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& Historic Building Consultants

20007: 36a New Street, Kenilworth, CV8 2EZ
Proposed Basement Accommodation

February 2022

Design & Access Statement with Heritage Statement

INTRODUCTION

This statement has been prepared by Robert Davies Architects to support a Householder Planning and Listed Building Consent Application for the proposed basement located to the rear garden of 36a New Street, Kenilworth, CV8 2EZ.

This document is to be read in conjunction with the elevation and detailed drawings and illustrations submitted with the application.



Context Photograph 1: 36a New Street – North (front) elevation viewed from New Street.

DESCRIPTION

36a New Street is a grade II listed 2-bedroom house on the southern side of New Street, Kenilworth. The house is located within Zone 13 of the Kenilworth Conservation Area, the boundary of which is located to the rear of the house.

The house shares both a pitched roof and a flat felt roof with the adjoining Royal Oak public house (no.36 New Street). The two buildings were connected under a single Title Deed until 36a was created as an independent dwelling in 1999 (ref. W/99/0440/LB).

No.36a is not specifically mentioned in the listed building description when the Royal Oak was listed Grade II in 1971. However, it is understood that no.36a retains the Grade II listed status as a former part of The Royal Oak. Please see below the details of the list entry for the adjoining pub:

HISTORIC ENGLAND LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1364895

Date first listed: 10-Nov-1971

Statutory Address: ROYAL OAK INN, NEW STREET

County: Warwickshire

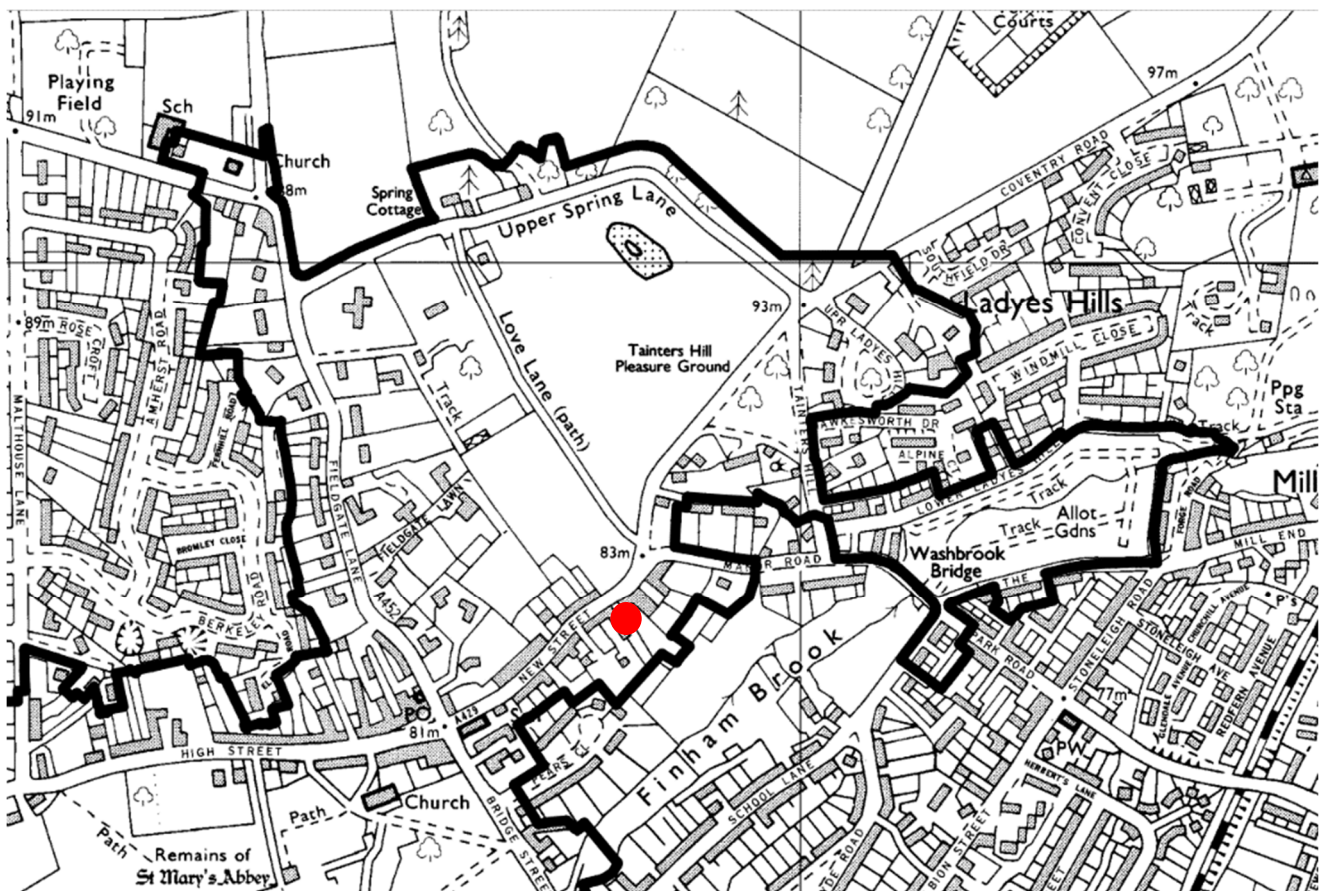
District: Warwick (District Authority)

Parish: Kenilworth

National Grid Reference: SP 28799 72634

Details

NEW STREET 1. 1270 (South Side) Royal Oak Inn SP 2872 NE 8/125 II 2. C17 or C18, altered C19. Stucco, old tile roof, cavetto cornice. 2 storeys, 5 1st floor casements with glazing bars. C19 ground floor windows.



Kenilworth Conservation Area Map showing location of 36a New Street.

The Warwick District Council Conservation Area guidance for the Kenilworth Conservation area includes the following description for Zone 13:

East/west thoroughfare with the High Street; Originally houses and shops. Now only houses and public houses; Variety of 2 and 2½ storey building from 17th to 19th Century; Junction with High Street is marked by significant high walls; Brick rendered and stone buildings with clay tile and slate roofs; Variety of window types and details; Noticeable high percentage of replacement windows; Need to emphasis historically correct replacements; Houses on north side at western end are marked by raised ground floor levels and steps to front doors; Larger houses at junction with Manor Road set on line of original road; Good detailing; Significant views to High Street and east to Ivy Cottage on rising ground which forms full stop to the street; Limit street clutter and road signage; No significant public realm works carried out; Views out to Parliament Piece at east end of New Street significant rural intrusion into street scene.

The front elevation and the main roof structure are original and match the appearance of the adjacent pub. The painted stucco render and projecting cornice at eaves level also appear to be original but may have been re-rendered in the past. The roof is finished with hand-made clay tiles, matching the appearance of the surrounding houses.

The rear elevation is significantly different to the front elevation in appearance. As with most of the houses on the south side of New Street, the rear elevations have a pattern of gable and flat roof extensions and projections of different heights and sizes. This gives an attractive and eclectic appearance which contrasts with the more uniform appearance on the street frontage.

The existing rear elevation of the host building has been reconstructed in the past. This rear wall is formed of modern, poorly detailed, brickwork and is supported on steelwork located within the kitchen ceiling. A gabled roof bathroom extension has also been added, possibly around the time that the new residence was created.

No.36a was extended around 2015 following a planning and listed building consent application (Planning ref. W/15/0922). The alterations to the rear of the house included the addition of a single storey kitchen extension with rendered masonry walls and a modern mineral felt flat roof with lantern rooflight.

No.36a currently consists of the following accommodation:

Ground Floor:

- Open plan living room and dining room with internal porch and storage area (former garage) to the original part of the house.
- Kitchen, utility, and small cloakroom to the modern rear part of the house.

First Floor:

- Two bedrooms (one medium double and one large single), bathroom and landing corridor.

Second Floor:

- Storage loft with boarded floor. The loft is only accessible by a ladder.

Exterior:

- Modern decking area at kitchen floor level, fenced/walled garden, and a parking space adjacent to the gate. The house also includes a garage adjacent to the garden to provide an additional parking space.



Context Photograph 2: South (rear) elevation and garden with modern flat roof kitchen extension c.2015.



Context Photograph 3: Rear garden- view looking south with fence and gate to parking spaces and driveway.



Context Photograph 4: Parking spaces to rear of house and garage.



Context Photograph 5: View of garage from the rear driveway. Note that the fence to the left marks the southern boundary of the conservation area. The driveway is outside of the conservation area.



Context Photograph 6: The Royal Oak south (rear) elevation with modern extensions views from the driveway.



Context Photograph 7: The existing lantern rooflight and felt flat roof to the existing extension c.2015.

Proposals

Following positive feedback from a pre-planning advice application in 2021 (ref. PRE/21/0030), it is proposed to extend the house to provide additional bedrooms within a new basement to be constructed in the garden below the modern kitchen extension and decked area.

The basement would provide much needed additional bedrooms and bathrooms for the growing family. The rooms will also be used as guest accommodation for friends and family (from overseas) who are currently unable to stay at the house when visiting. Additional storage space will also be provided to the rear of the basement, replacing the loft storage within the historic part of the house. The existing loft can only be accessed via a ladder within a wardrobe.

The basement will be accessed via an internal staircase within the modern kitchen extension. The bedrooms will also have direct access to the rear garden via external steps from a south-facing lightwell that will provide natural daylight via traditional half glazed doors and casement windows. These doors will also provide emergency means of escape.

The walls to the lightwell are to be rendered to match the existing rear wall of the modern extension as this will help to reflect natural daylight into the rooms due to the bright south-facing aspect. It is also proposed to install glazed balustrades to the lightwell to minimise their visual impact and to maximise the amount of natural daylight to the bedrooms.

The roof to the new basement is to be finished with decking of a similar design to the existing decked area of the garden. To shelter the decked area from the weather, it is proposed to install a free standing glazed canopy supported by a discreet powder coated aluminum frame.

Additional Proposals

In addition to the new basement, it is proposed to install photovoltaic (PV) panels to the south facing pitched roof of the garage building located at the end of the driveway which is located on the outer boundary of the conservation area. The proposed PV panels will mirror the design of existing PV panels that have been installed on an adjacent property that faces the garage.

Access

The existing vehicular and pedestrian access to the house will be unchanged. The house currently has two parking spaces for a small two-bedroom property and the additional two bedrooms would still have a ratio of one parking space per two bedrooms. In addition to this, it is proposed to create a cycle storage area within the garden for up to four bicycles. There is also space for a motorcycle within the current parking arrangements.

Heritage Impact

The proposed changes have been designed to have no impact on the character or appearance of the listed building. The proposals are concentrated to the rear of the house below the modern extension and existing decked area. The use of glazed balustrading will minimise the visual impact on the existing appearance of the rear elevation of the house.

The rear fence of the house marks the boundary of the conservation area, and the proposals would not be visible from outside of the garden.

End.