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# Design Statement

Submitted to  
**Hinckley and Bosworth Borough Council**  
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# 1. Introduction

This Design statement has been prepared by Hayward Architects on behalf of the applicant:

Mr & Mrs Haydon  
Dunvegan  
Wood Lane  
Cadeby

This document is submitted in support of a Householder Planning Application for extensions and alterations to the existing dwelling within Cadeby Conservation area and adjacent to Grade II listed Old House Farmhouse.

It is to be read alongside the drawings as submitted.



The existing dwelling, with Old House Farmhouse in the distance

## 2. Context

Cadeby is a small village approximately 2 miles South East of Market Bosworth and 6 miles North of Hinckley.

Cadeby was mentioned in the Domesday book and the entire centre of the village is within the conservation area. There are 8 listed buildings within the conservation area one of which sits directly next to the site.

The village is almost entirely residential, with the Church and farm buildings being the only non-residential buildings.

Dunvegan is highlighted in the conservation area appraisal as a “weak area”.

The Character appraisal describes Cadeby as:

*“..... a small former agricultural settlement located about 2 miles south of Market Bosworth adjacent to the A447 road. The surrounding countryside is gently undulating with dense tree planting in places which is typical of the Dixie estate.”*



## Character Appraisal

The site is located on Wood Lane to the South of the conservation area.

Wood Lane has a more open, rural appearance than the other roads within the conservation area which are characterised by back of pavement development and boundary walls.

Main Street itself is lined on both sides by dwellings of varied ages and sizes, which are set close to the back of footpath.

The majority of buildings within the conservation area are red brick with some render to break up the mass of brickwork, particularly the terraced housing along Main Street. Exposed timber frames are visible on the gables of Church Cottage and Spring Cottage at the junction between Main Street and Wood Lane. There is also an exposed timber frame on Old House Farm.

Roof materials are a mix of clay plain tiles and slate, windows are generally traditional painted timber or conservation style, though some uPVC is visible on the newer properties

Most properties are 1.5 – 2 storeys in height with eyebrow windows or pitched dormers to the upper floors. Decorative chimneys are a feature of the larger buildings.



View along Rectory Lane towards Wood Lane. High brick boundary walls flank both sides of the road. The rendered gable of Spring Cottage draws the eye.



Junction of Main Street and Wood Lane. Grade II listed, Church Cottage, to the left and Spring Cottage to the right. Mix of facing brickwork and render with timber detailing to the gables. Clay plain roof tiles and clay pantiles. Mix of eyebrow windows and gable dormers. Variety of window proportions.

## Character Appraisal



View along Main Street towards Wood Lane. The open character of the road reduces as you approach the junction where back of pavement terraced houses flank the road. The terraces are predominantly rendered with the brick façade of Church Cottage directly in front.



View along Church Lane towards Rectory Lane. High brick and stone boundary walls flank both sides of the road. The houses are all facing brick. The church is the only stone building in the village.



View along Wood Lane from Main Street. The rendered façade of Spring Cottage is to the right and a new brick house (Lilac House) to the left. Wood Lane has a more open appearance than the rest of the village with most of the properties set back from the road.



View along Wood Lane towards Main Street. Dunvegan is located to the right with two bay windows. The single storey rendered building to the right is part of Old House Farm

## Character Appraisal



Lilac House sits to the left of Dunvegan. A new property, planning granted in 2012. Feature glazed gable with timber frame and brick detailing. Pitched dormer windows. Conservation style windows and clay plain tile roof. Large feature chimneys.



Grade II listed Old House Farm site to the right of Dunvegan. Listing states: *"Farmhouse. Late C16 - early C17. Timber-framed with brick panel infills but possibly wattle and daub in part beneath render. Plain tiled roof. 2 storeyed. Main range and crosswing plan. Jowled posts at angles of main range and wing. The main range comprises 2 bays with straight-arched bracing to irregularly sized panels. Doorway recessed in angle. Casement windows on each floor. 2 side-wall stacks in crosswing."*



Dunvegan is a dormer bungalow with only one dormer visible on the front. The style and scale of the building are not in character with the conservation area. The chimneys are too small and inappropriately located and the bay windows are not in character with the area. Previous work to the property has resulted in a mix of different brick types.

### 3. Proposal

Small, simple chimneys out of character with the conservation area.

One dormer window leaves the front elevation unbalanced.

Mixture of different brick types due to previous extensions.



Existing front elevation

The existing front door is not central to the house creating an awkward internal layout.

Bay windows dominate the front and side elevations. These are not characteristic of the conservation area.

New, slate roof finish.

Chimneys removed to improve energy efficiency and air tightness of the building.

External render to cover mismatched brickwork, improve energy efficiency and reflect the other rendered buildings in the village.



Proposed front elevation

Second dormer window added to balance front elevation.

Feature gable to centralise front door and enliven the front façade.

Timber frame is a modern interpretation of the traditional timber framed gables seen elsewhere in the village.

Bay windows removed.

## Proposal

The existing building is unattractive and out of character with the conservation area and is highlighted as a “weak area” in the Conservation Area Statement. We must work with the fabric of the existing building to improve its appearance but it would not be possible to fully reflect all the principles of the conservation area without a complete remodel / rebuild which is not practical, economical or environmentally sustainable. The proposal reflects the needs of the occupant whilst improving the overall outward appearance of the building.

Mr and Mrs Haydon want to improve the energy efficiency of the house by insulating the walls, floor and roof, fitting new windows and under floor heating and installing a heat pump. The walls can either be insulated internally or externally, as there are currently two different brick types on the building and the removal of the bay windows will result in more “patching in” of brickwork, external insulated render has been chosen to provide a uniform appearance to the building. Render is not uncommon in the village so this solution will not be out of character.

The existing front façade looks unbalanced with a dormer to one side of the building but not the other. Introducing a second dormer window breaks up the mass of roof and balances the façade. A central gable feature reduces the mass of roof further and provides a feature, gabled entrance similar to the neighbouring Lilac House. Exposed timber frames are visible on many houses in the village both old and new and the glazed timber frame reflects this characteristic.

The majority of the extension work is to the rear of the property where it is not visible from the public realm. The extensions will be in the same style as the proposed cladding to the front.

Wood Lane is a narrow road with no footpaths. We are proposing an in/out driveway to remove the need to reverse onto the lane, thus improving highway safety. The connecting section of drive would be gravel chippings so that it is free draining and has a softer appearance than tarmac or block paving.

Mr and Mrs Haydon have need of 3 garages due to Mr Haydon’s car collection. The proposal includes the retention of the existing double garage but with the two single doors replaced with one double door. This simplifies the outward appearance of the dwelling and makes the space more practical for manoeuvring cars in and out. The third garage space is proposed in a new single garage to the side of the property. This is set well back from the façade of the main house and The Old House Farm so that it has minimal impact on the listed property.

In addition to the works to the house and the addition of a new single garage we also propose to re-clad and make minor amendments to the existing outbuilding, located in the garden. These amendments are shown on drawing 23/62 11a.

## 4. Summary

The proposal is for the extension and remodel of an existing dormer bungalow in the conservation area. The existing building is of poor visual quality and is not energy efficient. The proposal is to improve its overall outward appearance and energy efficiency of the building to create an attractive dwelling for modern living. It is not possible to fully conform to all of the characteristics of the conservation area due to its massing and siting but the proposed scheme will bring the appearance of the building more in line with the style of the conservation area.

The additional garage is required by the owners to store their car collection. The garage has been located towards the back of the existing house to have minimal impact on the adjacent listed building.

The outbuilding is at the end of the garden and is not visible from the public realm.

In summary, the proposal will significantly improve the appearance and energy efficiency of the building, making it more suitable for modern living and more appropriate for a conservation area.