Walters
Architects

Walters Architects
Heritage 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

Registered Office: Granville Hall
Granville Rd, Leicester, LE1 2RU

0116 254 1830
waltersarchitects.com

VAT No. 252 8072 11
Company No. 0670 5909

Walters
Architects

Client – Jamie Colquhoun

Site – 28 Church Lane, Desford, Leicester, LE9 9GD

Report type – Heritage Statement

Report date – 02 November 2026

Prepared by – Nick Onions

Walter Architects
Suite 1.22,
St Martins House,
7 Peacock Lane,
Leicester,
LE1 5PZ

Revision - -

Walters
Architects

- Site location is 28 Church Lane, Desford and is under Hinkley and Bosworth Borough Council jurisdiction.

- The site falls within the boundary of the Desford Conservation Area. The building is not listed.

- The adjacent St. Martins Church is Grade II*.



- Proposed works comprise:

    - New rear extension
    - Internal alterations to the ground floor
    - New rooflights to new extension and existing roof to the rear
    - Replacement windows to the front and rear elevations
    - New windows and doors to rear and side elevations
    - Timber cladding to existing front and rear elevations including garage

Overview

The proposed rear extension will provide additional ground-floor living space and has been carefully angled to capture views towards the nearby St Martin's Church and provide a small enclosed exterior seating area. The contemporary nature of the design will create a distinct, contrasting addition to the context of the adjacent church.

Further alterations to the house will complement our new extension, creating a cohesive architectural approach that enhances the overall appearance of the property.

- This statement is to be read in conjunction with the drawings prepared by Walters Architects as part of a planning application. Drawings include:

    - WA 742 (04) 01 - Location and Proposed Site Plan
    - WA 742 (04) 02 - Existing GA Plans
    - WA 742 (04) 03 - Existing GA Elevations
    - WA 742 (04) 04 - Proposed GA Plans
    - WA 742 (04) 05 - Proposed GA Elevations

Walters
Architects

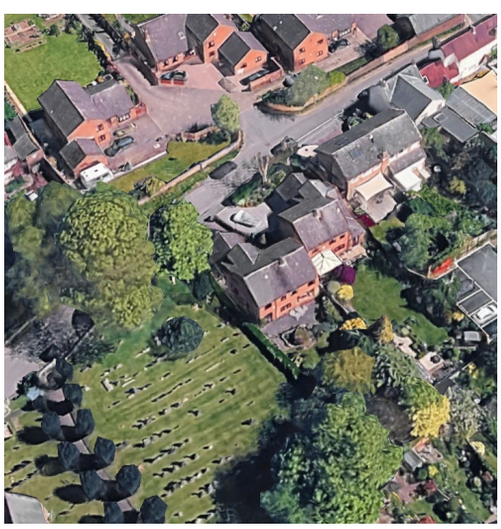
Photographs – Existing



Front Elevation



Rear Elevation



Aerial View 01



Aerial View 02

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

Registered Office: Granville Hall
Granville Rd, Leicester, LE1 2RU

0116 254 1830
waltersarchitects.com

VAT No. 252 8072 11
Company No. 0670 5909

Walters
Architects

Proposed Materials



Corten Steel



Timber Cladding



Corten Steel Shrouds



Timber Cladding and Existing Brickwork



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

Registered Office: Granville Hall
Granville Rd, Leicester, LE1 2RU

0116 254 1830
waltersarchitects.com

VAT No. 252 8072 11
Company No. 0670 5909

Walters
Architects

Materials

The materials chosen for the extension are traditional but being suggested in a contemporary way with features such as shrouds, vertical timber cladding and Corten fascias and trims.

Character

The existing dwelling is of limited architectural merit and makes little positive contribution to the character or significance of the surrounding historic environment. The proposed contemporary alterations seek to improve the architectural quality of the dwelling, creating a more considered and complementary relationship with the adjacent church, whilst respecting its historic significance and architectural prominence.

Conclusion

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.