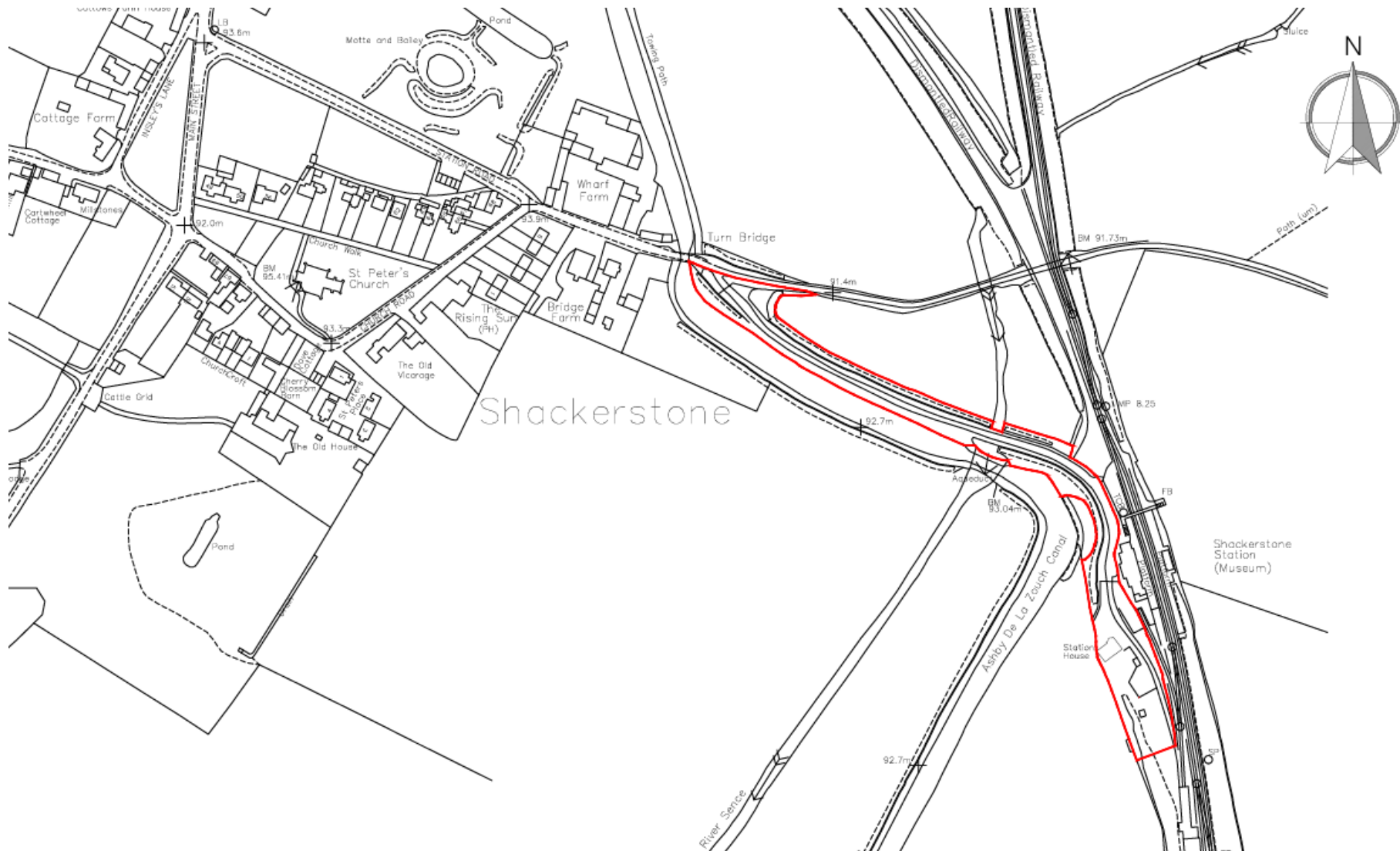


DESIGN AND ACCESS / HERITAGE STATEMENT
Station House, Shackerstone



PHOTOGRAPH OVERVIEW OF STATION HOUSE AND THE ADJACENT STATION



LOCATION PLAN OF THE DEVELOPMENT

Background

Station House is a private dwelling located at its closest point approximately 25 metres away from Shackerstone Railway Station which is a grade 11 listed building (English Heritage ID 188232). Although built at the same time Station House is not a building that is listed.

The Station is in active use as a Steam Railway providing trips for the public between this and the other station at Shenton with an intermediate stop at Market Bosworth.

Both the Station and the House are approached from the village of Shackerstone by a lengthy private access Road. Ground levels and topography are relatively flat.

Station House is largely screened by existing mature trees on its north, west and southern boundaries. There are a number of former railway outbuildings located away from the house to the south.

The property had an extension approved in 2014, which was then undertaken and completed. This current proposal is to alter and refurbish the property, to enable it to be used as family accommodation. The proposal is to introduce a porch and form some new window openings on the Front Elevation, together with the introduction of some French doors with sidelights and 2nd Dormer Windows on the rear elevation, together with the removal of the rear access door, which will be infilled with a new window and masonry. These proposals have been proposed in a sympathetic manner and will provide a more balanced vista of the property on these elevations, but more importantly, will enhance the use of the property for the occupants.

Heritage aspects

The Railway Station is the listed building;

Railway Station. Circa 1873. Red brick with ashlar dressings, and hipped slate roofs with bracketed oversailing eaves and brick ridge stacks. Aligned north-south. The West front faces the station yard. Single-storey main block with lower single-storey wings set back slightly. The main block is in a rhythm of 3:3:3 bays with projecting centre. All windows are sashes with raised and moulded surrounds, raised keys, scrolled sides

and bracketed sills. The central windows of the 2 outer portions are larger: Central 2-leaf panelled door with overlight and similar surround

to the windows. The left-hand wing has a central doorway and a window to the right whereas the right-hand wing has 3 windows, the centre one larger. East front: 5-bay open centre portion with cast iron columns and openwork brackets. 3 windows to each side; the right-hand wing has a central door and 2 flanking windows; the left hand wing has a door to the left and a window to the right. Shackerstone railway station was designed and built by the Midland Railway Co.

The Station building and associated footbridge platform etc are all reasonably exposed with little in the way of screening. A significant amount of old rolling stock is located to the east and south of the main building. Some of this is in a state of some deterioration and subsequently impacts on the overall setting in a less than beneficial way.

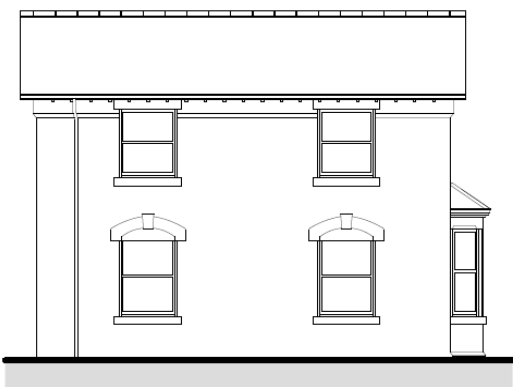
The existing Station House is built in a style that reflects that of the listed building in terms of materials, style roof format and other details. The intention is to extend the building in a style that replicates those finishes and details.

Whilst it would be normal practice for the extension to be subservient to the existing building it is felt that in this instance this would create an incongruous solution and prohibit the incorporation of some of the eaves and verge detailing which is a prominent feature.

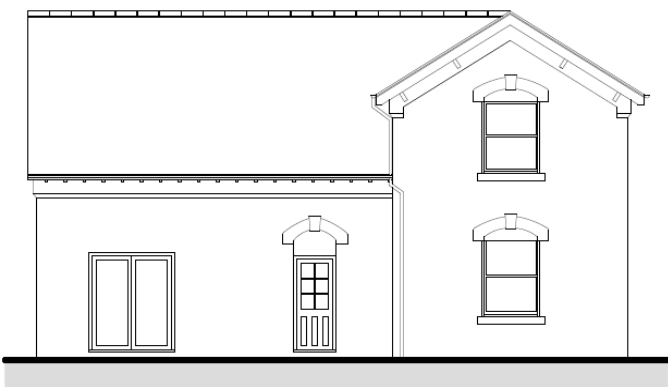
Existing Elevations - scale 1:50



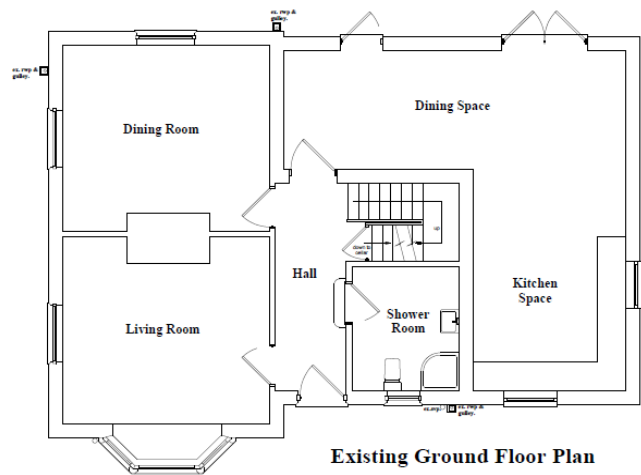
Existing Front Elevation



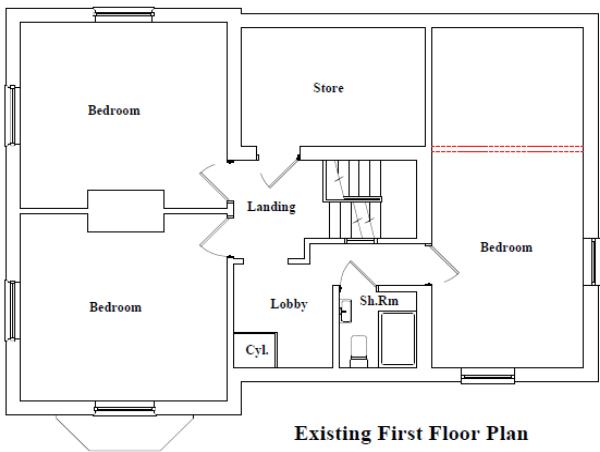
Existing Side Elevation



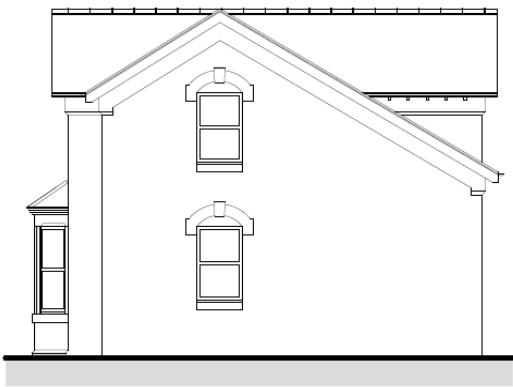
Existing Rear Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Existing Side Elevation

Existing Floor Plans - scale 1:50

Client	Mr & Mrs Hotchkiss		Scale	1:50 @ A1	
Site Address	Station House, Shackerstone, Nuneaton, CV13 6NU		Date	Mar 2024	Rev
Drawn By	Existing Floor Plans & Elevations		Drawn By	2024-03-14-02	

Proposal

The proposed alterations will enhance the property visually on the Front and Rear Elevations. These alterations are virtually unseen from the Station itself and the public domain. Further screening is afforded by the presence of mature vegetation. The alteration works also offer the opportunity to remove the upvc and aluminium windows and ultimately revert the windows to their original timber sash style.

The current applicants expressly wish for alterations to the existing building to seamlessly integrate with the existing. In this respect great care will be exercised in the choice of facing materials and replication of eaves verge and window head details incorporating where required special cant bricks.

Slates and bricks will be reclaimed to match in both scale and colour.

Conclusion

Careful consideration has been given to the alterations of this property to mitigate any impact on the setting of the listed building whilst responding to the practical aspirations of modern living. It is suggested therefore that this proposal should receive the support of the Council 's technical officers.

Photos



EXISTING FRONT ELEVATION OF THE PROPERTY



EXISTING REAR ELEVATION OF THE PROPERTY