

Heritage Statement

40, Station Road,

Stoke Golding

CV13 6EZ

Existing House

The house is situated on the north side of Station Road and faces south. It is Victorian being constructed in 1885. It is constructed in red brickwork with a later addition forming a garage to the western side. The front façade is typically symmetrical and has double sashed bays with a central entrance door at ground floor and three sash windows at first floor level with stone lintels. All windows are white painted timber. The entrance doorway is protected by a flat roofed canopy supported by two stone columns. The main roof is finished in slate tiles and the ridge has decorative finials.

To the rear, there is a two storey, double gabled projection with brick arched sash windows, a conservatory and a brick store. There is a large mature garden to the rear.

The house stands between 1930s style house to the west and a 1950s style bungalow to the east. To the front there is a large area of hardstanding and further parking in the double garage.

The site is approx. 1118sqm.

Proposed development

All proposed extension work is to the rear and will not be visible from the front. The proposal is for a two storey gabled extension and a single storey flat roofed extension with two lantern rooflights

Assessment of impact

The impact on the building's appearance is entirely restricted to the rear of the property. The materials will be brick and tile to match the existing building as closely as possible. Windows will be white painted timber sashes in keeping with the existing. The two storey element has been limited to the rear building line of the adjacent bungalow. It is considered that the extension will have minimal effect with regards to shading on both neighbouring properties.

The proposed works are intended to facilitate the extension and improvement of the interior space. The extension provides a modern kitchen/living space, a utility room and a garden room at ground floor level and at first floor level, improved bathroom facilities whilst maintaining four bedrooms.

Design & Access

Design The development relates to an existing dwelling house which is to be retained in its present form and extended to the rear. A two storey and single storey extension is proposed.

Use

The building to which the development relates will remain as a dwelling house.

Amount

The amount of floor space will be extended by 86.4 sq. metres measured over two floors, representing an increase in overall floor space of approximately 46%.

Layout

The layout of the building will be altered by the addition of the extension - and the formation of access points into the extended areas. The remaining house structure will remain unchanged.

Scale

The scale of the building will be altered by the addition of the extension area. The design for the new extension is formulated to ensure it is appropriately in scale with the existing house. The property is in an area of mixed styles and ages of housing.

Access

The proposal relates to an existing dwelling house. Existing entrances and access pathways around the building will be retained giving due care and attention ensuring

ease of access for all users. Level circulation routes within the building will not be compromised.