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HERITAGE STATEMENT

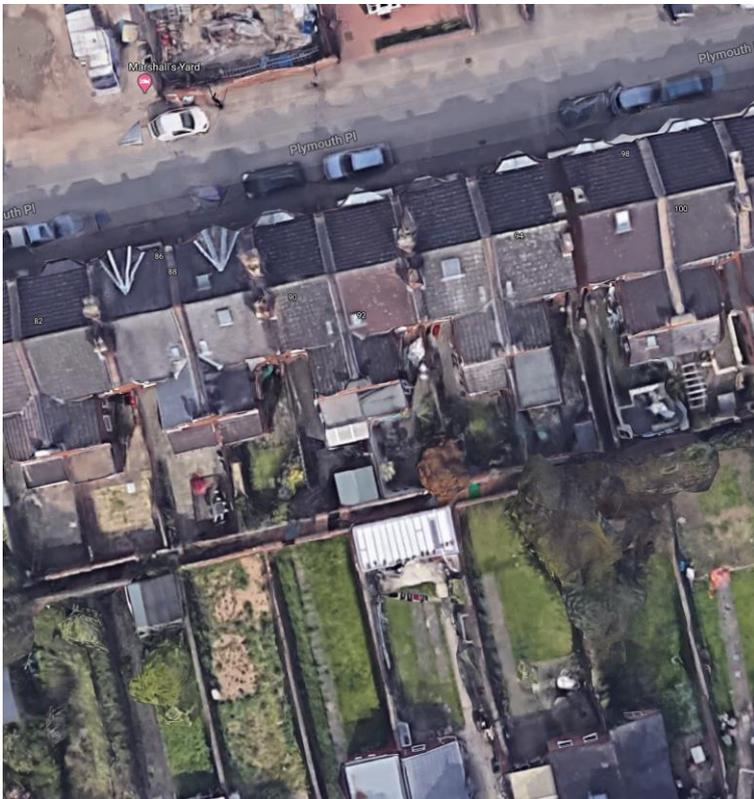
Job Ref: 1148/ML

PROPOSED ALTERATIONS TO:

92 Plymouth Place, Leamington Spa, Warwickshire, CV31 1HW

Introduction

This Heritage statement forms part of the Householder Planning Application made on behalf of *Mr and Mrs Creevey* by Mark Lidgard Architectural Technician in respect of the proposed alterations at 92 Plymouth Place, Leamington Spa, Warwickshire, CV31 1HW



Aerial photo of the site.

This document should be read in conjunction with all drawings submitted in relation to this application, and all supporting information.

Proposals

The proposed works consist of the construction of a proposed new glazed lean-to extension to the rear of the existing dwelling and the replacement of the dilapidated flat roof to the existing shower room. Minor internal alterations. The rear extension is in line with the guidance set out in the Warwick District Council Residential Design Guide.

Extensions to terraced houses in Conservation Areas Much of the District's urban Conservation Areas, particularly in Royal Leamington Spa, are comprised of rows of 19th Century terraces, which are characterised by rear wings and side courtyards with modest rear gardens. In order to strike a reasonable balance between allowing some scope to extend these properties and protecting the character and appearance of the Conservation Areas together with the living conditions of the occupiers of neighbouring properties, the District Council suggest a side courtyard extension which adheres to the following design principles:

- *Include a set back and have a glazed roof with a largely glazed end wall to reflect the open side courtyard feature which formed part of the original layout.*
- *Set the eaves height at no more than 2 metres, which is the equivalent of the height of the boundary wall which can be built without permission under the Government's impact based permitted development rights together with a glazed roof in order to mitigate the impact on loss of light and outlook from the neighbouring properties.*

Appearance

92 Plymouth Place is part of a Victorian brick terrace, set on the back edge of the pavement separated by a stone capped wall and iron railings. It is a traditional three storey terrace building with a converted basement space. It has a projecting two storey bay window with a flat lead roof to the left side of the front door, which has a simple brick arch detail. The main and rear roofs are of pitched construction separated from the neighbouring properties with brick parapet walls. The original roof covering has been removed and replaced with concrete interlocking tiles.



Plymouth Place Elevation

The majority of the windows have been replaced with white double glazed uPVC framed casement items. The original front door is retained but the rear door has been replaced with a uPVC item.

Layout and Location

The site lies to the south of the River Leam, near to the centre of Leamington Spa. 92 Plymouth Place falls within the south east portion of the Leamington Spa Conservation Area, as defined by Warwick District Council in December of 2006. The Plymouth Place is within 'Area 12' of the Conservation Area and consists of a Victorian brick terrace on the South side of the road. Access to the front of the property is directly from the pavement edge whilst rear access is from a shared pedestrian access alleyway.

Heritage

A desk-based search has been carried out using the Heritage Gateway, Warwickshire TimeTrail, Our Warwickshire and several other resources. There are no records relating to the Plymouth Place and No.92 inpartuicular.

Historic:

The property dates back to mid-late 19th Century and was constructed as part of the Spa Town development.

The property has always been of residential use with no evidence of conversion to alternate use. The property has close links and style cues with the other properties in the conservation area. The property has been used as a HMO before it was purchased by the applicant and is now used as a single occupancy dwelling.

Archaeological:

From inspection, there is no obvious evidence of remains/existing site uses and no known archaeology from the area, however the client is happy to comply with any recommendations put forward by the Planning Department and Local Authority.

Development:

With reference to the Local Authority recent Planning History there have been no alterations to the property, however it is evident that alterations and amendments have been carried out.

Features:

The property retains some of its original features both internally and externally, whilst a lot have been removed. It is the applicants wishes to retain original features where possible.

Impact:

The proposed alterations are to be carried out in a sympathetic manner to the original building and surrounding properties whilst trying to improve the layout and useable space of the property. The glazed side extension is designed as per the guidance laid out in the Councils Residential Design Guide.

Work will be undertaken with reference to the Guide to conservation area and the guidance of the Local Authority Planning Department and Conservation Officers.

It is the applicants desire to minimise the impact on conservation area in general.