

Hickman & Smith Architects

Design & Access Statement

61 Main St
Normanton on Soar
Loughborough
LE12 5HB

Document Issue Register

Rev	Date	By	Checked
01	28.06.21	DG/FB	DH

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Aerial View of 61 Main St



The proposed dwelling resides in the small village of Normanton on Soar, dating from approx 11th Century, and is situated beside the Soar River.

The village has a number of buildings of interest along Main Street such as a Grade I listed church and the following Grade II listed buildings : The Old Post Office (75 Main Street), Dovecote at Rangraak, Home Farmhouse and Ivy Cottage. However, these buildings are not visible from the site, which is adjacent to modern houses of the same era as the application site.

The existing site is a 1.5-storey detached house located on Main Street in Normanton. The area consists of similarly scaled detached houses. The houses on this street have some variation in size and shape, for example, some have bay windows to the front facade, while utilising a similar material palette of red brick and white render.

The proposal seeks to obtain permission for the alterations to this property which will include;

- New two-storey rear extension to incorporate additional living space on the ground floor and an additional bedroom on the first floor.
- Two new side dormers to the rear of the building.

The proposal aims to respect the character of the existing and neighbouring buildings by retaining the two existing front dormers. There is, therefore, no alteration proposed to the street scene and this will allow the local character to remain unaffected by the proposals. The new dormers to the rear of the property add the desired space to the first floor without raising the height of the building to the rear.

The colour of the proposed standing seam zinc roof has been considered to be a 'soft grey' as suggested in the Rushcliffe Residential Design guide. All windows to the side of the new dormers will be high level and obscured to protect the privacy of neighbouring houses, while also providing more light to existing and new first floor rooms. The proposed varied roofline with dormers is a continuation of a well established characteristic of existing development along Main Street.



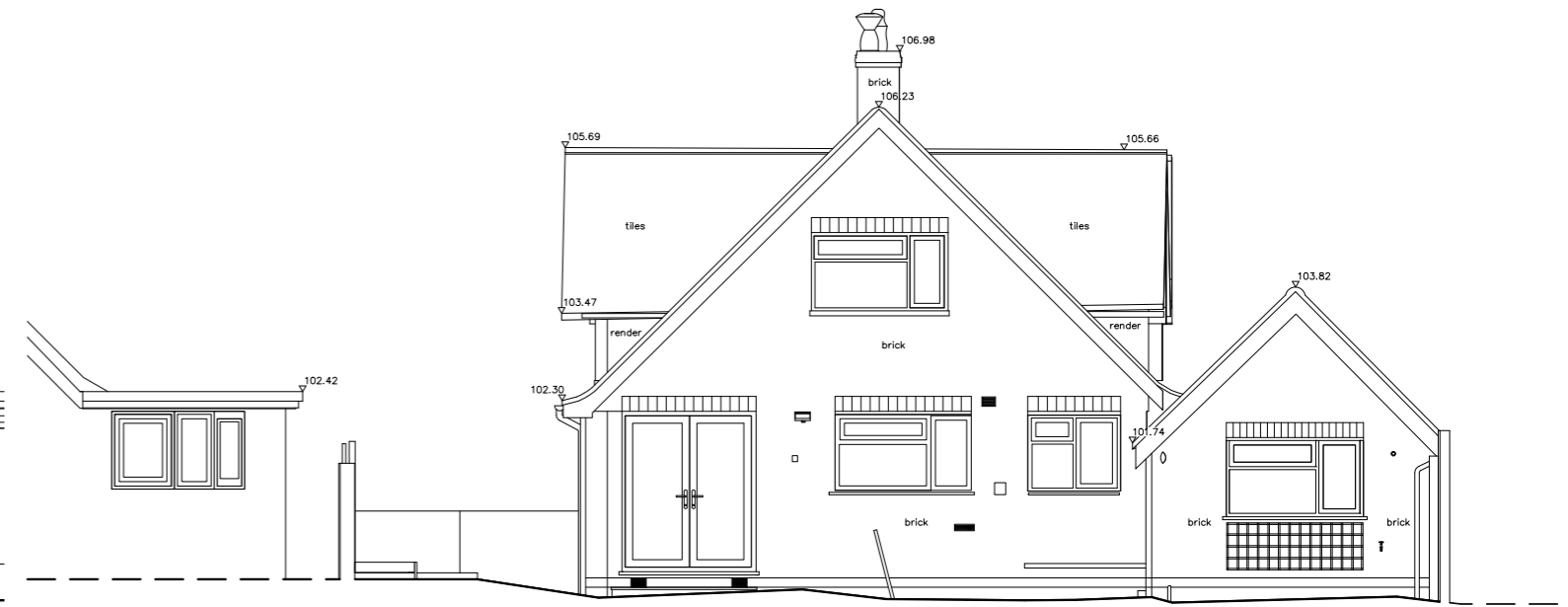
The images show the existing frontage as seen from the street and will be unchanged by the proposal.

Existing Drawings

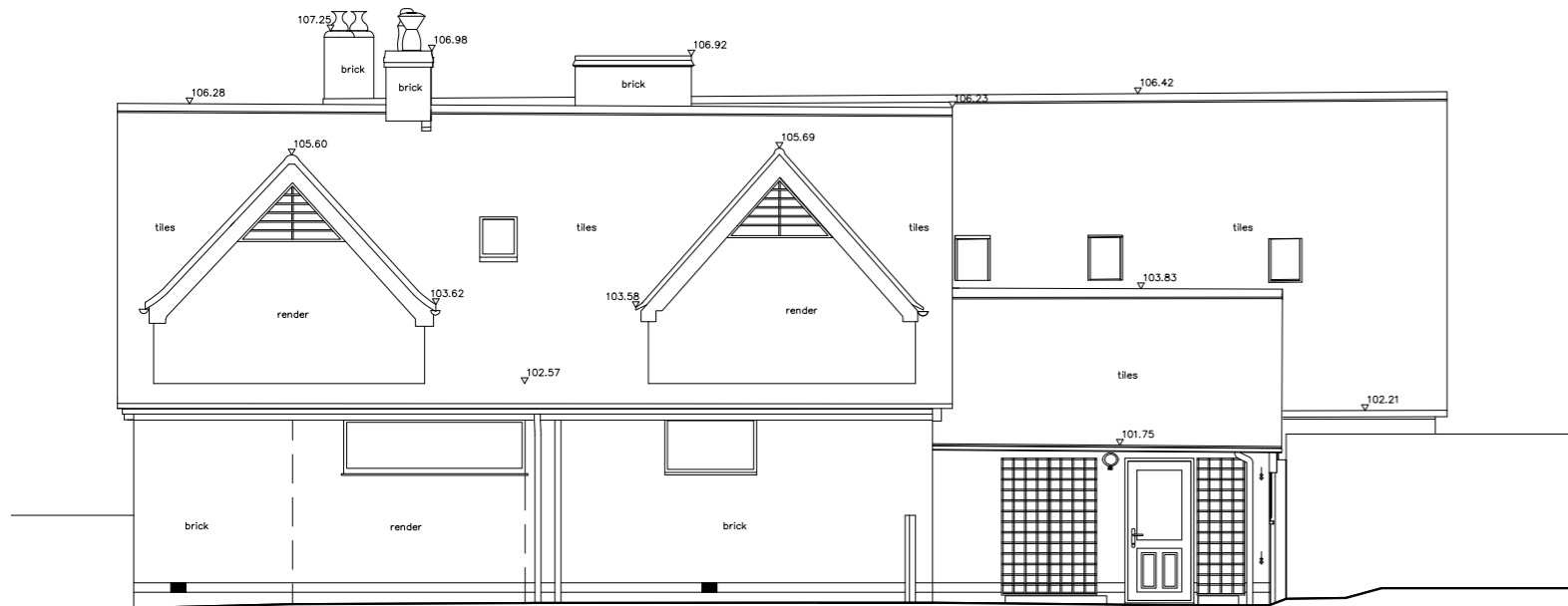


Front Elevation

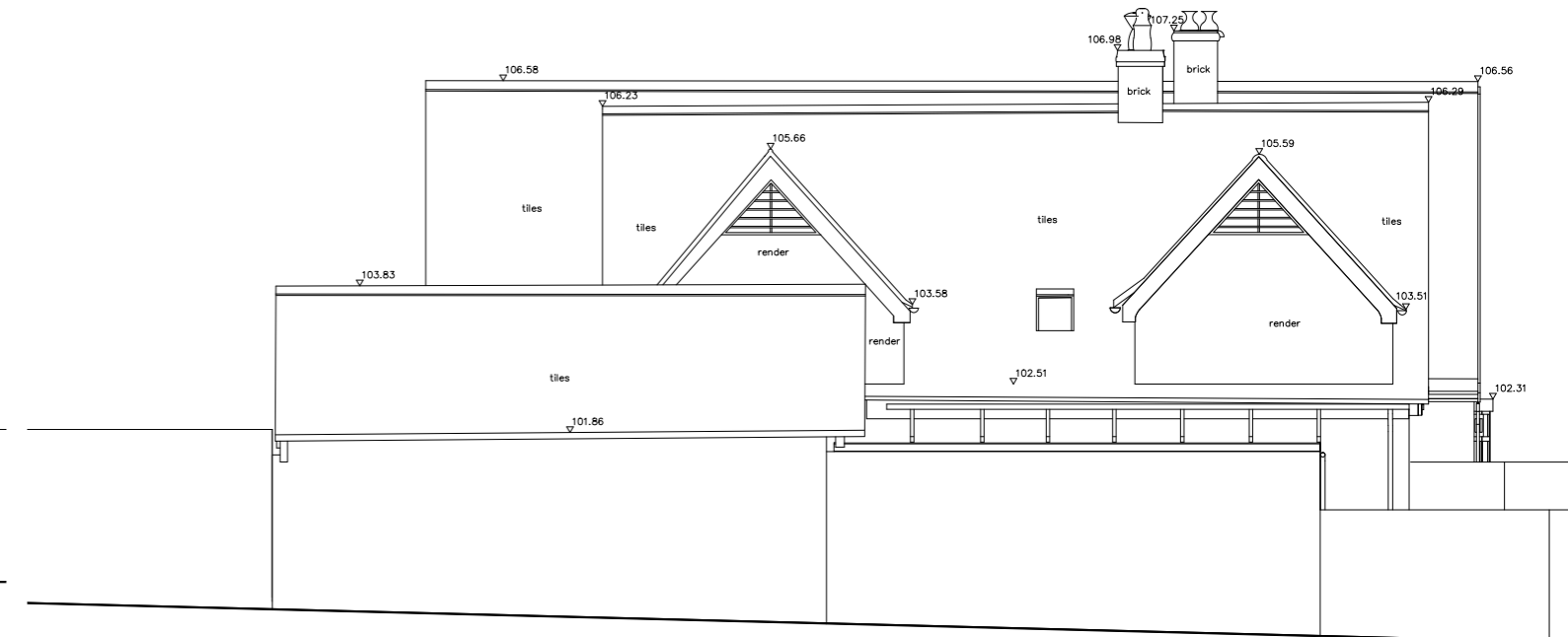
Existing Drawings



Rear Elevation



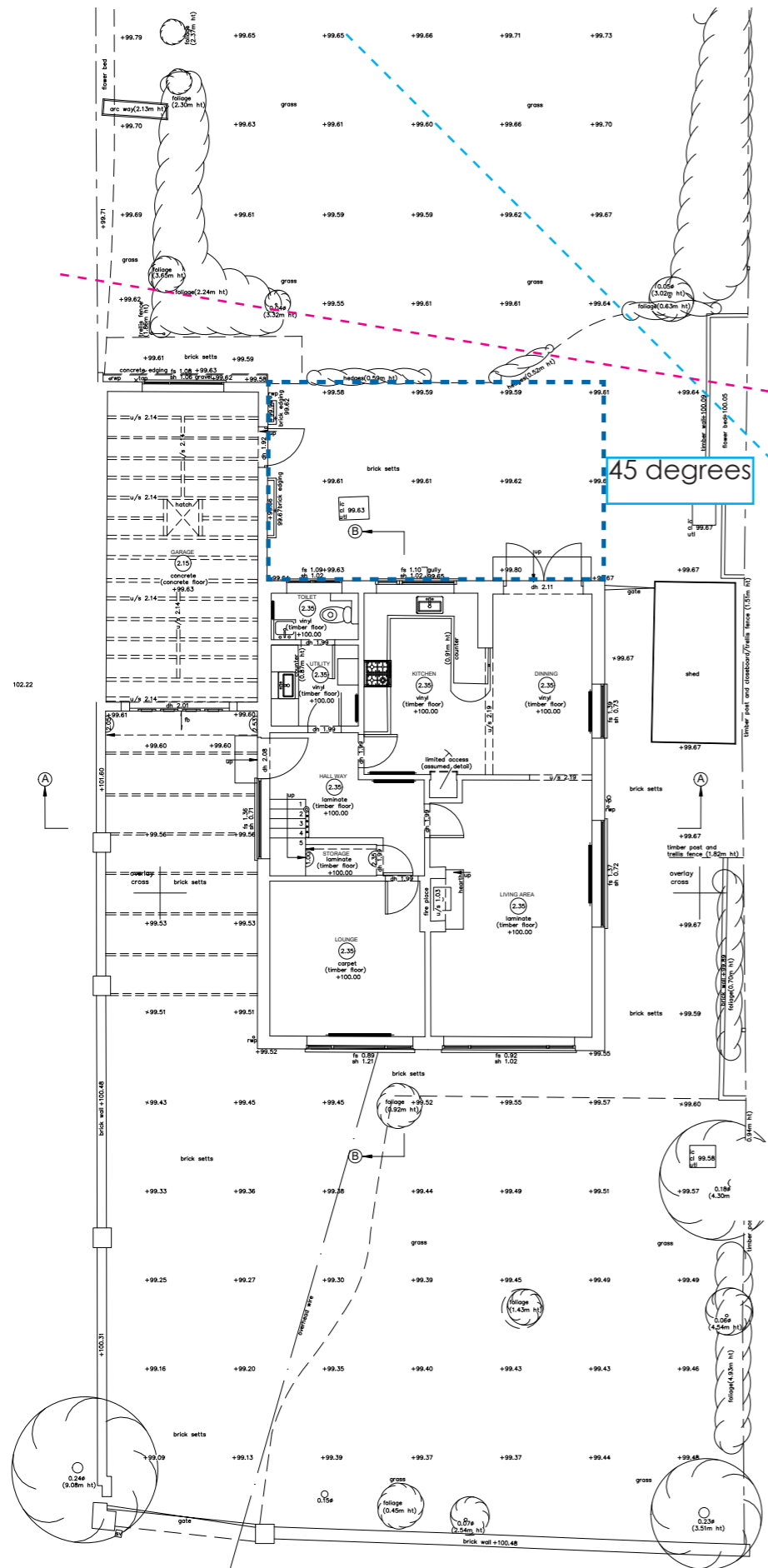
Side Elevation



Side Elevation

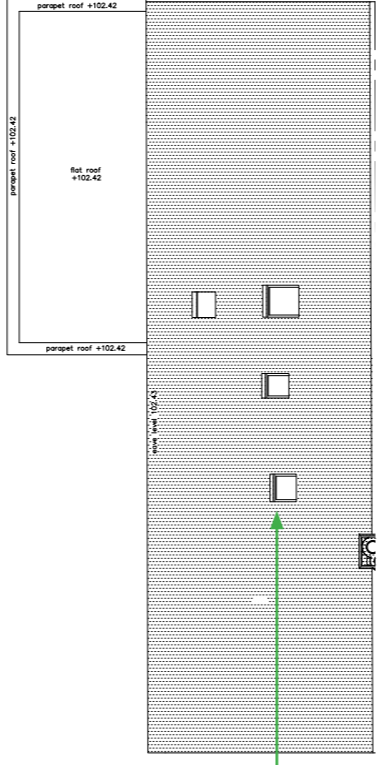
Existing Drawings

Existing Drawings



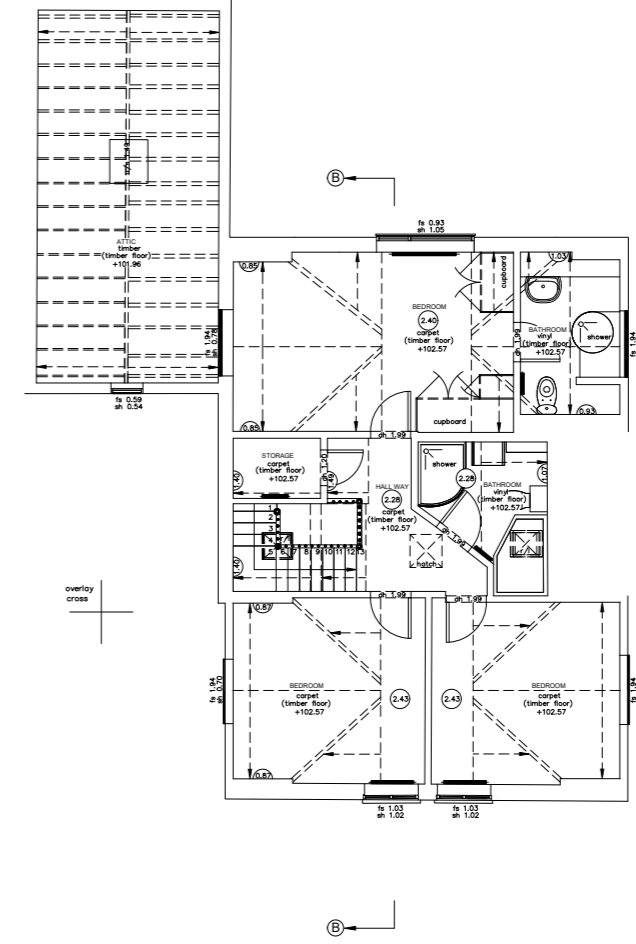
The existing building is extended to infill the space at the rear (northside) of the property with an extension of less than 4.5m that will bring the property 'in-line with' the neighbouring properties and will therefore not have any detrimental impact upon any neighbouring amenity by way of outlook, overbearing or daylight / overshadowing

45 degrees



high level windows/rooflights are a consistent feature of the neighboring properties

Ground Floor Plan



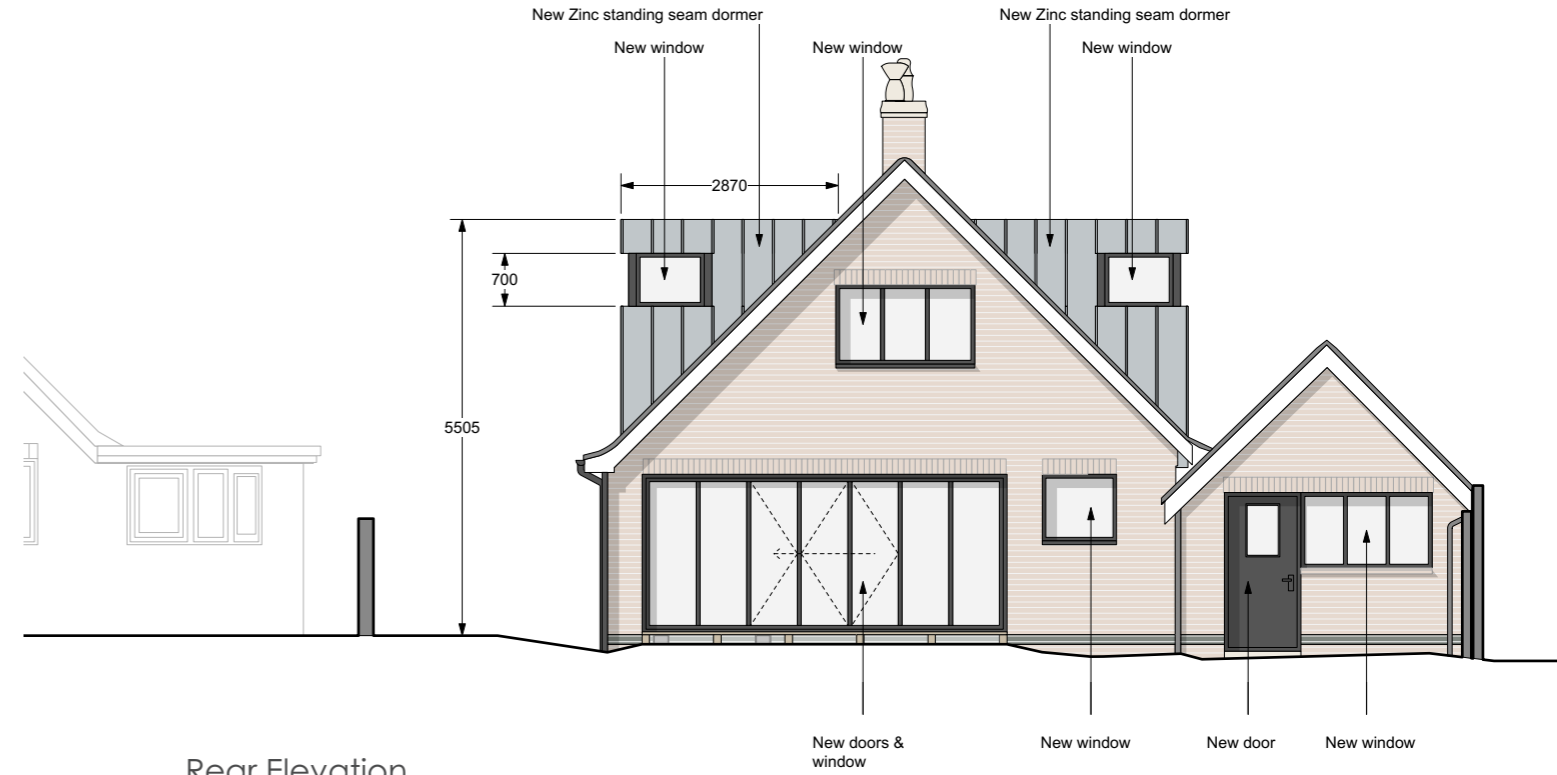
First Floor Plan

Proposed Drawings

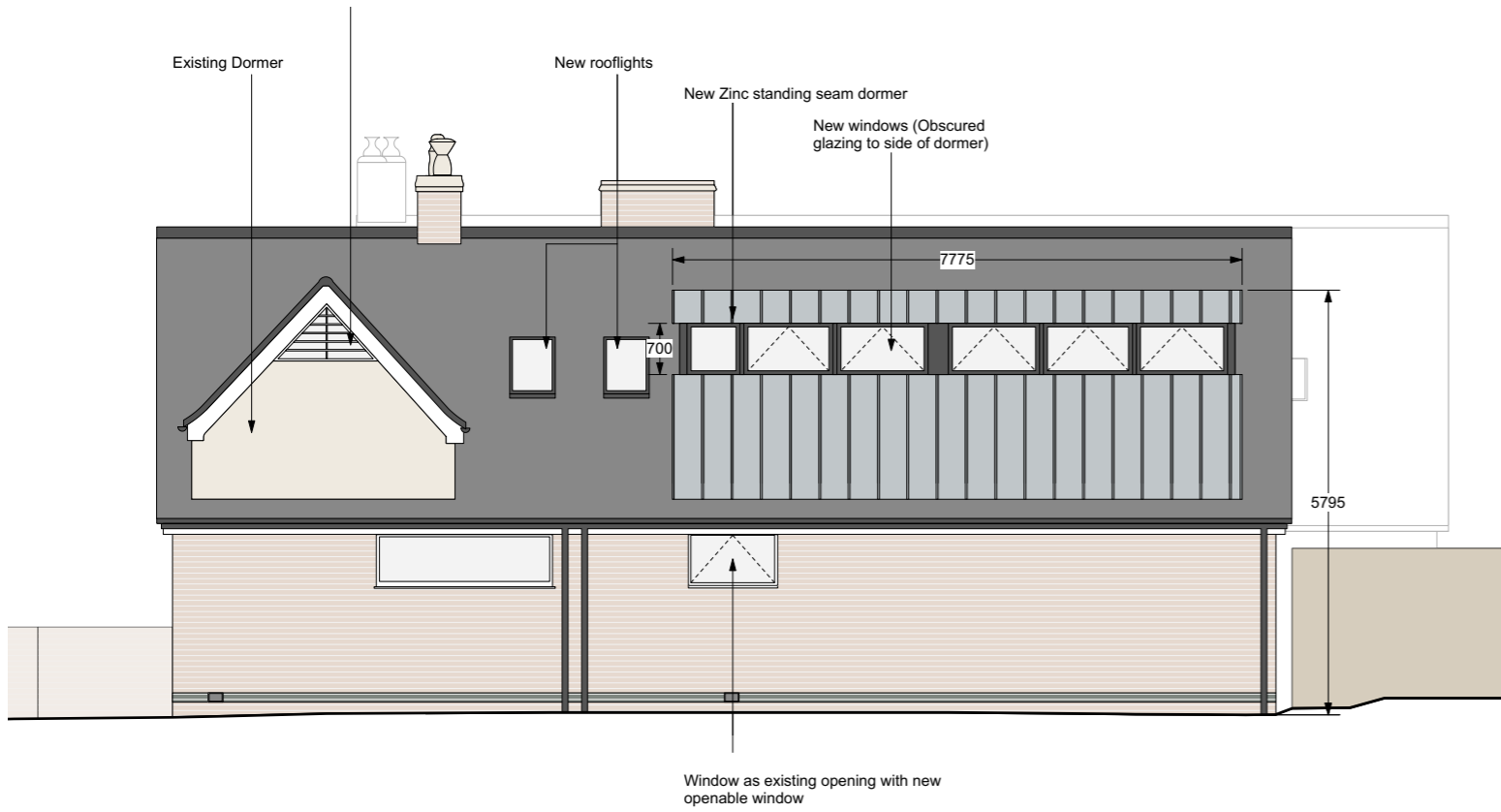


Front Elevation

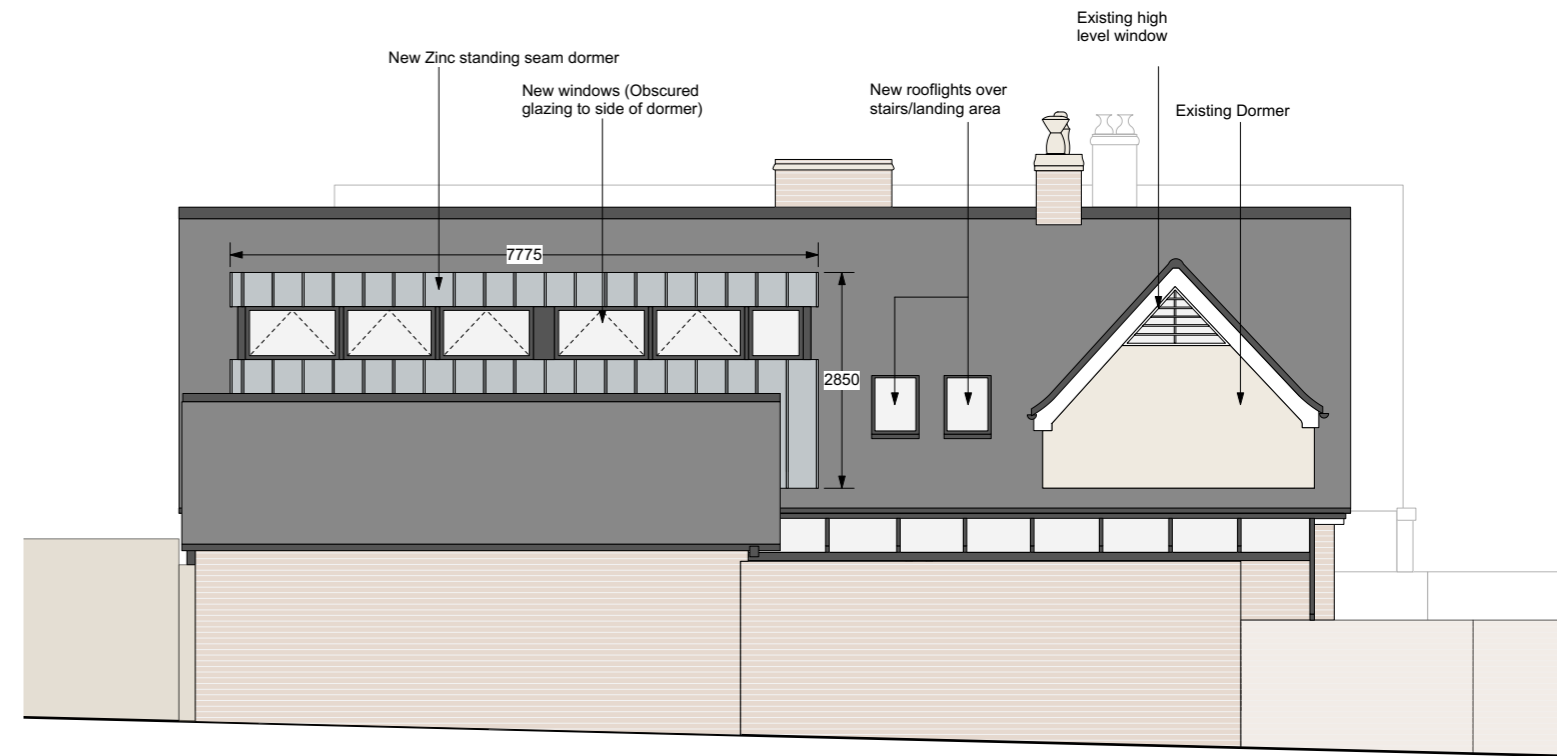
Proposed Drawings



Rear Elevation

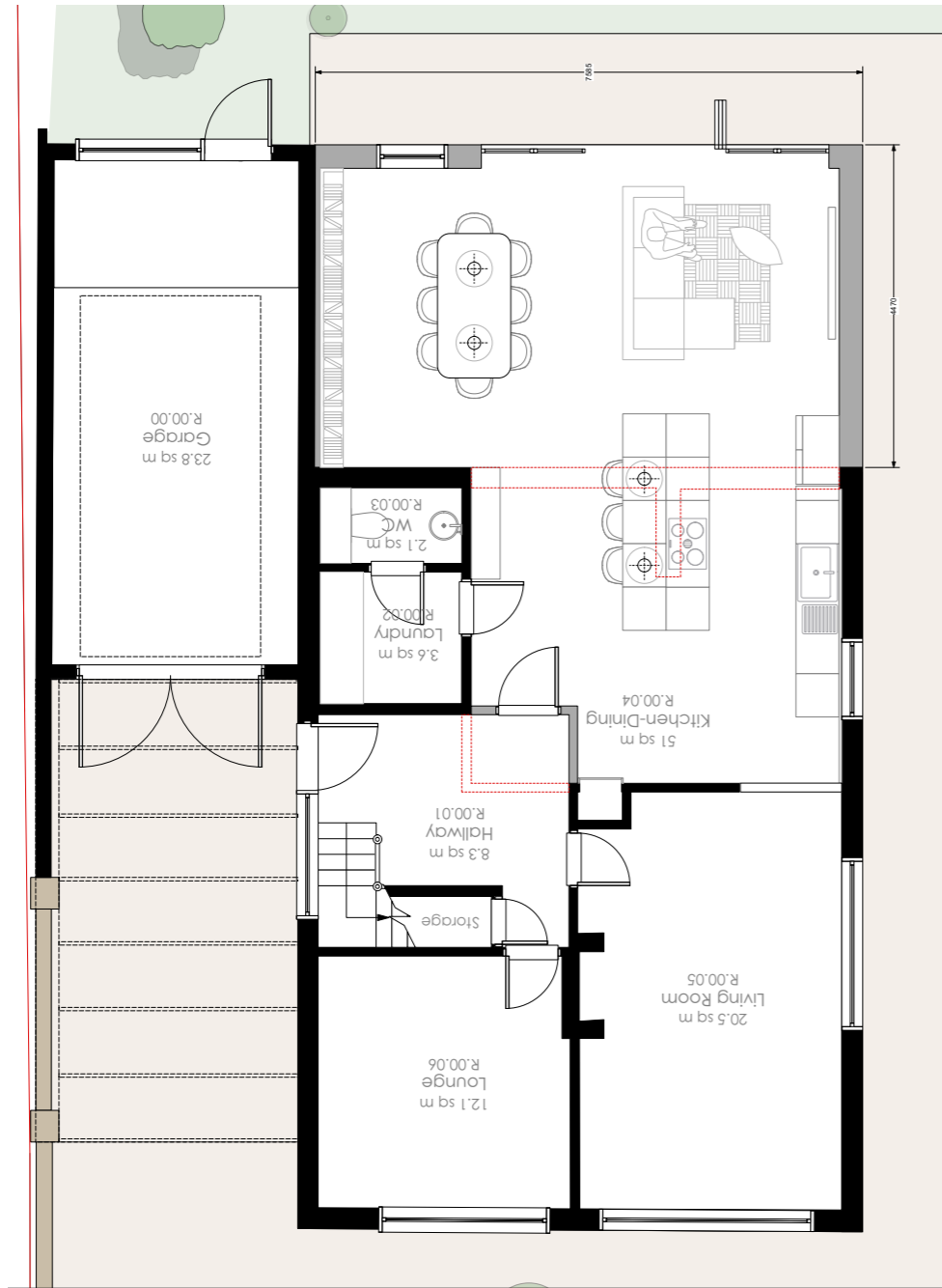


Side Elevation



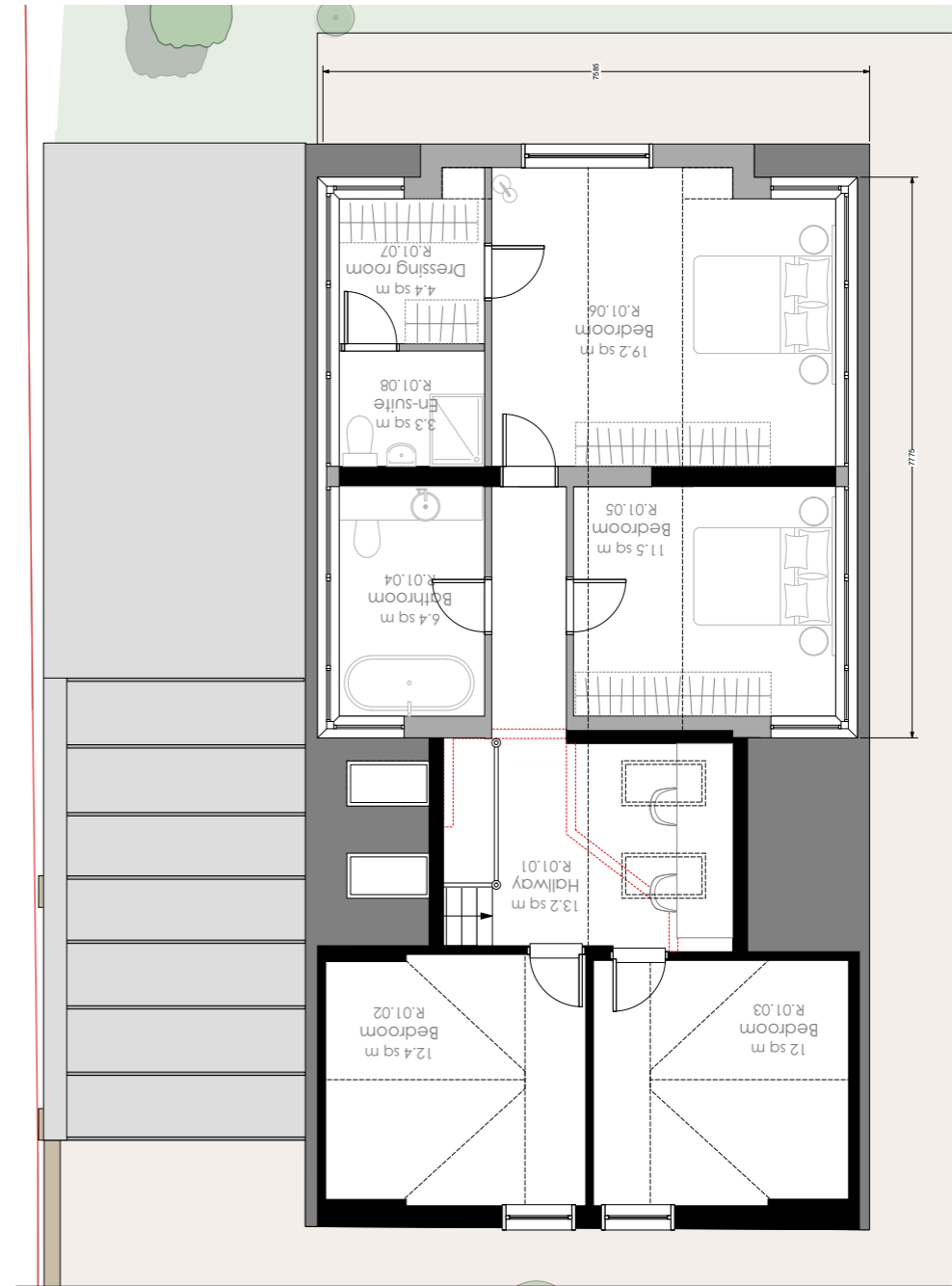
Side Elevation

Proposed Drawings



Ground Floor Plan

Proposed Drawings



First Floor Plan



Other Considerations

Environmental Impact

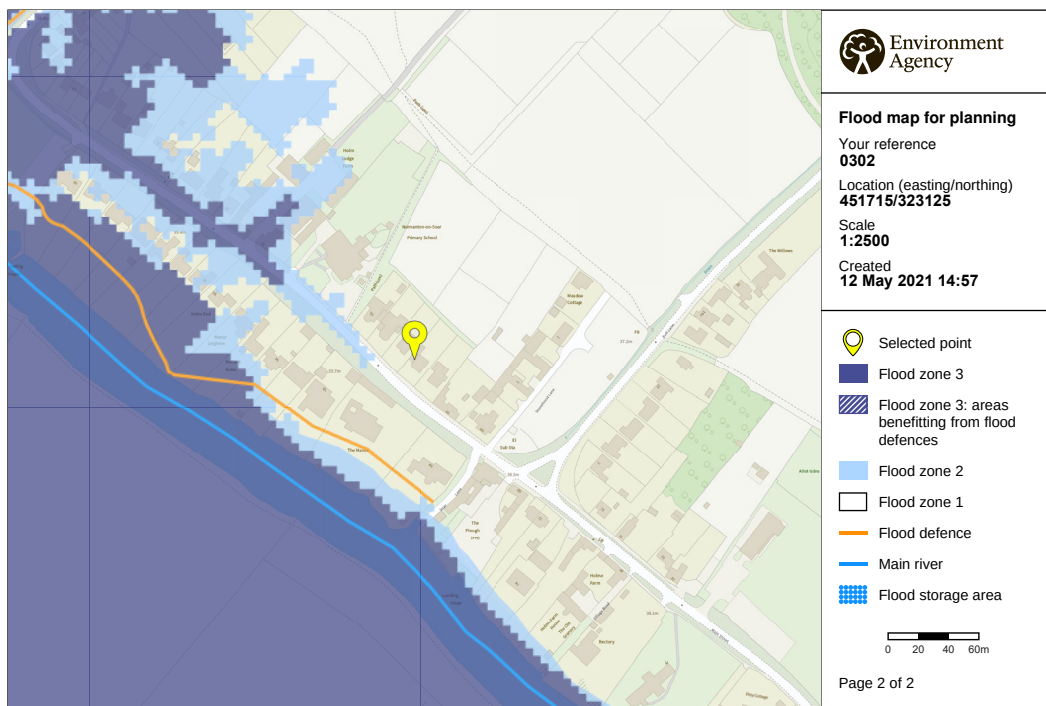
The environmental impact of the proposal is considered to be in line with most domestic extensions. It is proposed that passive fabric gains will give the best results in improving the overall energy efficiency of the house.

Highway Considerations

There are no highway considerations relevant to this proposal.

Flooding

Flooding details on the Flood Map for Planning website at gov.uk have been checked and identified as Flood zone 1: An area with low probability of flooding.



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Landscaping

There are no significant landscaping considerations relevant to this proposal.