

## 14 Eastfield Road, CV32 4EX

### Design and Access Statement

Eastfield Road is an example of a mews road which would likely have provided stabling and coach houses. It follows the Leamington Spa grid iron layout, whereby Eastfield Road is a mews road at the back of Newbold Terrace East, the principal street running parallel and facing over Newbold Comyn.

Historic records suggest that 14 Eastfield Road is situated in what was once the grounds belonging to 34 Newbold Terrace East. 34 Newbold Terrace East was believed to have been constructed in circa 1828 – 1840 (List UID 1381402). Given its age of construction as an early Regency house it was likely that it would have had its own mews building within its grounds. This is evidenced in historical maps which show evidence of buildings along Eastfield Road and also in the character of the street visible today.

The councils advice for buildings of the 1820's and 1830's is that where there is evidence of two storey mews buildings at the rear of properties of a similar age, two storey infill onto a mews road would be acceptable. It is therefore considered that the principal of 2 storey development on the site of 14 Eastfield Road is therefore acceptable.

The existing building is a non-listed building within the Leamington Spa Conservation Area. It is a bungalow, constructed in around 1991. The building is constructed of a modern red brick with concrete roof tiles and white uPVC windows. There is not evidence internally or externally of any historical features which could have been retained from its former use as a stable block. It is not considered that the existing building makes a positive contribution to the conservation area however, the design of the proposed development should enhance the character of the area.

The proposed development is cognisant of following the principals of a mews road in character. The following table lists the mews road characteristics and describes steps taken to adopt these within the proposed development:

<b>Mews Character / Historic Principal</b>	<b>Design Criteria Adopted for the Proposed Development</b>
Double Doors at ground floor level	<p>The window immediately adjacent to the aperture in the boundary wall has been designed to be double width. The majority of the ground floor apertures have been made double width.</p> <p>Due to the height of the retained boundary wall, very little of the front, ground elevation of the proposed development shall be visible from the street.</p>
Low eaves height	<p>Careful consideration has been given to the eaves height. A study has been done on various properties along Eastfield Road to ensure that the proposed eaves height are low, relative to other properties in the street.</p> <p>Further, the neighbouring property at number 12</p>

	<p>Eastfield Road is considered a more principal building due to its existing size and dual aspect across to Newbold Comyn. The proposed development has been designed to be subservient in nature to its neighbour, ensuring that it has a considerably lower eaves and ridge height.</p> <p>The pitch of the proposed roof has been fixed at around 30 degrees to ensure that the building has a very ordinary front façade which does not detract from its neighbour. It is considered that a steeper roof pitch would have increased the overall height and dominance of the building which is something which has designed to be avoided in these proposals.</p>
Minimal architectural embellishment	<p>The eaves height is consistent across all elevations of the property.</p> <p>The front façade is to be relatively featureless but contemporary.</p> <p>It is proposed to use a slate roof to match the original style of mews properties which will therefore be sympathetic to its surroundings and not alien in nature.</p> <p>The overall height of the building is considerably lower than its neighbour, thereby maintaining a subservient and modest appearance.</p> <p>The existing bungalow is of modern brick construction which does not add to the character of the area. In discussion with the planning department it is proposed that a high quality, cement based, white colour, smooth, render finish shall be applied. The colour white is the same as utilised by its two immediate neighbours and does not introduce a new colour or style to Eastfield Road.</p> <p>A hipped gable roof has been selected so as to minimise the profile of the gable ends of the proposed development and also to correspond with the mews character of the street.</p> <p>No skylights in front façade roof.</p>
Historic boundary walls	<p>A historic wall surrounds much of the property and is to be retained as far as possible.</p>

	Where elements of the wall are to be removed this is only done in order to facilitate access for additional parking as a per planning requirements. Where elements of the wall are to be removed this has been done via increasing the aperture of an existing opening rather forming a new aperture.
No presence of dormer extensions	Whilst it may have been possible to form a dormer extension to the existing bungalow this design has been specifically avoided here.

### Parking Provision

The existing property has vehicular access from off Eastfield Road and allows for one off street parking bay. The current restraint on the ability to provide further off-street parking is caused by the relatively narrow width of the opening within the boundary wall.

An increase in the quantity of off-street parking provision can be achieved by increasing the width of the opening within the boundary wall which would require partial demolition of the boundary wall.

Policy requires 3 off-street parking spaces to be provided, which is achievable however it would require a considerable amount of the boundary wall to be demolished.

As a compromise seeking to balance the conservation preference for retention of the boundary wall vs the requirement to accommodate additional off-street parking, the application includes provision to create 2 off-street parking bays.

On street parking along Eastfield Road is not in a controlled zone and it is therefore anticipated that a third bay could easily be accommodated within the street with an option to overspill to parallel Newbold Terrace East which is also not in a controlled parking zone.

### Access

The building is currently accessible directly off Eastfield Road. There is existing provision for pedestrians via a secondary side entrance and also for a vehicle via a vehicular access. Eastfield Road has a pavement on both sides. All of the above provisions shall be retained.

The existing property is level throughout internally, however there is a small (20mm step) at the entrance. The proposals do not intend to modify the existing arrangement. Access to the proposed upper floor shall be via the provision of a new staircase to meet regulations. External access to the rear garden shall also be retained and it is proposed that a covered walkway will be created on the east elevation to provide shelter above the back door.

No changes are proposed to the existing waste strategy.

## Heritage Statement

The site sits within Leamington Spa conservation area (approximately 75 metres within the boundary which runs close to the east). The site sits outside of the specific Areas as identified within the Leamington Spa Urban Conservation Area Guide, however the street is most reminiscent of a mews road, similar to the description of 'Area 28' within the guide which describes mews roads such as Trinity Street, Plymouth Place and New Street as other such examples.

Eastfield Road was likely to have formerly provided access to the rear of the grander properties which overlook Newbold Comyn. The site is to the north of several listed buildings: those of 34 Newbold Terrace East (List UID 1381402) and 37 + 38 Newbold Terrace East (List UID 1381403). Full descriptions of the heritage listings for numbers 34, 37 and 38 can be found on the Historic England website using the list entry numbers noted.

Historic maps show that Eastfield Road used to be called Rosefield Street and suggest that the site is situated within the former curtilage of 34 Newbold Terrace East. Evidence also suggests that the existing bungalow occupies the former site of stables, and it seems logical that these stables would have historically serviced number 34 Newbold Terrace East or certainly other properties which may have once fronted Newbold Comyn.

34 Newbold Terrace East is a Grade II Listed Building and Historic England records describe that prior to its conversion into flats it would have formed a single residence when it was built in circa 1824 – 1840. The listing records also note that Newbold Terrace was begun in 1828 but not completed for many years. Slightly further to the east are number 37 and 38 which are also Grade II Listed, constructed in circa 1830. Whilst not listed, number 12 Eastfield Road occupies the whole of the plot spanning from the Comyn to Eastfield Road.

The existing bungalow which occupies the site is of little or no historical interest. It was constructed in c.1991 using modern construction materials including concrete roof tiles, modern brick and concrete block cavity wall, modern roof trusses and joists. Internally and externally there is no evidence of any historical materials or features that could have potentially been retained from the sites former use as a stable block. It is considered that although relatively modern, the existing building does not contribute positively to the conservation area, however its relatively modest scale and features means that it does not necessarily detract. The existing building sits in a position set back from the street (roughly centralised in its plot) and the front elevation is broadly obscured entirely from a tall brick boundary wall.

As noted, Eastfield Street would be considered a mews road when in context of its relevance within the Leamington Spa Conservation Area. Mews roads within Leamington Spa typically contain the following general features and Eastfield Road shares some of these:

- Follows the typical grid iron plan.
- Early 19<sup>th</sup> Century mews generally provided mews buildings for stabling.
- Small scale buildings.
- Brick and slate roofs.
- Small windows, sometimes metal casements on cast iron frames.
- High brick walls with red terracotta copings.
- The small scale character.

Despite its former use as a mews road, Eastfield Road has undergone a significant amount of change over the years. Evidently a significant amount of development has taken place and there are a

significant range in style of the properties along the street. Other than the application site, there is only one other single storey residential property on the street. All other properties are two storey, with the exception of Hanover Court / Gardens which is three storey albeit set-back slightly from the street.

A number of properties are white in colour such as numbers 19, 12 and 3. There is also a mix of modern and historic with properties such as 7, 9, 11, 15 and 17 being 1960's / 1970's with Regency Mews and Purcell Close appearing to be relatively modern, likely 1980's onwards. A contemporary development is proposed for number 27 Eastfield Road and this is currently under construction following recent planning approval. Generally along the street there is little consistency of how the properties are positioned relative to the distance from the highway and there also appears to be a range in ridge heights, eaves height, roof finishes, roof styles or indeed materials or colours.

The proposed development is designed to be cognisant of the historic character of the street rather than set a new trend. It aims to be modest in nature and subservient particularly when viewed against its neighbour. This is also balanced against the need to ensure that the proposed development is fit for the future and therefore a sustainable design which meets modern standards.

The boundary wall which fronts the property will be retained in the proposals as this is considered a key feature of mews roads. However, given the planning requirement to accommodate additional off-street parking it is necessary to increase the width of the existing aperture. There is evidence of where part of the wall has been repaired, extended or re-built and it is therefore proposed that this section of the wall will be removed thereby allowing the existing aperture to be extended in width. This will not be evident from Willes Road due to the distance.