

DESIGN AND ACCESS STATEMENT



Location: 1-11 Charlotte Street, Leamington CV31 3EB

Proposed Development: Replacement of Rear External Doors

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1. Introduction

This Design and Access Statement supports the Planning Application for the Replacement of two rear external doors. This has been provided on behalf of our client and should be read in conjunction with the supporting documentation included in the application.

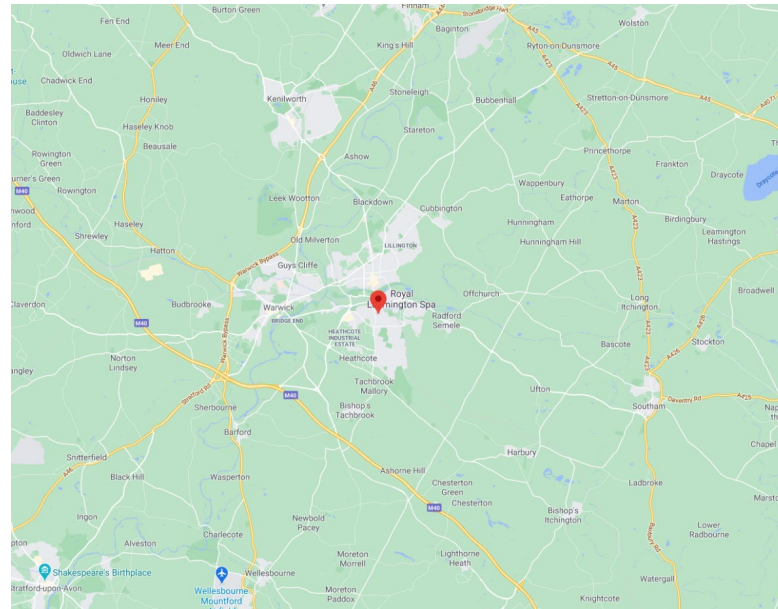
2. Site Location

The site is located in the of Leamington Spa. Within the West Midlands county of Warwickshire. The site is situated half-way along Charlotte Street off Tachbrook Road.



Site Location

Source: GoogleMaps



Area Location

Source: GoogleMaps

3. Site Appraisal

The application site sits in the middle of Charlotte Street, itself South-East of the Leamington Spa centre.

The site is within Area 3 of the Royal Leamington Spa Conservation Area as show to in the image to the right.



Charlotte Street
Source: Googlemaps



WARWICK DISTRICT COUNCIL
www.warwickdc.gov.uk

Southern Approach Charlotte Street, Claremont Road, Ranelagh Terrace

- Part of early 19th Century planned south town which was not completed.
- Charlotte Street contains part of early 19th Century grand scale terraces (all listed).
- North side of Charlotte Street early 19th Century terraces distinctly different to South side which was developed late 19th Century as smaller houses.
- Original social difference of both sides of the street defined by the architecture.
- Ranelagh Terrace small late 19th Century terraces on south side, and redeveloped gas works site on north side.
- Claremont Road mid 19th Century distinctive development of Chalet style house with later infill on north side.
- Maintenance of unlisted houses in Claremont Road important - Need for significant reinstatements and restoration.
- Important historical development from large houses in Charlotte Street and Claremont Road to smaller terraces developed in late 19th Century, indicates changing character of this area in the 19th Century.



Royal Leamington Spa Conservation Area



AREA 3

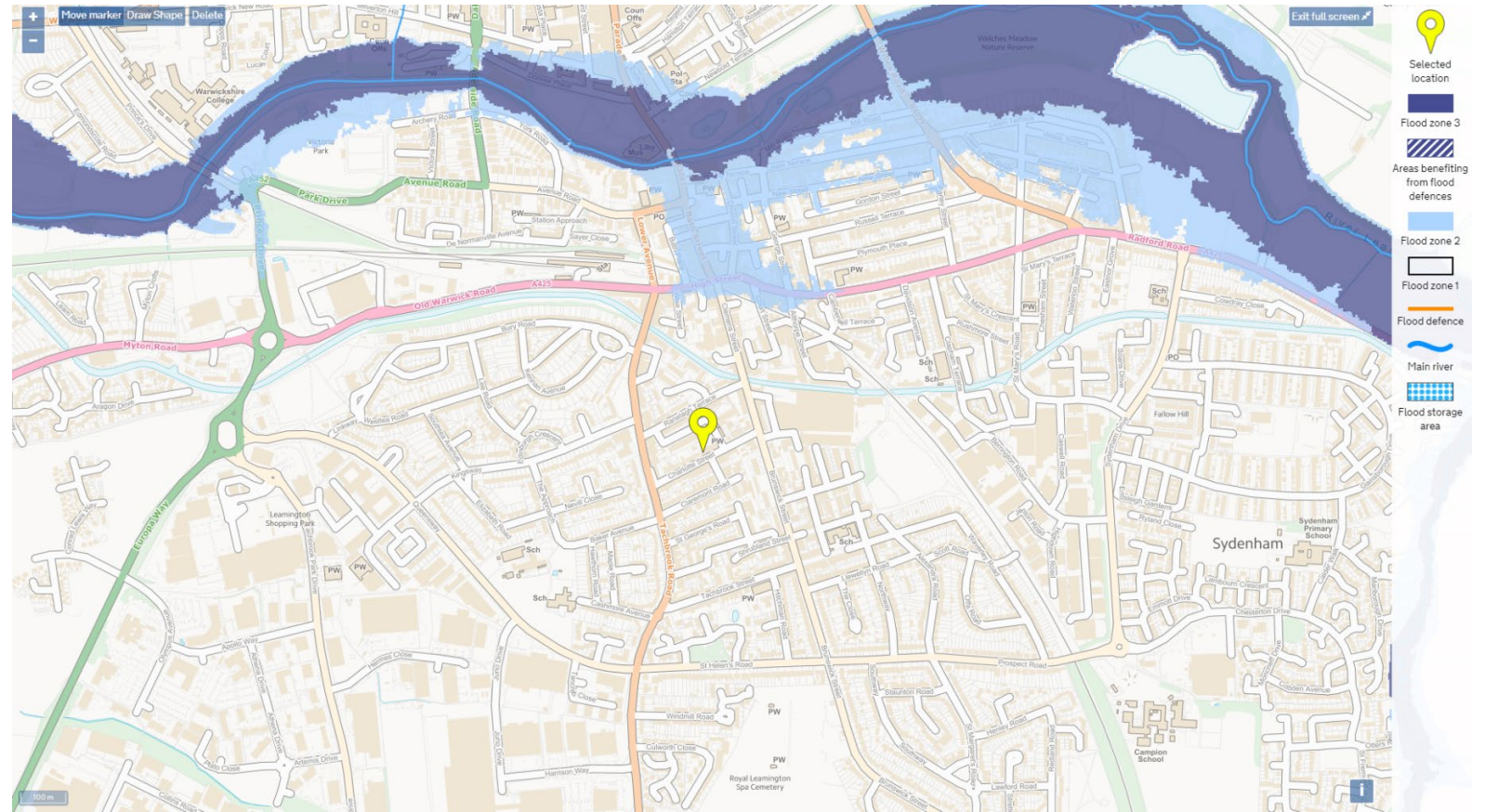
Southern Approach Charlotte Street – Royal Leamington Spa Conservation Area
Source: Warwick District Council

4. Use

This property is solely domestic

5. Flooding

As can be seen by the Flood Risk map provided by the government website to the right the site is not within any flood risk zone.



Source: flood-map-for-planning.service.gov.uk

6. Proposal

This application is for the Replacement of two rear facing external doors to the property. The existing doors as seen below are constructed from timber with the panes of glass not being of a safety/ security standard. The application seeks approval to replace both these doors with 304 grade stainless steel doorsets.

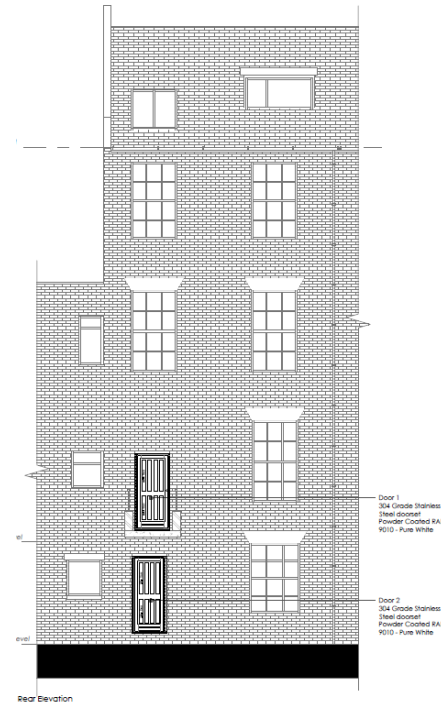
The design of the replacement doors has been carefully considered to ensure that they match the existing in terms of colour and style but with the advantage of safety and security that modern doors offer. This will ensure the character of the building is not adversely affected by the proposal. The new doors will incorporate 11.5mm laminated glass panelling to match the style of the existing doors where all appropriate ironmongery will be included.



Existing Door 1 to be replaced



Existing Door 2 to be replaced



Site Plan