

Heritage Statement

14 Guys Cliffe Terrace, Warwick, CV34 4LP

Proposed erection of single storey rear extension.

Planning Application W/21/0885



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

The Property falls within the Warwick Conservation Area 1

Features as below,

Coten End formed part of a medieval Garage GUY'S CLIFFE TERRACE agricultural 11 17 22
Garage 5 settlement Works outside the historic core of Warwick. The area saw substantial mid
Youth Centre Millwrights Arms (PH) Victorian 21a urbanisation. Largely residential PH EI Sub Sta
Substantial Coten End Primary School terrace and villa Coten End Primary School development
fronting Coten End and Emscote Road with large front gardens. Smaller scale, typically Victorian
terraced properties along Broad Street and Guy's Cliffe Terrace. Domestic plots from 5-20 m wide.
Generally two-four storeys, including basements and attics. The timber framed Millwright Arms
Public House forms a notable landmark building. Medieval origins but generally mid Victorian,
Edwardian. Modern 20th Century additions, extensions. Timber framed, brick, tile and slate.
Interesting use of dark grey facing bricks to 3-17 Emscote Road. Includes ten Listed buildings. No
Scheduled Ancient Monuments. Between 50 Coten End and 2 Emscote Road a wide landscaped
strip forms a physical and visual link with St. Nicholas Park. Coten End and Emscote Road form
a major vehicular link and connection with Leamington and experience high traffic levels. Loss of
enclosure and poor visual quality to the forecourt and car park (to the side) of the Millwright Arms.
Loss of enclosure and poor visual quality looking west along Coten End. Poor urban quality looking
north east along Wharf Street; the railway embankment forms a significant edge barrier

Proposals

The proposal seeks to obtain planning permission to add single storey rear extension to the property to form a new family kitchen.

The design for the rear extension is tiled and traditional parapet wall and will not compete with the existing historic architectural features of the building. The size of the extensions does not dominate the building in scale, being subordinate to the adjacent main property.

Impact on Heritage Asset

Due to the existing varied form of the rear elevation and the additions to other similar properties within the terrace, it is argued that such small-scale extensions in this location will not harm or affect the historical significance of this building.

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 historic dwelling and improve the current tired 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.