08/00300/FUL

# DESIGN AND ACCESS STATEMENT

## for the construction of new front boundary wall

## The Grange, Rectory Lane, Cadeby.

DEVELOPMENT SERVICES
03 APR 2008
RECEIVED

The existing front wall immediately in front of the house itself is a post and rail fence with returns to large single leaf gates. All in wood.

The section of the wall to the right of the right hand gate is a high brick wall with a convex blue coping.

The corner pillars have reconstructed stone copings.

My client is well aware that the property is in a conservation area and, when he first hand the notion that he wished to replace the fence with a matching brick wall, he consulted senior planning officers at Hinckley & Bosworth Borough Council and I was subsequently instructed to prepare a plan showing the detail of the wall.

In accordance with my client's instructions, the first plan I produced showed a boundary wall with swags in the top. Consultations were again held with my client and a senior Hinckley & Bosworth Borough Council planning officer and the plan was amended to its current form.

The new wall is under 2 metres in height but stands immediately at the back of the footpath and will be constructed with bricks and copings, all selected to match the existing.

Metal gates as detailed will be provided. Each gate will be in two leaves and I anticipate that electric power will be taken to each gate post so that appropriate illumination and/or power operated gates can be fitted.

The basic reason behind the decision to build the new wall is to provide a front boundary structure which is very much more in keeping with The Grange and surrounding properties.



3rd April, 2008.

A. Patrick Flint, F.R.I.C.S.