

Heritage statement regarding the demolition and reconstruction of a garage at the rear of the Thatched Cottage, 6 Brook Street, Huncote, Leicestershire LE9 3AB
Grid reference: SP516973

Summary.

The demolition of the existing garage and its replacement with a new similar structure will have no impact on the Thatched Cottage

The statement

The Thatched Cottage is Listed Grade 2 See page 2 for the description.

It is one of three such designated structures within Huncote, neither of the other two are in close proximity to it.

It is not in a Conservation area.

A desk top survey did not reveal proximity to any archaeological sites.

The cottage sits in a large plot approx 70 m long and the axis is NNW-SSE. The dwelling is to the NNW edge with access from Brook Street. The proposed demolition and replacement structure is at the other end of the site See Fig 1 location map, Fig 2 site plan. At the bottom of the garden which can be accessed via a back lane and the demolition and construction materials can be taken away and brought on to the site via it.

The subject of the planning application is the replacement of existing structure a garage with a building of similar size, but somewhat taller which is within the curtilage of the listed property. The existing structure appears to be post war in construction. It is not shown on Fig 2 extract from the OS map Leicestershire Sheet xxxvi Revised 1938 Published: ca. 1949. It has rendered walls under an asbestos sheet roof with wooden doors and windows. The proposed external finish of a metal cladding in black will not give as great a contrast as the existing white painted walls. The proposed scheme should therefore blend more strongly with vegetation behind it

Conclusion

The weak spacial relationship between the listed dwelling and the proposed outbuilding means that there will be no impact on it.

Listing description

House, at one time divided into 3 cottages. Mid C18, altered C19 and C20. White-washed brick, granite plinth and far gable wall, thatched roof, brick chimneys between left bays, and to right. 1 1/2 storeys, 3 bays. Outer bays have 3-light barred wooden casement with segmental heads to ground floor, the left window C20, the right C19. C20 2-light leaded casements in thatch eyebrows in right bays. To centre is a C20 bay window with leaded glazing and hipped roof continued to right to form porch over C20 door. C19-C20 lean-to at right end. Left gable, facing road, has C20 bowed leaded window to ground floor and C20 2-light wooden casement above. All rear windows are C20. Interior has spine beams, part chamfered and stopped, that to centre bay with narrow chamfer and bar stops.

Listing NGR: SP5169797359

Fig 1 Location map

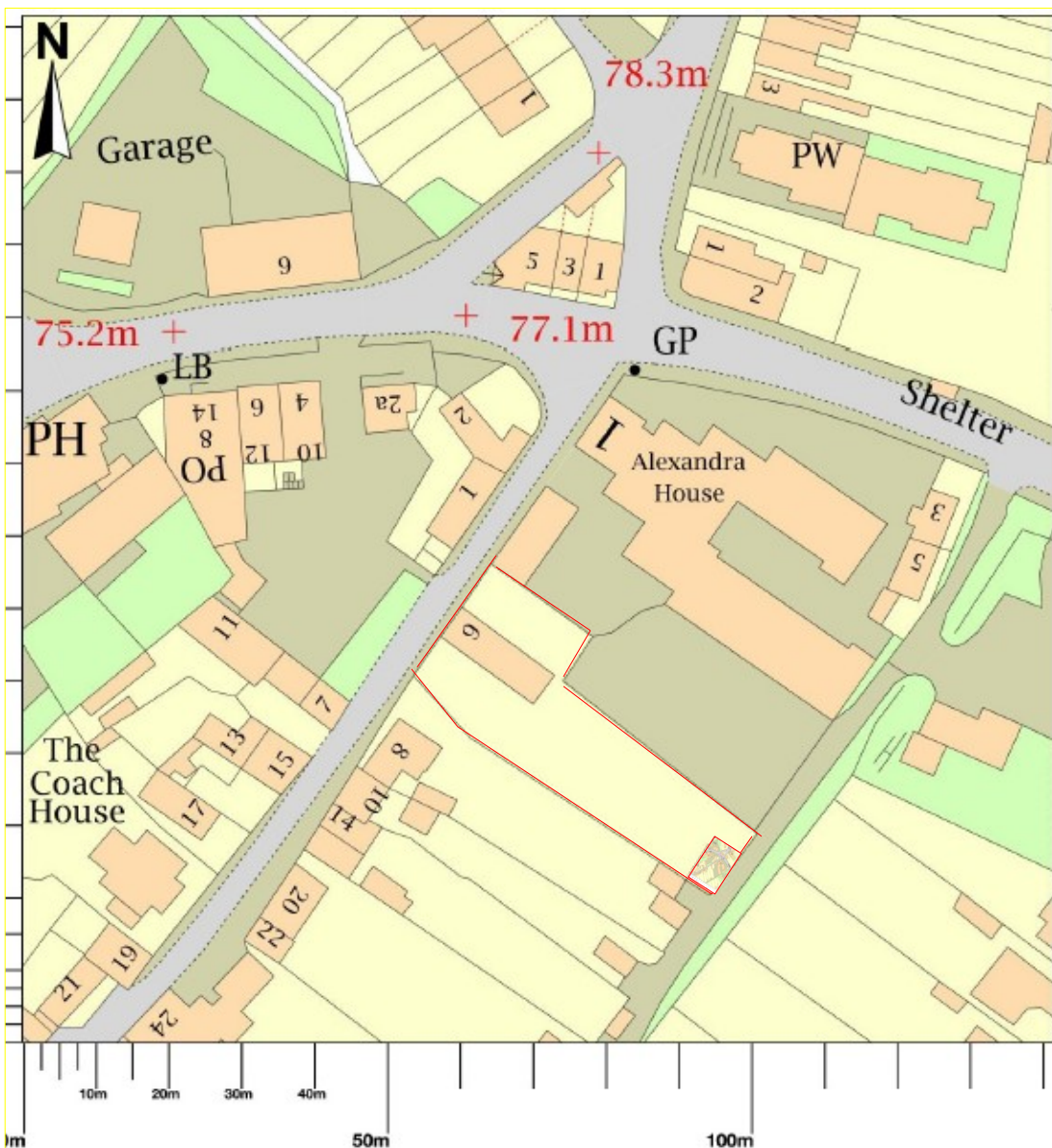


Fig 2 Extract from OS map Leicestershire Sheet xxxvi Revised 1938 Published: ca. 1949.



Fig 3 site plan

