DEVELOPMENT
SERVICES

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DESIGN STATEMENT

Dwelling House Remodelling

at

91 Bosworth Road
Barlestone
Warks

for

Mr & Mrs Jennings

prepared by

Peter Haddon and Partners Architects

April 2008

Site Context

Barlestone a civil parish in the Hinkley and Bosworth district of Leicestershire, described as "an attractive, medium sized village about 11 miles from Leicester near the pretty market town of Market Bosworth in the West of the County, with just over 2000 inhabitants". It is located approximately 10km south of Coalville, 12km north of Hinkley and 11km west of junction 21A on the M1 motorway.

The site has a neighbouring detached property to the north and is flanked by open fields to the east and south, with the bowls club and village park to the west, on the opposite side of the road. It is bounded by a 1.8m high hedgerow, and a series of tall, mature trees of varying species.

The area as a whole has no overriding style (as demonstrated in appendix 1)

Development Proposals

The existing 1970's dwelling is simple without many features as was fashionable at that time.

The proposal is to re-model the existing to create a contemporary, more articulated front façade. In doing so the design refers heavily to No. 87, the bay and casement windows of which are incorporated within the new design.

The existing flat roofed garage is incorporated into a larger projection, and the right hand side has a balancing projection created by extending a living space. These dual projections are expressed as gables to provide a legible hierarchy in the remodelled proposal. The completed design therefore has a balanced relationship between its constituent parts. The proposal will not be perceived as an original house with extensions, but rather as a complete whole.

Planning

The submitted scheme follows pre-consultation with Mrs Louise Winson (Graduate Planning Officer) of Hinkley & Bosworth Borough Council and consideration of relevant planning policies and Supplementary Design Guidance from the Local Development Plan.

After considering the initial pre-consultation comments two other options were explored, but were not successful aesthetically as the original proposal and do not respond to any other neighbouring dwellings in the area.

APPENDIX ONE

PHOTOGRAPHS OF NEIGHBOURING PROPERTIES



AERIAL VIEW OF ADJACENT PROPERTIES

APPENDIX ONE (CONT)

PHOTOGRAPHS OF NEIGHBOURING PROPERTIES



1. 91 BOSWORTH ROAD



2. 87 BOSWORTH ROAD

APPENDIX ONE (CONT)

PHOTOGRAPHS OF NEIGHBOURING PROPERTIES



3. 85 BOSWORTH ROAD



4. 71-83 BOSWORTH ROAD

APPENDIX ONE (CONT)

PHOTOGRAPHS OF NEIGHBOURING PROPERTIES



5. 69 BOSWORTH ROAD