

**89 NORTHUMBERLAND ROAD, LEAMINGTON SPA CV32 6HQ****PROPOSED ALTERATIONS TO FRONTAGE –  
(GATES, FRONT WALL AND RAILINGS AND VEHICULAR ACCESS)****DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT****Existing site and environs**

Northumberland Road is a wide tree lined avenue which leads rises from the bottom of Binswood Avenue to the South and curves graciously to its junction with the Kenilworth Road to the North. It is one of the premier streets in Leamington Spa and is a designated conservation area. The road was laid out on a grand scale in the late 19<sup>th</sup> Century and is 11m wide, lined with 4m wide grass verges planted with mature trees with 3m wide pavements either side.

The Warwick District Council Conservation Area publication for Northumberland Road describes the principal attributes of the area and is attached for reference.

The application site is located to the north west of Northumberland Road at its upper end about 160m from its junction with Kenilworth Road.

The site is large having a frontage of 18 m to Northumberland Road and a plot depth of 70m – an area of 0.136 hectares.

No 89 is a substantial two storey detached house set back 10m from the highway with a 50m deep back garden.

The house is constructed from facing brickwork and has a tiled pitched roof.

It is of mid – late 20<sup>th</sup>C construction and has a symmetrical front elevation featuring Georgian style windows with a central entrance portico.

Vehicular access to the property is obtained at the Eastern end of the frontage via an existing crossover which is compromised by a large mature chestnut tree on the grass verge.

The tree restricts vision on manoeuvring vehicles out on to the road and causes grounding of vehicles on the crossover near the tree where root growth has caused the tarmac to rise and distort.

Nevertheless the tree is a fine mature Horse Chestnut tree, one of many planted when Northumberland Road was set out, and is integral to the character of the conservation area.

The frontage of the property has a dwarf brick wall incorporating brick piers, black metal railings, a pair of gates to the vehicular entrance and a central pedestrian gate.

The garden wall is only 600mm high and is topped by infill metal rail sections adding a further 200mm. The existing frontage wall, railings and gates are too low and are out of keeping with the area. They fail to discourage unauthorised access to the property and this has compromised security.

**Proposed Development –****Replacement of existing frontage garden wall with new higher wall with intermediate piers and railings,****New vehicular access gates (two pairs both 3600 wide) and new vehicular access to south west of frontage.**

It is proposed to improve the property by constructing a replacement frontage garden wall 700mm high with an art stone coping, intermediate piers 1620 high o/a with art stone pier cap, infill black metal railing rising to 1540 and new black metal vehicular access gates 1540 high.

The design provides enhanced security whilst allowing views into and out of the front garden area, retaining the character of the locality. The frontage enclosure will be more in keeping with the majority of properties fronting Northumberland Road and will enhance the street scene elevation.

The brick wall will be constructed from brickwork to match the house.

The artificial stone is to be Haddonstone ‘Bath Stone’ colour

The second vehicular access gate will improve the access and egress to the property allowing an in and out vehicular circulation pattern such that it will not be necessary to reverse out on to the (increasingly busy) Northumberland Road whilst partially unsighted by the wide trunk of the existing Chestnut tree.

This in and out arrangement is increasingly being engaged by Northumberland Road properties and so will be in keeping with the emerging pattern of development.

The proposed new frontage will enhance the conservation area, improve security and highway safety. The existing crossover is to be retained - it serves number 91 Northumberland Road as well as number 89. This crossover respects the existing chestnut tree and (by taking a wide- ish swing into the forecourt area is suitable for vehicular access. The second access is to be for vehicular egress and requires a new gate and crossover. This second crossover is aligned so as to miss an existing lampost.

The existing forecourt are is finished in block pavers.

The forecourt is to be re laid in new pavers (Acheson and Glover Country Cobble Buff finish or similar approved). The paving is to be porous so as not to cause any surface water discharge.

The paved area is to be slightly increased to reflect the new vehicular circulation / parking arrangements.

### **Sustainable Development**

The House is in the established built up area of Leamington in a sustainable location.

Improving an existing dwelling in an established residential area is inherently sustainable.

The proposals seek to use sustainable materials to improve the property.

### **Conclusion**

The existing house will be improved by the proposals.

The Conservation area and street scene will be enhanced by the proposals.

The heritage asset of the site is not diminished.

The development constitutes sustainable development.

The development uses materials and finishes to match the existing and fits in with the established pattern of development.

The proposals do no harm to any neighbouring properties.

The proposals increase highway safety and household security.