

Design & Access Statement

for

Proposed two-storey rear extension

to

**Mickle Hill Cottage, Lychgate Lane, Aston Flamville,
Hinckley, LE10 3AQ**

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1.0 Introduction

This design and access statement has been prepared in support of a detailed Householder Planning Application for the proposed two-storey rear extension to Mickle Hill Cottage, Lychgate Lane, Aston Flamville, Hinckley, LE10 3AQ.

2.0 Assessment

2.1 Physical Context

The existing 3-bedroom detached dwelling is located off Lychgate Lane, approximately 525m from the village of Aston Flamville. The site extends to approximately 904m².

The proposals will provide the current building occupier with a new children's playroom, WC and utility room to the ground floor, and fourth bedroom and en-suite to the first floor.

2.2 Social and Economic Context

The proposals have been designed to have minimal impact on the existing surrounding area, this is summarised below: -

1. The proposals have been designed in a similar appearance, size, massing, scale and character to the existing property.
2. The proposed eaves and ridge heights will match existing.
3. The proposed materials choices will match existing.
4. The property is in a secluded location and not visible from any existing residential properties in the village of Aston Flamville, therefore the proposals will have not detrimental effect on existing surrounding properties.

2.3 Planning History / Involvement

There has been no previous involvement or correspondence with Blaby District Council in relation to the proposals.

2.4 Planning Policy

The proposals have been designed with reference to both national and local planning policy and guidelines.

3.0 Design

3.1 Use

The proposals will provide the current building occupier with a new children's playroom, WC and utility room to the ground floor, and fourth bedroom and en-suite to the first floor.

3.2 Specification of works

The following is summary of the works associated with the proposals:

- Construction of new two-storey rear extension.
- Removal of existing windows and alterations to existing openings to provide access into new extension at ground and first floors.
- Construction of new retaining wall around extension.
- General making good to landscaping.

3.3 Layout

The proposed internal layout will provide a new children's playroom, WC and utility room to the ground floor, and fourth bedroom and en-suite to the first floor.

3.4 Landscaping

A new retaining wall will be constructed around the proposed extension. The garden landscaping will also be made good as part of the proposals, in materials to match existing.

3.5 Appearance

The proposals have been designed to complement the existing property and will include the following aesthetic features:

- Plain clay roof tiles to match existing.
- Verge dentil course to match existing.
- New timber painted fascias, with black UPVC rainwater goods to match existing. Including corbel detail to match existing.
- New white UPVC Windows to match existing. Window to gable to have arched brick headers to match existing.
- Bi-folding doors to master bedroom, including glazed Juliet balcony.
- Bi-folding doors off children's playroom.

4.0 Access

All existing site access provisions will be retained.

5.0 Conclusion

In summary, the proposals will provide the current building occupier with a new children's playroom, WC and utility room to the ground floor, and fourth bedroom and en-suite to the first floor.

Appendix A – Site Photos



1. Existing rear elevation.



2. Existing front elevation.