

## Development Services

Warwick District Council, Riverside House,  
Milverton Hill, Royal Leamington Spa, CV32 5HZ

Rajkowski Architecture and  
Building  
Mr A Rajkowski  
River Keepers Cottage  
Bridge Street  
Hampton Lucy  
CV35 8BA

**Web:** [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)  
**Email:** [thomas.fojut@warwickdc.gov.uk](mailto:thomas.fojut@warwickdc.gov.uk)

**Direct line:** 01926 456539  
**Your ref:** W/21/2290

**Date:** 05/01/2022

Dear Mr A Rajkowski

**Application No:** W/21/2290  
**Description:** Erection of proposed two storey front and side extension  
**Address:** 8 Carter Drive, Barford, Warwick, CV35 8ET  
**Applicant:** Mr G Dunn

I refer to your application concerning the above development.

I regret that the details you have sent are inadequate and your application cannot be dealt with until the following extra information is received:

- 1 As the proposed development affects a designated heritage asset a Heritage Statement is required, and should include the following:
  - A description of the asset and its significance - If, for example, your building is listed you should as a minimum consult the [Historic England listing](#) entry and the [local historic environment record](#).
  - An assessment of the impact - Outline how your proposed works affect heritage significance, including any impact on architectural and historic merit or setting. Common examples may include damage to historic fabric, removal or blocking of architectural features, and division of a historic layout. You could also include positive impacts that support your application, including revealing historic features and reinstating original proportions.
  - Proposed mitigation measures - Outline how you have designed your proposals to limit detrimental impact to heritage significance. Common examples may include choosing historically sympathetic materials and developing a sensitive design that responds to the historic context of the site or area.

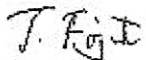
Further guidance can be found on the Council's website - [https://www.warwickdc.gov.uk/info/20377/conservation/1125/heritage\\_statements](https://www.warwickdc.gov.uk/info/20377/conservation/1125/heritage_statements)

**Until the above information is received your application is invalid and cannot be processed further. If this information has not been received by 02/02/2022, then the above application will be treated as having been withdrawn.**

You can send the information required by email to [pcmt@warwickdc.gov.uk](mailto:pcmt@warwickdc.gov.uk).

I look forward to receiving the above details as soon as possible. Please contact me if you have any queries on this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Fojut'.

Thomas Fojut - Planning Assistant

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**Heritage England Listing** - The property itself is not listed on the Heritage England website, however it is adjacent Barford Bridge, listing as below.

Heritage Category:

Listed Building Grade:II

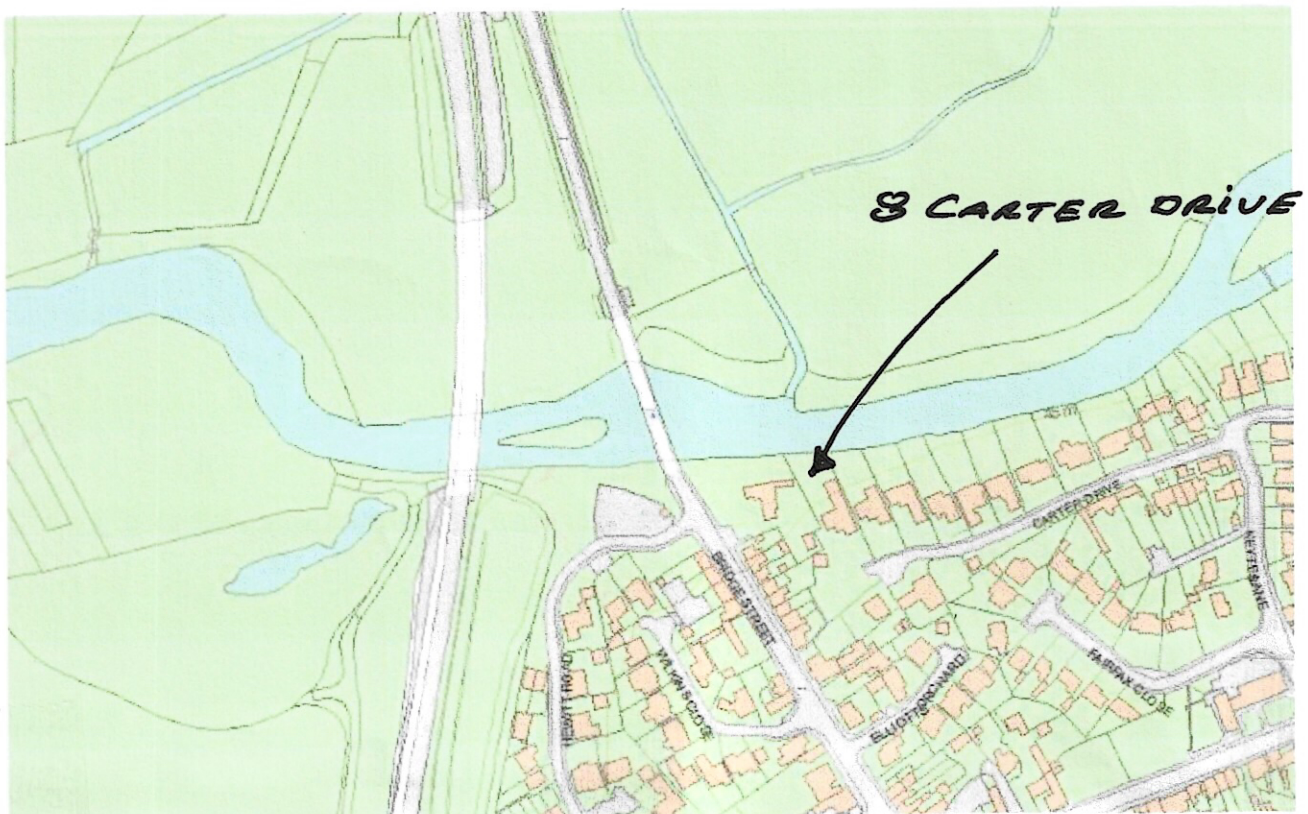
List Entry Number:1319939

Date first listed:11-Apr-1967

Statutory Address: BARFORD BRIDGE, BRIDGE STREET

Circa C18 sandstone ashlar bridge over the River Avon. Five semi-circular arches (four-span river, one on north bank) and two subsidiary round flood water channels at north and south. String course at road level and plain parapet.

## Heritage Statement





## **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 from an important part of the Conservation area, particularly on Barford Hill and Wellesbourne Road

## Proposal

Proposed erection of a two storey front and side extension.

## Impact on Heritage Asset

Due to the distance of the proposal from the historical asset and the simple form of the extensions it is argued that the extension to the front of the existing building will not harm or affect the historical significance of the building.

## Mitigation of Impact

The proposed extensions have been designed sensitively so as not to impact the architectural features of the existing building as well as protecting the privacy of the neighbouring properties.

## Conclusion

The proposed design will provide a balance to the design of the original property the character of the property being enhanced with the additions and will have no impact on the conservation area.