

Walters Architects
Design and Access Statement

WA 742 - Colquhoun - Church Lane, Desford

Site Address:

28 Church Lane
Desford
Leicester
LE9 9GD

Suite 1.22
St. Martins House
7 Peacock Lane
Leicester LE1 5PZ

10C Mill Street
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Introduction

1.1 – Introduction

Walters Architects have been appointed by the client, Mr Colquhoun, to prepare a Full Planning Application at 28 Church Lane, Desford, Leicester.

The property is not listed but is situated within the Desford Conservation Area.

Proposed works comprise a new rear, single storey extension, internal alterations to the ground floor, new windows, doors and rooflights, replacement windows within existing apertures, and timber cladding to the existing front and rear elevations, including the garage.



Rear of existing 01



Rear of existing 02

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Site Context and Constraints

2.1 – Site Context and Constraints

Located within Desford Conservation Area, the site is surrounded by numerous Grade II listed buildings including the adjacent Grade II* St Martin's Church. This historic context has informed Walters Architects' design approach, which seeks to minimise visual impact and respond sensitively to the surroundings while introducing clearly contemporary additions.

The rear extension has been positioned and angled to reduce its impact on the setting of nearby St Martin's Church while framing views towards it through aluminium-framed glazed sliding doors.

Conservation-style rooflights are proposed to complement the sensitive setting. Replacement windows will fit within the existing apertures, retaining their sizes and proportions.

2.2 – Access

The site's natural slope and level changes have been accommodated by the existing retaining steps to the front of the house and the ramp up to the rear garden.

Proposed steps up to the rear garden area have been added connecting the patio to the garden.

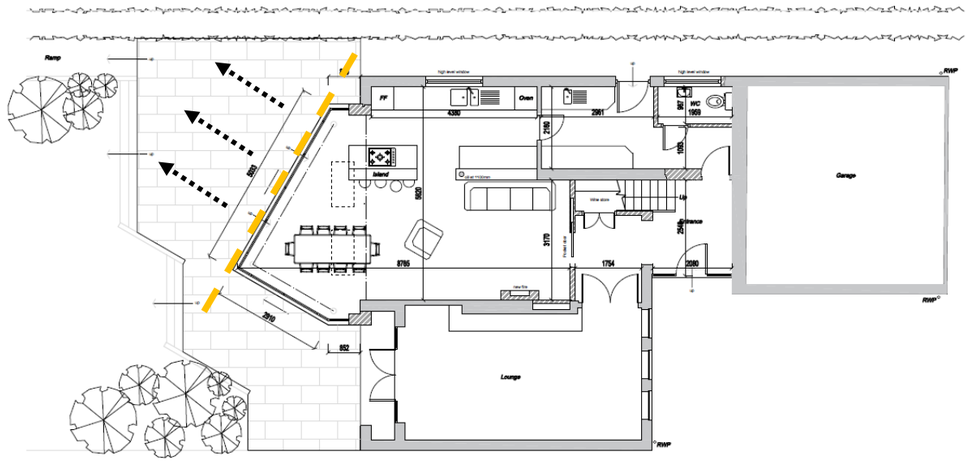
By retaining the access arrangements, they maintain accessibility and coherence with the landscape making it no worse than existing.

The existing parking provision has also been retained with no new parking spaces added or removed.

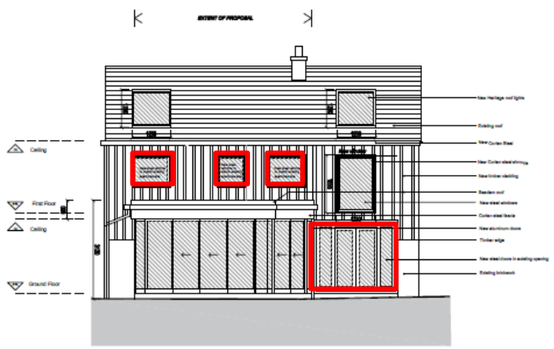
2.3 – Site Context and Constraints – Key Design Considerations



Site Location



Rear extension to be angled towards St Martins Church to maximise views and daylight





Replacement windows to fit within existing aperture sizes

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3.1 – Design Proposal

Walters Architects' proposal has evolved through the design process and client feedback to meet the client's needs while responding appropriately to local planning requirements and historical context.

Given the proximity of St Martin's Church, particular care has been taken with the shape and position of the rear extension. Its angled form captures views towards the church while providing additional ground-floor living space. Proposed contemporary materials and features include aluminium-framed sliding doors, a Corten steel fascia, a sedum roof and rooflights.

Alterations to the existing rear elevation help integrate the house with the contemporary extension. Timber cladding is proposed to the upper section, with existing brickwork retained below. Three replacement steel windows will fit within existing apertures, alongside one new, larger window. Two conservation-style rooflights will be introduced into the existing roof, and new steel doors will occupy the existing ground-floor opening. Corten steel window shrouds and a matching fascia concealing the gutter will visually connect the existing house with the extension.

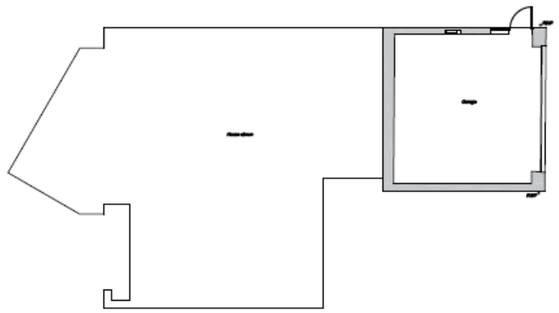
Along the side elevation, two new high-level windows and a new side door are proposed, with the door designed to match the existing doors. The existing rear rainwater downpipe will be rerouted to the side of the house.

Changes to the front elevation include replacement steel windows within existing apertures, with Corten steel shrouds matching those proposed at the rear. Timber cladding will be introduced to the upper section and to the front-facing gables of the house and garage, while existing brickwork will be retained below.

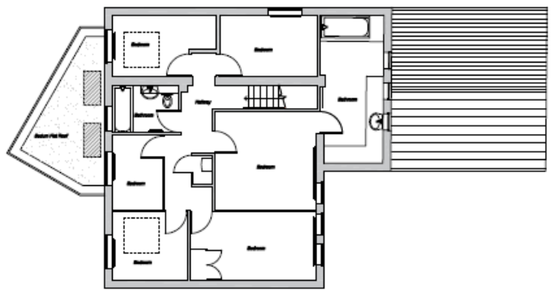
Internal alterations along with the rear extension will create a spacious, open-plan kitchen, dining and living area, supported by a utility room, WC, entrance hallway and storage.

Overall, the proposal has been carefully considered, particularly in terms of material selection and the positioning and angle of the rear extension in relation to the nearby St Martin's Church. The design introduces contemporary additions that complement the existing building while respecting the character and appearance of the Desford Conservation Area. The result is a cohesive proposal that meets the client's needs, enhances the existing property and we feel responds appropriately to local planning requirements.

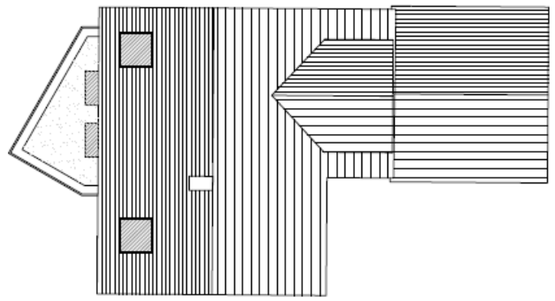
3.2 – Proposed Plans



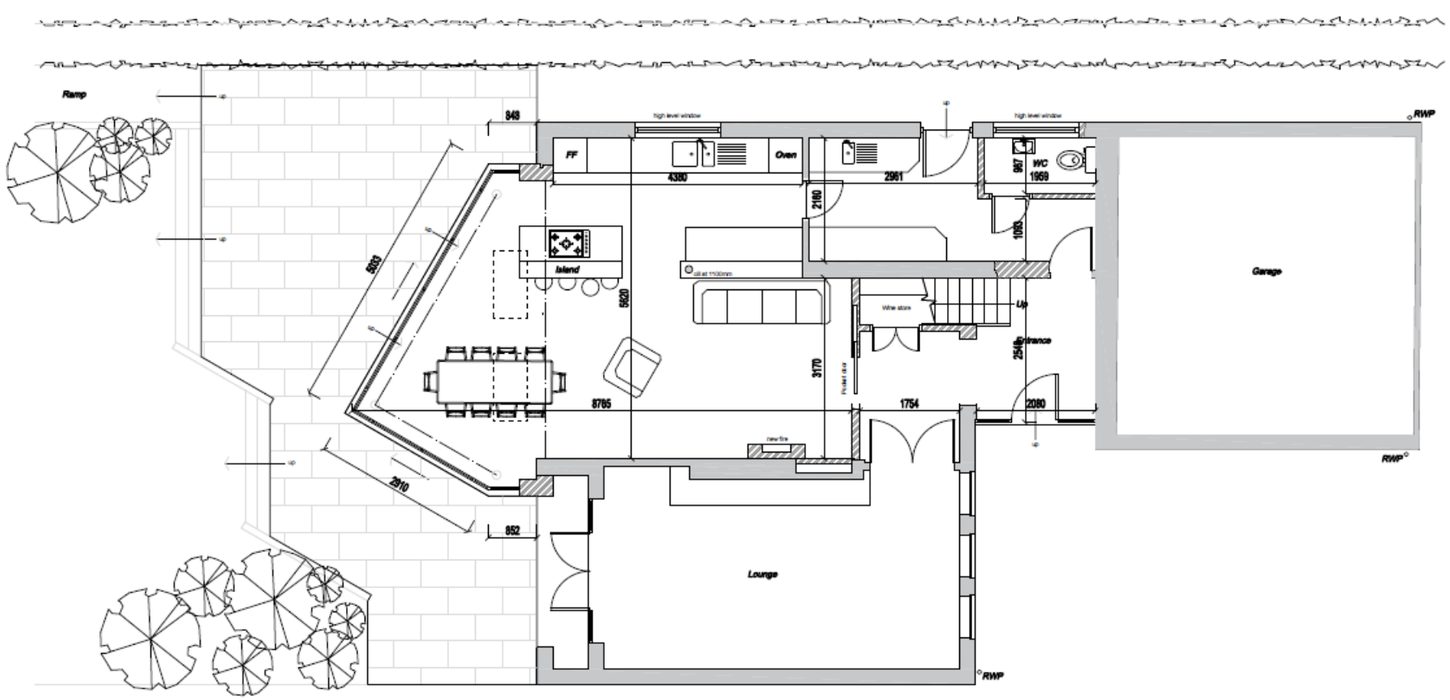
Proposed Garage
Scale 1:100



Proposed First Floor
Scale 1:100



Proposed Roof Plan
Scale 1:100

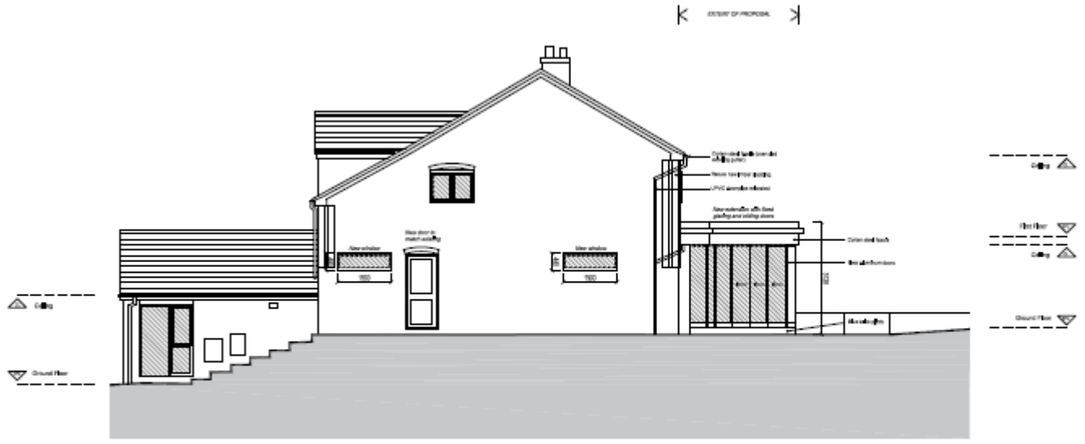


Proposed Ground Floor Plan
Scale 1:50

3.3 – Proposed Elevations



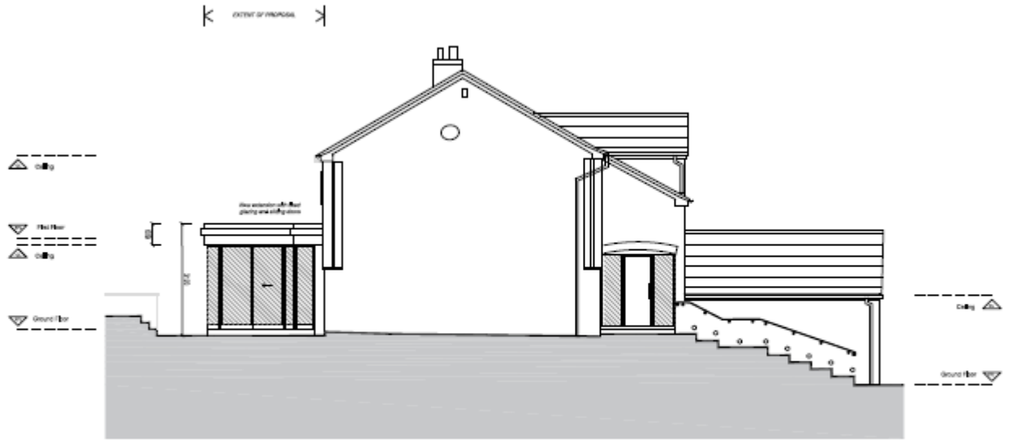
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation 01
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation 02
Scale 1:100

3.4 – Design Precedents and Materials



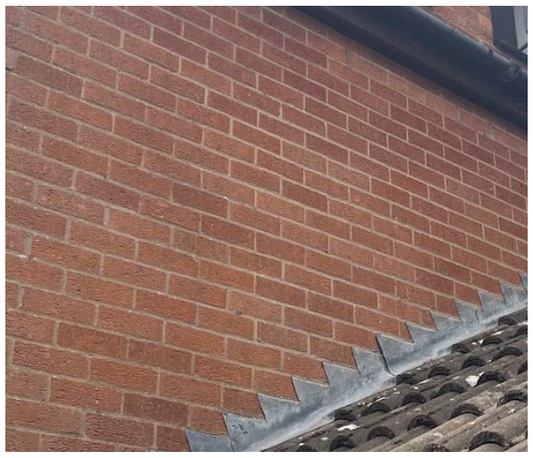
Glazed Rear Extension



Timber Cladding



Corten Steel



Existing Brickwork



Exposed Columns



Sedum Roof

Design Development

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4.1 – Design Development

Following 3D model massing and rendered visuals, the design was further refined. As illustrated in the timeline below, the project has progressed through a couple of iterations, addressing the client's comments to arrive at a solution that looks to satisfy all parties.

01



02



03





Final proposal – View 01



Final proposal – View 02

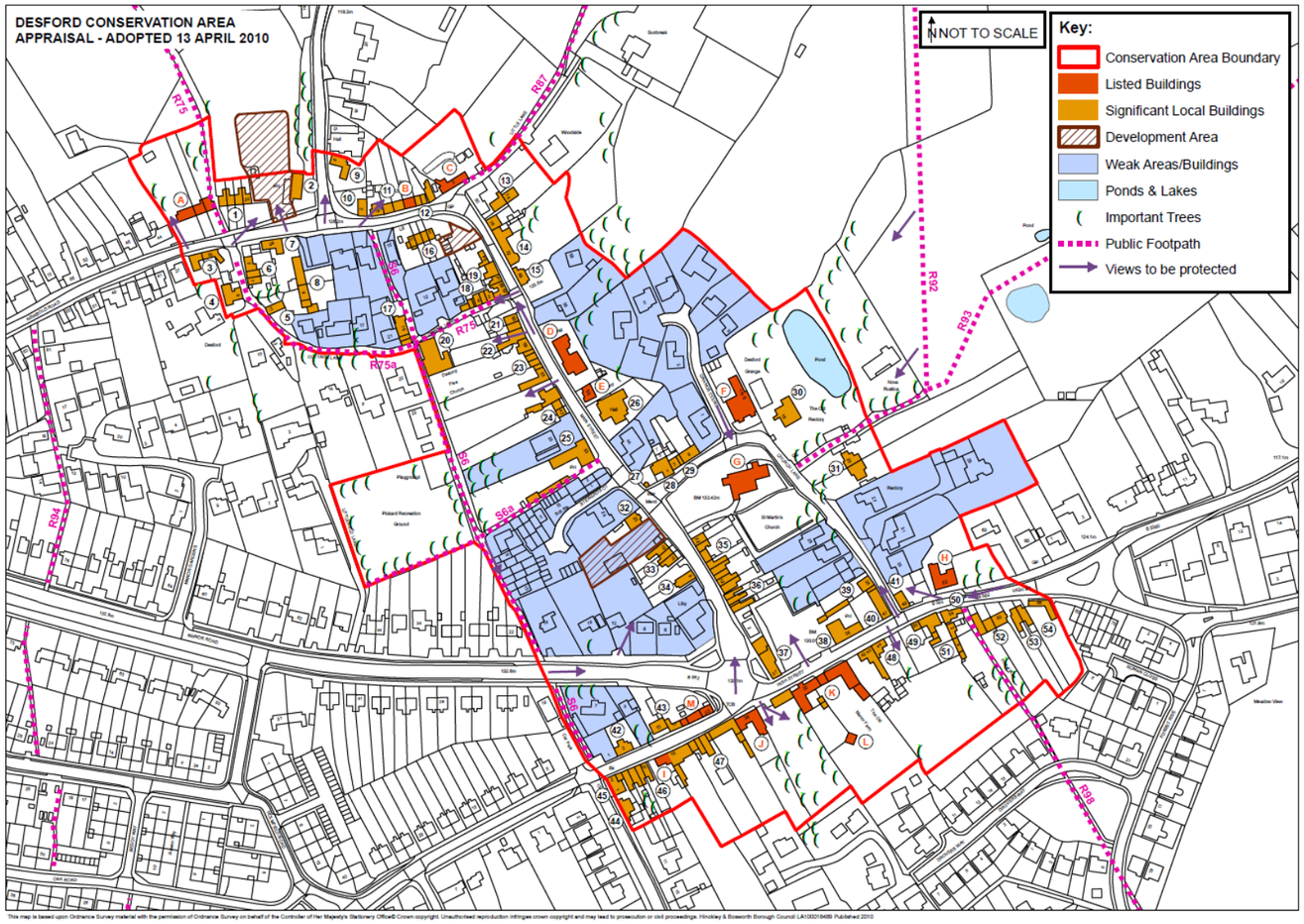
5

Planning Policy and Compliance

5.1 – Planning Policy and Compliance

The proposal has been developed inline with:

- Local planning policies under the Desford Neighbourhood Plan.
- National planning policies regarding conservation areas.
- Conservation guidelines, ensuring all alterations remain in keeping with the conservation areas context.



Desford Conservation Area

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Conclusion

6.1 – Conclusion

The proposal carefully considers:

- The character of the Desford Conservation Area.
- Existing buildings character and site context
- Contemporary design to compliment historic asset
- Design driven by aspect

The proposal directly addresses the above, proposing contemporary additions that meet planning and conservation objectives while fulfilling the client's needs.



Appendix

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7.1 – Existing Site Photographs - External





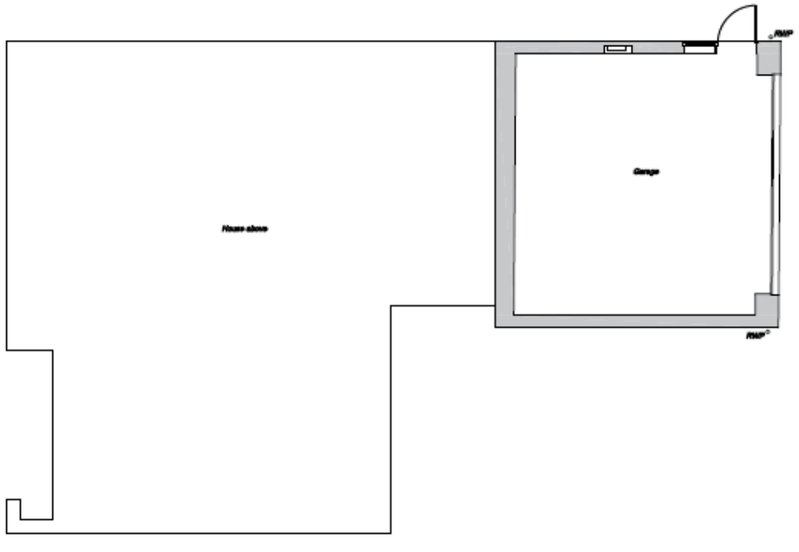








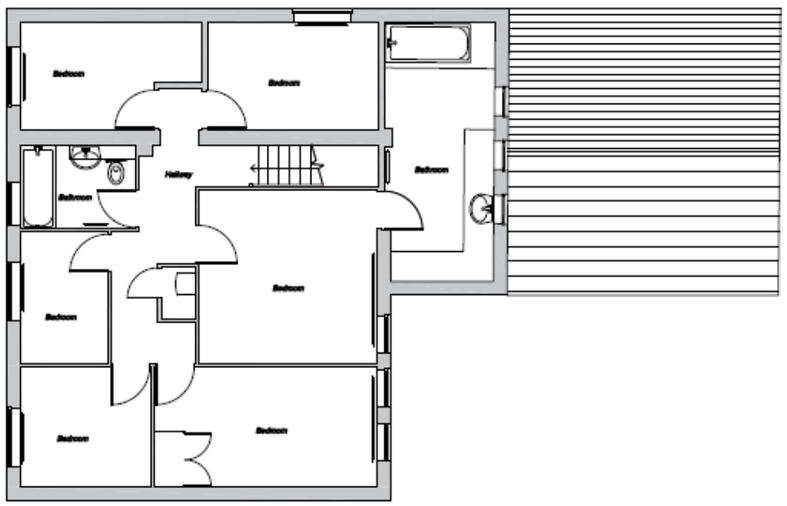
7.2 – Existing



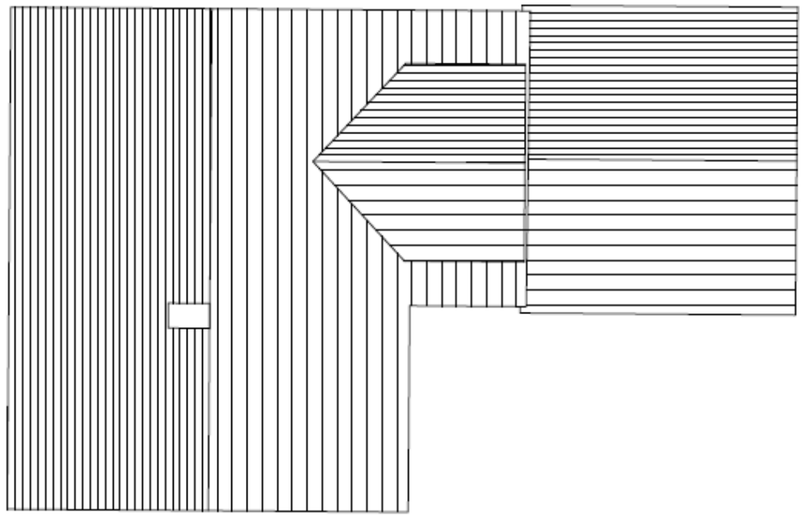
Existing Garage
Scale 1:50



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50



Existing Roof Plan
Scale 1:50

Existing GA Plans – Not to Scale

7.3 – Existing



Existing Rear Elevation
Scale 1:100



Existing Side Elevation 01
Scale 1:100



Existing Front Elevation
Scale 1:100



Existing Side Elevation 02
Scale 1:100

Existing GA Elevations – Not to Scale

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