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of Building.**

Thoughtful Architecture

DESIGN ACCESS AND HERITAGE STATEMENT

ALTERATIONS TO EXISTING BUILDING

**Old Barn Markfield Rd,
Groby
LE6 0FL**

MAY 2025

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INTRODUCTION

This Design, Access and Heritage Statement (DAHS) has been prepared by The Art of Building Ltd on behalf of Mrs Kullar, to support a planning application submitted to Hinckley and Bosworth Borough Council. It follows the guidance set out in CABE's *"Design & Access Statements: How to write, read and use them"*, and the relevant guidance provided by the Council.

The statement should be read alongside all supporting documents submitted with this planning application.

SITE DESCRIPTION AND LOCATION

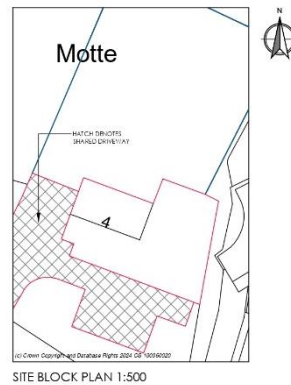
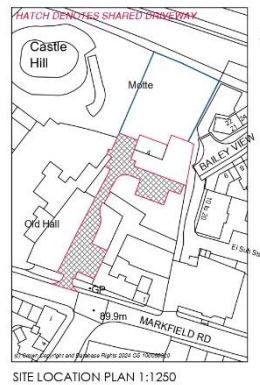
The application site is located within the village of Groby, accessed via a private cul-de-sac off Markfield Road (A50). The property forms part of a former agricultural complex, now converted into residential dwellings. The site lies adjacent to both a historic motte-and-bailey castle complex and a newer residential development to the east.

The building is a two-storey, detached former barn, converted into a residential dwelling. It features shared access from the main road, a private driveway, a front and side garden, and a sizeable orchard to the rear, which remains unaffected by the proposed works.



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CURRENT PROPERTY

The property is constructed from a combination of random granite stone walling and red brick with various brick detailing around the apertures, the roof is finished with natural diminishing slate tiles. (see figures 1, 2 & 3)



FIGURES 1&2 – front and side elevation

The rear of the property is finished with random stone walling and backs onto the orchard also owned by the client, a large stone wall forms the boundary to the properties residential garden and the orchard with a gated access between.

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FIGURES 3 – Rear elevation

The interior has been converted from agricultural building to residential dwelling and boast two rooms on the Ground Floor and retains rustic / characterful features, these help to ground the building in its past. Like wise the First Floor is where bedrooms and bathrooms are located, also with rustic features.

USE

The property is currently used as a family home. The proposed works are intended to enhance its usability, aligning more closely with the family's needs. The external alterations include:

- New openings on the side gable and rear elevation to increase natural light.
- A new Crittall-style glazed door (W: 3470mm, H: 2100mm).
- A rear window seat (W: 1250mm, H: 1080mm).

Internal changes are modest:

- Addition of a stud wall to form a utility room off the kitchen/diner.
- Installation of roof lights to the rear-facing roof slope.
- Replacement of the front doors.

These alterations are designed to be sympathetic to the existing building fabric and character, with no additional residential units created.

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SCALE AND MASS

The scale of the proposed changes is minimal. The proposed new openings are proportionate and in keeping with the original building form. No increase in footprint or ridge height is proposed. The massing remains unchanged.

APPEARANCE

The alterations are designed to respect the character of the building and surrounding conservation area. The use of traditional materials—such as natural slate, timber, and metal-framed glazing—ensures architectural continuity. The intervention is restrained and visually sympathetic to the local vernacular.

FIGURES 4 & 5 – Proposed Front and side elevation



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

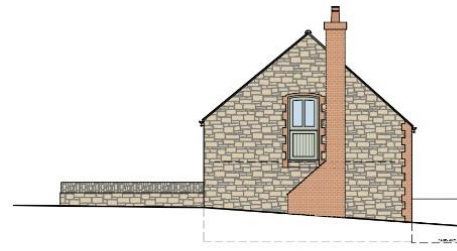
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FIGURES 6 & 7 – Proposed Rear and side elevation

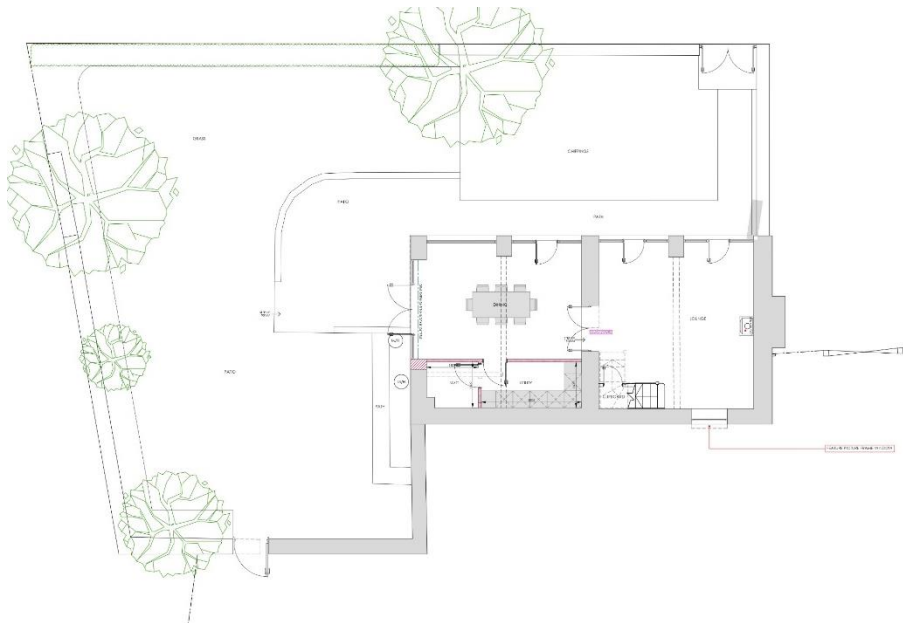


PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

The rear of the property includes a feature picture window which allows for views over the client's land and natural orchard, providing further connection to the natural environment around.



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FIGURES 8 – Proposed Ground floor

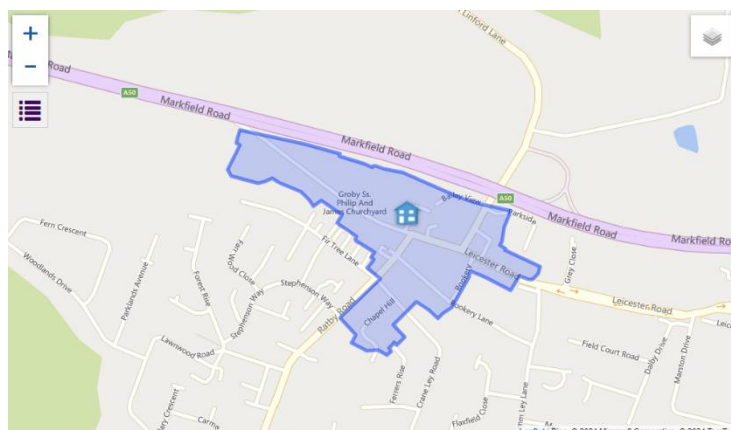
Above (figure 8), shows the proposed ground floor plans and how the new extension improves the natural flow and usability of the property. The new open plan kitchen / living / dining area provides a great space for the owner and improves connection to the natural environment. Large roof lights help natural light to penetrate the plan a lot more along with the large sliding doors.

HERITAGE STATEMENT

Although the property is not a listed building, it lies within the Groby Conservation Area. As such, careful attention has been paid to preserving the setting, materials, and character of the property.

The proposed works have been sensitively designed to ensure minimal visual impact on the heritage context. Local materials will be used throughout, and the scale and style of interventions have been chosen to harmonise with both the historic and residential surroundings.

Nearby listed buildings, while not immediately adjacent, have informed the choice of materials and design language to ensure a cohesive response to the area's architectural heritage.



FIGURES 9 – Map of Groby conservation area, Hinckley & Bosworth.gov

As mentioned before the property itself is not listed but there are properties in the local vicinity

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FIGURES 10 – Map of listed buildings, Historicengland.org.uk

CONCLUSION

The proposed alterations are modest, contextually appropriate, and sympathetic to both the building's historic character and its setting within the Groby Conservation Area. The improvements will significantly enhance the dwelling's functionality and livability while preserving the heritage value of the site and its surroundings.

We respectfully request that Hinckley and Bosworth Borough Council support this application.