

Design, Access, Heritage and Planning Statement

Address: 16 Leicester Road, Narborough, Leicester, Leicestershire, LE19 2HL

Introduction

This statement has been prepared by Anglian Home Improvements in support of the application for planning permission for the erection of a conservatory and extension to the rear of the above property. To assess the heritage significance of the property and the impact the works proposed will have upon the dwelling.

Proposal:

Erection of extension and conservatory to the rear following the removal of the existing rear conservatory and removal of existing doors to kitchen to be replaced with window and French doors.

Existing Property & Heritage:

The property is a Grade II listed residential detached building located in Narborough in Leicester. The property sits within the Narborough conservation area located 6 Miles from Leicester.



The building's front elevation looks onto Leicester Road, to the rear of the property are views of the Parish Church, All Saints Church, also a listed building.

Built in Mid-18th Century with 19th Century sashes, pale red bricks and stone with plinth, boxed wooden eaves, Swithland slate roof and brick chimney and 20th Century gabled dormer with paired wooden casement. The property has existing outbuildings formally used as a workshop for framework knitters.

The property sits within the Narborough conservation area located 6 Miles from Leicester.



To the rear of the property is an existing timber conservatory built in an 'L' shape which is to be removed prior to the works commencing.

Historic England Entry Number: 1307509

Date Listed: 23 Feb 1987

Design and use:

Prior to the works commencing the existing timber conservatory to the rear will be removed.

The extension to the rear will be constructed of brick to match the existing property, grey aluminium window and door frames with double glazing and real tiled roof to match the existing.

The conservatory which is to replace the existing will be constructed of brick walls to match existing, grey aluminium doors and frames with double glazing and aluminium roof rafters with grey aluminium capping and glass roof sheets.

The property has had several applications in recent times and have been working with the council to construct a design which will benefit the home owners while remaining in keeping with the property and surrounding area.

The use of aluminium frames, roof rafters and real tiled roof ensures a positive relationship between the host dwelling and proposed additions, the works will provide additional living space for the applicants while ensuring no impact is made on the property and conservation area.

Access & Parking:

Access into the existing property will remain the same. There will also be no changes to existing parking.

Landscaping:

The proposed works will not require any alteration to the existing rear garden or front garden.