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LISTED BUILDING SUPPORTING STATEMENT and DESIGN & ACCESS STATEMENT

Project Name: Proposed New Dwelling
Address: Old Rectory, Congerstone, Leics, CV13 6LZ
Project No: 1640
Client: Sean And Claire Henry

Description of Project:

The creation of a new single-family dwelling, double garage and workshop within the grounds of the existing Old Rectory.

Key points of the proposals are to:

- Site the proposals in the most suitable location, following site and contextual analysis
- Provide a simple building form, drawing on key elements of the local vernacular styles
- Use traditional building materials of the village for primary elements of walls and roof
- Minimise the height of the dwelling
- Retain traditional Carlton stone wall boundaries
- Retain the hedge screening to the village side (facing Memorial Green) and the trees and planting between the site and the Old Rectory (Listed Building)
- Create a sustainable new dwelling, using locally produced materials where possible and energy efficient construction
- Use existing access driveway from Shadows Lane



Fig 1: Proposed site plan showing location of proposed dwelling and use of existing driveway from Shadows Lane

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Pre-application advice:

Our client's family have lived in the Old Rectory for many years and are active members of the village community. It is therefore important for them that the design has been discussed with both the local council officers and the members of the village community. These discussions have helped shape the design, with particular advice having been taken on the reducing the scale and height of the design and adjusting the orientation of the building to best suit the site.

Congerstone Village Context:

Congerstone was designated a conservation area in 1996. The conservation area document gives a brief description of the village:

'Setting:
Congerstone is a small, former agricultural settlement located about 2 miles north of Market Bosworth, situated in-between the river Sence to the west and the Ashby canal to the east. The surrounding landscape, much of which lies within the flood plain of the river, is generally open and flat.'



Fig 2: View of Memorial Green with Fox Covert Farm in the background and the application site to the right side

'Character Statement:
The character of the Congerstone Conservation Area is primarily derived from the agricultural origins of the settlement. This can be identified through a number of existing and former farm buildings such as Fox Covert Farm, Old Ivy House Farm, Church House Farm and Tithe Farm / Glebe Farm.'

'Appearance:
The conservation area is centred on Memorial Green, at the intersection of Main Street and Barton Road. It is a small but important green 'island' containing the War Memorial, a protected tree and a collection of typical village facilities – a post-box, a red telephone box, a bus shelter and seating.
There is an attractive loose-fit mixture of farm and domestic vernacular buildings, many of which are Victorian, that, together with the attractive setting of the church of St Mary and the Old Rectory, provide a richness and variety to the conservation area. Extensive use of Carlton Stone walls provides a common visual theme for the area.'

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Listed Building Context - The Old Rectory:

The proposals are sited on a piece of land that, while now under separate ownership, was originally part of the Old Rectory grounds. As such it requires a Listed Building application.

The Old Rectory is now used solely as a domestic building, but was originally built as an addition to the Church of St Mary The Virgin building complex. It is built of tall and relatively grand proportions and is an attractive mixture of styles, with an older brick built section and newer white rendered part. It is surrounded by mature planting and now has its access from Church Lane, the former access from Shadows Lane being within the demise of the application site now.

The Old Rectory is a grade II listed property. The actual listing information describes it as:

'...Parsonage, now house. Circa 1840. Stuccoed walls, graded slate roofs and brick end stacks. 2 parallel ranges aligned north-south, facing north. Double gabled north front with shaped barge boards. 2 storeys. Slightly irregular fenestration; 2 bays of glazing bar sashes with horns beneath the right hand gable; segmental-headed glazing bar sashes to first floor left and ground floor right, beneath left hand gable. Half glazed door to left within a rustic porch. 2 bay west front with glazing bar sashes to first floor and 2-light canted bay windows to ground floor. Included for group value.'



Fig 3: The Old Rectory

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Site Analysis:

The site occupies a corner position of what was part of the Old Rectory grounds. It is bounded to the North by Church Lane, to the East by Main Street and the Memorial Green, to the South by the Church Hall car park and to the West by mature planting within the Old Rectory.

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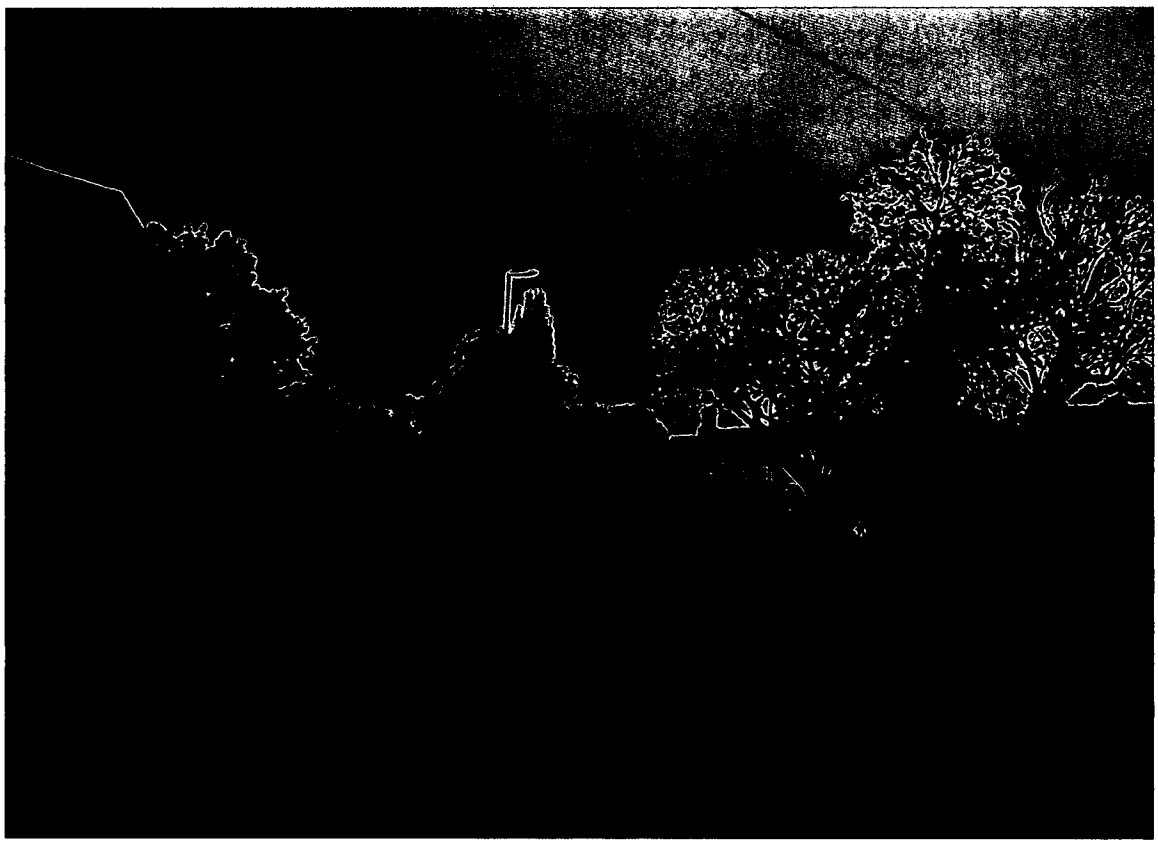

Fig 4: View towards site from adjacent to Fox Covert Farm. Church Hall on left side.

Boundaries to the North, East and South have the Carlton stone walls that are a defining feature of the village conservation area. These vary in height and from the Church Hall site there is a wooden gateway for pedestrian access into the site. On the East side directly above the wall is a tall and mature hedge that runs the full length of the site.

Within the site are a number of small, scrubby fruit trees. Behind them is an open grassed area and to the rear is the aforementioned line of mature trees as part of the Old Rectory grounds.

Significantly the level of the site is approximately 1 metre higher than the adjacent street level.

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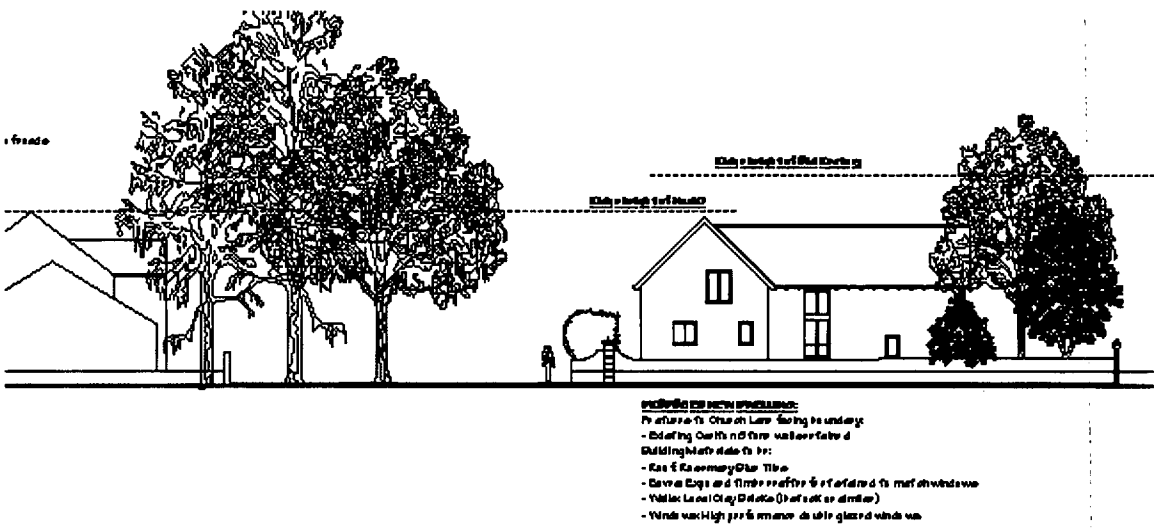
Scale, Siting and Orientation of Proposals:

Minimise Height:

Due to the site levels being higher than that of the ground adjacent to Memorial Green it was clear from the outset that the design would need to develop by minimising the overall height of the building. This has been achieved by the following:

- Looking at all the houses that are around the site to get cues of existing roof heights
- Adopting a one-and-a-half storey overall height similar to many of the older houses in the village to help compensate for the raised site level
- Dropping the roof over the Living Room end of the building to provide a link in roof heights with the single storey Church Hall adjacent to the site.



Position on the Site:

The proposed building has been sited in the North East corner of the site, responding positively to the position of the road and lane. This position lends itself successfully to creating a simple and traditional pitched-roof building that responds to conservation area requirements. It also allows for a more contemporary feel to the inner private garden area to the South and West.

Parallel with Church Lane:

The original orientation on the site was produced to suit the geometry of the overall site proposals, including the garage and driveway access. The house position was then rotated so that the walls run parallel with Church Lane following advice from Hinckley and Bosworth Borough Council Planning department.

Style, Materials and Construction:

The conservation area booklet contains the following information regarding these aspects:

'Building Style, Scale and Detail:
There is no dominant building style. With few exceptions buildings are high single-storey or one-and-a half storey in height in the area around Memorial Green. Elsewhere, houses can vary in height from bungalows to two-storey dwellings.
...'Standard' dormer windows are not a characteristic of the Congerstone vernacular, although examples of gable dormers (or gablets) do occur in the area around the Green.'

Traditional Building Materials:
The principle materials in the conservation area are red brick buildings and Carlton stone walls. The roofs of properties are generally of plain rosemary clay tiles, mostly blue. Slates, imitation slates and concrete roof tiles are not part of the historic palette of materials and are not appropriate for new development within the village.

Boundary Treatments:

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Carlton brick walls, often with red brick saddle-back copings, are common on street frontages throughout the village. They provide a distinctive and strong sense of enclosure and local identity. However, hedging, low brick walls and picket fences also occur, which provide variation and interest in the street scene.

The proposals seek to present a simple and traditional material palette, drawing directly from the vernacular styles and materials of Congerstone set out above. This has been distilled down to the following design points:

Style:
- One-and-a-half storey construction
- Pitched roof at an angle of 45 degrees to match traditional buildings
- Masonry wall construction
- No dormers
- Window opening pattern – non-formal, random pattern akin to agricultural building types

Materials and Boundary Treatments:
- Rosemary 'Blue' roofing tiles
- Red brick walls facing onto village
- Existing Carlton stone walls retained
- Existing mature hedge retained

Accessibility:

Despite the site being higher than the surrounding area the site will be accessible for disabled or ambulant disabled visitors. Vehicular and pedestrian access will be through the driveway accessed from Shadows Lane and there is secondary pedestrian access from the Church Hall car park.

The whole construction of the dwelling itself will be built in accordance with the relevant sections of the Building Regulations Approved Document 'Part M: Access to and Use of Buildings'.

Sustainability:

Our client is very interested in making the proposals as sustainable as possible and we have developed the design with this in mind from the outset. The detail of this is beyond the scope of this report however the design principles we have used are as follows.

Local Materials:
Where possible the proposals will seek to use local and / or sustainably produced materials to minimise the embodied energy use in the design. This will particularly apply to materials such as the bricks, tiles and structural timber.

Passive Solar Design:
- Increased glazing to southerly elevations
- Limited glazing apertures to northerly elevations
- High levels of insulation
- High thermal mass

Buffer zones:
- Highly glazed indoor-outdoor space. This allows for the house to open up directly to this area to modulate temperature, close-off to this to prevent overheating / excessive cooling and to be able to ventilate this area independently from the main habitable spaces.

Whole House Ventilation and Heat Recovery:
The house will utilise a form of ventilation designed to create a healthy internal environment whilst reducing heat loss through the building fabric. This significantly reduces energy use compared to having the windows open and the heating on full.

Landscaping:

Beyond retaining the existing trees and hedges mentioned previously, it is proposed that the detail design of the landscape and outbuildings can be dealt with by planning condition and the submission of additional drawings at a later stage.

Summary:

The design of the house has been the subject of much consideration and consultation, ending up in a solution that we feel will sit happily in it's location. The design will successfully blend traditional form, style and materials on the outer facing elevations with high-quality modern construction and accommodation on the internal facing elevations.