

27 Station Road Design & Access Report

Station Road, Desford

August 2025

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Rev	Date	Status	Changes
First Issue	04.09.25	Planning	-

Introduction

This is a Design & Access Statement accompanying an application to remodel and extend an existing house at 27 Station Road, Desford to suit their family's needs and how they want to live in the house. Further detail follows.

See also further documentation submitted alongside this report as part of the Planning Application.

Client's Brief

The existing 4-bed property is North of Station Road, Desford. The client requires an extension of the existing house with associated internal refurbishments, including an additional bedroom, new open plan kitchen living room facing the garden, new utility space and new garage.

Ground Floor:

- New construction - demolish existing conservatory and garage
- Open plan - connection between Kitchen and Lounge area
- Living Room/Kitchen - Open Plan
- Maximise glazing/connection into garden North and West
- Install new North/West facing glazing
- Utility Room with access to rear garden
- New garage

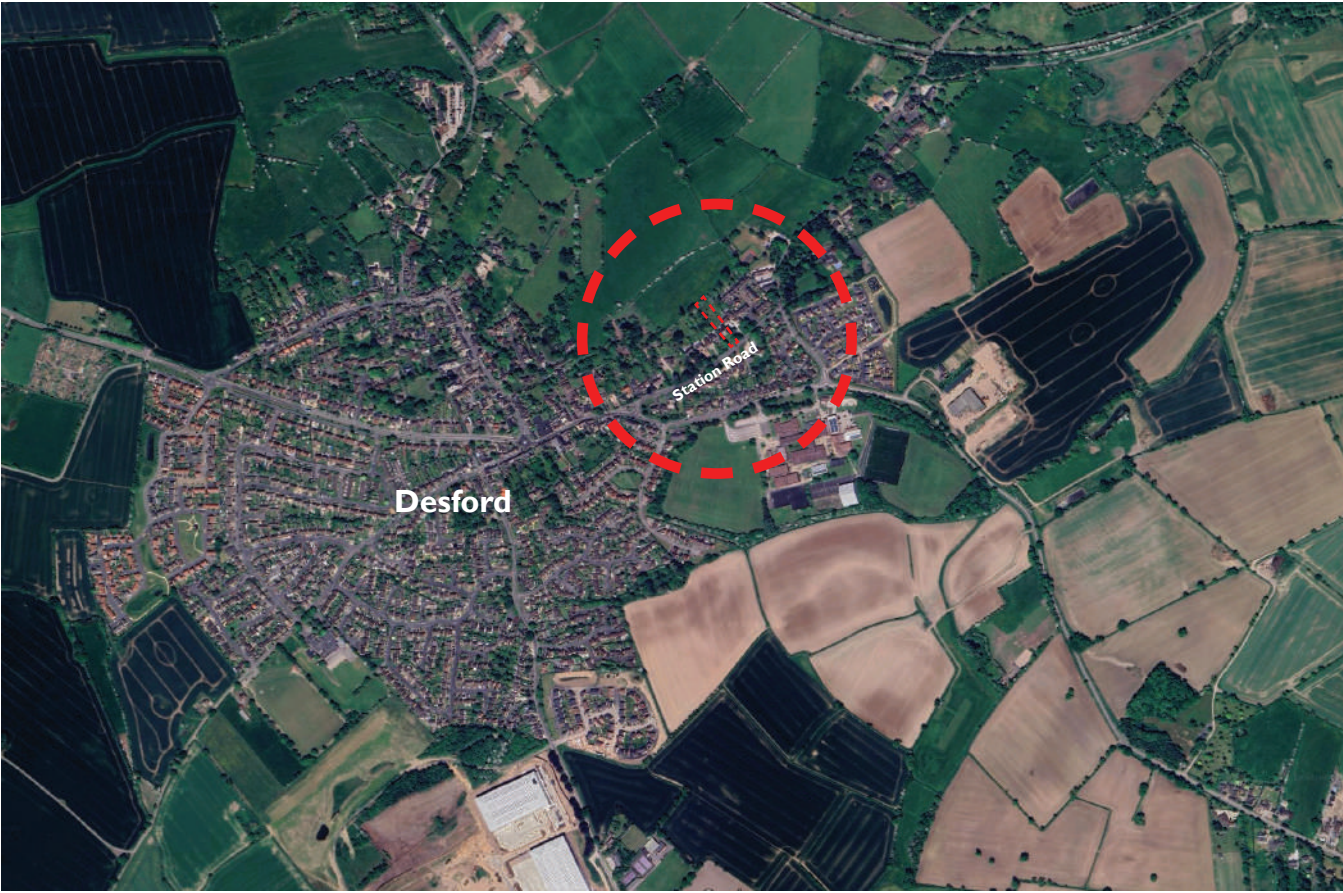
First Floor:

- New en suite in Master Bedroom
- Remodeled bathroom
- New en suite for new bedroom in extension
- New bedrooms in extension

Site Location context -
Leicester and surrounds



Site Location context - Desford
(dotted red line indicates site location)



Site Location



Introduction

The property this document relates to is number 27 Station Road, Desford, a 20th century building.

The proposals are for a side and rear extension of the existing building, removing existing garage and conservatory/rear extension structures and glazed link corridor between house and existing garage to allow for this.

These changes will allow the client (who own and live in the property) social spaces on the ground floor that better address the northern garden as well as enlarged garage spaces an enlarged master bedroom as well as an additional bedroom.

The site

The site sits to the North East of central Desford, a village approximately 7 miles West of Leicester.

The site is a low-rise, low density residential area of mostly 20th century buildings. Buildings are generally detached and set back from the street. Established vegetation adjacent the street provides visual screening to the houses.

Evaluation

The existing house's original construction has some character and quality of construction, however to the North/ North East later extensions (a uPVC framed conservatory and a flat roofed extension housing a pantry/larder) are of lower quality and somewhat clutter the rear elevation. A polycarbonate roofed infill between the house and garage also provides shelter but is of low aesthetic value and has poor thermal performance.

Design

The client want to maximise the connection of the rear extension/living areas of the plan to the garden in the North as well as the aspect to the West, making the most of the afternoon and evening sun. The current conservatory is draughty and suffers from excessive solar gain, being uncomfortable to occupy and expensive to heat and cool.

The new rear extensions echo the existing front elevations form of two gables in echelon stepping back towards the building's corner. The main social spaces are gathered under a new gabled roof form to the north (rear) of the existing building, oriented north/west., with windows and glazing making the most of the views onto the garden. To the East of this another gable contains utility room and associated functions at ground floor level with master bed above, this will have a less glazed facade to enhance the privacy of this area.

The main house is extended to the East allow a larger double garage which is connected to the house and an additional bedroom at first floor level - the extension of the main house maintains the existing roof line and will be completed in bricks and roof tiles to match the existing.

Landscaping

Minimal landscaping is proposed as part of the works. Some adjustment of levels of the drive and ground level is required to allow level access to the garage from the south and utility room from the north rather than the stepped access between garage and main house that exists currently. The patio area and adjacent path will be adjusted to suit the extended building footprint. Paving and ground will match those currently in place.

Materials

The main area of the extension is to be constructed of a light buff brick to match as closely as possible the existing house. the roof finish is to be tiles matching the existing roofing. Eaves corbel details present in the existing house are intended to be echoed by sympathetic new details in the extension.

Access & Car Parking

Access is from the South, off Station Road. This is unchanged by the proposals. The new 1 car garage is part of the extension - an originally free standing 1 car garage is existing.

Accessibility

Generally level access is to be provided throughout the extension. An ambulant disabled WC compliant with Approved Document Ms requirements is provided adjacent the Utility Room.

Flood risk

The flood risk of the area is Very Low

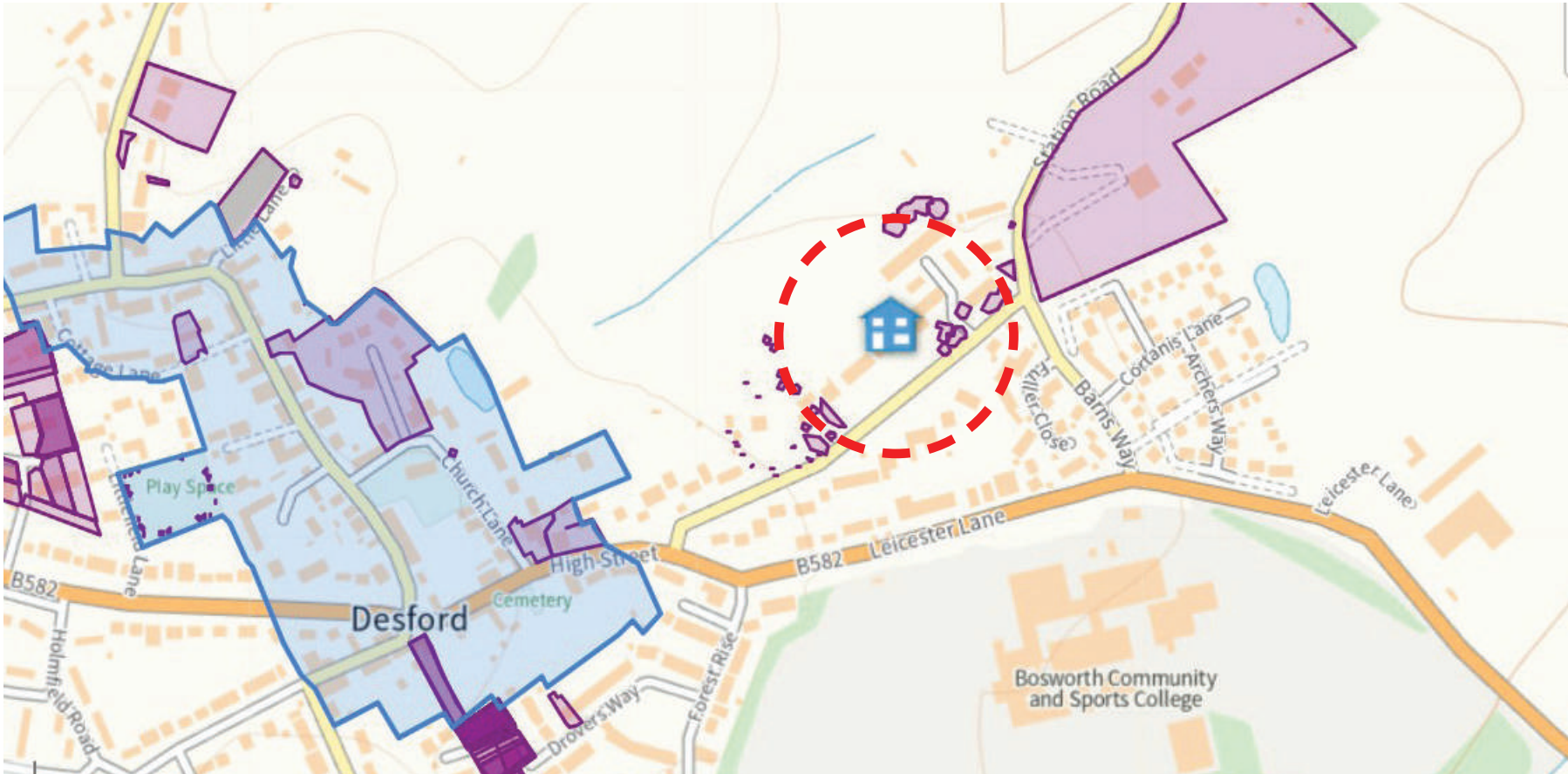
Sustainability

'The greenest building is one that already exists' An existing building is being re used and extended to better suit the owners needs. The new construction will have considerably better energy performance than the conservatory, garage and single storey extension which are proposed to be used, so the in-use energy of the house is likely to be reduced. Fittings will be high energy efficiency fittings, constructional buildups and glazing specifications will exceed where possible the requirements of Approved Document L assessments are being made as part of the design for use of a heat pump to provide heating to the house.

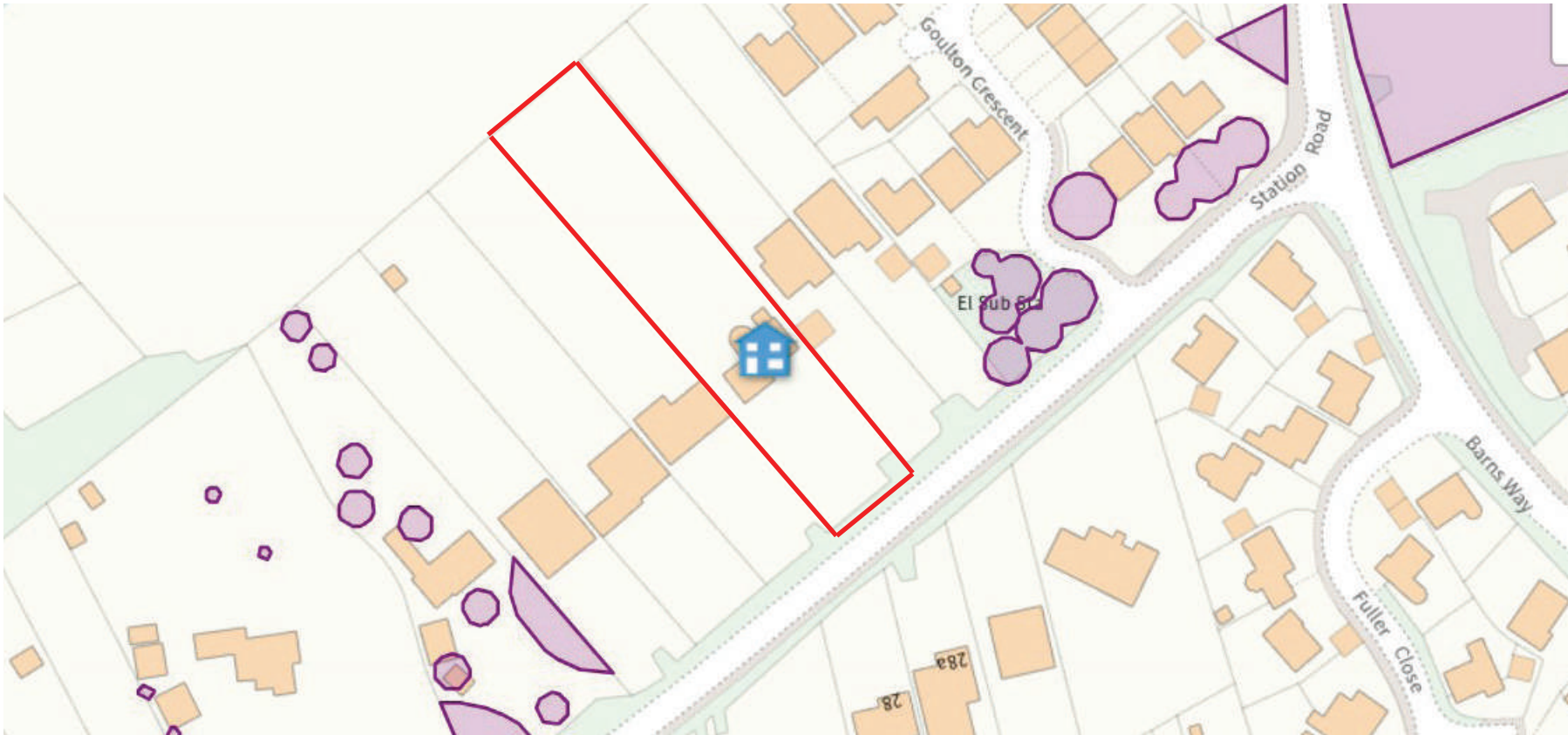


Right: view into the site from Station Road - large established trees screen the Eastern portion of the house

Plan showing Desford Conservation area (blue) and TPOs (purple), site highlighted with house shape



Plan showing Desford Conservation area (blue) and TPOs (purple), site highlighted with house shape



Conservation Areas and TPOs

The site sits outside the local Conservation Area, located in central Desford. to the West of site.

There are no TPOs present on or next to the site



Site analysis

The existing house is oriented parallel to Station Road, running approximately South West to North East. the primary views from/orientation of the garden extension is North/North West, with afternoon and evening sunlight. Generally established trees and neighbours are at a distance from the existing house and proposed extensions.

Generally the character of the area is residential development with larger detached houses set back from the road with established trees adjacent Station Road and most boundaries.



KEY

- Existing buildings around the site
- Sun path diagram
- Key views

Site Photographs

Front facade



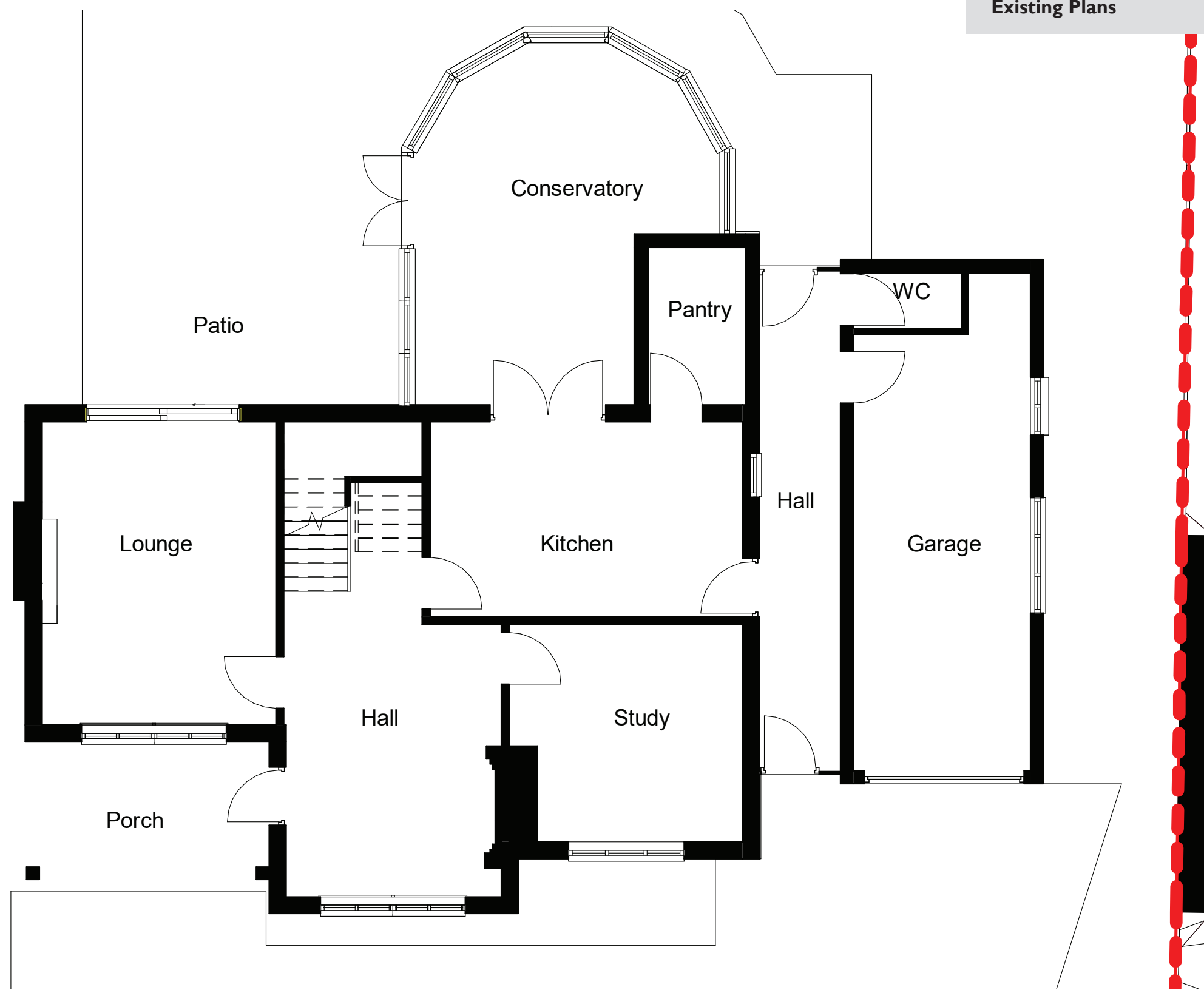
Rear/garden facade



On site existing massing

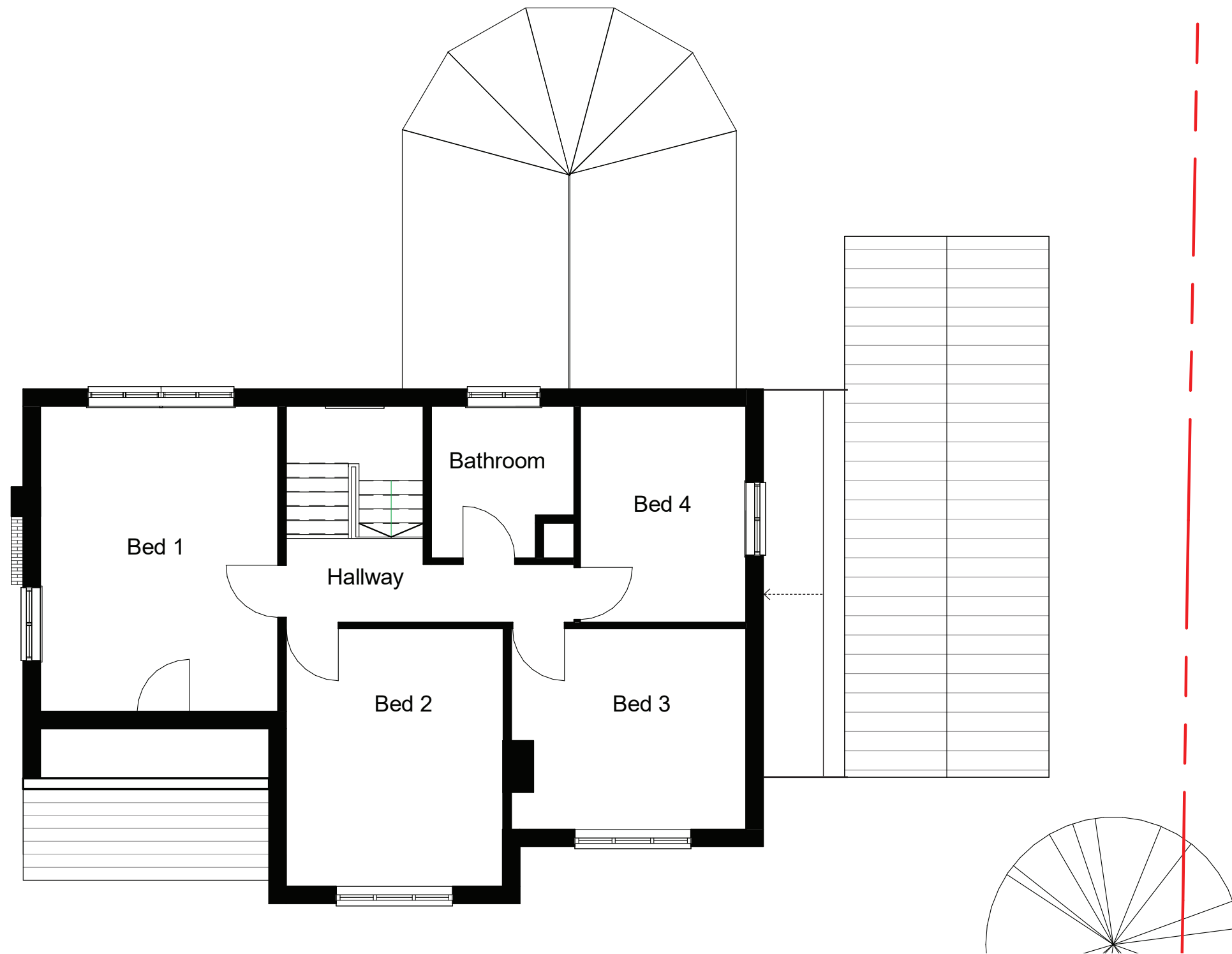


Existing Plans



Plan - Ground Floor

Existing Plans



Plan - First Floor

West elevation



East elevation



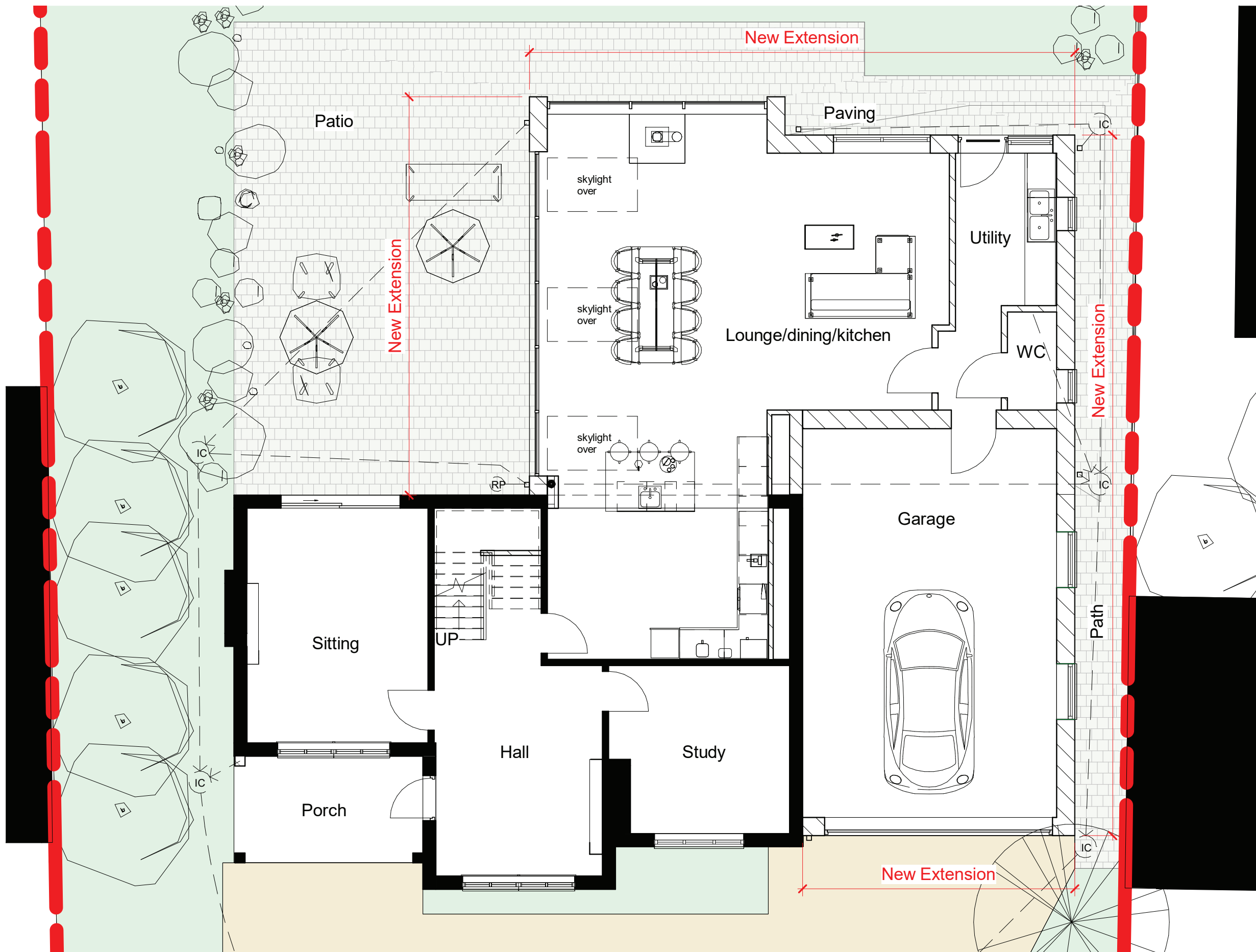
Existing Elevations

South elevation

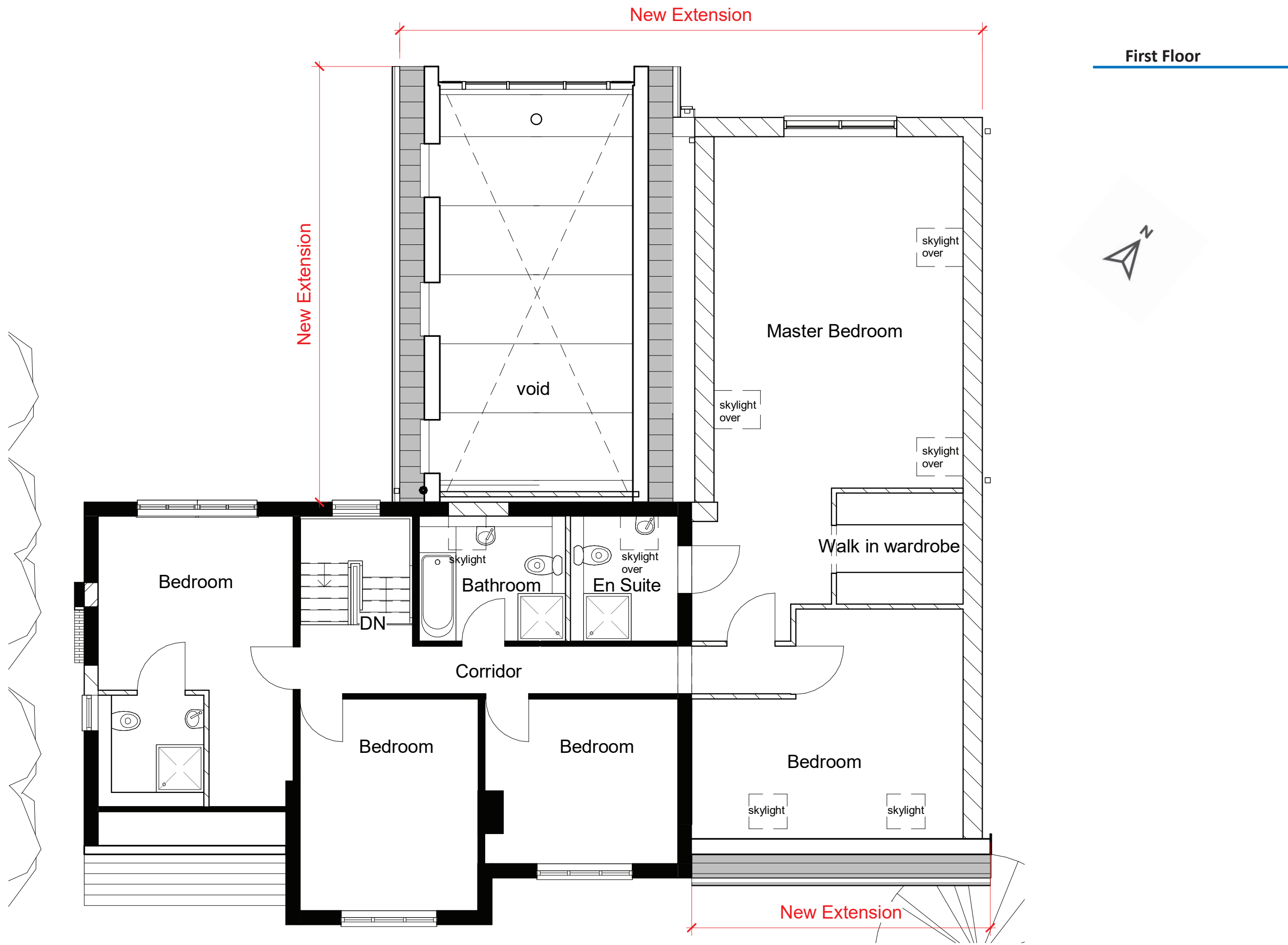


North elevation





Ground Floor



Conclusion

The proposals provide a re worked set of living spaces that is more useable and better connected to the rear garden while leaving the primary facade (facing the access to the South) largely the same - with the extended portion in keeping with the existing roof form and massing. The materials and detailing have been chosen to be in keeping with the existing house.

The demolished structures (a conservatory, a garage and linking lean to structure and a flat roof pantry extension) are low quality additions to the original structure or subservient service elements - their removal improves the clarity and appearance of the existing building.

The proposals are a better, more usable and energy efficient home for our clients as well as causing minimal impact on the street frontage (due to large established trees on the front eastern boundary) or adjacent owners.

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