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FLOOD PROBABILITY

THE DEVELOPMENT IS LOCATED WITH IN A FLOOD ZONE 1 AS IDENTIFIED USING POSTAL CODE LE3 3JS AND THE FLOOD MAP FOR PLANNING WEBSITE: <https://flood-map-for-planning.service.gov.uk/summary/453422/303294>

LOCATION PHOTO



ATEC Design Ltd.

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Mr T & Mrs L Noon
110 Hinckley Road, Leicester Forest East, Leicester
LE3 3JS

AMENDMENT HISTORY

A - Client review

B- Prepared for submission for planning & building control

LOCATION PHOTO

DRG. No. 0087

REV. B

SCALE @ A3

SHT. 1

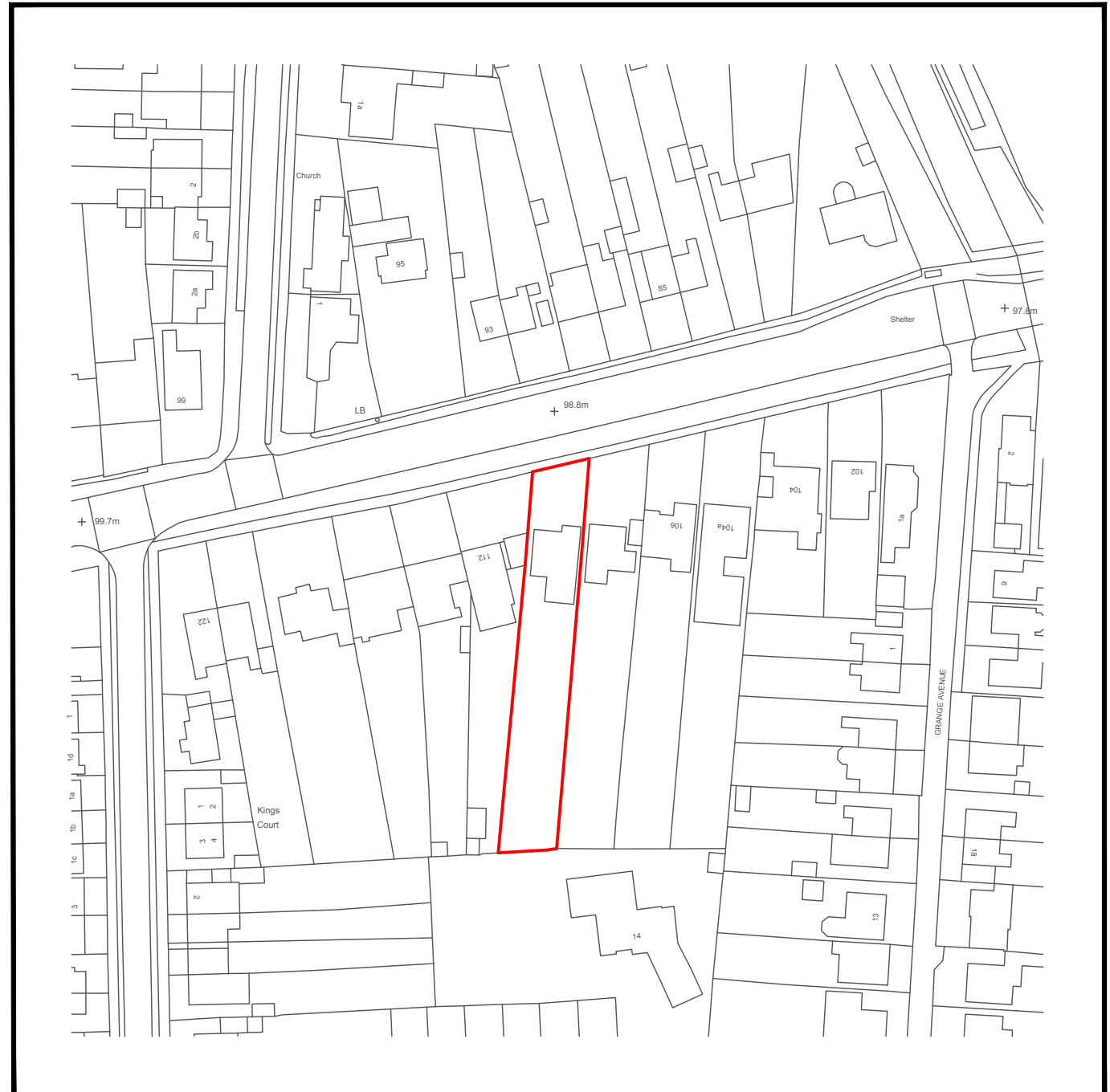
Feb 2024

NTS

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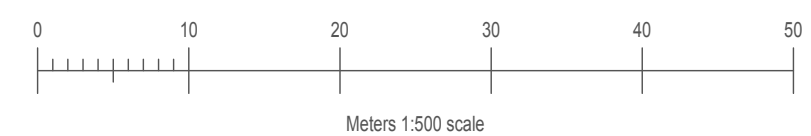
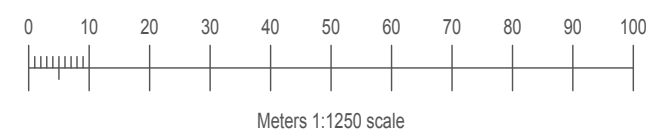
A



LOCATION PLAN
SCALE 1:1250

BOUNDARY IDENTIFIED IN RED
PROPOSAL IDENTIFIED IN GREEN

SITE PLAN
SCALE 1:500



AUTOCAD DRAWING

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LOCATION & SITE PLAN		
DRG. No. 0087	REV. B	SCALE @ A3 AS SHOWN
SHT. 2	Feb 24	

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1 2 3 4 5 6 7 8

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A

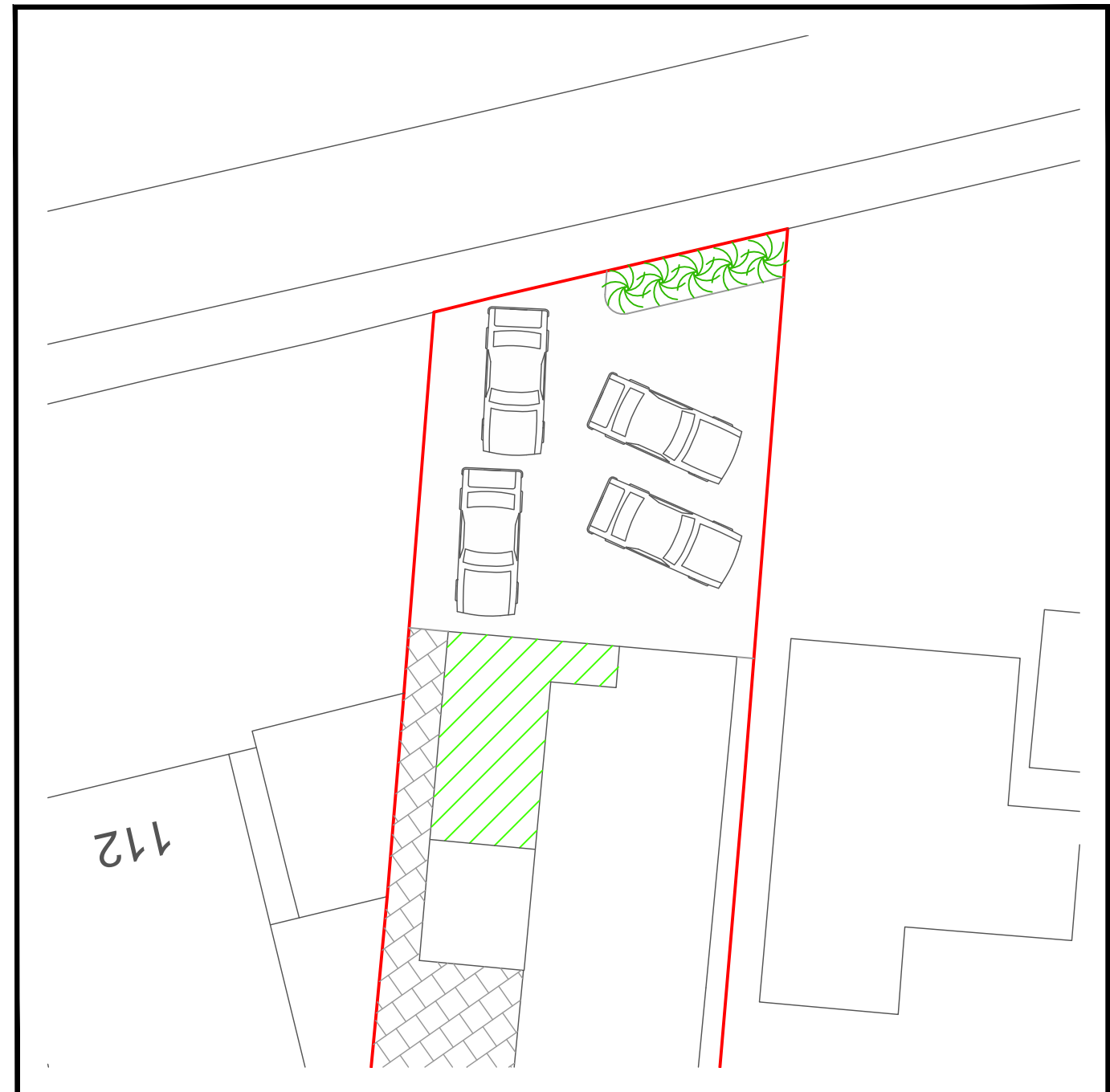
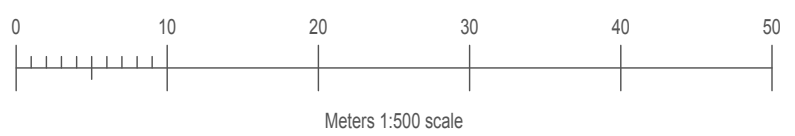


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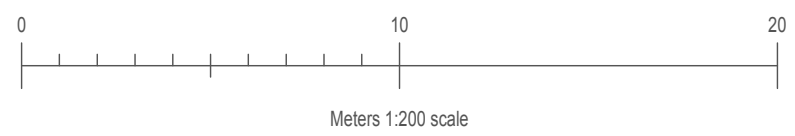
B



PROPOSED LANDSCAPING PLAN
SCALE 1:500



PROPOSED PARKING PLAN
SCALE 1:200



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PARKING PLAN		
DRG. No. 0087	REV. B	SCALE @ A3
SHT. 3	Feb 24	AS SHOWN

No proposed changes for hard or soft landscaping
No proposed changes to off highway parking provision for 4 vehicles

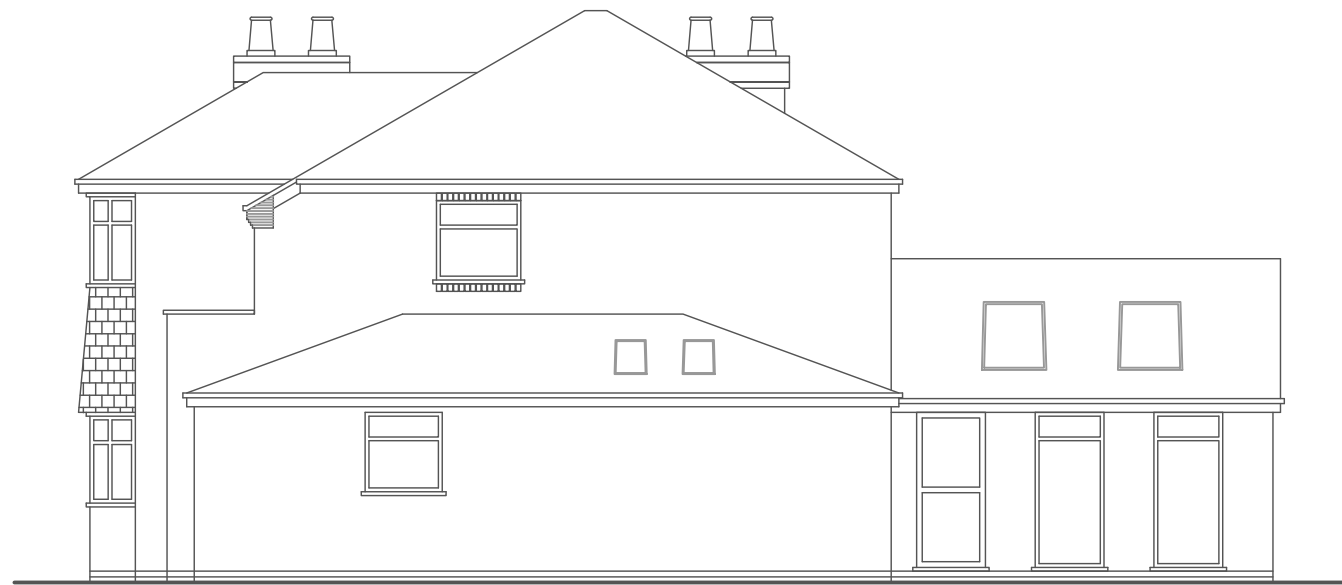
1 2 3 4 5 6 7 8

F

F



FRONT ELEVATION
(NORTH)



RIGHT ELEVATION
(WEST)



REAR ELEVATION
(SOUTH)



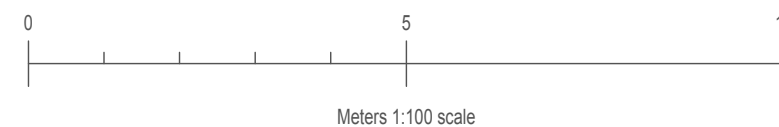
LEFT ELEVATION
(EAST)

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EXISTING ELEVATIONS		
DRG. No. 0087	REV. B	SCALE @ A3 1:100
SHT. 4	Feb 24	



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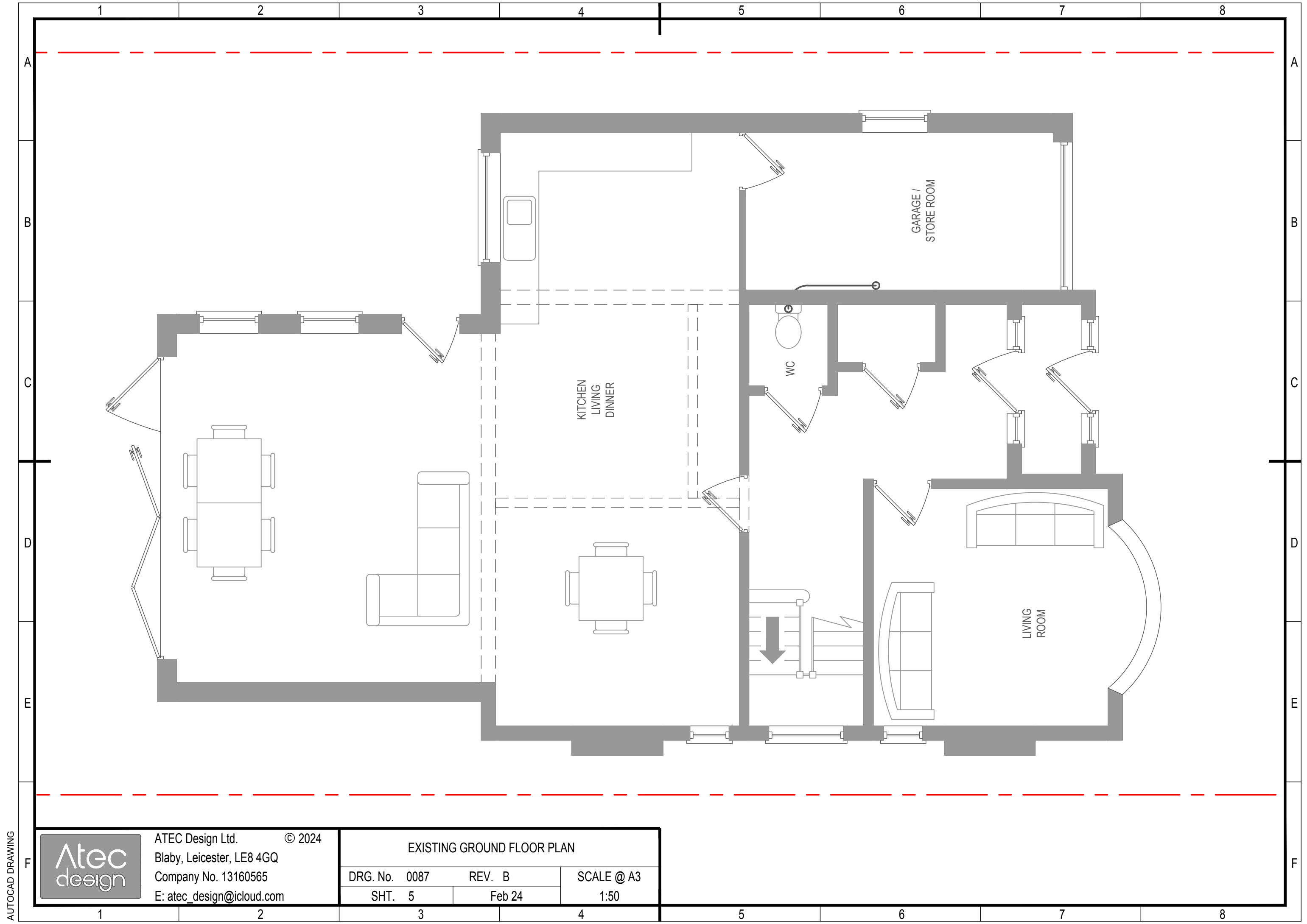
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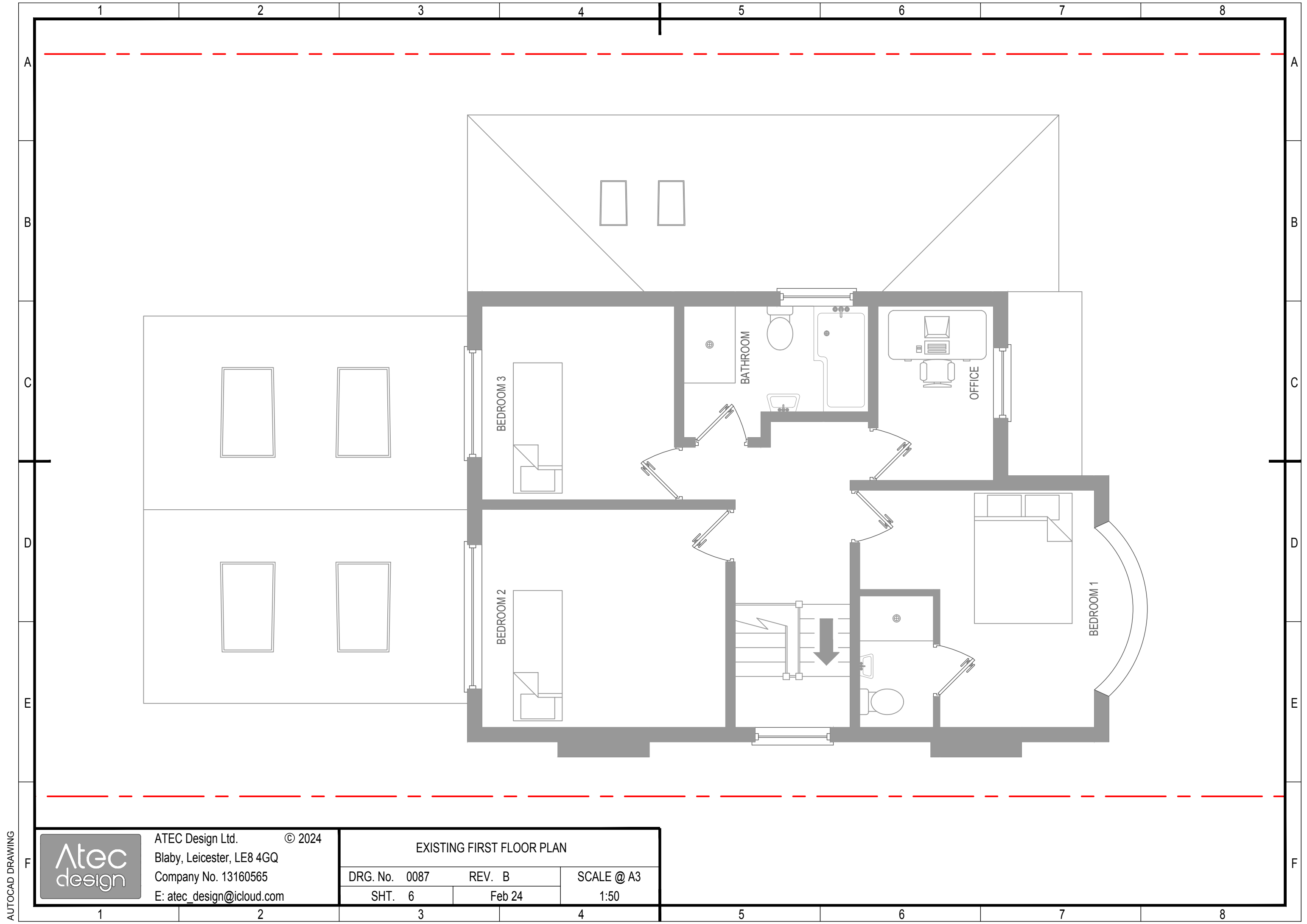


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EXISTING GROUND FLOOR PLAN		
DRG. No. 0087	REV. B	SCALE @ A3
SHT. 5	Feb 24	1:50

1 2 3 4 5 6 7 8

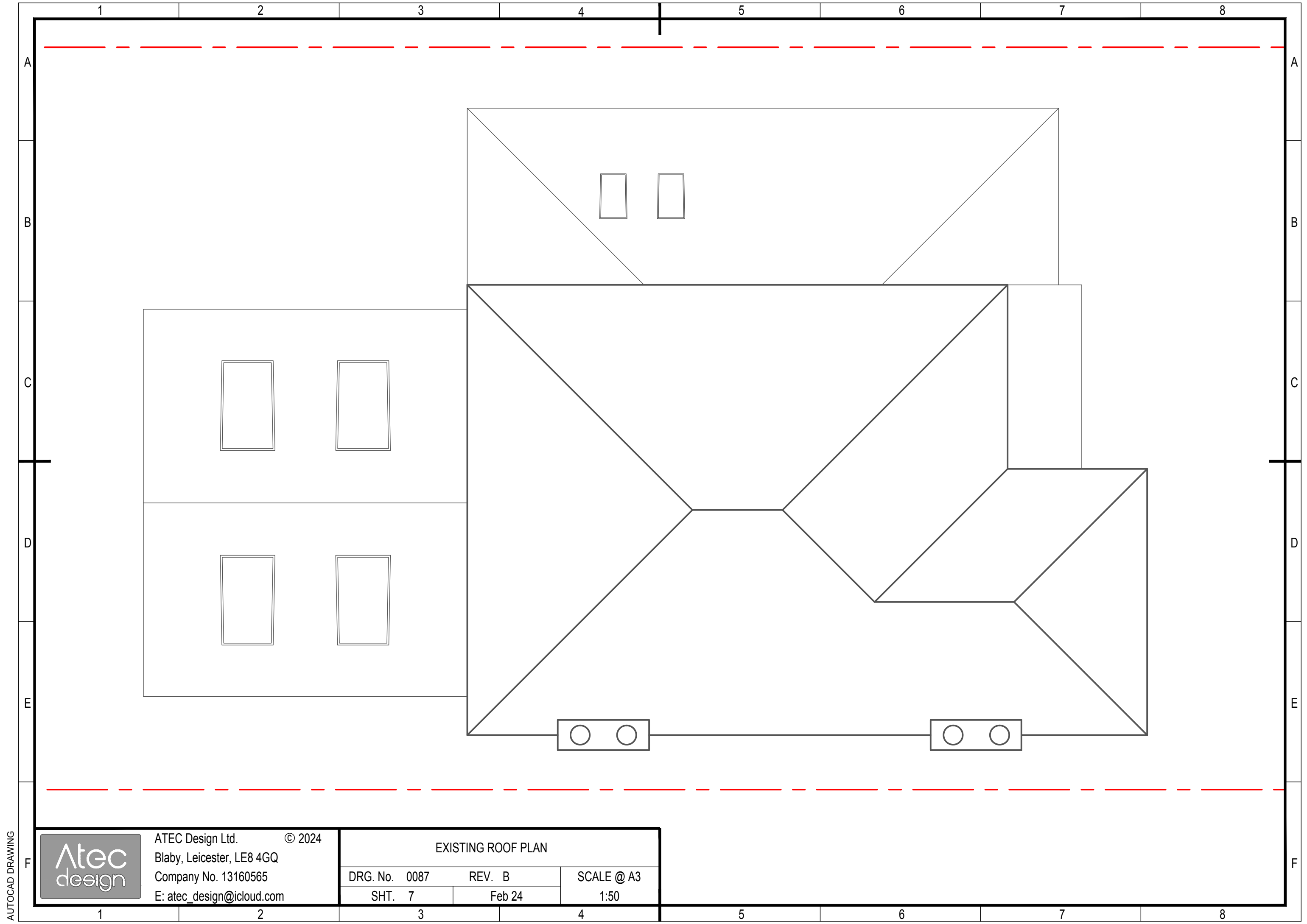


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	EXISTING FIRST FLOOR PLAN	
	DRG. No. 0087 SHT. 6	REV. B Feb 24

EXISTING FIRST FLOOR PLAN		SCALE @ A3 1:50
DRG. No. 0087 SHT. 6	REV. B Feb 24	

1 2 3 4 5 6 7 8



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	DRG. No. 0087	REV. B	SCALE @ A3 1:50
	SHT. 7	Feb 24	



FRONT ELEVATION
(NORTH)



RIGHT ELEVATION
(WEST)



REAR ELEVATION
(SOUTH)

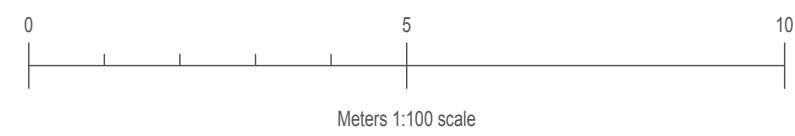


LEFT ELEVATION
(EAST)

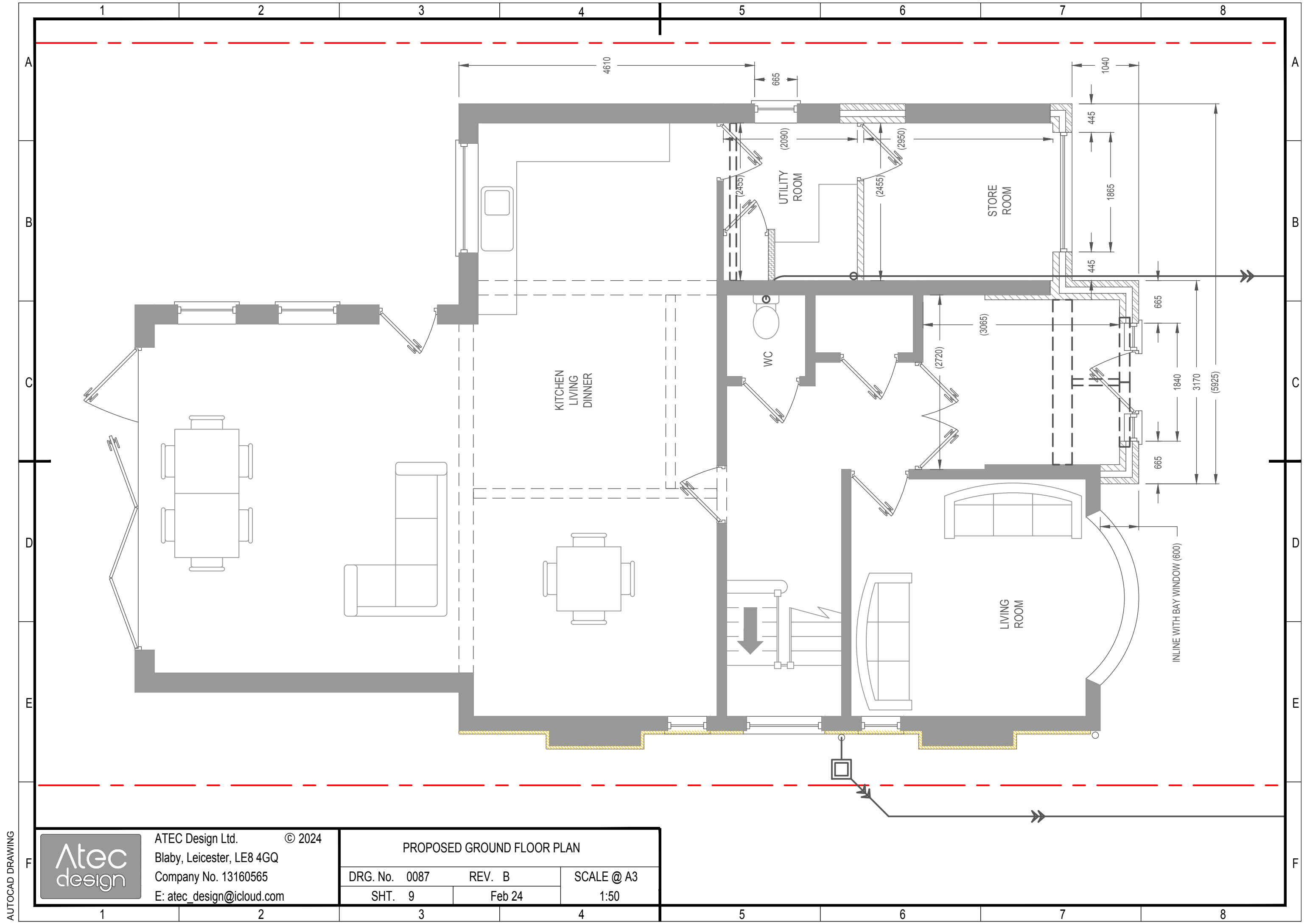
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PROPOSED ELEVATIONS		
DRG. No. 0087	REV. B	SCALE @ A3 1:100
SHT. 8	Feb 24	



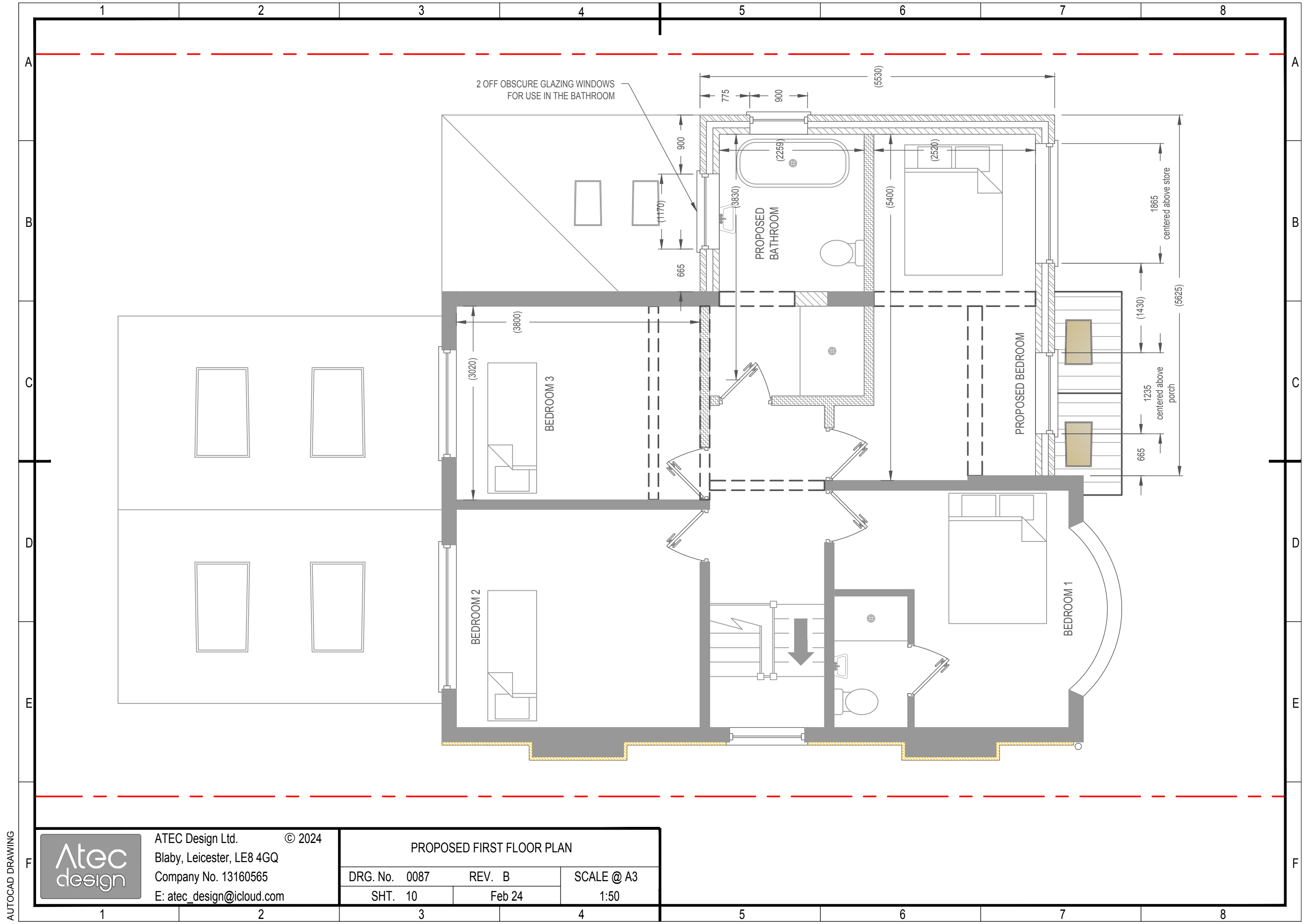
1 2 3 4 5 6 7 8



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PROPOSED GROUND FLOOR PLAN		
DRG. No. 0087	REV. B	SCALE @ A3 1:50
SHT. 9	Feb 24	

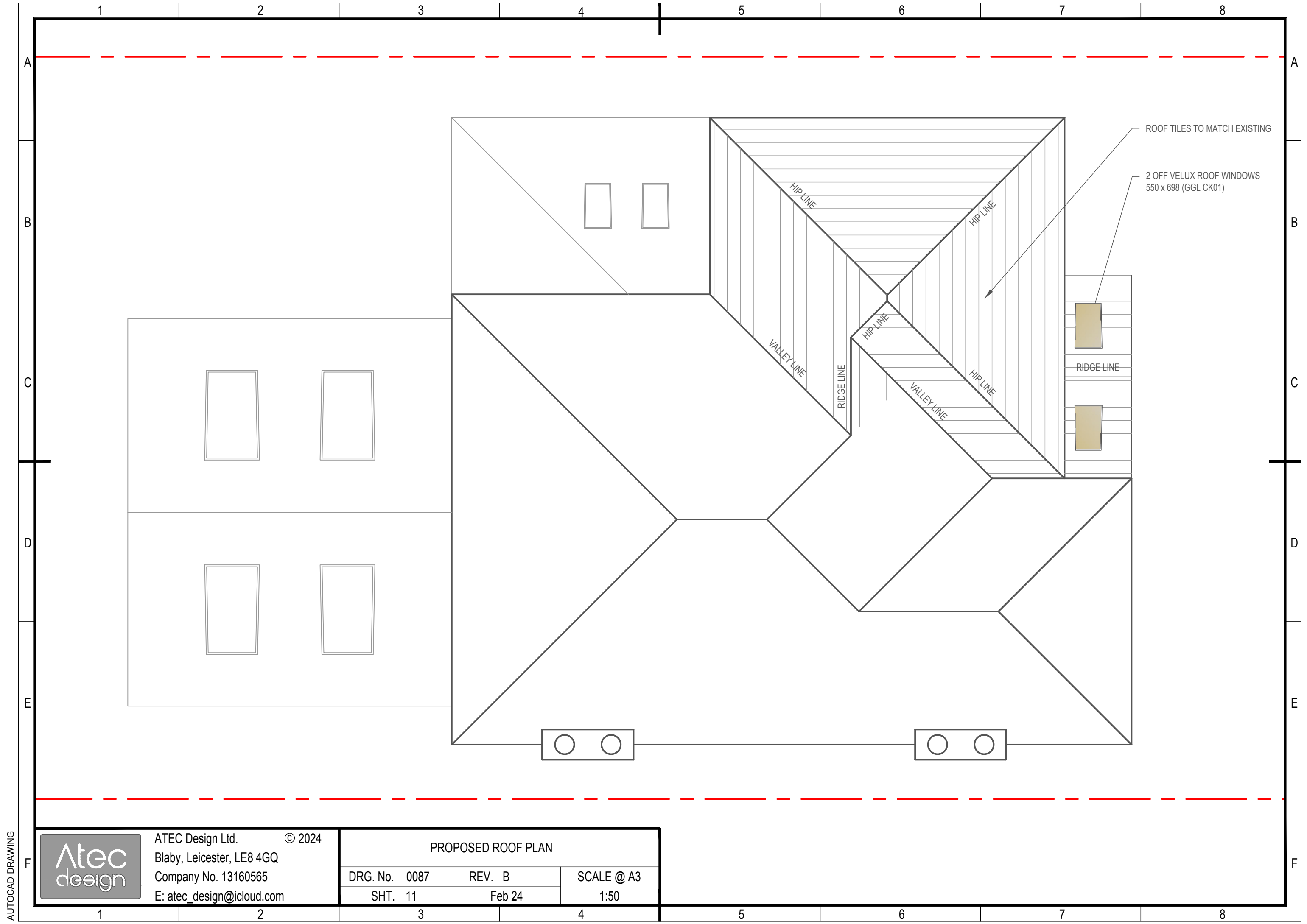


2 OFF OBSCURE GLAZING WINDOWS
FOR USE IN THE BATHROOM


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PROPOSED FIRST FLOOR PLAN		
DRG. No. 0087	REV. B	SCALE @ A3
SHT. 10	Feb 24	1:50

AUTOCAD DRAWING



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	DRG. No. 0087	REV. B	SCALE @ A3 1:50	
	SHT. 11	Feb 24		

1 2 3 4 5 6 7 8

INTRODUCTION

This statement has been prepared by ATEC Design Ltd to support a planning application for the following proposed improvements.

- Demolition of the existing flat roofed porch
- Creation of a second storey front and side extension, enlarging the size of both bedroom 4 and the family bathroom
- Creation of a single story porch inline with the current build line
- Change in the external appearance on the east elevation from facing brick to render

The statement intent is to explain the design considerations and provide insight into the issues that have been addressed to enable the scheme benefits to be assessed

DESIGN & SUSTAINABILITY

Size & Scale

The proposal is to demolish the existing front porch and garage roof. Enabling the construction of a second storey front and side extension. The front extension will be build set back from the principle elevation to ensure the extension is recognised as being subservient to the original construction. The second storey side extension will be build off the existing ground floor structure. The main roof construction and pitch will match that of the existing roof of the original dwelling. The proposed porch will project from the dwelling inline with the bay window of the original dwelling.

Period Features

The proposed extension will be constructed using 3" imperial red facing bricks, with the roof using 4" rosemary tiles matching those of the original dwelling. To maintain the period features of the property the brick arch over the existing porch will be reconstructed over the garage. The proposed front elevation windows will half brick soldier course above and below to replicate those on the existing right (east) and rear (south) elevations.

Right to Light

To mitigate any impact on the "right to light" for the adjacent property No. 112, the proposed second storey side extension has been positioned ~4000mm forward of the rear elevation.

Energy Efficiency, External Wall Insulation & Render Finish

The proposed extension will be constructed using cavity walls with an insulated tiled roof, the design intent is to increase the useable space and the thermal performance of the dwelling. The original dwelling has been constructed using 9" solid brick wall's, this construction method was common practice in the early 20th century when these properties were originally built. Walls constructed with cavities have two main benefits over a solid wall', these are: 1, Improved thermal efficiency 2, Improved moisture resistance. The use of an external wall insulation (EWI) will improve the thermal efficiency of the dwelling, enabling it to retain its heat better in winter and remain cooler in summer, whilst also reducing energy bills, carbon emissions and fuel poverty potential. The EWI will also reduce the moisture permeability of the wall, reducing the probability for mould and air bourn spores to form, thus improving indoor air quality. The external appearance on the east elevation of the dwelling will change significantly as a direct result of EWI the current old english red facing brick will be replaced with a smooth render, in an off white colour. The Area in and around Hinckley Road is occupied by variety of dwellings types including bungalows, semi-detached & detached houses, these dwellings use a mixture of facing materials including brick, render & a combination of brick/render.

The change would have a minimal impact on the street scene, due to the EWI not being applied on the front elevation, the type of render and finish has been considered and would be in keeping with other dwellings in the local vicinity.


SUMMARY

The design incorporates traditional materials and expressions which bring a scale and familiarity to the scheme in order to offer a sense of belonging to the town context. Additionally, the internal layout suits contemporary lifestyles.

The proposal will make a modest contribution to the increasing the quality of the residential accommodation in the area, inline with elements of the "Green Homes Scheme".The intention of the proposed development is to improve the quality of the dwelling house in two primary areas, while maintaining a relationship to the surrounding typology without impacting the vehicular access.

- 1, Improved thermal efficiency (reducing the energy consumption and associated running cost & carbon emissions)
- 2, Improved quality of life for the occupants of the property

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	DRG. No. 0087	REV. B	SCALE @ A3 1:50	
	SHT. 12	Feb 24		