

Date: 6/9/23
Ref:J186-HIA

HERITAGE IMPACT ASSESSMENT

PROPOSED CONVERSION OF EXISTING CONSERVATORY TO SUN-LOUNGE AND REFURBISHMENT OF EXISTING GARAGE
AT
39 CHURCH STREET DONINGTON

FOR

MRS M DRAPER

Introduction and the site: -

The site is positioned on the corner of Church Street and Church lane, within the conservation area and is directly opposite ‘St. Mary And The Holy Rood Church’.

There was an approved application in 2009 reference H04-0104-09 for a 2 storey extension, conservatory and new garage. It was only the 2 storey extension and conservatory that got built with the old garage remaining. Real glass was not used for the roof of the conservatory; upvc sheets were used instead.

The Proposals: -

Being new owners of the property the clients are finding the conservatory difficult to live with being very hot at present and too cold in the winter. In order to make it more usable they wish to turn it into a Sun-Lounge with a solid roof and walls.

What we propose is an all new slate roof using and adding to the existing structure to support this with existing glazing replaced with new walling as shown on the drawings. We are concerned with trying to find a good match with the existing imperial bricks for continuity and also concerned with some previous workmanship, particularly the swept heads over a couple of the openings. So we propose a render finish in smooth off white which gives a new lift to this extension. We then want to address the existing old garage and bring this in line with the refurbished conservatory/sun-lounge. The drawings better show the final product.

The Conclusion: -

We feel this proposal will address an unusable conservatory and an older somewhat dilapidated garage and by the use of the render the issue of matching brickwork (which if it isn't will look unsightly) is negated.
This will enhance the outlook on Church Lane while still being sympathetic to the main house.

Julian Warrick