

Heritage Statement

175 Rugby Road, Leamington Spa, Warwickshire , CV32 6DR.

Overview

Heritage Category: Not listed
Conservation Area: Yes – Leamington Spa Conservation Area
Article 4 Direction: Change of use from C3 to C4 requires planning permission
Permitted development rights removal for single house dwelling
Smokeless Zone: Yes
Statutory Address: 175,Rugby Road

Location

Statutory Address: 175, Rugby Road
County: Warwickshire
District: Warwick (District Authority)
Parish: Royal Leamington Spa

1. INTRODUCTION

1.1. This Heritage Statement is to accompany a planning application for a side and rear extension with reinstatement of original features to external facade, basement conversion and internal layout improvements to 175 Rugby Road, Leamington Spa.

2. IDENTIFYING THE HERITAGE ASSET

2.1 The site is on Rugby Road which is located North Leamington approx. a mile away from the town centre. The building is located on the end terrace in a row of residential properties between Gunnery Terrace and Percy Terrace. The existing property is not listed but the site does fall within a designated Conservation Area.

The site is occupied by a Regency style building and has a foot print of 238m² with 174m² accommodation space. It is currently used as a 5 bedroomed residential property with rooms on ground, first and second floors consisting of living, kitchen, bathroom, wc and bedrooms. The property has a row of shops and a bus stop located directly opposite the property and is a 15-20 minute walk to Leamington Spa train station for further travel.

The site is located in a mixed use area with residential, retail and commercial uses in close proximity.

3.0 ASSESSMENT OF IMPACT AND MITIGATION

3.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

3.2 The existing appearance of the external elevations have in the past have had architectural features removed such as finials, cornice details, render bands, timber sash windows and doors replaced with a combination of upvc and aluminium windows and doors. These are very detrimental to the appearance of the building in relation to adjacent properties.

3.3 The proposal involves the repairs /reinstatement and renewal of existing architectural features to the approval of the conservation officer as detailed in exterior treatment below.

3.4 It is considered that the internal layout is the most effective and appropriate form of design to achieve the required space for this residential domestic dwelling respecting the setting, appearance and character of the conservation area.

4.0 PROPOSED MITIGATION MEASURES

5.0 PROPOSAL

5.1 The proposal is to improve the facilities of this residential property by redesigning the internal layouts, demolishing the flat roof single storey ground floor bathroom located at the rear, improving the layout of the kitchen and dining areas, providing en-suites to bedrooms and a new bedroom and games room in the basement.

5.2 In order to provide this a two storey extension is proposed to the side over the existing garage along with an infill kitchen extension to the rear and conversion of the existing basement.

6.0 EXTERIOR

6.1 The front and new side elevations would be within keeping of a property of this style and nature within this conservation area, reinstating the render bands, cornice details, feature wall and missing finials that have previously been removed.

6.2 The existing aluminium and upvc windows and doors will be replaced with a new timber door and sash/casement windows to match the originals on other similar properties on this terrace. The existing upvc clad and felt flat roofed dormer window to the front elevation will be reclad in code 4 lead to apron and cheeks and leadwork to flat roof. The new proposed dormer window to the rear will be of the same construction.

6.3 The proposed design will match existing render, cornice and facade feature detailing with the aim to blend in with existing properties on the terrace with original features in the conservation area.

7.0 INTERIOR

7.1. The internal layout of the building has been redesigned to improve the facilities of this residential property by redesigning the internal layouts, demolishing the flat roof single storey ground floor bathroom located at the rear, improving the layout of the kitchen and dining areas, providing en-suites to bedrooms and a new bedroom and games room in the basement.

7.2 The layout of the existing basement, ground, first and second floors has been altered to use the dwelling in a more efficient way. The ground floor bathroom extension and tandem garage have been removed together with the narrow staircase to the existing loft bedrooms. Layout and use have been improved with

the addition of an effective designed kitchen, en-suites to bedrooms, new study and efficient use of the large basement area to a cinema/games room.

7.3 The proposed design involves forming new openings in the existing solid walls, removal of existing stud walls and incorporation of new stud walls to suit the new design.

7.4 The current condition of all interiors is in a very dilapidated including the state of the plaster work to ceilings and walls and the proposal is to carry out repairs and renewal works.

7.5 The application includes for internal changes including restoration of original elements and features where existing.

8:0 Photographs



Figure 1
Existing front elevation 175 Rugby Road with missing render bands, finial, cornice detailing and aluminium/upvc windows and door.



Figure 2
Photograph of property in conservation area with original render bands, cornice detailing, finial, timber windows and door.

9.0 CONCLUSION

9.1 It is considered that the proposal is sensibly designed, proportioned and respects the setting, character and appearance of buildings within this conservation area.

9.2 The design proposal is sympathetic and in keeping with the original historic features of the property.

9.3 The proposals are considered to positively contribute to the character, appearance and setting similar to other properties in the conservation area reinstating original architectural features and the historic context of the building.