

Design and Access Statement

The existing house is a Victorian red brick semi-detached dwelling in Leamington Spa within the local conservation area. The property is set back from the main road and sits behind a Supported Living House (originally Huntley Lodge). Access to the site is via a shared drive from Northumberland Road that is framed with mature street trees and brick piers. The existing house was originally built as a coach house belonging to Huntley Lodge, which dates back to the late 19th Century, and among its various outbuildings, it included the coach house, which was converted in the 19th Century and again in 1919. The property was more recently remodelled in the 1980's and a separate carport was built with a solid tiled roof and steel frame. The property is unlisted.

The current owner had a pre-application discussion with Emma Booker, and subsequent discussion with Conservation Officer, Zoe Herbert on 5th August 2020 to discuss replacing the existing carport. It was stated that as the property and development site are set back from the road there would be no effect on the character of the street and therefore there would be no objection to the principle of the proposed development.

This application seeks permission to demolish the existing carport and shed structures and replace with a highly efficient carport with integrated shed store, and home office above.

The principle design with carport and studio above was permitted for the adjacent development: W/20/1207 | Part demolition of existing buildings, retention of Huntley Lodge frontage to Northumberland Road and retention of existing substation. Erection of 3 no. detached dwelling houses, together with access from Northumberland Road and associated engineering and landscaping works. | Huntley Lodge, 47 Northumberland Road, Leamington Spa

The building has been designed very carefully in a contemporary style so that it does not compete, or devalue the original coach house, whilst being in-keeping with the architecture of the existing building. The building height has only increased as necessary to the use of the proposal, and remains subservient to the main house. The volume of the building is intended to be a simple form so that it fits appropriately as a replacement to the carport.

The materials proposed were carefully considered. It was originally thought that a brick and tile surface treatment would be appropriate, however, as the design was developed, it became apparent that the building would start to compete with the main house, and therefore a decision was made that this structure should be timber clad with a metal roof.

The detailing to the timber cladding will be very simple . It is proposed to use vertical timer boarding laid in a simple relief pattern to give some texture to the proposed building (see appendix 2 photo for an example). Initially, a large raised dormer was accepted in principle; as the design has evolved, it is proposed to have a glazed screen on the courtyard elevation, which only looks into the parking area of the existing coach houses. The glazing proposed elsewhere is within the roof slope and only where necessary.

It is intended that the space above the carport will only be used as a home office, and an ancillary use to the main house. As it is detached we have allowed for facilities. Access to the home office is via an external staircase from the garden of the main house.

In the pre-application the two gate piers were noted as adding character to the street and building. We consider the existing pier on the left to be modern, however the pier on the right, next to the main house matches the Victorian house bricks and does seem to be original (see appendix 1 photo).

We have therefore retained this in the design to address the pre-application comments, and have brought the front of the structure down on the left to create a balance.

Appendix 1 - photo showing existing carport



Appendix 2 - example of style for proposed timber cladding

