

## **Heritage Statement**

### **Proposed 2No.Rear Dormer Windows to No.1, Church hill, Leamington Spa**

#### **Site Overview**

Church Hill is in the Leamington Spa Conservation Area and consists of predominantly Victorian dwellings of which No.1, Church Hill forms a part and is situated at the end of a terrace which faces North.

This property has a single bay and pitch roofed dormer to the front elevation which is similar to that at No.5.

This contrasts with an ungainly and disproportionately wide flat roofed dormer next door which detracts from the character of the Conservation Area.

The rear of the property faces onto Milverton Road which is used as an access to the W.D.C. offices and to the rear of the gardens to the properties to Church Hill in addition to being a through road.

#### **Proposal**

The proposal is for the formation of 2No. flat-roofed dormers to the rear of the property in keeping with the mix of dormers of varying sizes and disposition in the locality.

The dormer roofs and cheeks will be covered with Code No.4 lead which is suitable for dormers of this size and is a historically sympathetic material.

The dormers will provide additional headroom to the proposed shower room and study to make better use of the roof space with no alterations to the existing internal partitions. The use of these areas will enable the condition of the fabric of the roof to be improved in making it a more habitable space with additional heating and ventilation.

The resubmission of this application takes into account the preservation of the integrity of the roof by not cutting into the existing 225x75mm. purlin which would entail the dormer windows as approved being higher up the roof with a new ceiling height of 2.6m. and much higher than required.

In order to reduce both the height and consequent volume the proposal is to reduce the height of the windows and the additional volume to be heated.

There are several examples in the locality where the dormers are similar in size or even smaller at varying heights along the roof slope including some that are closer to the ridge than the eaves.

## **Impact**

The proposal is in sharp contrast to the almost full width dormer to the adjoining property at No.3 which is an alien feature in the locality and is significantly detrimental to the Conservation Area.

The proposal endeavours to redress this balance to demonstrate that dormer windows can be installed in a sensitive manner without a significant impact on the setting and appearance of the Conservation Area by virtue of their design and be in keeping with the established character and appearance of the area with the constantly evolving requirements of its residents without detracting from it.