11/00598/FUL
TECHAPPR
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29 St Georges Avenue Hinckley: Ref: 11/00598/FUL

Heritage Statement and Conservation Area Assessment

Proposed Dining Extension and Detached Garage

Introduction

29 St Georges Rd is located within the Hinckley Conservation Area and is in close proximity to the Hollycroft Park. Bowls and tennis courts are incorporated in the park which are traditionally laid out and have a formal well kept appearance.

The areas adjacent the park are a mix of traditional 1930's, 40's and 1950's dwellings generally complimenting and reflecting the style of the park.

Existing Dwelling

The existing dwelling is a traditional detached 3 bedroom bungalow with generous garden to front, rear and to the south side elevation. The plot rises from the back of footpath to the rear garden resulting in the front of the structure being elevated. It is constructed with facing brickwork external walls and hipped roofed with traditional plain tile covering.

A small outbuilding with a concrete flat roof is attached to the south side elevation is proposed to be demolished.

A single car port with a corrugated roof supported by poles is located in the garden to the south side elevation which also is proposed to be demolished.

Proposed Development

A modest dining extension attached to the kitchen on the south side elevation is proposed along with a single detached garage.

The extension will be 3.1m wide x 3.8m long. The external walls will be constructed in facing brickwork to match existing incorporating doors and windows in the same style as the existing. It is proposed that roof will be traditional rafter and purlin construction with plain clay tile covering incorporating bonnet hip tiles over hips to match exactly the existing roof.

The garage will be 3m wide x 6m long. The external walls will be constructed in facing brickwork to match existing dwelling incorporating doors and windows in the same style as the existing. It is proposed that roof will be traditional rafter and purlin construction with plain clay tile covering. The roof will be constructed with gables to the front and rear.

Impact on Heritage and Conservation Area

The two existing elements of the dwelling that have the lease aesthetic value ie:

- the small outbuildings with concrete flat roofs,
- the improvised detached car port will be removed.

will both be removed.

The proposed dining extension and the detached garage will be sympathetically constructed in a style and utilising materials totally harmonies to the existing dwelling, and to those adjacent, and the general conservation area.

Conclusion

This modest proposal will improve the asthetics of the property and its immediate surroundings. It also contributes positively to maintaining the objectives of the designated conservation area.