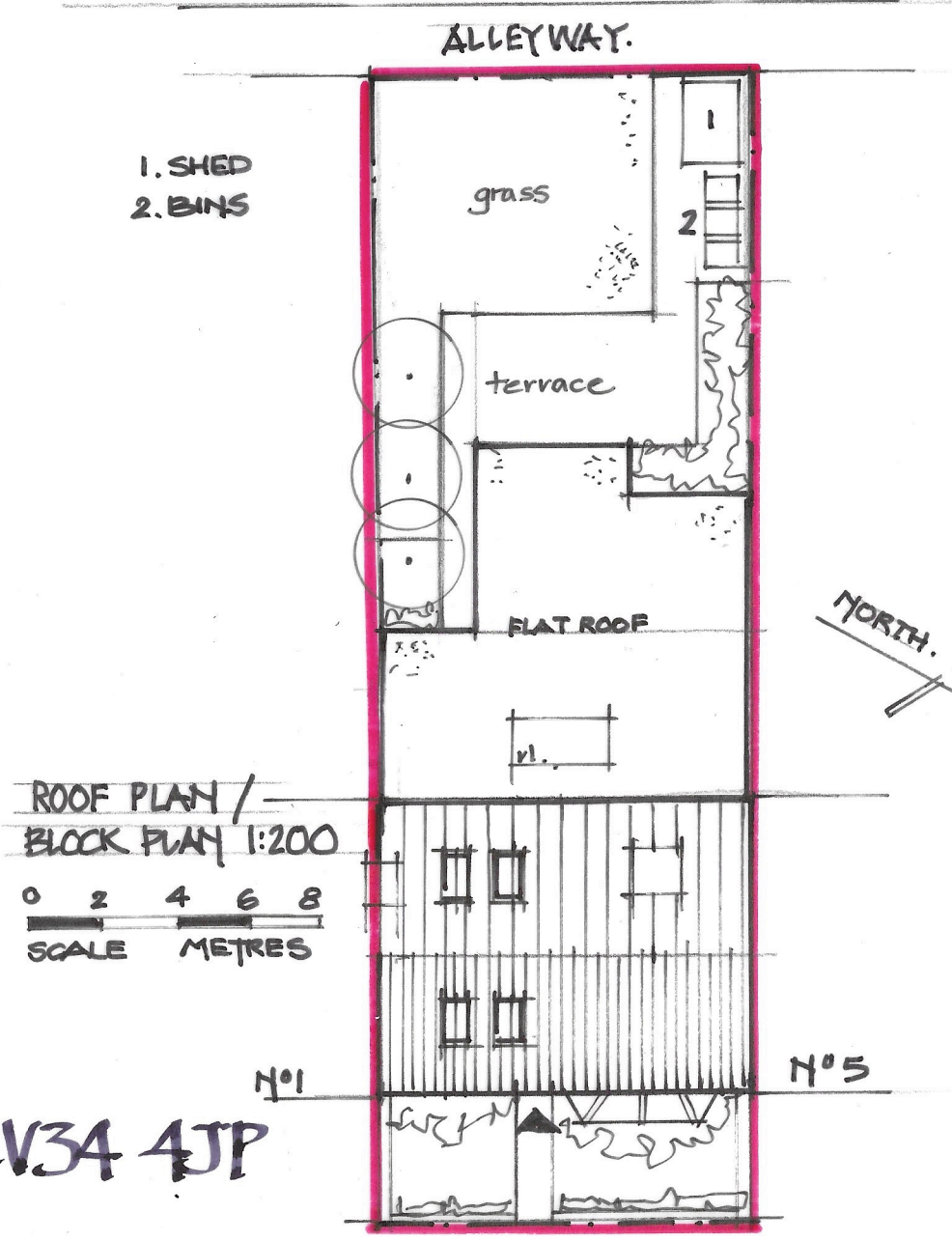



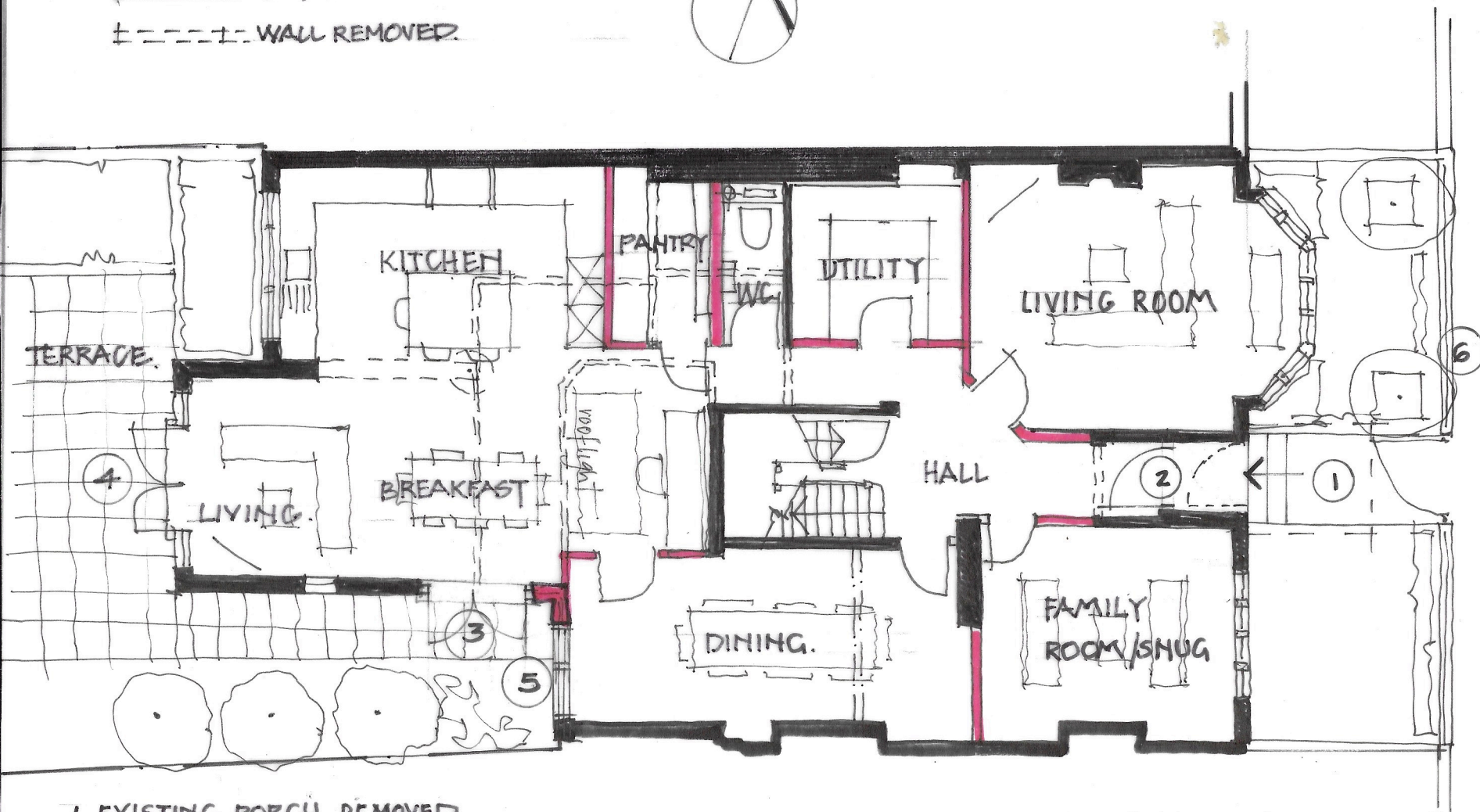




Nº3 CAPE ROAD • WARWICK • CV34 4JP



-  EXISTING WALL  
 NEW WALL  
 WALL REMOVED



PAVEMENT.

CAPE ROAD.

1. EXISTING PORCH REMOVED

2. EXISTING RELOCATED BACK TO ORIGINAL LOCATION.

3. NEW DOORS

4. NEW DOORS/SCREEN

5. NEW WINDOW.

6. NEW RAILINGS ON APPROVED WALL.

GROUND FLOOR PLAN.






PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

PROPOSED GROUND FLOOR  
SCALE 1:100  
DRG N° 2021.02.

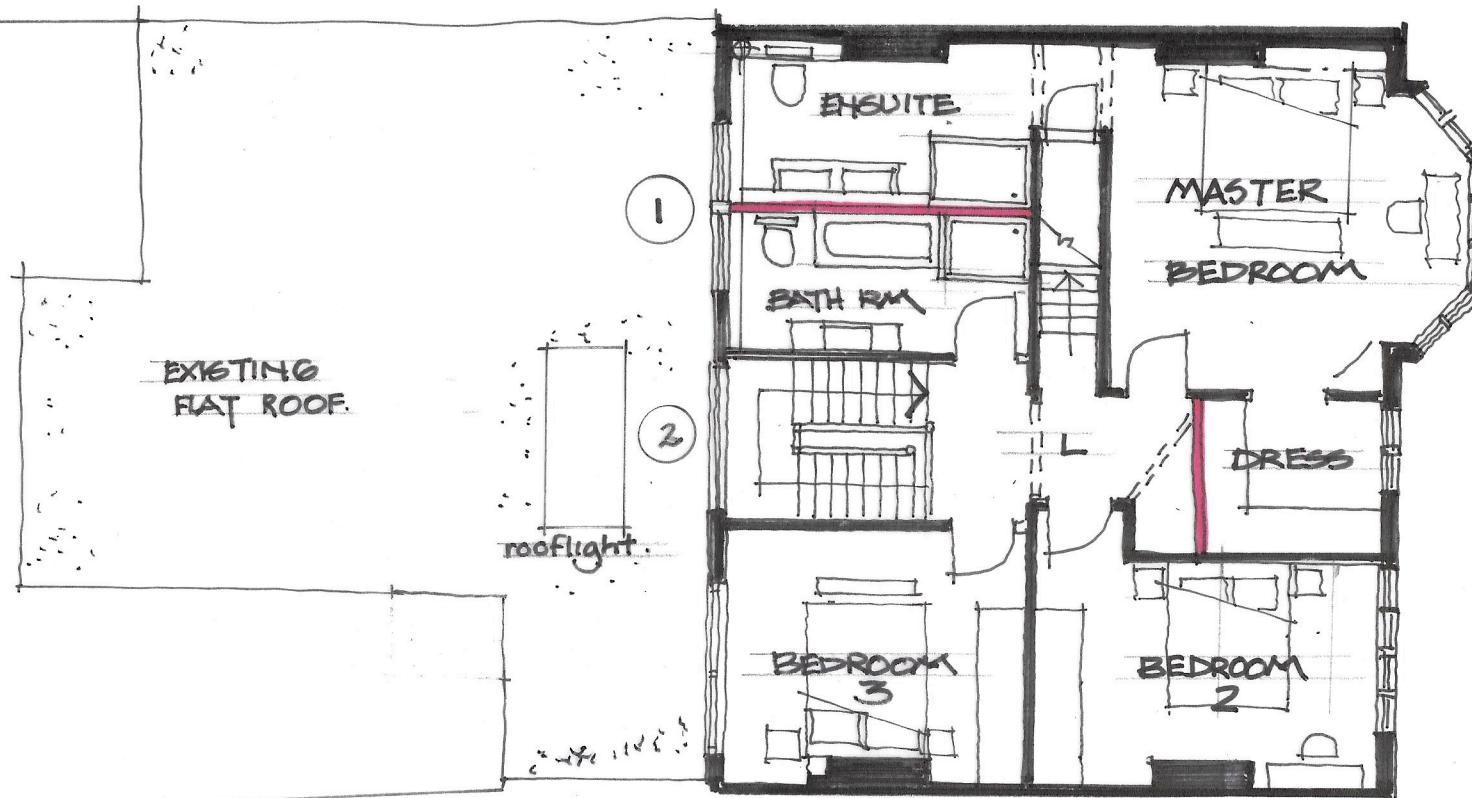
N°3 CAPE ROAD • WARWICK • CV34 4JP



-  EXISTING WALL
-  NEW WALL
-  WALL REMOVED



NORTH.



- 1. NEW WINDOW.
- 2. WINDOW TO STAIRS ENLARGED.

FIRST FLOOR PLAN

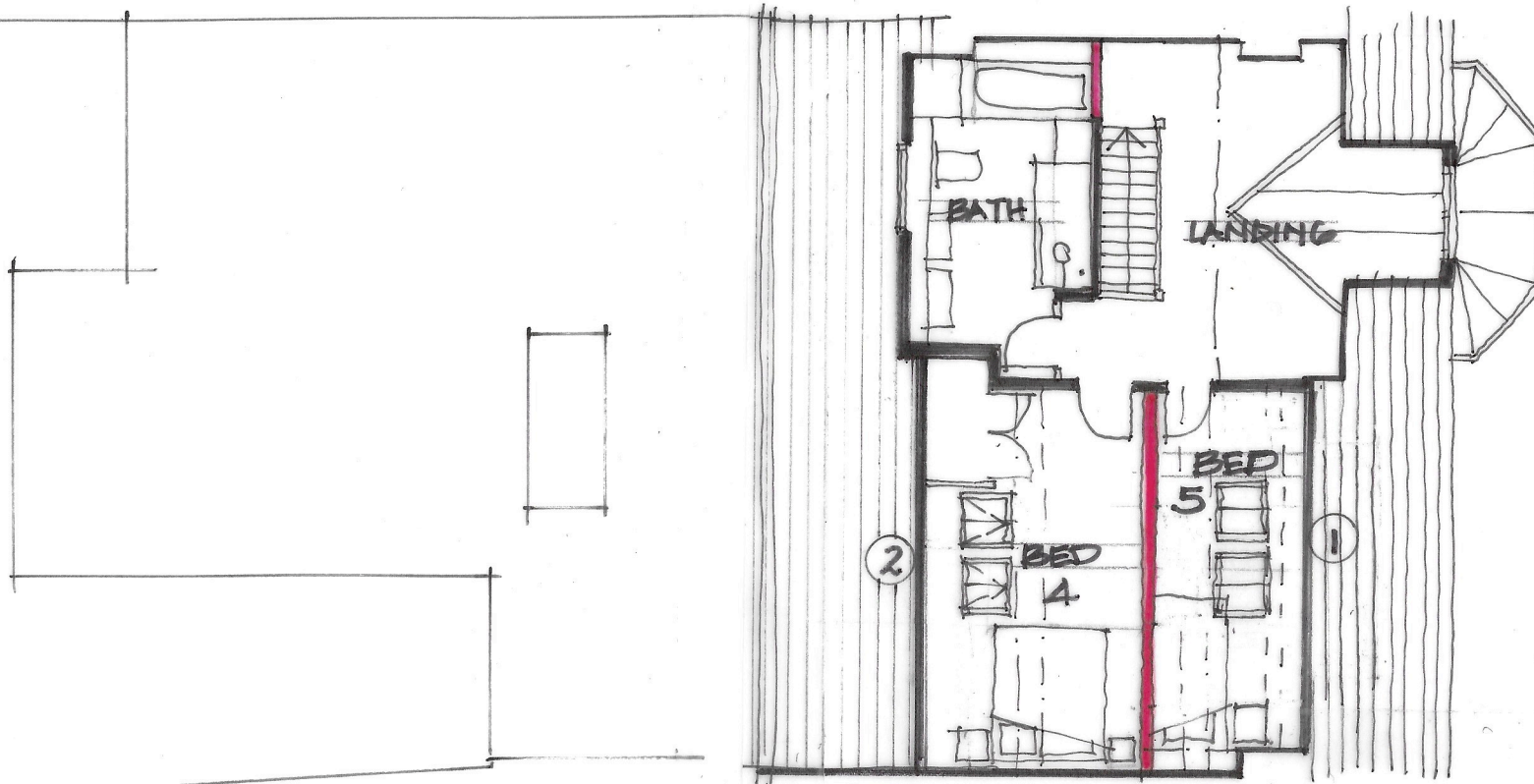


PROPOSED ALTERATIONS  
Nº3 CAPE ROAD  
WARWICK

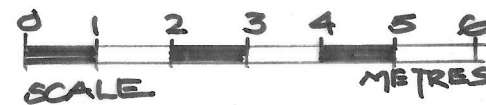
PROPOSED FIRST FLOOR  
SCALE 1:100  
DRG Nº 2021.03

Nº3 CAPE ROAD - WARWICK - CV34 4JP

- ===== EXISTING WALL
- ===== NEW WALL
- WALL REMOVED



SECOND FLOOR PLAN



PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

PROPOSED SECOND FLOOR  
SCALE 1:100  
DRG N° 2021.04

N°3 CAPE ROAD · WARWICK · CV34 4JP





1. EXISTING PORCH REMOVED
2. CONSERVATION ROOF LIGHTS
3. RAILINGS TO BRICKWALL.

ELEVATION TO CAPE ROAD



PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

N°3 CAPE ROAD • WARWICK • CV34 4JP

PROPOSED FRONT ELEVATION  
SCALE 1:100  
DRG N° 2021.05



REAR ELEVATION.

1. CONSERVATION ROOFLIGHTS
2. NEW WINDOW TO BATHROOMS
3. NEW DOORS + SCREEN TO LIVING AREA (CRITAL)
4. NEW FULL HEIGHT WINDOW TO DINING RM. (CRITAL)
5. WINDOW TO STAIRS ENLARGED.






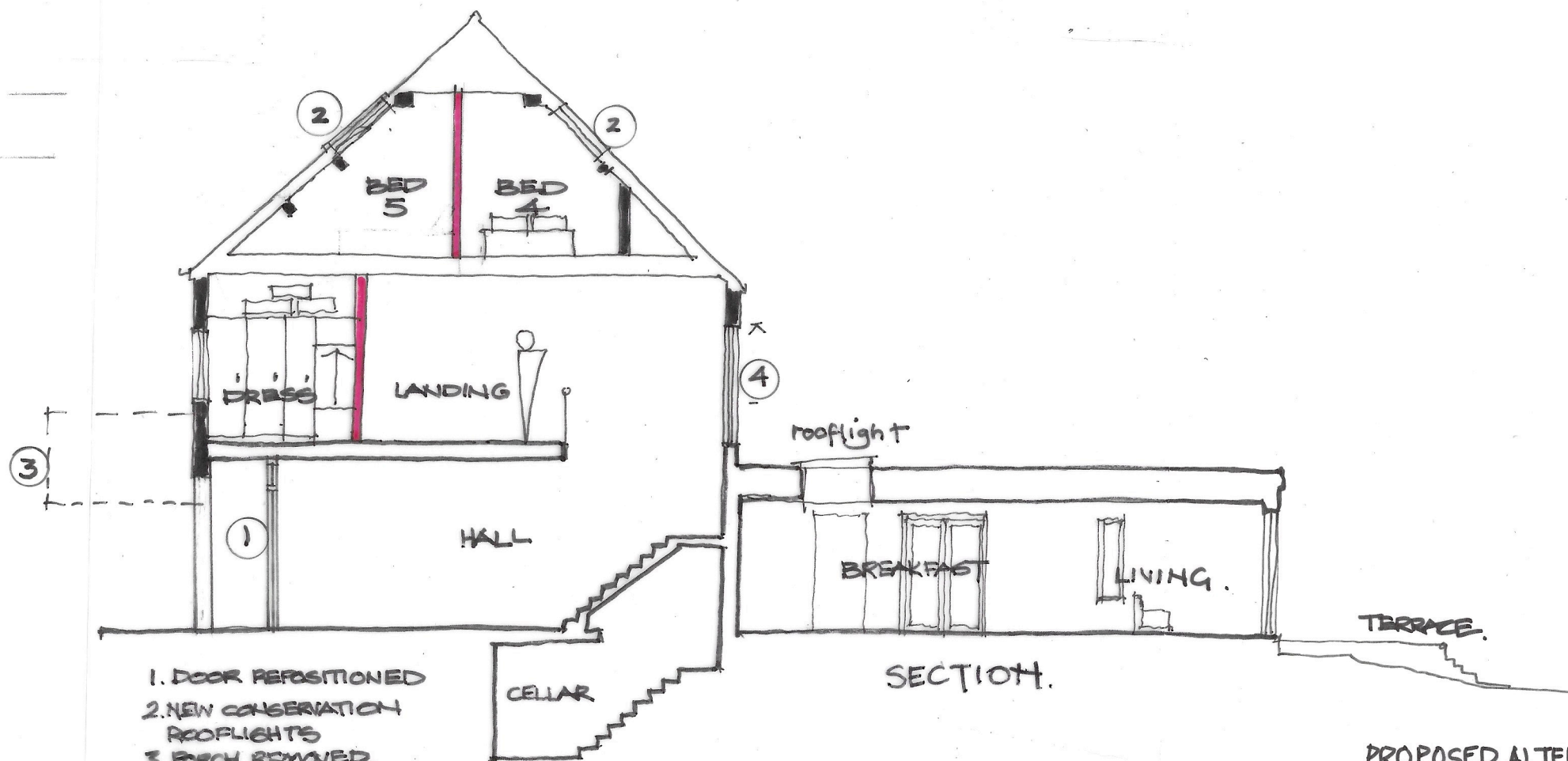
PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

PROPOSED REAR ELEVATION  
SCALE 1:100  
DRG N° 2021.06

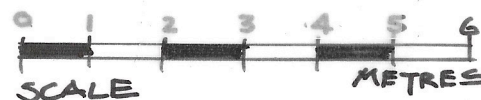
N°3 CAPE ROAD • WARWICK • LV34 4JP



-  EXISTING WALL  
 NEW WALL  
 WALL REMOVED.



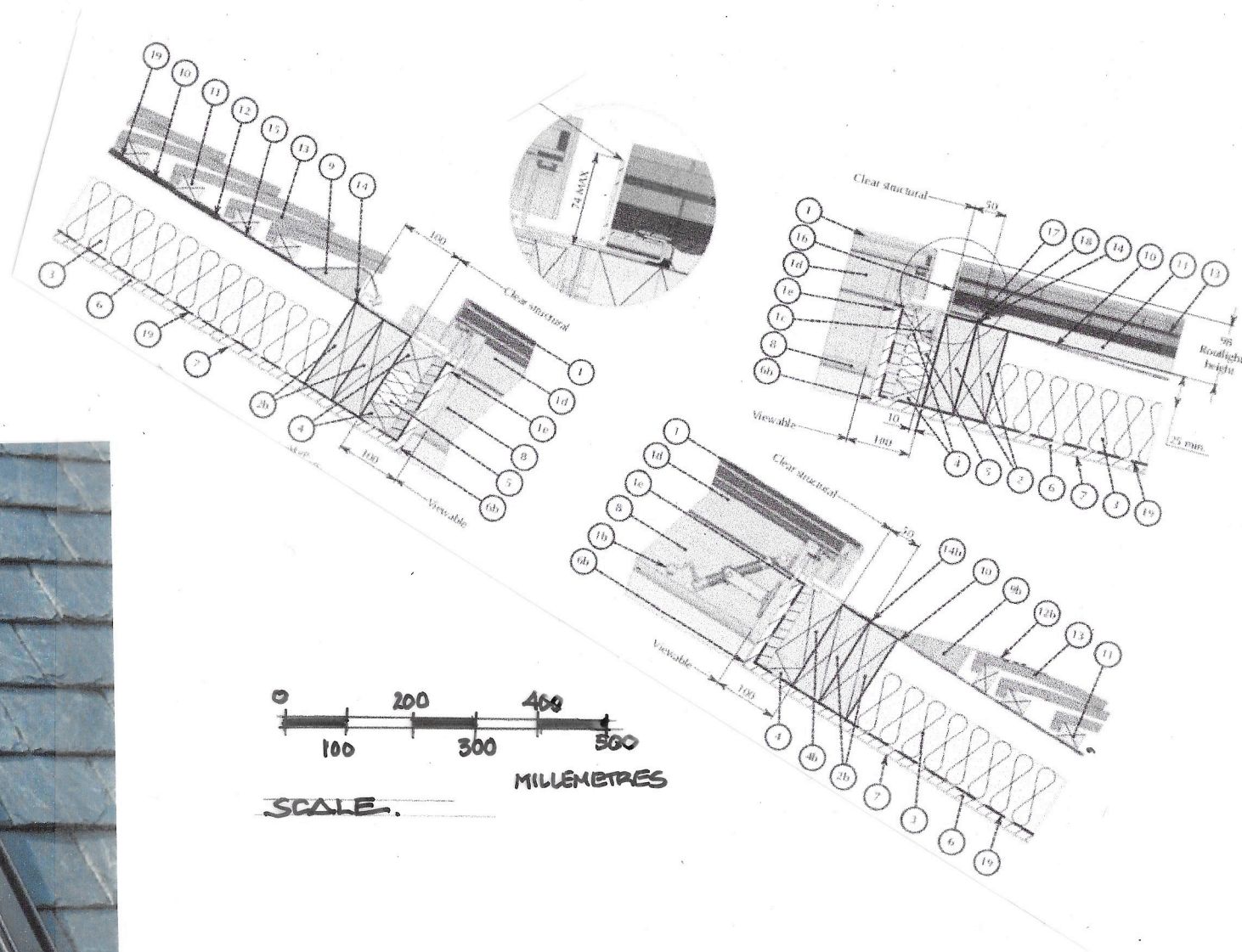
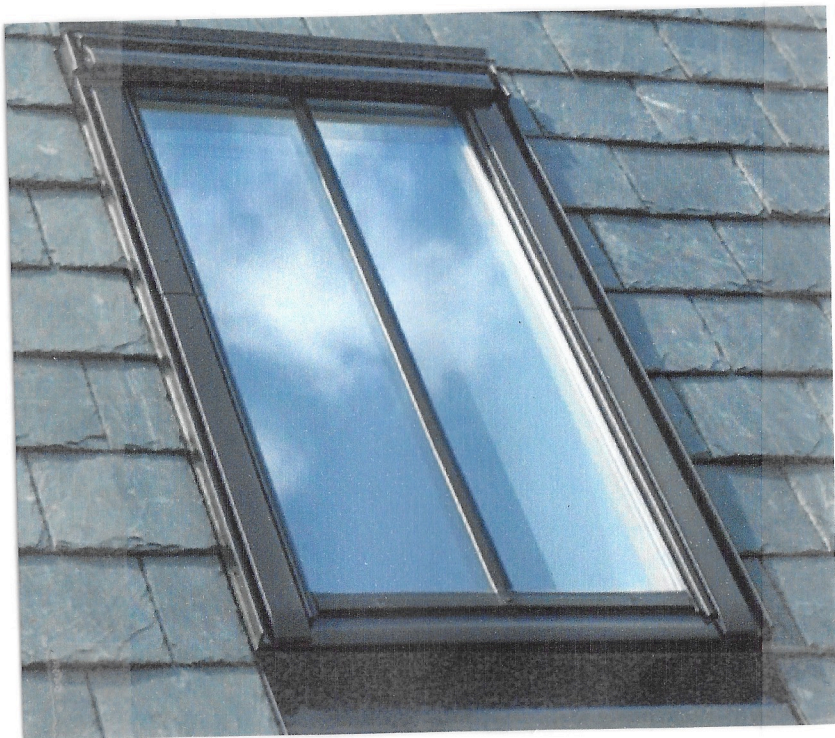
1. DOOR REPOSITIONED
2. NEW CONSERVATION ROOFLIGHTS
3. PORCH REMOVED.
4. WINDOW TO STAIRS ENLARGED.



PROPOSED ALTERATIONS  
 N°3 CAPE ROAD  
 WARWICK

PROPOSED SECTION  
 SCALE 1:100  
 DRG N° 2021.07

N°3 CAPE ROAD · WARWICK · CV34 4JP



PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

ROOFLIGHT DETAILS  
SCALE 1:10  
DRG N° 2021.08

N°3 CAPE ROAD • WARWICK • CV34 4JP



0 10 20 30 40 50  
SCALE cm

NB\*  
ALL WROUGHT IRON RAILINGS  
PAINTED BLACK.

DETAIL 1:1

10mm  
DIA.

1100mm (varies)

0 1 2 3  
SCALE. METRES

35mm x 35mm POST

EXISTING  
RED BRICK

BLUE BRICK

SECTION 1:10

ELEVATION TO CAPE ROAD 1:50.

PROPOSED ALTERATIONS  
N°3 CAPE ROAD  
WARWICK

DETAILS TO WALL/RAILINGS  
SCALE  
DRG N° 2021.09

N°3 CAPE ROAD • WARWICK • CV34 4JP

## DESIGN AND ACCESS STATEMENT.

No. 3. Cape Road, Warwick

### PROPOSAL

The application is for conservation consent / planning approval to the above property for the removal of the modern porch, the setting back of the original front door to its original location, installation of conservation roof lights to the front and rear elevations and the addition of railings to the front boundary wall.

### HISTORY

Planning permission was granted in 2020 ref W/20/298 for the change of use of the property from a doctor's surgery to a dwelling together with some external alterations. Included in that application were some internal alterations. The application, apart from the change of use, removed the disabled ramp to the front and reduced the porch size. Approval was given for the realignment of the front boundary walls.

### PROPOSAL

The proposal is to remove the non-original porch completely to expose the original entrance detailing and to set the existing front door back to its original position. Similar detailing can be seen lower down the street. Wrought iron railings are to be added to the front elevation as indicated on drawing 2021.09. These will give an open sense of enclosure and presence to the property. Similar railings are on the adjacent property. Conservation roof lights are added to the second floor to the front and the rear to provide light to the bedrooms which are created within the existing roof space. No extra floor space is created.

The drawings also indicate alterations to the interior which differ from those approved under W20/298. It is confirmed that these alterations do not require planning approval. No additional floor space is created.

### LANDSCAPE

The existing rear garden is completely overgrown. This will be fully restored back to a domestic garden with terrace and lawned area.



HERITAGE STATEMENT  
No 3 Cape. Road  
Warwick

HERITAGE ASSET

No. 3 Cape Road is not a listed building but lies within the conservation area. The area has a collection of Victorian and Edwardian properties. No. 3 Cape Road was originally an Edwardian Terrace private dwelling which was converted into a doctor's surgery some 48 years ago. The front elevation has some fine detailing and the property contributes to the historic street scene.

ASSESSMENT OF IMPACT

The proposal is to remove the incongruous front porch, set the original door back to its original position, add black wrought iron railings to the front boundary wall and add conservation roof lights to loft space.

MITIGATION OF IMPACT

The proposals have no detrimental impact; in fact, they have the reverse. The front elevation is to be restored back to its former glory. There is no adverse effect on the street scene or neighbours.