



Design and Access Statement

Extension to 12 Denis Road,

Burbage

Leicestershire

Project Ref: 4224
Revision -

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SECTION 2 – THE EXISTING SITE AND CONTEXT

Site Location, Connections and Accessibility

The application site, 12 Denis Road, is situated in Burbage village, which is south of and bordering the town of Hinckley.

Denis Road is within a primarily residential area located to the west of the B4109 Rugby Road, accessed via Aldridge and Greenmore Roads. Rugby Road is a busy road through the village linking the M69 to Hinckley. It also gives access to Burbage retail park is 0.5 mile away and Hinckley train station which is 0.8 mile away from the property. There are also links into the historic town centre, with retail, schools and leisure facilities via Sketchley Road and Coventry Road to the East and a local centre at Tilton Road which includes the GP Surgery and a Pharmacy. There are hourly bus services to Coventry & Leicester, with local services to Hinckley, Rugby and Nuneaton.

Character



No12 is in the first block from the junction with Greenmore Road. The character of this part of Denis Road is created by the mixture of suburban properties mostly built in the second half of twentieth century. The pavements are over 2m wide and include lawn areas with mature trees between the drive entrances adding to landscape quality of the road. These are a mixture

of two story detached houses and bungalows. The properties are either constructed with brick or render finished elevations with concrete or plain tile roof coverings. In the two-blocks further west along Denis Road virtually all the properties are detached bungalows. A number of the bungalows in the area have been converted to houses and had first floor extensions becoming dormer bedrooms.

The property is a detached bungalow with a double garage and parking space for at least two cars on the drive.



It is diminutive in scale, with a ridge height below the level of the adjoining properties eaves. Laid out with a living space at the front with a deep plan providing 3 double bedrooms, a rear conservatory facing north and a snooker room floor and roof level that is 450mm lower than the rest of the bungalow.

Previous Planning Applications

Planning permission was granted in 1987 (87/0021/4). This was for the demolition of a single garage and construction of a double garage and conservatory, a library and a large games room. Some of these alterations were constructed by previous owners, the double garage and games room. The conservatory remains and there is no library extension.

Heritage and Conservation

The site is not within a Conservation Area and does not contain any national, or locally, listed buildings, or any other structures considered of architectural or historical merit.

SECTION 3 – THE DESIGN PROPOSAL

The proposal is to adapt the existing bungalow, comprising past extensions, to provide a comfortable retirement home all on one level, improving accessibility throughout. This will allow the home to meet future anticipated needs of the residents as they age through their retirement. This includes the following alterations to the property:

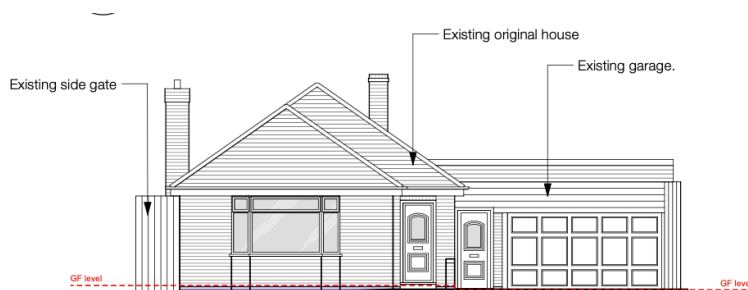
1. Demolishing the existing conservatory and create a modern kitchen /dining /garden room at the rear of the property by combining the existing rear bedroom, dining room with a modest garden room extension.
2. Lifting the levels of the floor level of the rear games room extension by 470mm so that the whole of the property is at the same floor level, this will enable the rear games room to be converted into a level access master bedroom with shower room.
3. Lifting the roof level of the rear games room extension by 525mm to align the roofs.

Layout, Use and Amount

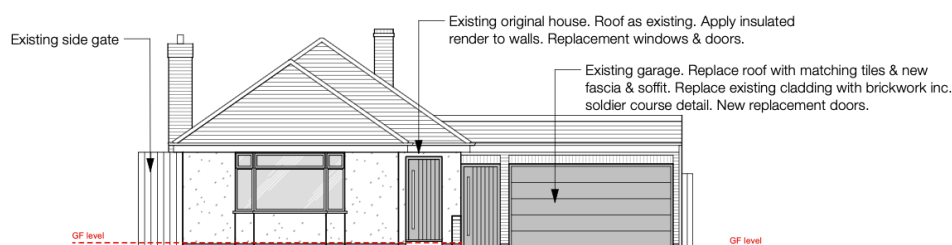
The design proposals do not increase the overall, floor area of the property, they just re-arrange the existing spaces to be open plan and improve accessibility. There is no change to the existing parking area or size of the garage.

Appearance, Scale and Massing

There is no change to the roof height of the front of the property.

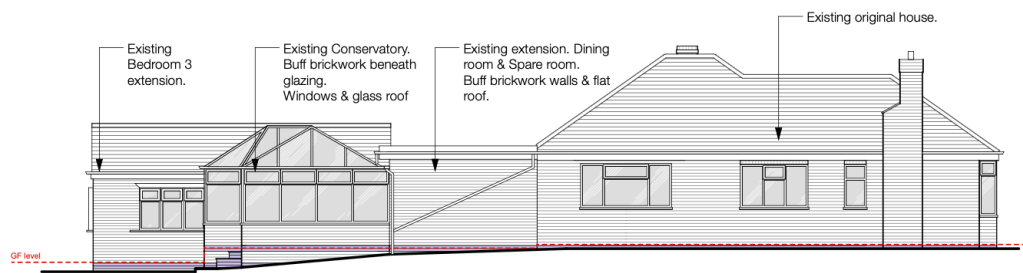


Existing Front Elevation

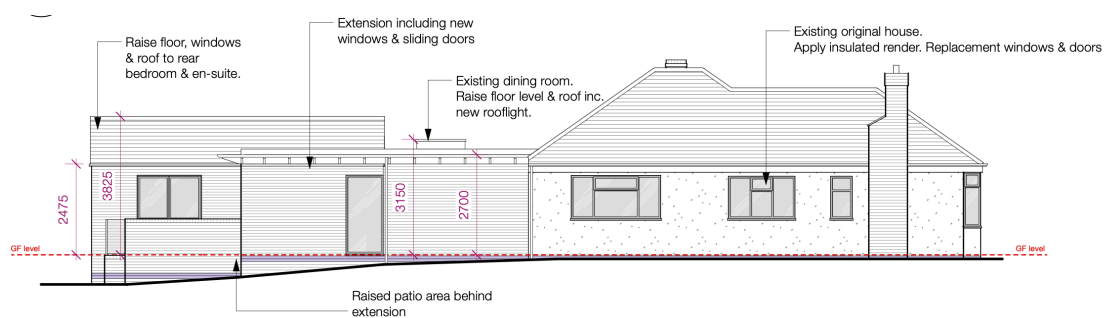


Proposed Front Elevation

There are minor changes to the heights of the flat roofed elements to allow for lifting the floor by 100mm and insulating the roof and adequate falls to take the storm water drainage away from the centre of the property.



Existing West Elevation



Proposed West Elevation

There is also a change to pitched roof over the existing games room at the rear, bringing it up by 525mm to allow full level access throughout the property.

Sustainability Considerations

The proposed alterations also include retrofitting the property with new thermally efficient windows and doors and fitting insulated render to the external elevations of the original 1970's bungalow to improve the thermal performance of the fabric.

The thermal improvements to the flat roofs and the existing walls will improve the thermal performance of the property and reduce the energy use. The fitting of modern shower rooms with reduced flow adaptor to meet current building regulations will reduce water usage.

Accessibility

The proposed changes will make the property fully accessible with level access thresholds and accessible facilities in preparation for the owners retirement

