

Proposed works to Dwelling, Desford Mill, Desford, Leics.

DESIGN & ACCESS STATEMENT

History and Existing Buildings

Desford is a small village located in Leicestershire, near the scenic area of Rutland Water. The architectural character of the village is predominantly vernacular, reflecting its rural heritage and traditional building styles. The site in question lies close to the village centre and is currently occupied by a detached property known as **Desford Mill**.

Desford Mill is a three-storey dwelling, formerly functioning as a mill, and is constructed in brick with dormer windows and a tiled pitched roof. The building retains its traditional character and contributes positively to the local built environment.

The Proposal

The current homeowner proposes to convert the existing garage into a functional living space, enhancing the dwelling's usability while maintaining its overall character. Key elements of the proposal include:

- **Garage Conversion:**
The existing garage doors will be removed and replaced with matching brick infill and new windows. This alteration aims to maintain the visual integrity of the existing elevation while enhancing internal accommodation.
- **External Openings:**
A side window will be replaced with French doors to improve access and natural light. Two new windows are proposed to match those on the floor above, ensuring architectural consistency.
- **First Floor Alterations:**
The room above the garage will be converted into a new **Master Bedroom**, complete with a **walk-in wardrobe** and **ensuite**. Internal adjustments, including new partitions and doors, will be made to form these rooms.
- **Balcony and Roof Features:**
A new **oak-framed balcony** with **glazed balustrade** will be added, accessible via the Master Bedroom. This feature enhances the indoor/outdoor relationship, especially in the evening sun. Additionally, a **hipped lean-to canopy roof** will be constructed over the former garage entrance, in keeping with the building's character.

These changes have been sensitively designed to minimise any impact on the external appearance of the dwelling. From the main road and neighbouring properties, the building will appear largely unchanged, maintaining its characterful presence.

Consultation and Context

The proposal has been shared with neighbouring residents, none of whom have raised objections. The development is designed to preserve the privacy and amenity of adjacent properties and will not introduce any overlooking or overshadowing.

Accessibility

The development will comply fully with the current **Equality Act** (formerly the DDA Regulations), ensuring that both internal and external areas of the dwelling are accessible and inclusive for all users.