

# Heritage Statement

**Autumn House, 15b Wellesbourne Road, Barford, Warwick CV35 8EL**

Erection of a single storey front extension.

**Planning Application - W/21/1026**

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

**The Property falls within the Barford Conservation Area**

**Character of the Conservation Area,**

Barford is a large village, much of which is contained within the Conservation Area and including significant thoroughfares of Bridge Street, Wellesbourne Road, Church Street and High Street. The character of the village is defined by the diversity of historic properties both listed and unlisted which line these four streets. Whilst most of the village was at one time owned by the Sherbourne Estate, the majority of houses are now privately owned and restored accordingly. As the character relies on the diversity of historic building types, it is important that each are maintained to high standard, poor quality alterations or extensions should not be permitted, such as UPVC windows. Where properties have front gardens or are set within their own grounds, there are significant brick and stone boundary walls which form part of the character of the village and need to be maintained both in height and quality of material. There are also a significant number of mid to late 20th century housing developments within the Conservation Area boundary, in particular, on the north side of High Street leading down to the river. Some of these are of a high standard of design and this quality should be maintained by the insistence on like for like replacements where works are proposed. Some large properties exist in their own grounds at the site of former Barford Hill House. The maintenance of these as single dwellings is paramount to the character of this part of the Conservation Area. Further infill of new dwellings within the Conservation Area should be strictly limited.

There are significant open areas within the Conservation Area which should be protected. These include: -

- The Village Green
- The Character of The River Frontage
- The Playing Fields

**Open Areas and Grounds Around Barford House** There are significant views from Wasperton Lane across the village which depend upon these open areas to maintain the external character of the village. The junction of Church Street, Wellesbourne Road and Bridge Street is characterised by the large Cedar of Lebanon. Bridge Street has a mixture of important eighteenth, nineteenth and twentieth century properties leading to Barford Bridge and open views across the Avon. Wellesbourne Road has a mixture of different period buildings reflecting its historic growth. There are a number of twentieth century houses with mature gardens which now form a foil to the high walls of the grounds of Barford House on the opposite side of the road. Barford House which is Listed Grade II\* and its grounds- have associations with Evelyn Waugh and form a significant open green space within the Conservation Area **Important Views** There are important views into the Conservation Area from Barford Bridge and Hareway Lane. Within the Conservation Area there are significant views along Church Street and High Street and from Bridge Street also Wellesbourne

Road to the junction with Church Street. There are significant views of the Parish Church which is situated on the bend of High Street. There are also fine views along the river frontage on the northern boundary of the Conservation Area and through the wooded approaches to the village from Barford Hill. There are a number of views where mature tree belts form an important part of the Conservation area, particularly on Barford Hill and Wellesbourne Road

## **Proposals**

The proposal seeks to obtain planning permission to add single storey extension to the front of the property to form a new sitting room.

The design for the extension is mainly glazed to maintain the character of the existing 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 simple form of the front elevation 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.