DEMOLITION OF GARAGE ADJACENT TO 67 STOCKWELL HEAD, HINCKLEY

PLANNING & HERITAGE STATEMENT

1. This application relates to demolition of a single storey garage building adjacent to the property 67 Stockwell Head, Hinckley.

2. This small building, with a floor area of 36m², is attached as a lean-to later addition to No.67. That building is a detached property probably dating from the late Victorian period. It has a number of distinctive decorative features, including chequerboard brickwork, to the upper floor front gable.

3. The garage to be demolished probably dates from around the middle of the twentieth century. The facing brick to the front wall does not match that of No.67, and there has been no attempt to tie in to that building, or even to match the brick coursing. The side and rear walls are different (common) bricks, and the monopitch roof is covered with corrugated sheet.

4. The door to the garage is at the rear, reached from the small yard area. At some stage in the past, there appears to have been a door at the front facing Stockwell Head, however this has been filled in with a rendered panel, using a form of roughcast that is a generally alien feature in the Hinckley area.

5. The reason for the application to demolish is to facilitate the development the subject of application 11/00271. This application is to make good use of the long vacant No.62 Castle Street former butchers shop together with its range of outbuildings off Lilleys Yard. The site of the garage will provide the essential rear access to that development.

6. In short, the building to be demolished is a mid twentieth century lean to adjacent to a detached Victorian building that has a number of interesting decorative features. The lean to garage itself, with its corrugated sheet roof, has no merit and it detracts from, rather than contributes to, the character of the Hinckley Town Centre Conservation Area.



the garage to the right of 67 Stockwell Head



Side (rear part) of the garage & outbuildings in Lilleys Yard