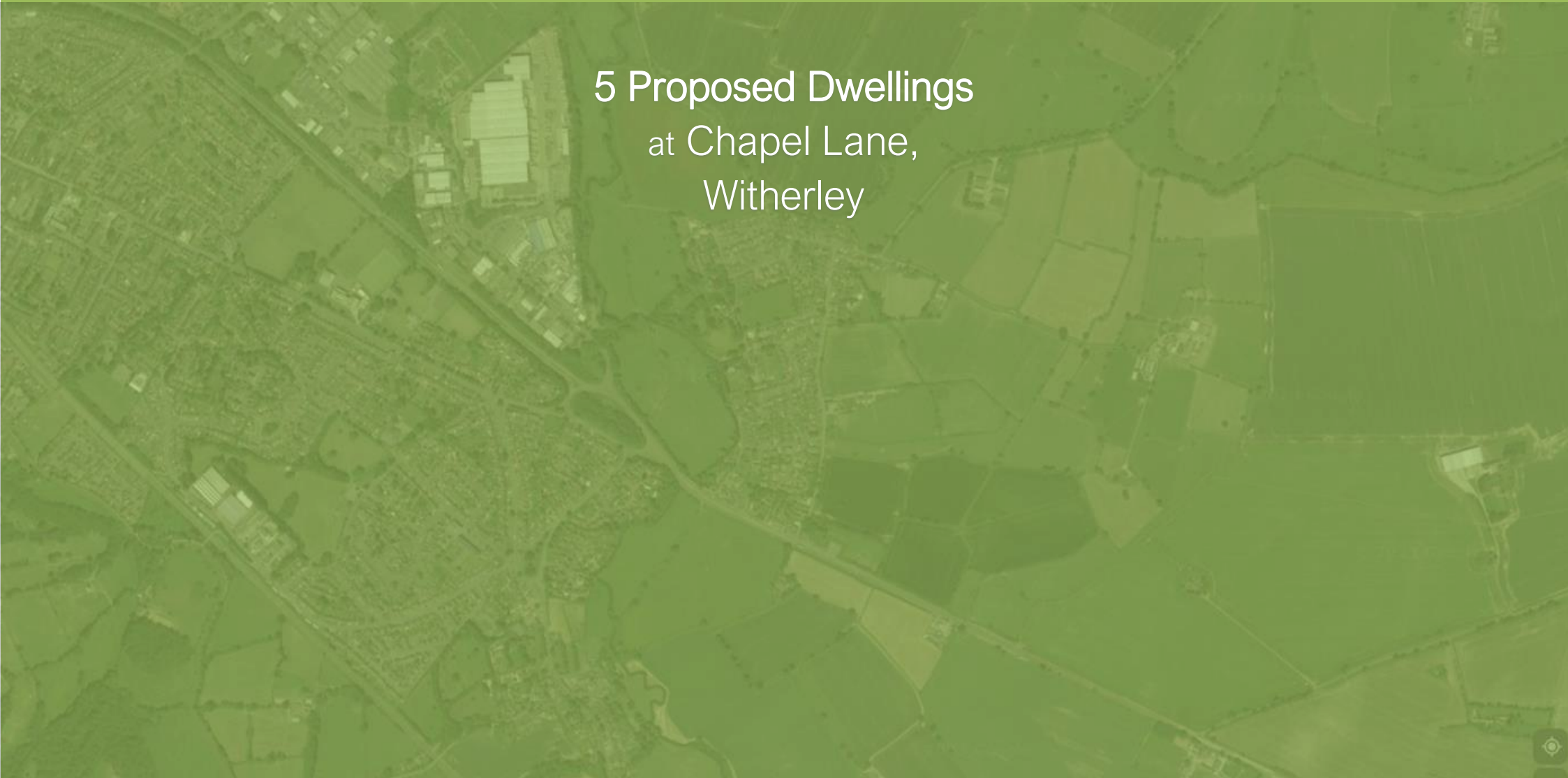


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Supporting Statement

An aerial photograph of a rural area, likely Witherley, showing a mix of green fields, some buildings, and a road network. The image is overlaid with a semi-transparent green filter.

5 Proposed Dwellings
at Chapel Lane,
Witherley

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1. Preamble

This supporting statement has been prepared to provide additional detail to accompany the drawings and documents which form the planning application for 5 new dwellings on Chapel Lane in Witherley

It is intended to give some insight into the design thinking which has informed the proposal, in terms of its contribution to placemaking and local identity.

It is not a design and access statement and is not intended to fulfil that purpose.



2. Introduction

The application is for the erection of 5 new detached dwellings to sit along Chapel Lane. They are to be located between the Witherley Parish Hall and an existing detached dwelling to the south.

Although they sit outside the Witherley conservation area, the Conservation area Appraisal has been consulted and has informed the development of this design.

The new dwellings will require that the existing road (Chapel lane) is upgraded to accommodate satisfactory vehicle access to the properties, in accordance with current standards.
Please see the application drawings for specialists' details of these roadworks.



3. Location

The houses are to be sited between the existing Parish Hall and a large, existing detached dwelling

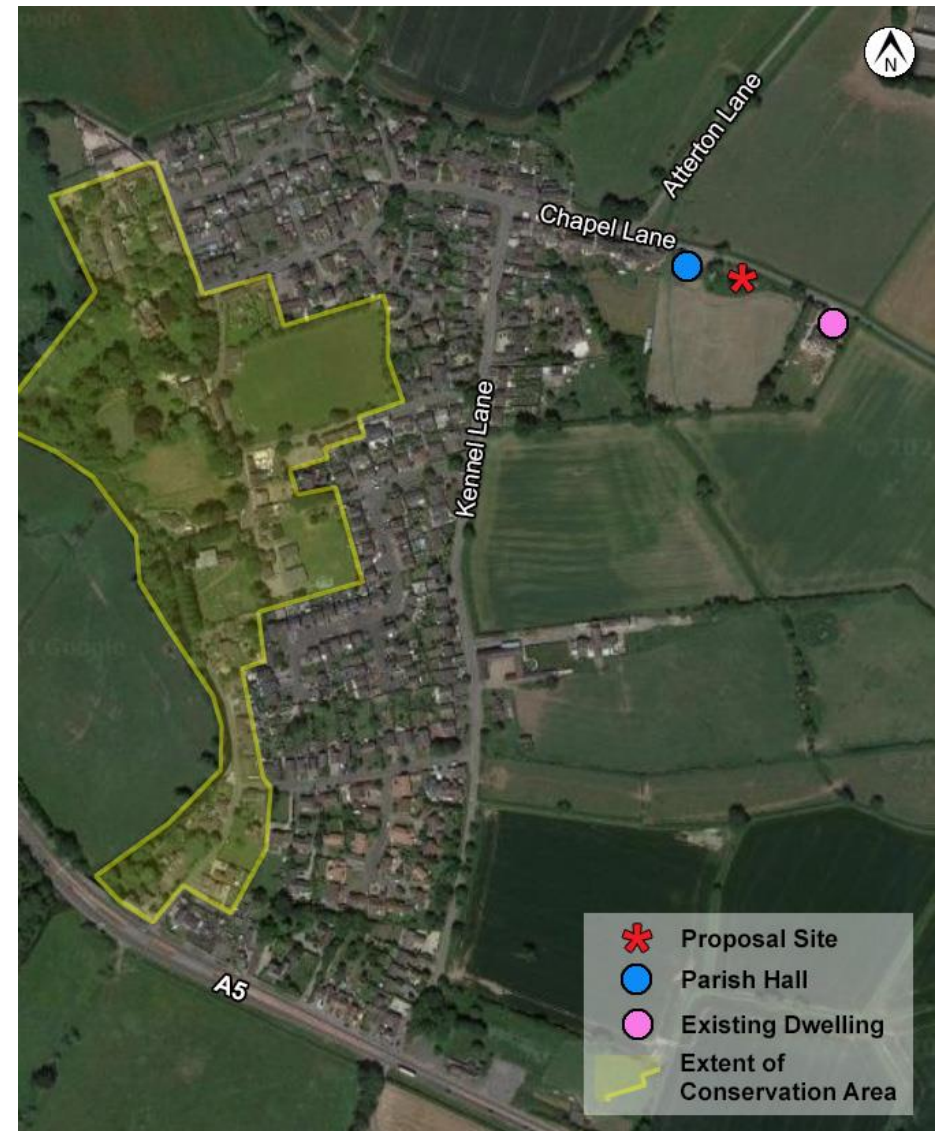
This is some way outside the Witherley conservation area.

Chapel lane itself has a dual character in that its western end is within the settlement area of the village and the eastern end is in open countryside, leading only to a farmstead.

The two existing buildings which flank the site bear little connection to each other and do not in themselves create a sense of place

The design intention of this development is to better connect these two buildings with each other and also with the village at large, to improve the setting and the quality of place along Chapel Lane.

CHAPEL LANE BUILDINGS



4. Conservation Area and Witherley Character

Conservation Area Appraisal

Hinckley and Bosworth Borough Council adopted a Character Appraisal document of Witherley conservation area in July 2007. In brief, this statement divides Witherley into 4 distinct characters:

1. Bridge Lane
2. Riverside and st Peter's Churchyard
3. Church Road
4. Witherley Hall

Generally, it identifies no dominant building style but references the historic growth of the village as an agricultural settlement.

Common features are noted thus:

"Roofs are gabled with blue clay tiles or slate coverings, plain ridge chimneys, oversailing eaves or sometimes decorative bargeboards. Brick elevations are plain with occasional ground floor bay window or modern porch..... Frequent architectural details include vertically proportioned windows beneath segmented arches or stone lintels and blue canted brick cills...."

-Page 3, Witherley Conservation area statement

It should be noted that the site is outside the conservation area and not visible from it.

It must also be noted that the site sits just beyond the edge of the densely developed village boundary and has a distinctly rural aspect. This requires a different approach to massing, siting and distance between dwellings than it would in the heart of the village.

5. General Approach to Historic Character

Even though the development sits outside the conservation area it is appropriate that it should respect the established character of the village as a whole and its history as an agricultural settlement. All good design seeks to be an asset to the existing place and contribute towards its ever-developing character and attractiveness.

The design of the proposal is underpinned by a consciousness of the agricultural history of the village. Dwellings are reminiscent of farm houses or modest country houses, both of which would have been added to and modernized over time.

Traditionally, the design of English farm houses is pragmatic. Practicality is key, with simple detailing which serves a useful purpose as well as giving modest aesthetic appeal. This is characterized by simple lintels and cills, masonry construction from local materials and hierarchy of windows to suit internal spaces. Plan forms are simple and geometric and sit on smaller plots. Windowed gables can be used as features.

Modest country houses are also pragmatic but allow a little more indulgence for aesthetic details and more expensive materials. They are larger with more elaborate plan forms and more generous plots.

This underlying ethos is supported by additional references to the architectural detailing found on more interesting homes in the village. This will serve to visually connect the new dwellings with the existing village in a harmonious manner

Height of the existing dwellings in Witherley ranges from single story bungalows to two and a half storey homes where the roof space is utilized as accommodation. There are limited examples of three storey dwellings

Witherley is a traditional village which would have been constructed ad-hoc over many years and by many different people. This results in a variety of personal taste and of variable available materials. This feeling of variety is incorporated into the proposal by including slightly different architectural references on each dwelling and further, by using different materials for each plot

The choice of materials is to be confirmed by the process of a planning condition when availability can be assured.



6. Architectural Details

The proposed dwellings draw on architectural details found on the more interesting houses in the village

Plinths

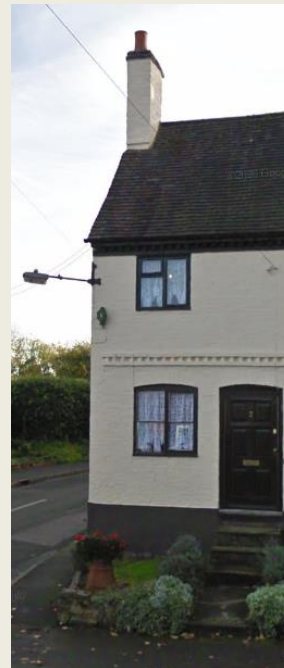
A number of houses and walls in the village exhibit either masonry plinths or the suggestion of plinths. Brick plinths are incorporated into the design proposal to accord with this vernacular style



MYTHE LN



ATTERTON RD



MILL LN



MILL LN



CHURCH RD

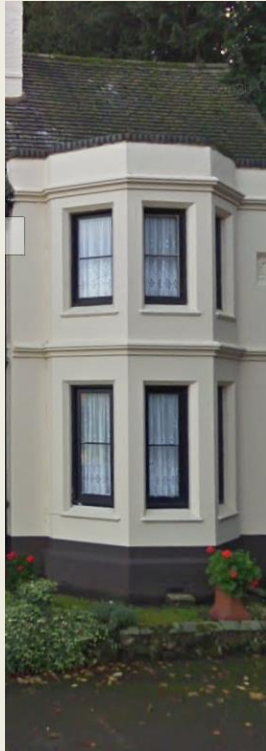
Bay Windows

Bay windows are present in the village and can make a useful contribution towards the hierarchy of windows in the architectural language

They have been incorporated sparingly in the design proposal.



KENNEL LN



MILL LN



ATTERTON RD

String Courses

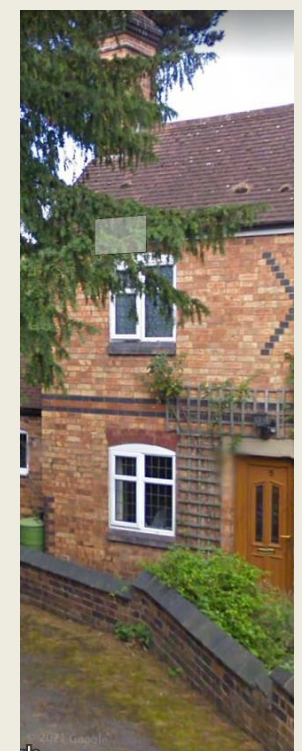
A few houses in the village display a string course as a simple form of decoration. This has been referenced where there is a visual need to break up the verticality of an elevation



ATTERTON RD



MILL LN



CHURCH RD

Heads and Cills

A wide variety of heads and cills can be found in Witherley.

Utilizing this variety has allowed the proposal to blend the street scene more gradually from the brick detailing on the Parish Hall into the stone surrounds of the existing dwelling to the south.



ATTERTON RD



ATTERTON RD



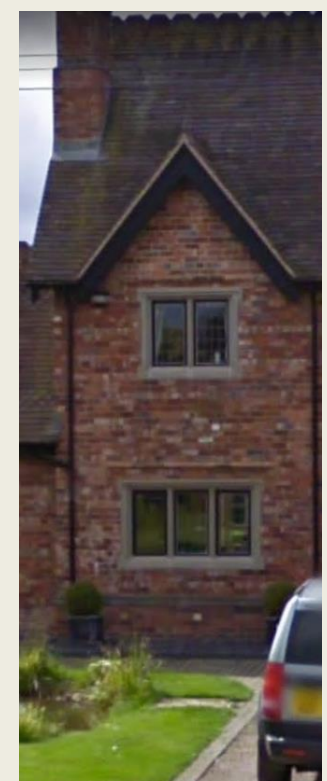
CHURCH RD



ATTERTON RD



CHURCH RD



CHAPEL LN

Eaves and roofs

A full range of eaves treatments can be found in the traditional homes of Witherley.

Some display decorative dog tooth or dentil courses with gutters supported on rise and fall brackets, or may just as easily be boxed eaves with modern gutter fixings. It is also possible to find decorative fascias and exposed rafter feet.

Roof pitches seem to be a fairly consistent 45°

The parish council building to the north of the site has boxed eaves and decorative fascias.

The existing dwelling to the south has a mixture of boxed eaves and exposed rafters.

All of these approaches are included in the proposal, giving a variety to the aesthetic and gradually connecting the two existing neighbours.

PARISH HALL



EXISTING HOUSE



EAVES TYPES



7. Materials

The village of Witherley is constructed almost exclusively from red brick.

The only stone construction appears to be a stone plinth on the 17th century Mythe Lane cottage, which is in place of foundations.

Occasional white painted brick or render appears sparingly, including the exterior of Witherley Hall, which is set in private grounds and not visible from the public realm.

Although the inclusion of rendered elements can enliven a street scene, this approach is not appropriate when applied to a rural edge where softness and blending into the landscape feel more in character with the setting.

For these reasons the proposal is to be constructed entirely of red brick.

Many houses in the village utilise black bricks for decorative effect. It is rarely successful in aesthetic terms when modern 'blue' bricks are used in this way. This development proposes a subtler interpretation of this approach, where darker red/brown bricks are utilised for the brick details. This will augment the development with more attractive and natural looking features.

Roofs

All existing roofs in the village are grey tile, as is proposed on this development.

Fenestration

Windows and doors display a huge variety of aesthetic styles in Witherley.

This development proposes white U-PVC casement windows which comply with the ever more stringent energy efficiency targets as required for building regulation compliance. This is visually consistent with the existing buildings along Chapel Lane

Timber effect cottage style doors will contribute to the rural aesthetic of the dwellings.



Frontages and Boundaries

Within Witherley village, front boundaries may be defined by low brick walls, timber knee rails, hedges, metal railings, or in many cases left entirely open.

The rural setting of the proposed dwellings lends itself to an open frontage with a deeper set back from the road. The variety of materials used for front paths and driveways is reflected in the choices for the proposal.

The site benefits from an existing mature hedge which has been kept tidy and low-level. This will be retained where possible and only broken where access is needed or where construction work necessitates removal.

Rear boundaries will be defined by a standard close boarded fence, as is suitable in terms of Secure by Design.



CHURCH ROAD



ATTERTON LN



ATTERTON LN