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Mr and Mrs Ward

**land adjacent to Ben Venuto,
Thornton Lane,
Markfield**

Proposed New Dwelling

Character Analysis and Appraisal

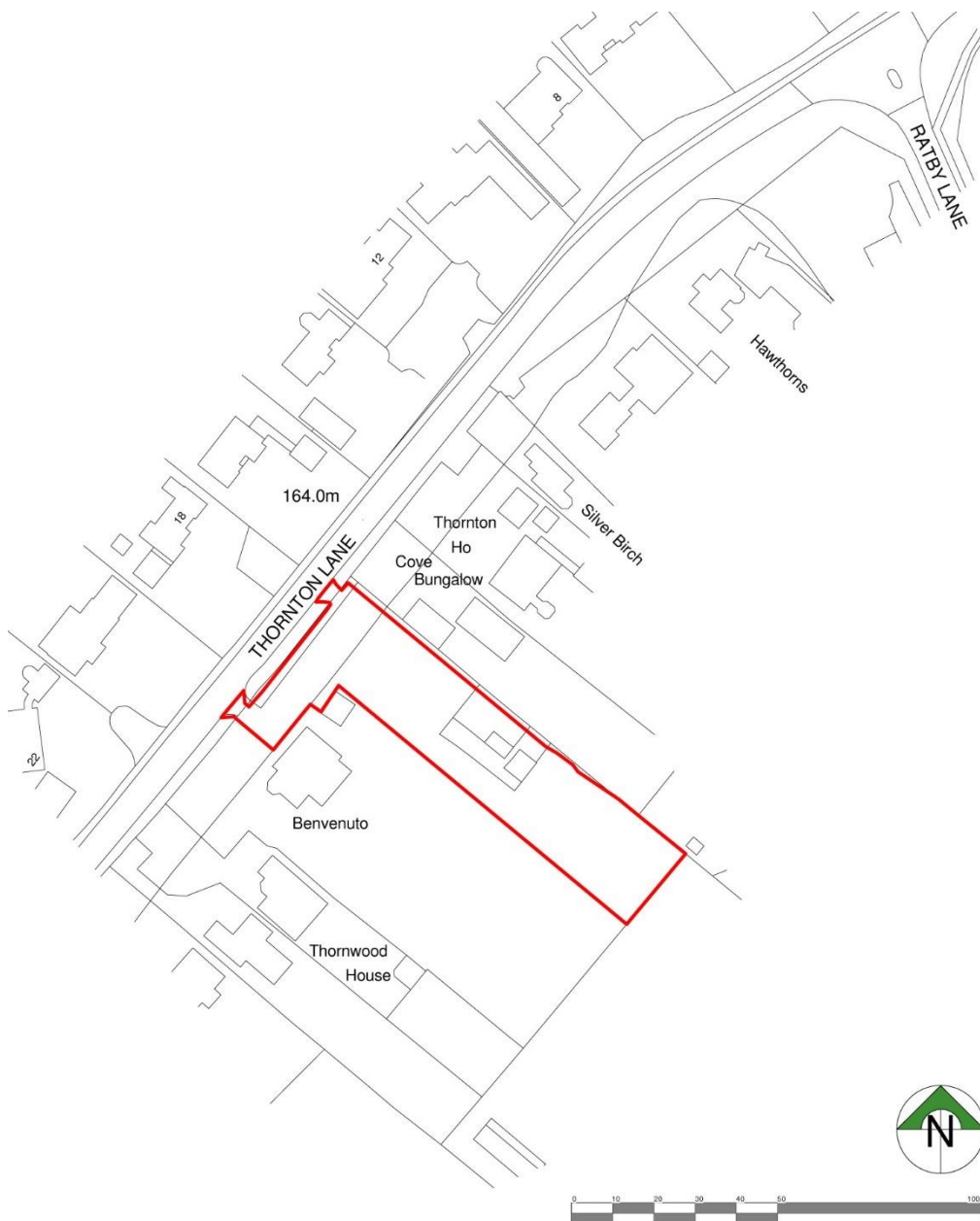


1 - FORWARD

The site for the proposed works is:

land adjacent to Ben Venuto,
Thornton Lane,
Markfield

The location of the site is identified on drawing number 22/114 01 (Site Location Plan); also shown below. This Character Analysis and Appraisal is in support of the full planning application for 1 new dwelling submitted by Mr Andrew Ward. There is an existing outline approval ref. 23/00630/OUT for access, scale and layout.

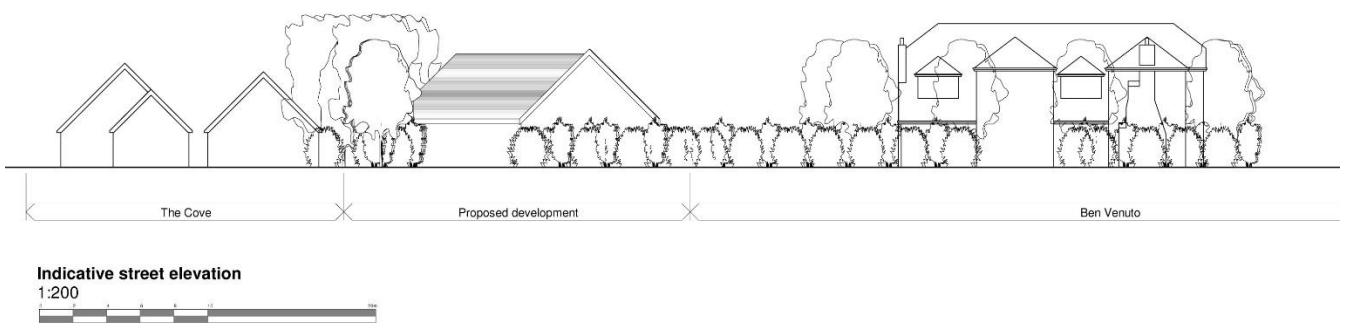




2 - CONTEXTUAL ANALYSIS

The site is located on Thornton Lane, approximately 1 mile South of Markfield. The site sits between two existing plots, Ben Venuto, house to the South and The Cove, dormer bungalow to the North. There is a mixture of different house styles and scales along the road. All the houses are set well back from the roadside behind mature planting or boundary walls. The site benefits from an outline planning approval (ref. 23/00630/OUT) for one dormer bungalow.





The above drawing was approved at outline planning stage, including access, scale and layout.



Approaching the site from the South (the access is on the right). Ben Venuto is just visible through the trees on the right hand side. Red brick, 2 storey houses with grey slate roofs, brick boundary walls and black metal gates are situated on the left hand side of the road where there is a pavement that leads into the village centre.



Approaching the site from the South (the access is the first driveway on the right). Large mature hedgerows hide the site from the road. Red brick, 2 storey houses with grey slate roofs, stone boundary walls and black metal gates are situated on the left hand side of the road directly opposite the site.



Approaching the site from the North (the access is on the left). Ben Venuto is just visible through the trees on the left hand side behind mature hedgerows and trees.



Approaching the site from the North (the access is the second drive on the left). Ben Venuto is just visible through the trees on the left hand side behind mature hedgerows and trees.



Ben Venuto. Mixture of one and a half and two storey dwelling. Predominantly cream render with red brick detailing to the plinth, door surrounds and chimneys. Red plain tile roof and hipped dormer windows. Mixture of different window proportions.

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The Cove. Dormer bungalow to the South of the site. Three gables of different sizes facing towards the road with a central glazed gable entrance. Predominantly pale-yellow render with brick plinth and dark timber window frames.



Charnwood House and Forest House. Large, mock Georgian style houses opposite the site. Red brick with stone detailing and grey roof tiles. Charnwood House (to the left) has mock Georgian sash windows whilst Forest House has modern proportioned casement windows.

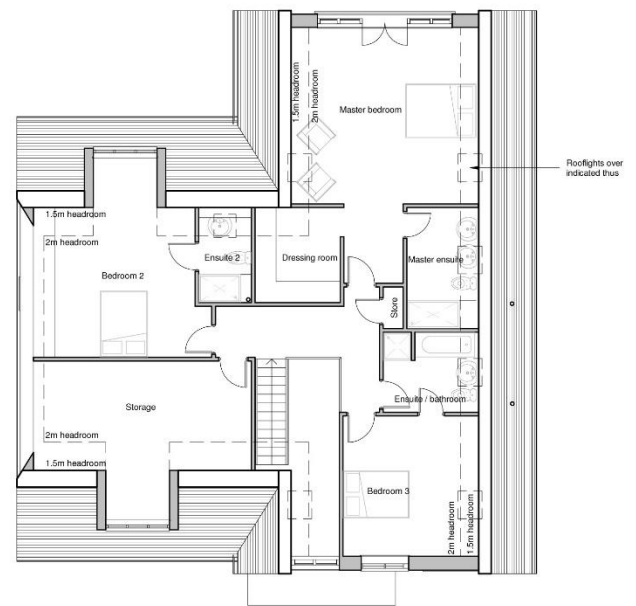


3 - PROPOSED SCHEME

The proposed scheme works within the approved footprint and mass to provide a 3 bedroom dwelling with integral garage. The current owners of Ben Venuto plan to downsize into this home and sell Ben Venuto on the open market. The new house is designed to be adaptable in the future should an accessible dwelling be required with a ground floor wetroom, large open plan living area, a straight stair and wide circulation spaces.

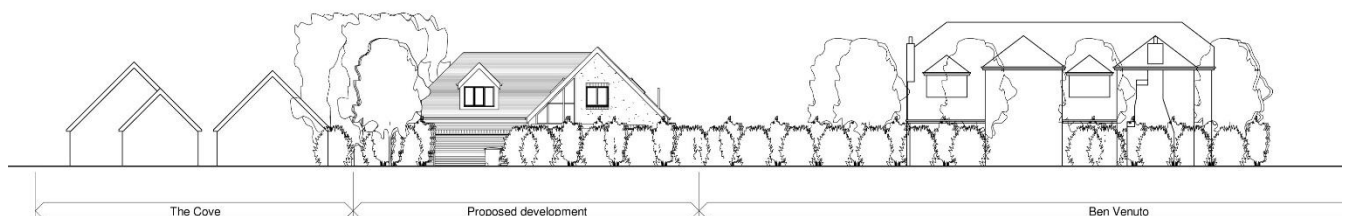


GROUND FLOOR PLAN



FIRST FLOOR PLAN

The proposed dormer bungalow is slightly higher than The Cove but slightly lower than Ben Venuto, thus creating gentle transition between the two buildings. The gable projection mimics the gables of The Cove while the semi-hipped roof and pitched dormer window reflect the form and style of Ben Venuto.



Indicative street elevation



FRONT ELEVATION

The dormer bungalow with a semi-hipped roof and prominent gable projection is consistent with the form of both the adjacent dwellings, drawing on influence from each of them. The use of an off-white render, red brick and red plain roof tiles is also consistent with the neighbouring buildings. The front gable with the vertical window and flat roof porch gives the building a more contemporary appearance without completely alienating it from the neighbours. The use of small amounts of buff brick lifts the rendered gable without providing a harsh contrast as would be seen with red brick. The pale colour of the buff brick also reflects the cream stone of Charnwood House and Forest House opposite.



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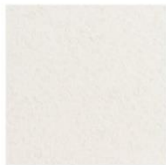
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The proposed materials have been chosen to reflect the surrounding houses and landscaping.

PROPOSED MATERIALS



Monocouche render
- Light beige



Buff brick



Blue brick



Concrete plain rooftiles

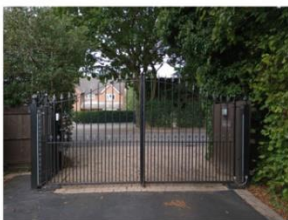


Red brick



Pale green uPVC windows

Fencing



Existing metal gates to be relocated and second, matching set, to be installed



— New 1.5m high metal fencing



— New 1.8m timber hit and miss fencing

Ground finish



Existing brindle block paving to be re-used throughout site



Golden pea gravel to driveways