PL/2011/KEMP

REDCASTLE DESIGN PARTNERSHIP

Design and Access Statement

Proposed Rear Extension & Loft Conversion @ 2 Burbage Road, Hinckley, Leicestershire, LE10 2TP

DESIGN APPEARANCE

The proposal is to provide a rear extension and loft conversion on the land to the rear of 2 Burbage Road. The extension will be of conventional build with rendered face-work, UPVC windows, fascia's and a tiled roof.

The site at present houses a 2 bedroom bungalow with hipped roof.

SIZE OF PLOT.

The proposed plot including the access driveway is 874.20m^2.

DRIVEWAY ACCESS

The site has existing access from Burbage Road, which my client wishes to widen.

AMENITY SPACE.

On the proposed plan my client wishes to enlarge the width of the existing driveway, there will be several parking spaces this will provide a turning area to allow vehicles to enter and leave the site in a forward movement, onto the busy Burbage Road.

LAYOUT

The extension has been designed to provide a good standard of internal living space. The dormer bungalow will have three double bedrooms, a bathroom and separate lounge, dining

room and kitchen all accessed off a central hallway. Heating and hot water will be provided by condensing boiler with a minimum efficiency rating of at least 90%. All the new windows will be double-glazed and high levels of insulation will be provided to the proposed floors, walls and ceilings. The driveway will be tar macadam, designed to allow water to drain to the grassed area, thus returning the rainwater to the ground.

SCALE

The site area is 874.20m^2 with the extension footprint of 29.4 m^2. The scale of the extension is in keeping with the size of the plot.

LANDSCAPING

There will be no changes to the existing tree and shrub planting to the side/rear boundaries along with flowerbeds and grass areas to the rear garden. The front garden is mainly lawn area, the drive will be widened. The parking area will be tar macadam, designed to return the rainwater to the sub soil.

OVERVIEW

The development design has been positioned to minimise the impact on the surroundings and trees.

All construction materials will be ordered as and when they are necessary and stored within the applicant's property boundary.

Sand and gravel will be stored in lifting sacks and cement stored in lidded containers. An area will be set aside where mixing of materials will be permitted, with the ground covered with a large impermeable membrane. This membrane will be large enough to exclude the possibility of cement washing and leaching into the surrounding ground.

I trust that the information given is clear and helpful and would ask the reader to note that the application to which it relates comprises of a small scale extension to the bungalow which will not be seen from the road.