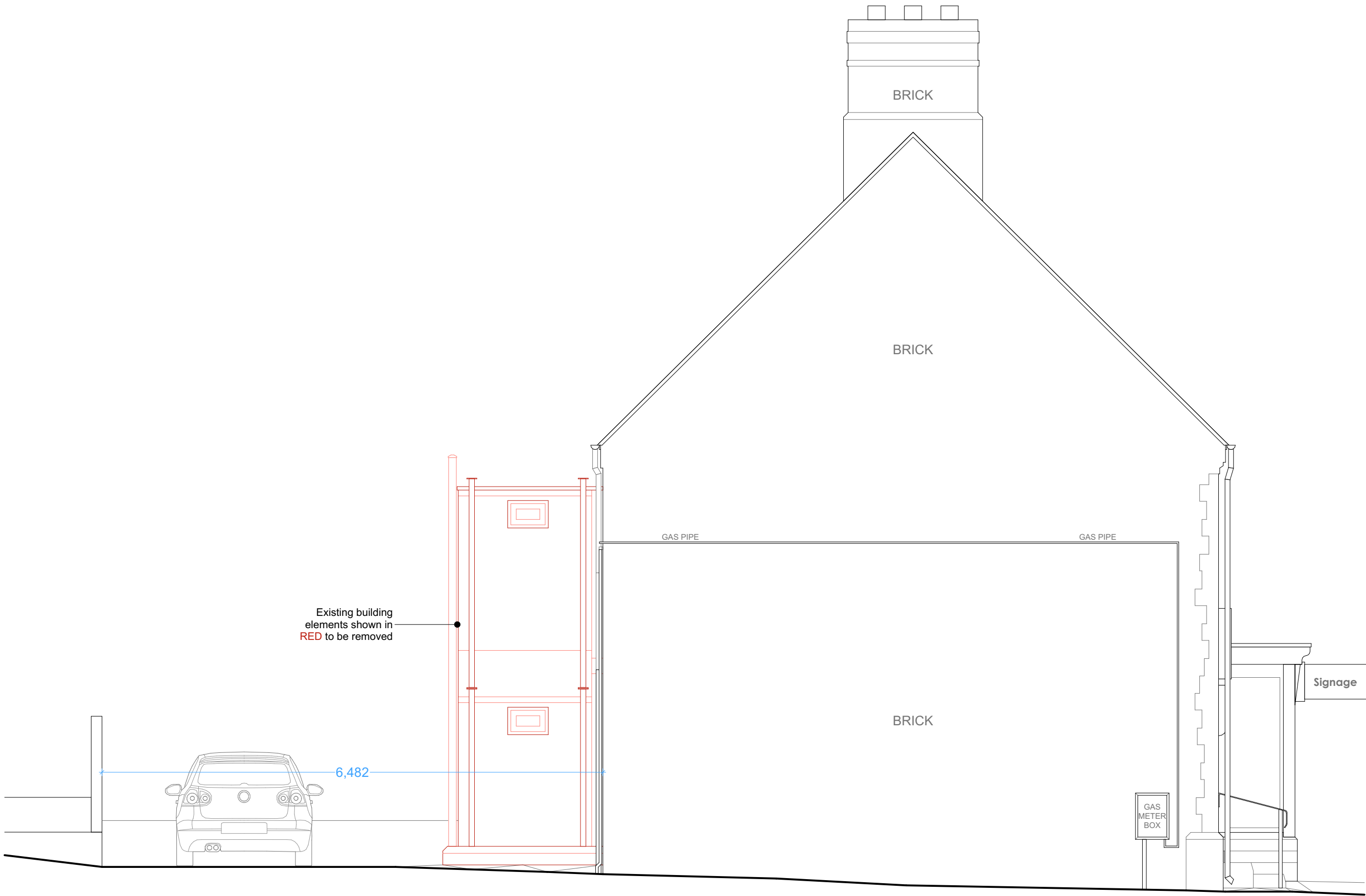
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Drawing Name: **EXISTING SOUTH (FRONT) ELEVATION**

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Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**
Project No.: **57206** Client: **Scrivins & Co Ltd**
Drawing Name: **Existing West (Side) Elevation**
Drawing No.: **CAS-MAS-XX-ZZ-DR-A-19002**
Drawn by: **MG** Check: **RP**
Scale(s): **1:50 @ A2** Date: **16.09.2025**

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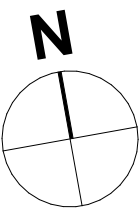
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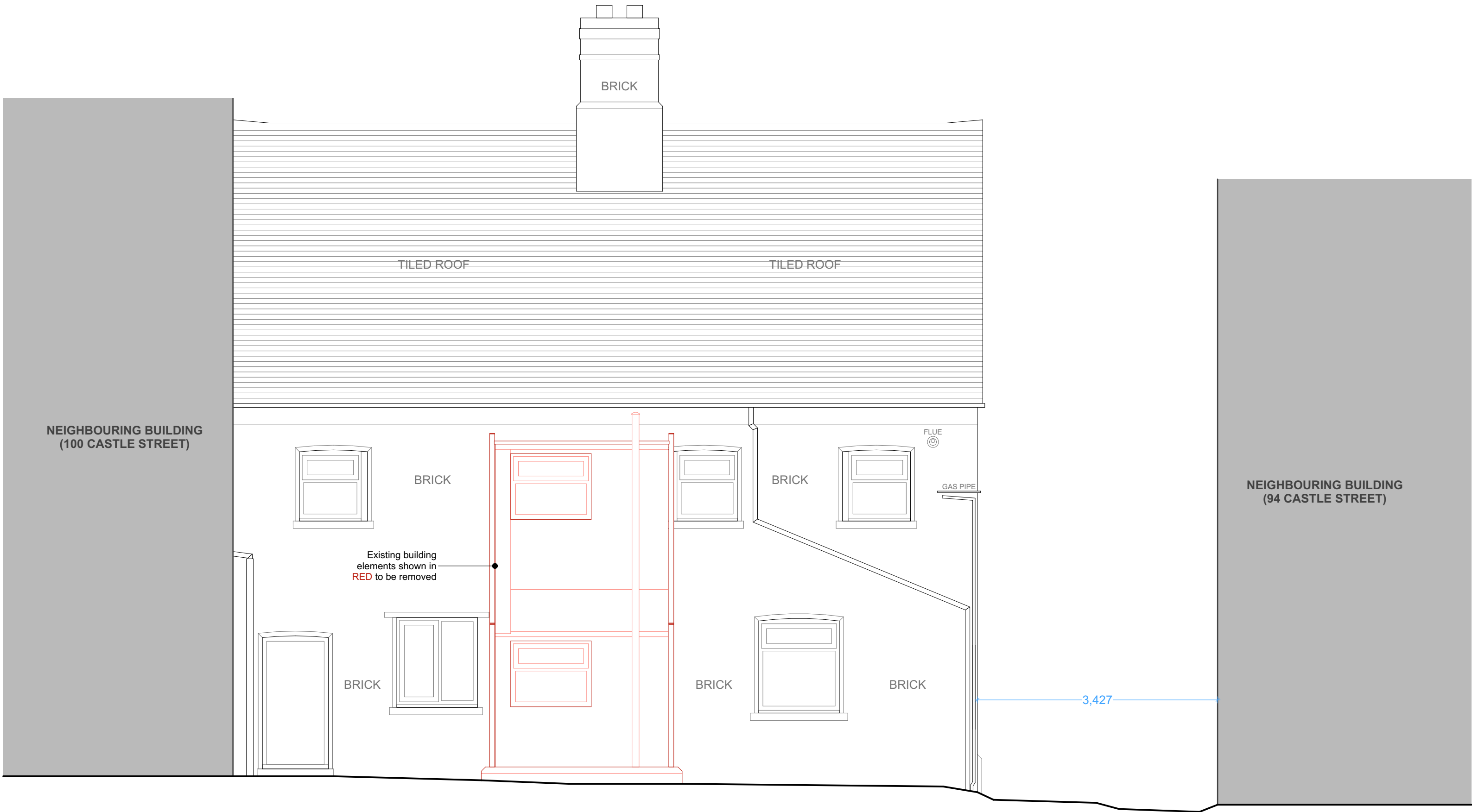
SCALE @ 1:50 (m)



Drawing Name: **EXISTING WEST (SIDE) ELEVATION**

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Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**

Project No.: **57206** Client: **Scrivins & Co Ltd**

Drawing Name: **Existing North (Rear) Elevation**

Drawing No.: **CAS-MAS-XX-ZZ-DR-A-19003**

Drawn by: **MG** Check: **RP**

Scale(s): **1:50 @ A2** Date: **16.09.2025**

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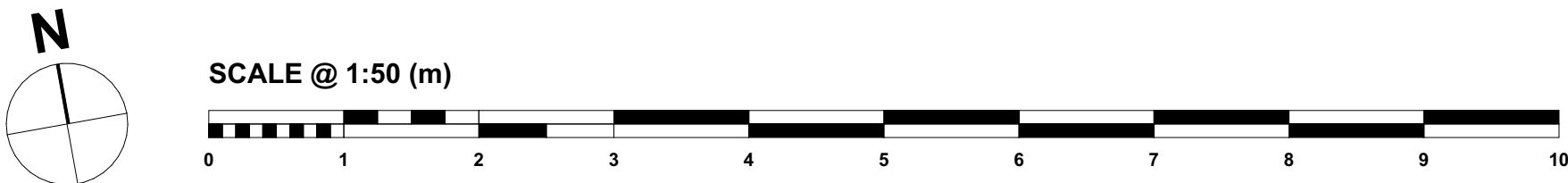
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Drawing Name: **EXISTING NORTH (REAR) ELEVATION**

APPENDIX B: PROPOSED DRAWINGS

LIST OF DRAWINGS

CAS-MAS-XX-GF-DR-A-20001_P01 Proposed Ground Floor Plan

CAS-MAS-XX-01-DR-A-20002_P01 Proposed First Floor Plan

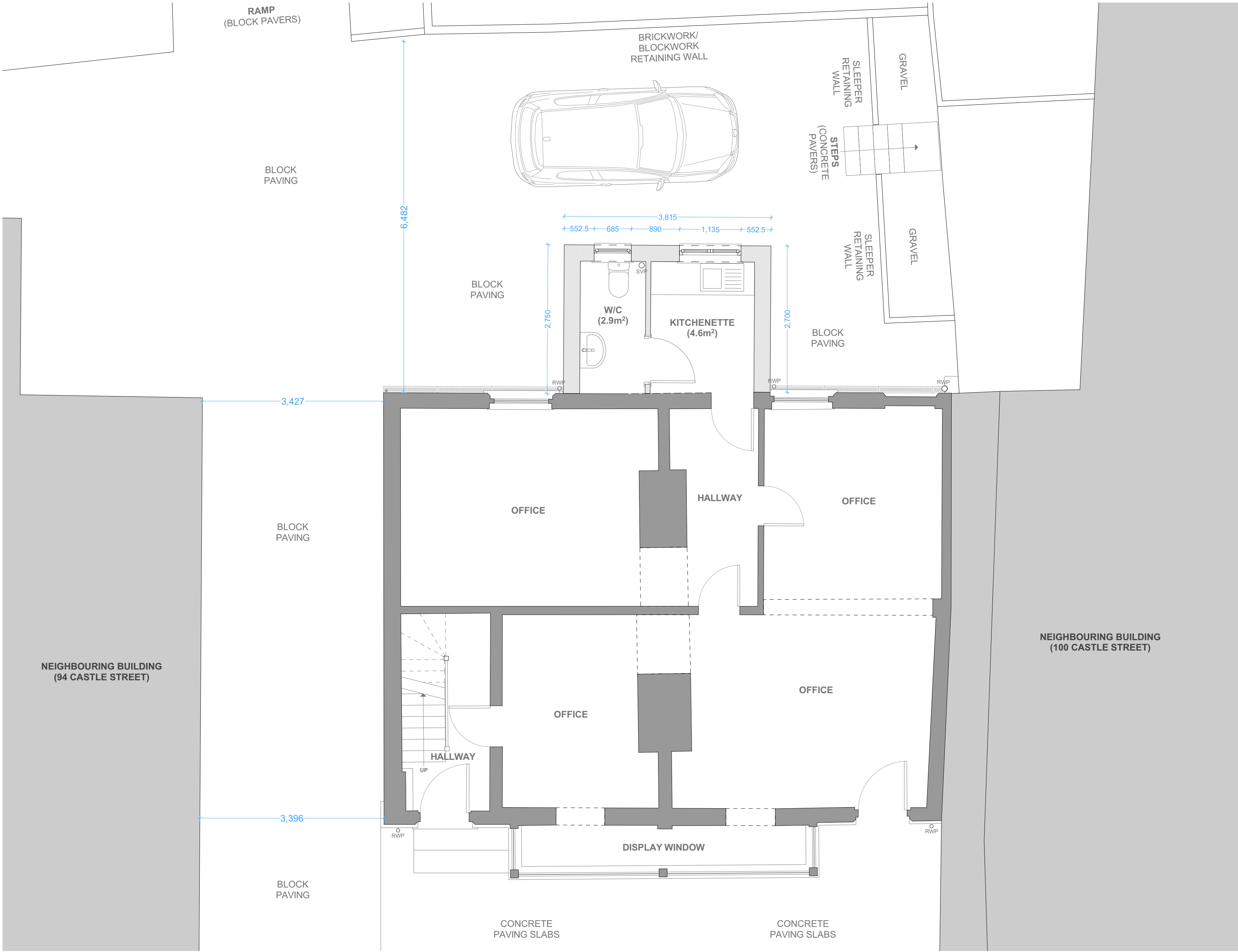
CAS-MAS-XX-RF-DR-A-20003_P01 Proposed Main Roof Plan

CAS-MAS-XX-ZZ-DR-A-21001_P01 Proposed South (Front) Elevation

CAS-MAS-XX-ZZ-DR-A-21002_P01 Proposed West (Side) Elevation

CAS-MAS-XX-ZZ-DR-A-21003_P01 Proposed North (Rear) Elevation

CAS-MAS-XX-GF-DR-A-90001_P01 Proposed Site Plan



Drawing Name: **PROPOSED GROUND FLOOR PLAN**

Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**

Project No.: **57206** Client: **Scrivins & Co Ltd**

Drawing Name: **Proposed Ground Floor Plan**

Drawing No.: **CAS-MAS-XX-GF-DR-A-20001**

Drawn by: **MG** Check: **RP**

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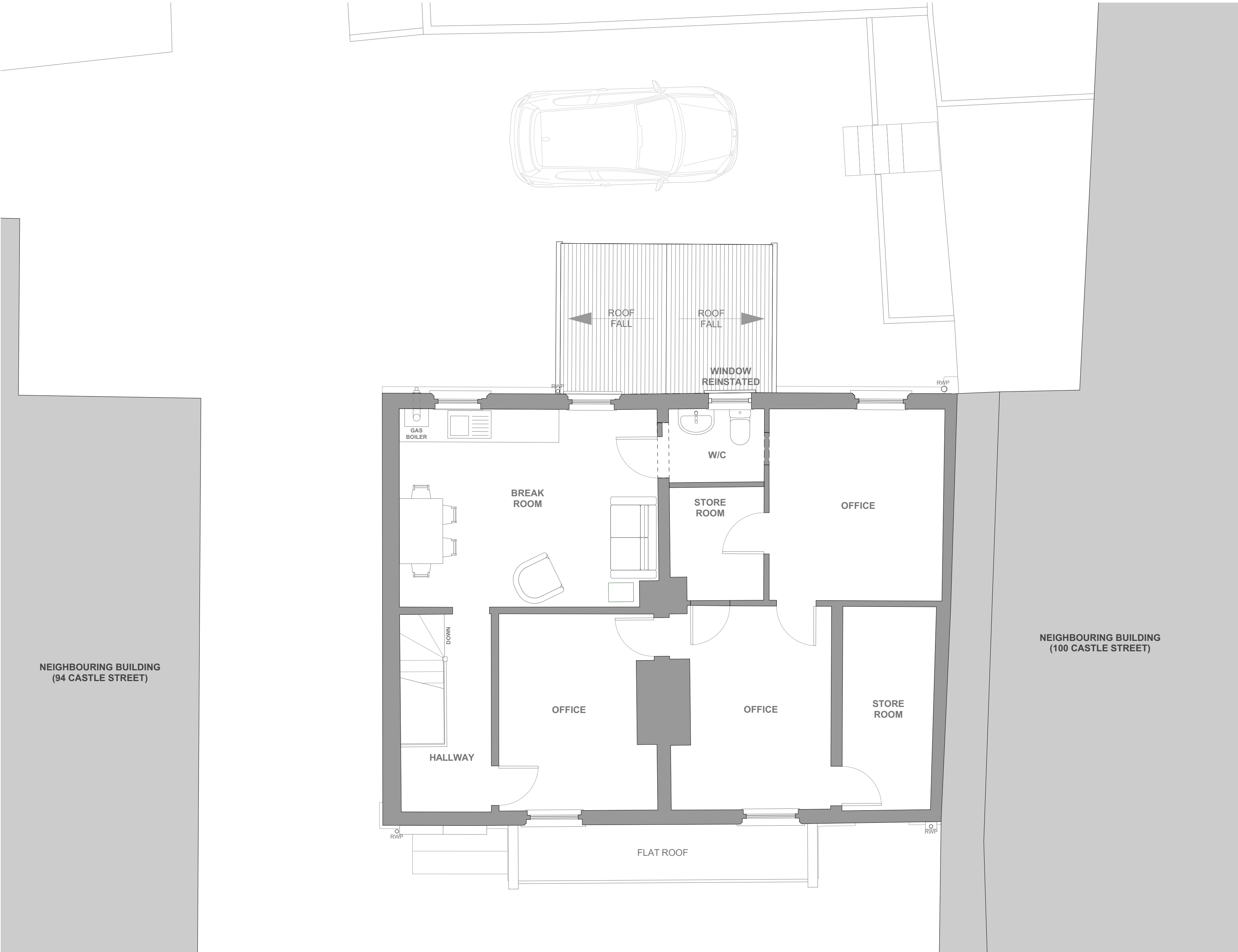
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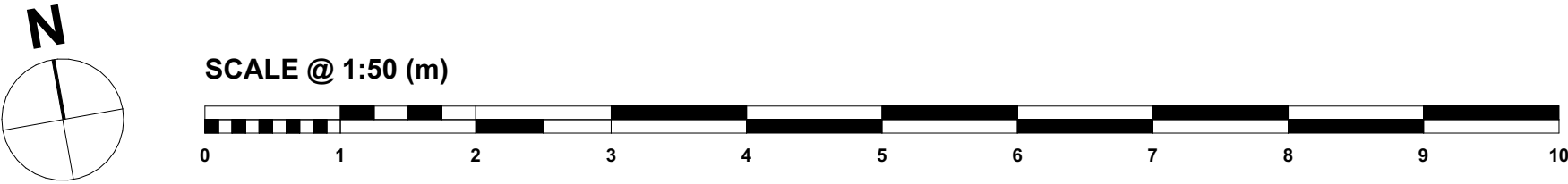
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Drawing Name: **PROPOSED FIRST FLOOR PLAN**

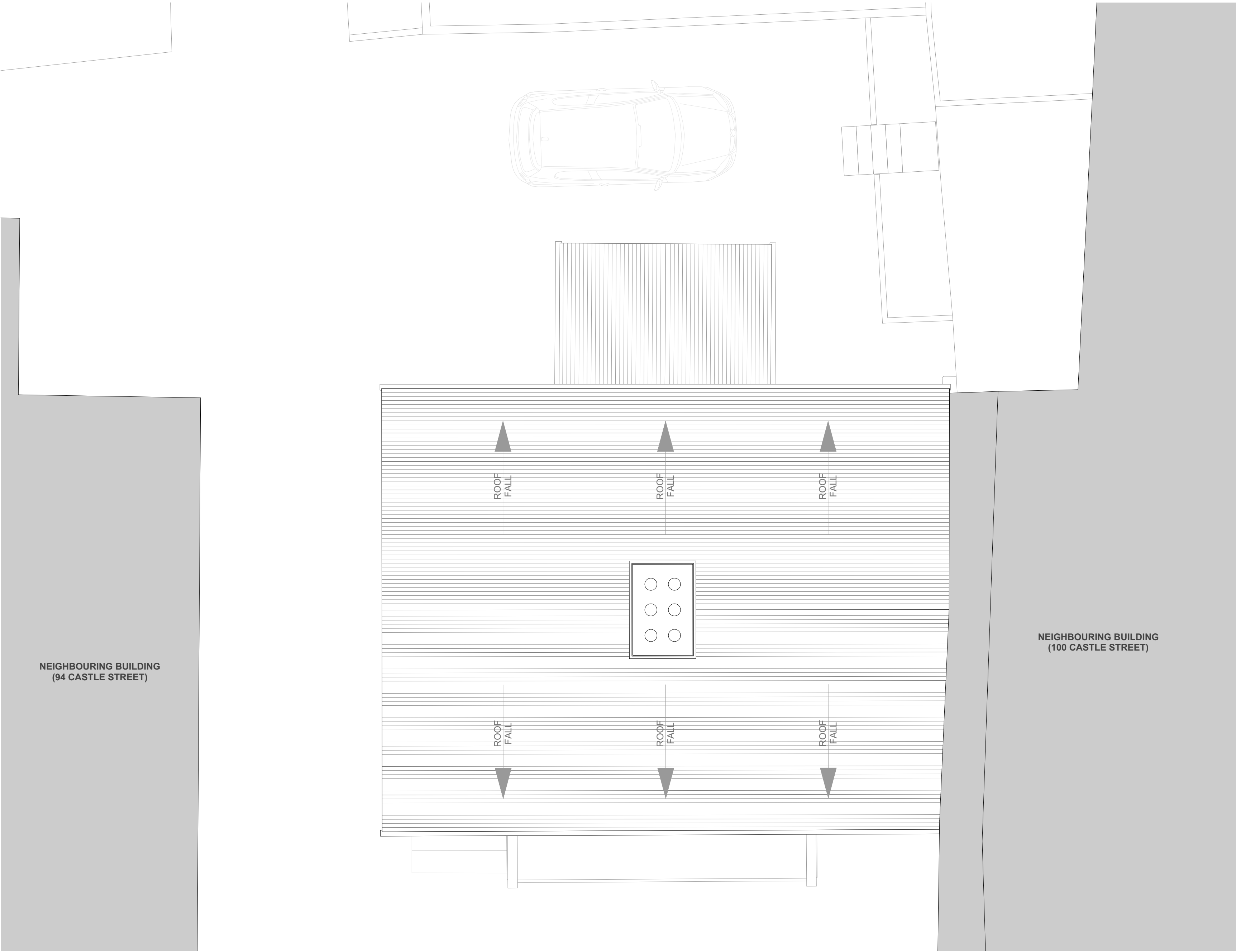
Drawing Status: **PLANNING ISSUE**

Project Name:	98 Castle Street, Hinckley		
Project No.:	57206	Client:	Scrivins & Co Ltd
Drawing Name:	Proposed First Floor Plan		
Drawing No.:	CAS-MAS-XX-01-DR-A-20002		
Drawn by:	MG	Check:	RP
Scale(s):	1:50 @ A2	Date:	18.09.2025

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Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**
Project No.: **57206** Client: **Scrivins & Co Ltd**
Drawing Name: **Proposed Main Roof Plan**
Drawing No.: **CAS-MAS-XX-RF-DR-A-20003**
Drawn by: **MG** Check: **RP**
Scale(s): **1:50 @ A2** Date: **18.09.2025**

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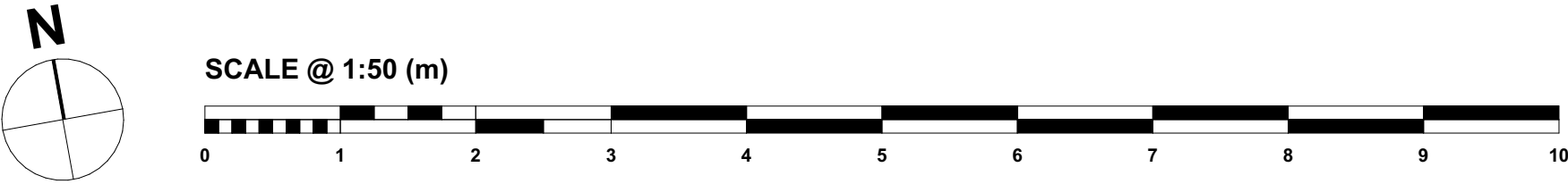
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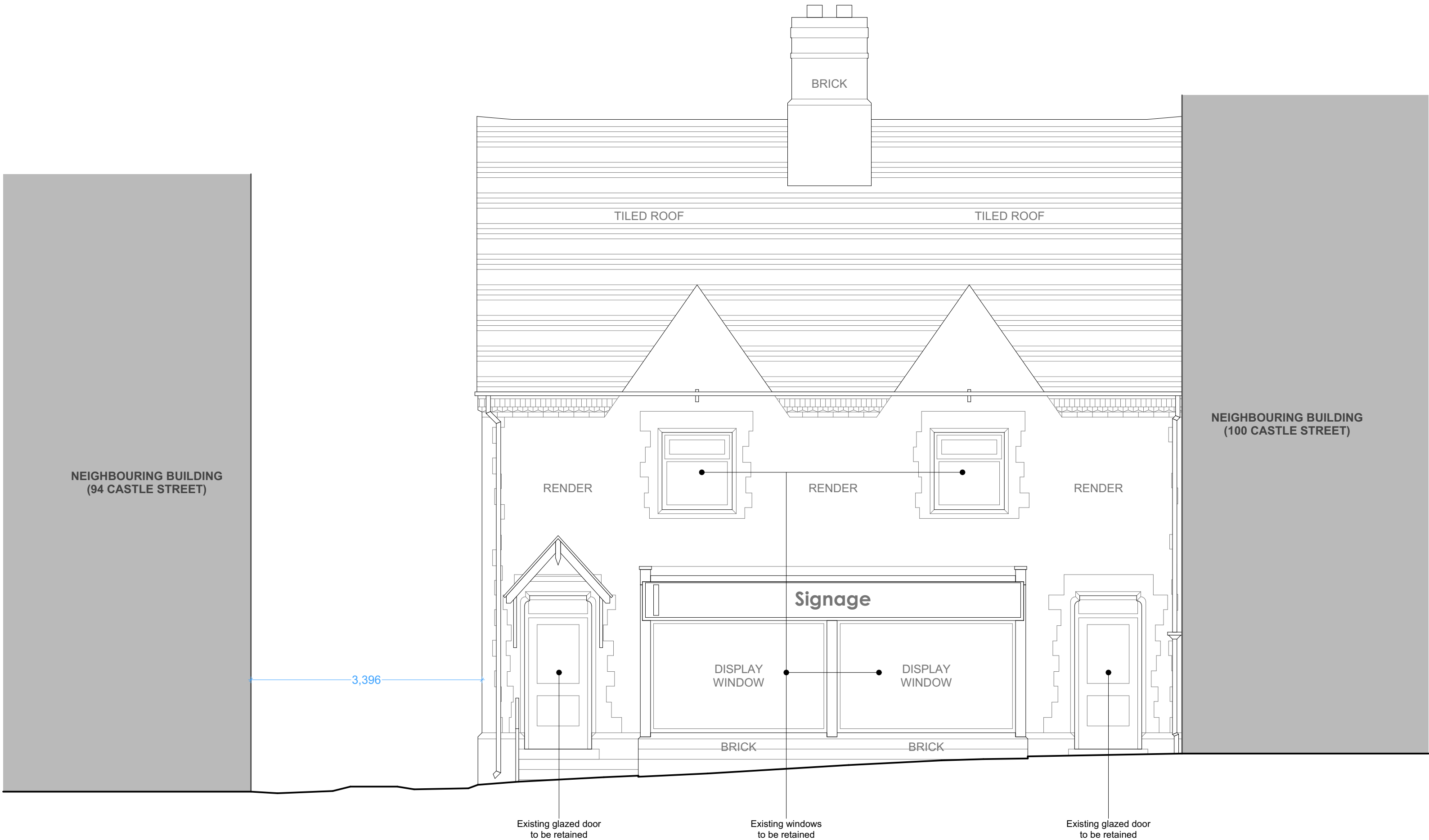
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Drawing Name: **PROPOSED MAIN ROOF PLAN**

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Drawing Status: **PLANNING ISSUE**

Project Name: **98 Castle Street, Hinckley**
Project No.: **57206** Client: **Scrivins & Co Ltd**
Drawing Name: **Proposed South (Front) Elevation**
Drawing No.: **CAS-MAS-XX-ZZ-DR-A-21001**
Drawn by: **MG** Check: **RP**
Scale(s): **1:50 @ A2** Date: **23.09.2025**

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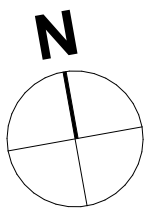
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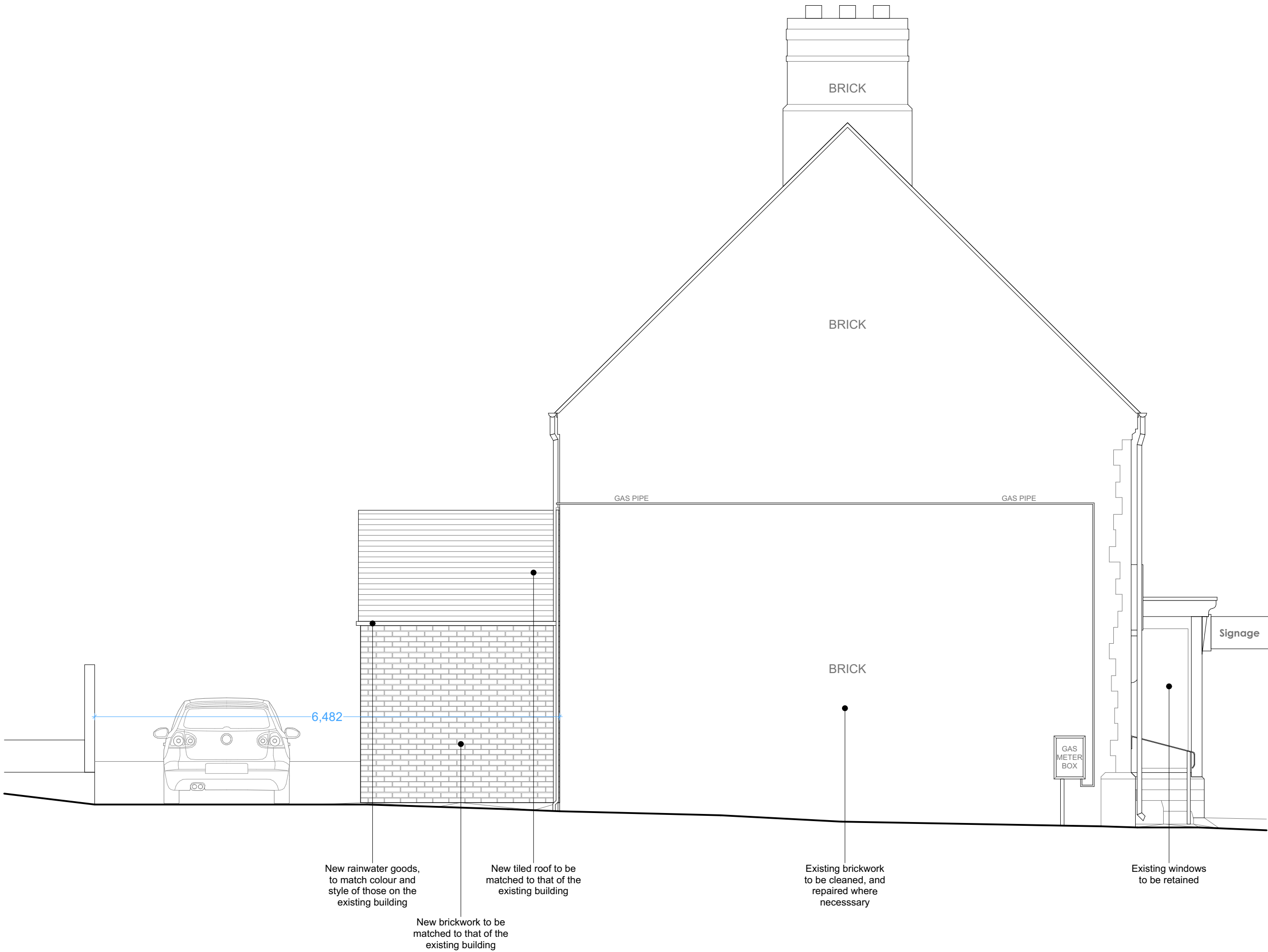
SCALE @ 1:50 (m)



Drawing Name: **PROPOSED SOUTH (FRONT) ELEVATION**

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Project Name: **98 Castle Street, Hinckley**

Project No.: **57206** Client: **Scrivins & Co Ltd**

Drawing Name: **Proposed West (Side) Elevation**

Drawing No.: **CAS-MAS-XX-ZZ-DR-A-21002**

Drawn by: **MG** Check: **RP**

Scale(s): **1:50 @ A2** Date: **23.09.2025**

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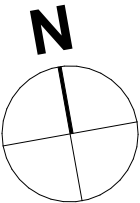
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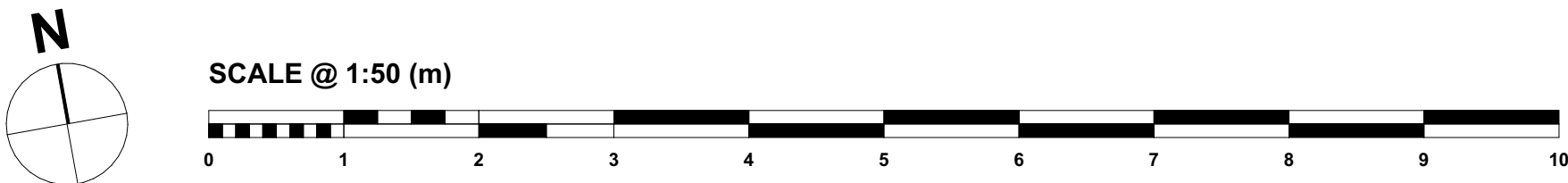
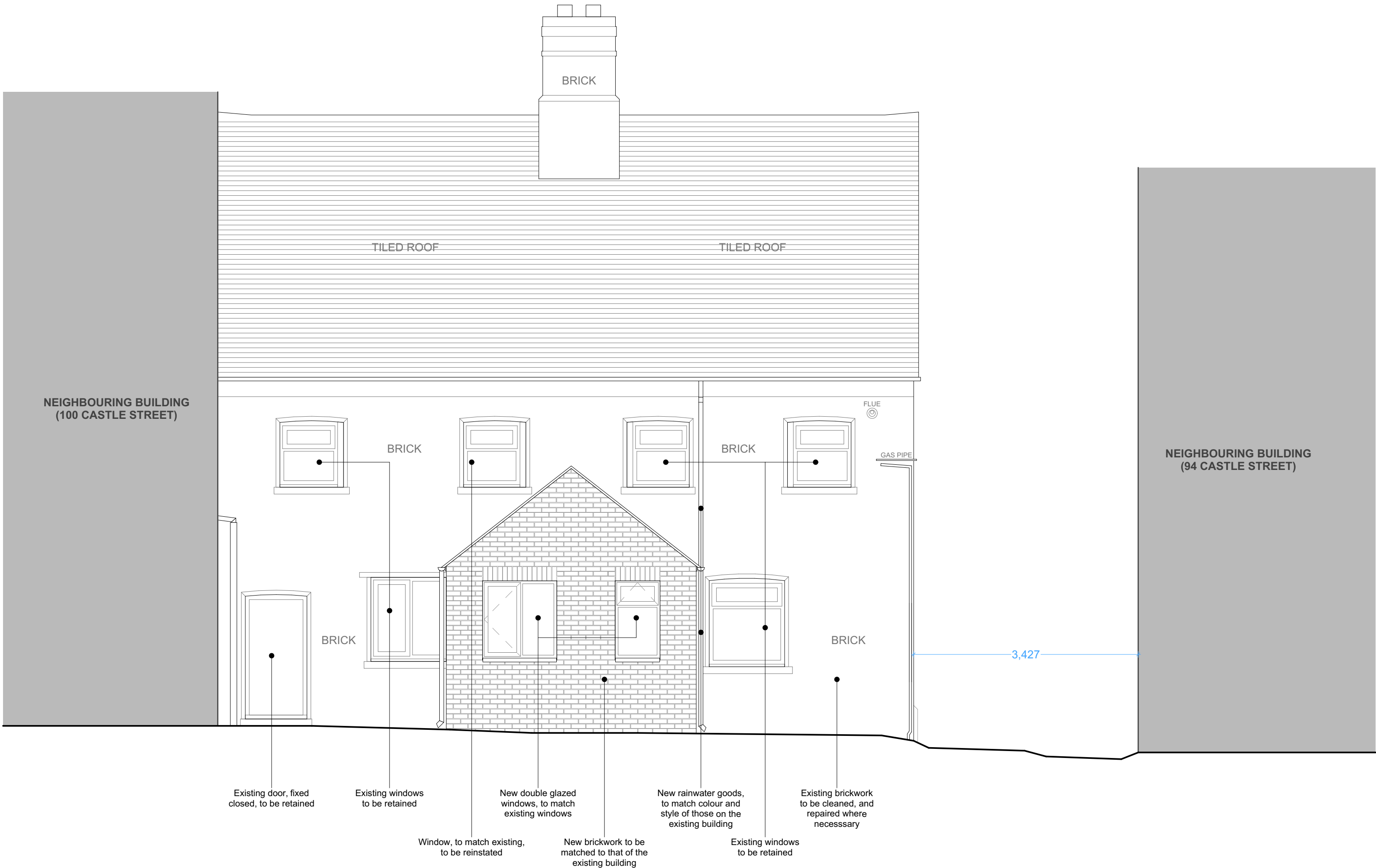
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Drawing Name: **PROPOSED WEST (SIDE) ELEVATION**

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Drawing Name: **PROPOSED NORTH (REAR) ELEVATION**

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Project Name:	98 Castle Street, Hinckley		
Project No.:	57206	Client:	Scrivins & Co Ltd
Drawing Name:	Proposed North (Rear) Elevation		
Drawing No.:	CAS-MAS-XX-ZZ-DR-A-21003		
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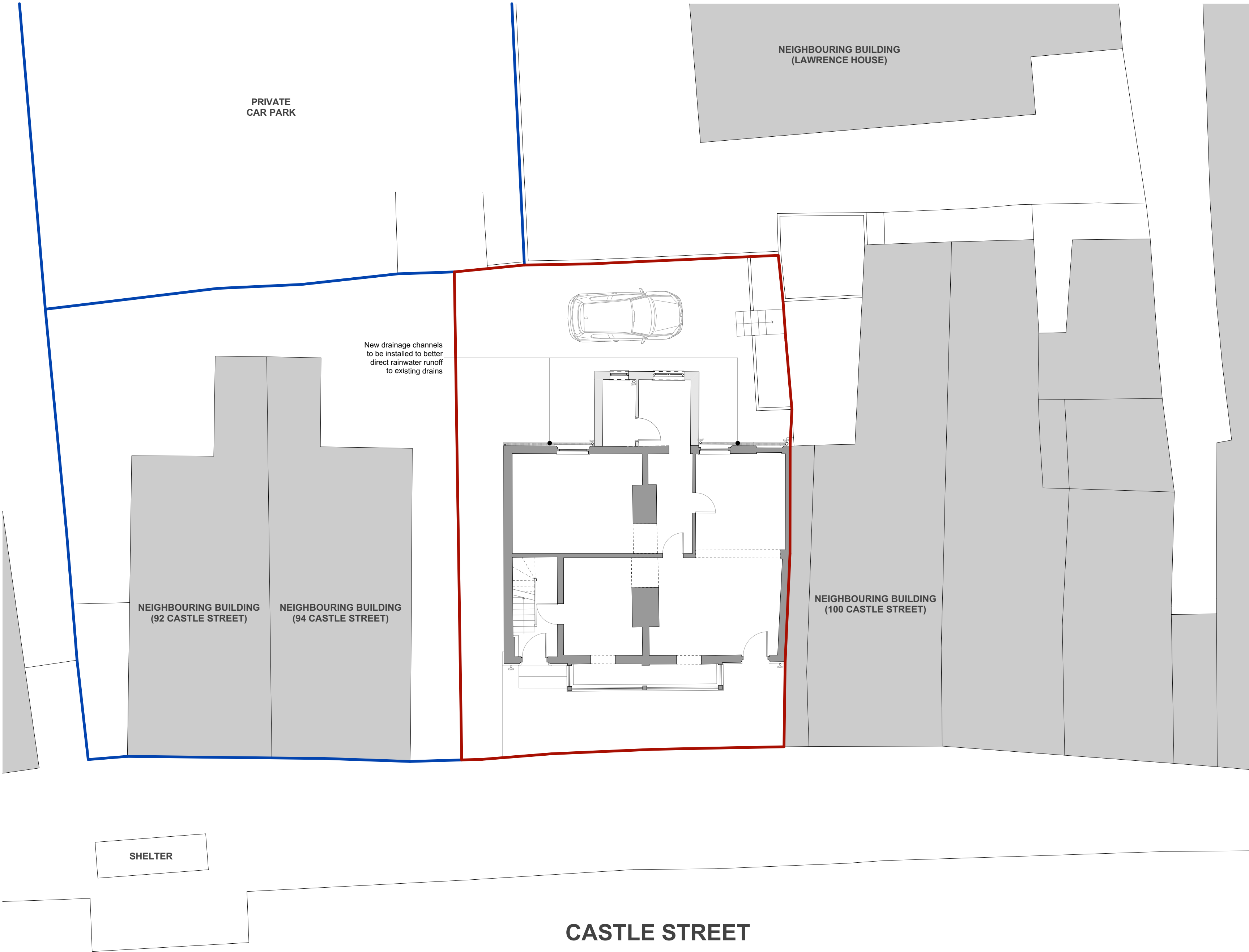
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Drawing Name:	Proposed Site Plan		
Drawing No.:	CAS-MAS-XX-GF-DR-A-90001		
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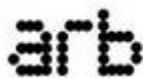
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