

## **PROPOSED ALTERATIONS – BASEMENT AREA AND LOFT CONVERSION**

**10 ST MARYS CRESCENT, LEAMINGTON SPA CV31 1JL**

**2007**

**Proposed Basement area formed to frontage to allow light and ventilation to cellar  
Frontage garden wall rebuilt incorporating piers and railings.**

**Proposed loft conversion to provide additional bedroom  
Lead clad dormer window of traditional design to rear, conservation roof lights to front and rear**

## **DESIGN AND ACCESS STATEMENT / HRITAGE STATEMENT**

### **Existing Site and property. Description of the ‘heritage asset’ of the building and its significance**

The application site is located to the East of Leamington Spa town centre to the South West of St Marys Crescent. It has a frontage to St Marys Crescent of 9m and a depth of 36m and a site area of 350 sqm.

St Marys Crescent curves from its junction with Radford Road to the North (now pedestrian only) and St Marys Road to the East. Arrayed along each side are a series of large semi detached houses.

No 10 forms one of a pair of large semi detached houses of mid 19<sup>th</sup> C construction with painted stucco to the front elevation and brickwork finish to the rear and side.

The houses are of traditional form, having two principal storeys, a part basement, and a slated roof.

The front facing terrace of No 10 is 6.5m wide and 9m deep with a lower rear two storey outrigger extending a further 7.7m with a width of 3.7m.

The front elevation is set back 2.7m from the frontage to St Marys road with a brick garden wall 600mm high with piers 1200 high on the boundary.

The front elevation has a number of period features :-

Arched recessed porch access with keystone, capital and arch mouldings, reached by steps up from street level with fanlight and traditional pattern wooden door,

Bay window to front reception room with 3 deep sash windows and lead canopy roof

Sash windows to first floor.

Stucco finish quoins to corner, dentil eaves detail.

The house is tall and has well-proportioned living rooms (floor to floor height 3.33m)

The frontage has an eaves level of 6.6m above pavement and a ridge level of 9.9m above pavement level.

The rear and side elevations are of brickwork finish and are have a number of sash windows some with brick arch heads, and french doors with fanlight over to rear living room.

The side elevation incorporates two chimneys (internal) which are expressed at roof level.

Internally the house has front and rear living rooms with a kitchen dining room to the rear.

A fine staircase gives access from the entrance hall to the upper floors which provide three bedrooms, and a box room together with a family bathroom and separate wc.

The rear living room and the kitchen dining room open out onto the south facing rear garden area which contains decked areas, shrub beds and lawn.

A storage/garden utility room is attached to the rear outrigger and this and the garden walls to the rear garden boundaries provide privacy and security to the amenity space.

The side of the house provides off road parking and gated access to the rear garden.

The above describes the ‘heritage assets’ of the property.

None are compromised by the proposed development.

The house falls within the Radford Road, St Marys Road and St Marys Crescent Conservation Area WDC - Conservation Area 8.

Details of the attributes of the conservation are given on the attached WDC document.

## **Proposed Loft conversion - assessment of impact on heritage asset**

It is proposed to utilize the existing loft space through its conversion into a bedroom with ensuite facilities.

The existing staircase is to be extended to give access to the upper floor and is to match the existing staircase – newels, handrails and ballusters are to match the existing.

There is to be an intermediate half landing and intermediate and upper landings – see drawings.

The landing at the upper floor level is to give access to the bedroom.

It is proposed to install a traditional pattern, lead clad dormer windows to the bedroom on the rear facing slope of the main roof to provide daylighting to the bedroom.

This dormer (photo of similar and detail provided) and will be in keeping with the conservation area.

In addition it is proposed to install a sash windows to the gable of the main roof to better light the accommodation and provide cross ventilation to guard against overheating.

The new windows are to be of painted timber construction glazed with slimlite double glazed units.

An additional small conservation rooflight is proposed to better light the bedroom together with a conservation rooflight to the ensuite – both of these are on the front elevation.

A small conservation rooflight is proposed to light the staircase on the rear elevation of the main roof.

The existing high level window lighting the stair is to be retained as is the existing arched access to the first floor rear outrigger accommodation, to maintain the traditional character of the house

None of these proposals has any significant impact on the conservation area or the heritage asset of the property.

## **Proposed Basement area formed to frontage to allow light and ventilation to cellar**

It is proposed to form a basement area to the frontage of the building below the bay window and to install new windows into each facet of the bay window wall at basement level to provide daylight and ventilation to the refurbished basement area.

The new windows are to be painted wooden sash windows glazed with slimlite double glazed units.

A plinth wall from blue brick facing brickwork is to face the bay window at basement level and this is to have a bullnose coping brick coping and cant bricks to form the angles.

An 800 wide basement area is to extend from the bay window plinth wall with an upstanding retaining wall rising to ground level, following the profile of the bay and finished with a blue brick coping.

Following the construction of the basement area the garden wall to the frontage is to be reconstructed to the boundary to the same height as the existing incorporating piers to match the existing. Both are to be capped with brick copings and tile creasing. Black finish metal railings with ball motif tops and intermediate verticals are to be installed between the piers to the front and side to guard against potential falls into the basement area.

The area between the basement area retaining wall and the frontage wall is to incorporate plants and shrubs in pots/planters to soften the landscaping.

The construction of the basement area, the basement windows, the basement area retaining wall and the frontage wall and railings follows the existing pattern established at the next door property (12 St Marys Crescent).

The profile of the existing basement stair is to be slackened to provide better access to the basement.

The basement accommodation is to be refurbished and damp proofed. A Utility /Wc is to be installed in the small front chamber.

## **Ancillary alterations**

A bathroom is to be installed in the first floor box room on the front elevation.

An existing modern set of french windows to the kitchen area are to be replaced with a new painted timber casement window to allow the extension of the kitchen worktop. The infill brickwork is to match the existing.

None of these proposals has any significant impact on the conservation area or the heritage asset of the property.

## **Sustainable Development**

The site is in a sustainable location close by the centre of Leamington Spa.

The improvement of the basement by the creation of a light well to give better lighting and ventilation to the existing basement is in line with the existing pattern of development and is inherently sustainable.

The loft conversion and the provision of an additional bedroom is in line with the existing pattern of development and is inherently sustainable.

The proposed development allows more scope for home office working for the occupants and potentially reduces the need for commuting trips.

The design of the proposed alterations is grounded in the use of local renewable resources thus reducing transport impacts whilst benefiting local suppliers and craftsmen.

The alterations are to be undertaken with sustainable materials thus reducing the energy footprint of the development.

## **Conclusion – how the design seeks to limit any detrimental impact to heritage significance**

Refurbishment of the building will fit in with the established pattern of development in the area.

The refurbishment constitutes sustainable development.

The development meets sustainability criteria and seeks to improve the existing building and provide a more usable, better lit and ventilated basement together with an additional bedroom in the existing loft space.

The additional traditionally designed lead clad dormer windows will be in keeping with the conservation area and follow the existing pattern of development.

The construction of the basement area will be in keeping with the conservation area and follow the existing pattern of development.

The volume and form of the building remain substantially as existing.

The works have minimal impact on the surrounding properties.

The existing brick, render and slate finishes are to be retained together with the pattern of fenestration.

The conservation area is not compromised by the proposed development.

Neighbouring properties will not be adversely affected by the proposals.

The adjacent buildings are not compromised by the proposed development, nor is their setting.

Indeed the sensitive refurbishment of the building will lend it a new lease of life and enhance the prospects of the conservation area.

The heritage asset of the existing building and conservation area will not be diminished by the proposals.