

Heritage Statement

86 Radford Road, Leamington Spa, CV31 1JX

Proposed loft Conversion including erection of rear dormer window and conservation rooflight.

Planning Application - W/21/0070



Heritage England Listing - The property is not listed on the Heritage England website.

Proposals

The proposal seeks to obtain planning permission to add a small dormer window to the rear elevation to facilitate a loft conversion.

The new dormer will be finished in materials to match the existing property and will not compete with the existing architectural features of the building and maintain the character of the existing property. The size of the dormer does not dominate the building in scale, being subordinate to the adjacent main property.

The property lies within the Royal Leamington Spa Conservation Area 11 which contains properties with the features as indicated below;

- Small scale mid/late 19th Century terraced houses.
- No front gardens.
- Small bay windows, mixed window types scope for reinstatements.
- Brickwork, slate with concrete roof.
- Narrow streets.
- High walls enclosing rear garden.
- Narrow back access passages with bricks and granite set.
- Some old lampposts.
- The Cloisters - former stables - significant rendered mews building with clay tile roof.
- Former bakery building of significance - now converted to housing.

Impact on Heritage Asset

Due to the existing form of the rear elevation and the additions to other similar properties within the road, it is argued that such extensions in this location will not harm or affect the historical significance of the conservation area.

Mitigation of Impact

The minor alterations proposed are designed sensitively so as not to impact the historical plan form of the dwelling and minimise the removal of any architectural features as well as protecting the privacy of the neighbouring properties.

Conclusion

These proposals are designed sensitively to impact positively on the conservation area and improve the existing building. Overall it will enhance the character of the heritage asset and ensure its future preservation.

Access & Parking

Pedestrian and Vehicular Access to the property will remain as existing.