

Heritage Statement

The Coach House, 1 Beehive Hill, Kenilworth, CV8 1BW

Erection of single storey side extension

Planning Application - W/22/0097

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

The Property falls within the Kenilworth Conservation Area.

Conservation Area Background History.

The first documentary reference to Kenilworth is in the Doomsday Book of 1086 when as Chinewrde it was a small farming village of 17 households probably in the Castle Street/High Street area. In about 1120 the King granted Kenilworth to Geoffrey de Clinton and built the first castle. In 1122 Geoffrey de Clinton founded the priory which became an Abbey in the mid-15th Century the remains of which are now in Abbey Fields. He reserved for himself enough land to make a park and by the mid-12th Century had also founded a "borough" along the Warwick Road the charter for a market being granted in 1268. The castle park also included a large lake or mere around the castle which is said to have been the largest manmade lake of its time. Development of the abbey in the 12th and 13th Century with substantial stone buildings being erected has determined the layout of Kenilworth to a great extent maintaining a large open area in the centre of the town now known as Abbey Fields. The Parish Church was probably built in the 13th Century adjacent to the Abbey site. In 1265/6 Simon de Montfort (the younger) was besieged at the castle at the end of the Baron's War. The castle continued to be of importance under different owners and in 1279 a great joust meeting called the Round Table was held at Kenilworth.

Improvements to the castle included the construction of the building called The Pleasance 1414 as a moated garden and lodge adjacent to the Great Mere. In 1538 the Abbey was dissolved, and the buildings were made uninhabitable, the brethren being granted pensions. The stone from the site was then used for various building works in the town including at the castle; the old gatehouse was later re-roofed for use as a house until the 19th Century. The principal surviving buildings are now the gatehouse and the building known as the Abbey Barn, together with various standing pieces of ruin including the Chapter House wall.

In 1563 the Castle was granted by Queen Elizabeth I to Robert Dudley and extensive improvements and extensions were carried out to the castle which culminated in the visit of Elizabeth in 1575. She was then entertained by a great pageant. It was this event that inspired Sir Walter Scott to write "Kenilworth" supposedly in one of the rooms of the rooms of the Kings Arms and Castle in The Square.

During the 16th Century a number of timber framed houses were erected in the town which still survive, however, the greater number of timber framed houses were erected during the 17th and 18th Century. In 1649 Cromwell's men arrived under Colonel Hawkesworth with the instruction to "slight" the castle or make it unusable and after this had been done, with the exception of the gatehouse which was converted into a dwelling, the mere was drained and the castle park divided up between his men and made into farms. This saw the destruction of the castle and left it as the ruin we largely see today. In 1765 all the common fields of Kenilworth was enclosed and divided

up into allotments. This also led to the creation of a road pattern as seen in Kenilworth today, including Leys Lane, Glasshouse Lane, Crew Lane, Albion Street, Park Road, Malthouse Lane, Beehive Hill, Crackley Lane and Part of Red Lane.

Changes occurred in the town with the growth of light industries relating to the agricultural economy, including horn comb making, tanning, fell mongering (skin preparation) and a short-lived Prussian Blue manufacturing. Industrialists from Birmingham and Coventry saw Kenilworth as a pleasant town in which to build large mansions for themselves such as Kenilworth Hall while the town started to expand with cottages being erected in Mill End and St John's.

With the expansion of the town there was a need for more schools and churches there being 8 schools in existence in 1831 and the first Roman Catholic school being opened in 1841. The railway arrived in 1844, and land nearby was developed as a residential area in Station Road, in 1848, Southbank Road and Priory Road being laid out in about 1885. The Weslyian Chapel was erected in 1844 and the Congregational Church in 1873 and other non-conformist chapels were built between these dates. The existence of the railway allowed for the development of the large horticultural industry which prospered into 20th Century exporting fresh food far a field. The brick making industry also expanded to provide for the new housing developments which were expanding from the mid 1920's onwards initially as ribbon development along certain of the roads into the town. Following the Second World War a more planned expansion of the town has taken place, with some significant changes to the area around the clock tower which had been partially destroyed by enemy action in the Second World War, with the erection of Abbey End Shops, Talisman Square and in 1965 The De-Montfort Hotel.

The significant interest of the historic parts of Kenilworth between Abbey Fields, High Street and Castle Hill were recognised with the designation of the first conservation area in 1971. It was followed by extensions to the conservation area resulting in the most recent extensions of 2005 to include Waverley Road, Station Road and Clarendon Road.

Character of Conservation Area 11

1. On the line of the north-south thoroughfare through the centre of Kenilworth.
2. Developed residentially in late 19th and early 20th
3. Small early/mid-19th Century cottages at the junction with High Street.
4. West side has a development of thatched houses by forming part of a housing layout of which was never completed.
5. These houses form a very significant group and represent an example of early 20th Century housing which should be retained with original gardens.
6. No 25 is a brick with stone dressings. This house forms a very significant part of the group and represent an example of early 20th Century housing.
7. On the east side are several larger houses, including Fieldgate Lawn, set in their own grounds. Some further development has taken place in the grounds. Mature gardens, important to maintain this character.
8. Some mature street trees.
9. Mid-20th Century developments at northern end. Need to maintain character of the area.
10. No 2 is a significant 18th Century corner property, with important high boundary wall treatment to garden.
11. St Austin's in Beehive Hill forms an interesting group of small-scale Victorian buildings

Proposals

Removal of the existing poor quality timber conservatory and erection of a single storey orangery style side extension.

Impact on Heritage Asset

Due to the simple rectangular form of the existing property, it is argued that such small-scale extensions to the rear of the building will not harm or affect the historical significance of this building.

Mitigation of Impact

The 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. Materials facing brickwork will match the existing with timber doors and windows and a roof lantern will maintain a traditional design style.

Conclusion

These proposals are designed sensitively to impact positively on the 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.