



## DESIGN AND ACCESS | HERITAGE STATEMENT

Reference: 272\_DA&HS

33 GAVESTON ROAD

LEAMINGTON SPA

WARWICKSHIRE

## Contents

1. Introduction
2. Site and Surroundings
3. Proposed Development and Impact assessment
4. Relevant Planning Policy
5. Relevant Planning History
6. Principal Issues
7. Amplification of Principal Issues
8. Summary and Conclusion

### 1 | Introduction

This Design and Access and Heritage Statement has been prepared in accordance with local planning policy requirements to accompany a planning application for the proposed side return extension, alterations to existing ground floor fenestration and escape lightwell to 33 Gaveston Road, Leamington Spa, Warwickshire, CV32 6EX.

This document outlines the design process and illustrates how site analysis and survey work have informed the proposal and responded to planning policy and Warwick District Council design guidelines.

Together with the planning drawings, this document provides Warwick District Council with information on the proposals to assess the design decisions taken to date.

*The National Planning Policy Framework (2021) Section 16, paragraph 194 notes:*

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

## 2 | Site and Surroundings

The property is a 2 storey, with basement, converted loft, terraced Victorian dwelling in the Leamington Spa Conservation Area. The dwelling is not listed.

The property is constructed with traditional red brickwork and slate roof characteristic to the local area.

The garden walls to the boundary with Nos. 31 & 35 Gaveston Road are approximately 1.6m high.

The rear garden backs onto a narrow access road with communal allotment. The rear wall and gate are approximately 1.6m in height preventing views from the public highway at ground level. As such the proposal would not be visible from the rear access road.



Rear elevation from garden space

It should be noted that the neighbouring properties 29 and 31 Gaveston Road have recently been extended in a similar fashion to the proposal at no. 33 in terms of the side return extensions. However, the proposal for 33 Gaveston Road is not for a rear extension and only for a side return extension and alterations to the existing ground floor windows.



Rear elevation in context of rear and side return extension to adjoining neighbour at 31 Gaveston Road



Front elevation. Note, work currently being undertaken to adjoining neighbour at 35 Gaveston Road



Existing basement window to front elevation

The existing basement window in the front bay is in a poor state of repair and needs to be replaced along with the part lightwell.



Example of escape lightwells along Gaveston Road

Along Gaveston Road there are many examples of new basement windows and escape lightwells from converted basements. These vary in terms of size and types of windows to the basement as can be seen above.

### 3 | Proposed Development and Impact Assessment

Proposals include a side return extension enclosing the existing service courtyard space, alterations to the existing ground floor rear windows, a new window and escape lightwell to the front of the property as part of the proposed basement conversion and a new double gate to the rear garden wall.



Proposed ground floor side return extensions in context

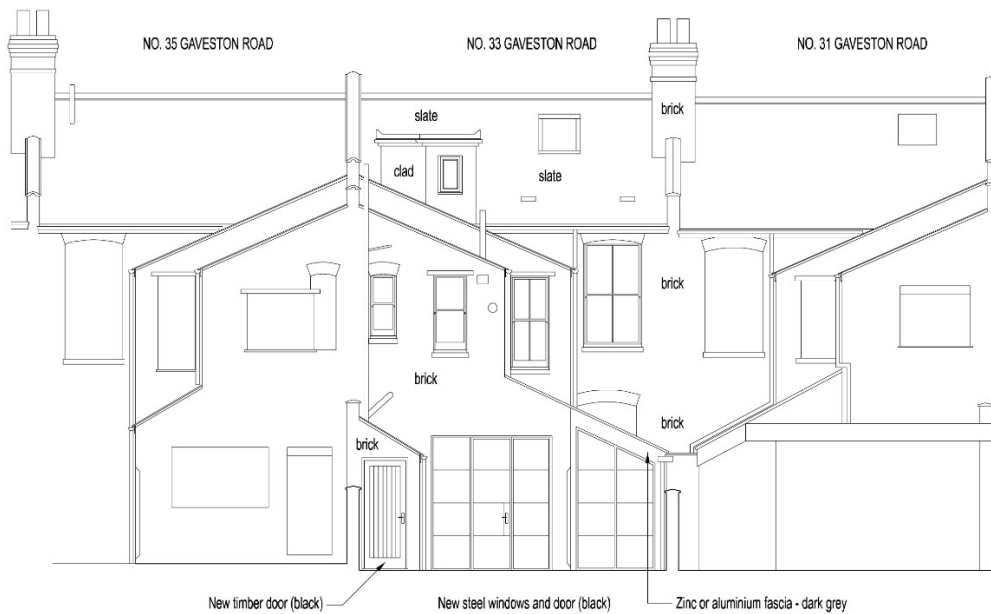
#### Side Return Extension

The existing outbuilding is proposed to be retained and be an integral part of the proposal. As such it will be refurbished and internally insulated or should it be found through further detailed site inspection not fit for purpose it would be rebuilt to match the existing outbuilding with reclaimed materials. The slate roof would be replaced and the existing roof light removed.

The side return extension has been carefully detailed and designed in such a way so as to define the original building from the proposal in an elegant and low impact way. With a fully glazed roof it will also retain the openness of the courtyard space. This will preserve the historical appearance of the main house and at the same time provide a contemporary way of living for the applicant. The roof is fully glazed and the proposed height at the boundary

will be in accordance with WDC planning design guidance for a side return extension of this nature.

The angle of the glazed roof will mirror the pitch of the existing roof so that it is sympathetic to the existing geometry at this lower level. It will run to the existing party wall at the boundary with 31 Gaveston Road and discharge rainwater to a new gutter set on the top of the wall.



Proposed rear elevation

### Alterations to existing ground floor fenestration

The proposed black steel glazing would be sympathetic to the character of the existing dwelling. Steel would provide particularly fine sightlines and an overall elegant aesthetic.

It should be noted that many properties along Gaveston Road have obtained planning approval for single storey rear wing extensions that effectively remove the existing external openings to the ground floor.



Inspiration for proposed rear glazing

## Lightwell and new window to front elevation

The new window and lightwell will match the recently approved design at 29 Gaveston Road. The window will be a timber casement with glazing bar and painted white.



Proposed front elevation

## New double gate to the rear garden wall

The proposed new double gate to the existing rear garden wall to the service track would be similar to the gate recently approved at 29 Gaveston Road, application reference: W/20/1014, drawing 'Proposed site plan, 250\_P\_13'.

## 4 | Relevant Planning Policy

It is necessary to consider the policies of the Warwick District Local Plan and the National Planning Policy Framework (2021) when considering the proposed development.

### Warwick District Local Plan 2011-2019

The follow Local Plan policies are relevant.

**Policy BE1** deals with layout and design. It states:



### BE1 Layout and design

New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features (see policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;
- p) ensures that layout and design addresses the need for development to be resilient to climate change

- (see policy CC1); and
- q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance

Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.

**Policy BE3** deals with amenity issues:

### BE3 Amenity

Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.

**Policy HE1** deals with designated heritage assets:

### **HE1 Designated Heritage Assets and their setting**

Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and
- c) Conservation by grant funding or charitable or public ownership is not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

**Policy HE2** deals with Conservation Areas and states:

### **HE2 Conservation Areas**

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.

## **National Planning Policy Framework | 2021**

Section 12, paragraph 130 of the NPPF deals with design. The most relevant criteria set out in the policy that affects the proposed development is set out below.

The policy confirms that the development should:

130. Planning policies and decisions should ensure that developments:
  - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Heritage policies of the NPPF are a material consideration. These include the following policies.

Section 16, paragraph 189 sets out the requirements for development proposals that affect a Heritage Asset to assess the impact of the development on that asset:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>67</sup>.

Section 16, paragraph 197 identifies the criteria that proposals should be assessed against.

197. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Section 16, paragraph 199 identifies the importance of the conservation of an asset:

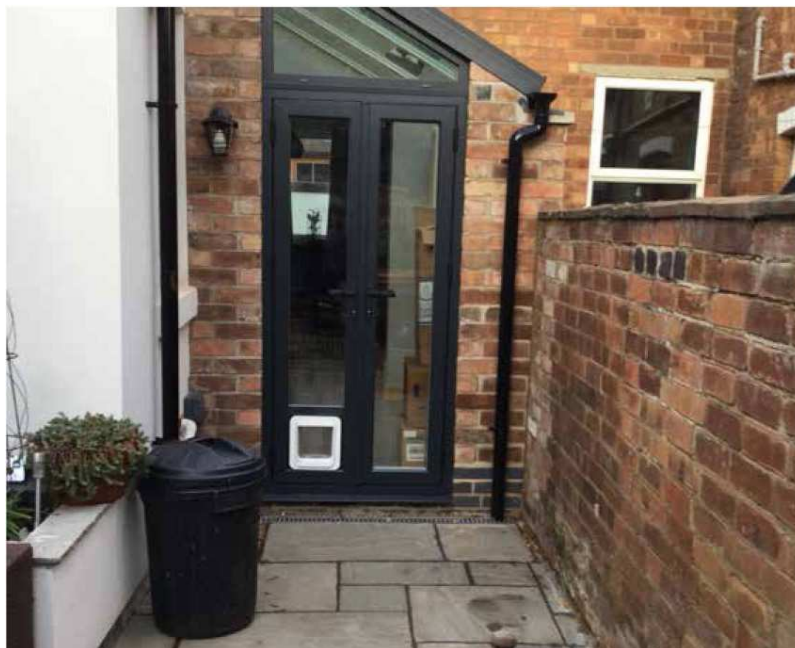
199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16, paragraph 202 confirms that the benefits of securing the optimum viable use of a heritage asset should be taken into consideration:

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **WDC Residential Design Guide**

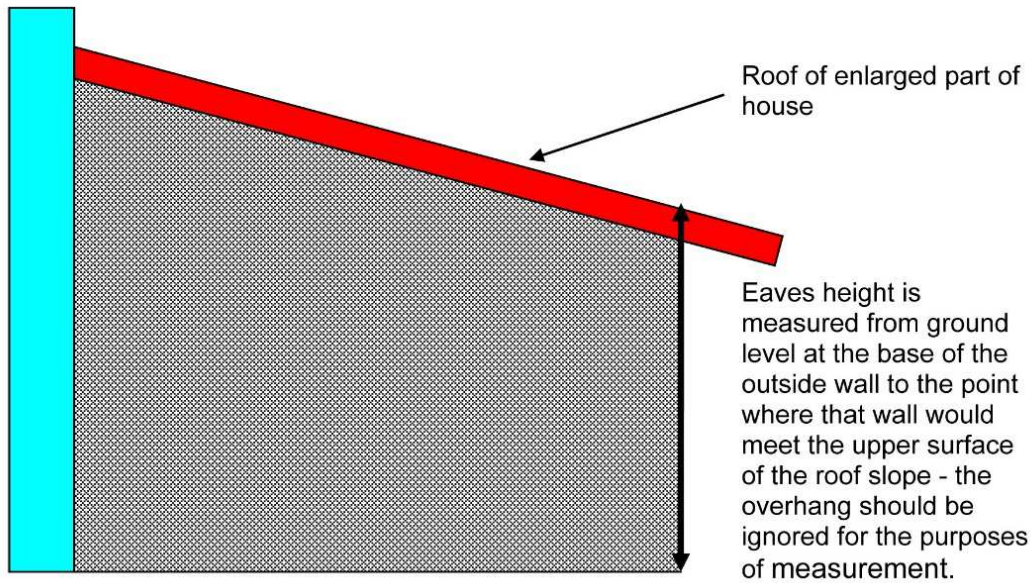
The Residential Design Guide SPD provides design guidance in terms of an example side return extension in the conservation area and height at the boundary as below:



Side return extension example from WDC Residential Design Guide SPD

The guide also notes – ‘Set the eaves height at no more than 2 meters, which is the equivalent of the height of the boundary wall which can be built without permission under the Government’s impact based permitted development rights..’

Page 9 of the Department for Communities and Local Government, Permitted development for householders technical guidance clarifies the eaves height as being ‘measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope’. The corresponding diagram is as below:



## 5 | Relevant Planning History

The following planning history is listed on the Council's website.

- [Erection of rear dormer window to facilitate loft conversion](#)
- Ref. No: W/08/1297 | Status: Granted

As can be seen above, the 2008 application has no relevance to the current submission.

There may be further history that is not displayed on the Council's website.

We currently only have access to the online history of the site.

## 6 | Principal Issues

The application brings forward the following issues:

- The impact of the development on the character and heritage value of the area
- Matters of design
- The impact of the development on amenity
- Matters of access
- Other relevant considerations

## **7 | Amplification of Principal Issues**

The first consideration is the impact of the proposed development on a heritage asset (Leamington Spa Conservation Area). The rear ground floor of 33 Gaveston Road is not visible from surrounding areas due to adjacent neighbouring properties and garden wall at the end of the garden.

The front elevation above ground is not proposed to be altered by the proposals and the design and scale of the basement escape window and lightwell is in keeping with properties along the street.

As such there is no negative impact to the conservation area.

The design proposals as outlined are sympathetic to the existing dwelling - preserving the open character of the service courtyard and that is subservient to the existing rear wing whilst being clearly distinct from the traditional elements and form of the building.

As proposed, there is no impact of the proposed development on the amenity of the existing properties in the area.

Matters of access will be unchanged as part of the proposals.

In terms of other relevant considerations, the proposals have no harmful impact on existing landscaping or trees around the site.

## **8 | Summary and Conclusion**

The application proposes to extend an existing dwelling house within a conservation area.

The works have been designed to preserve and enhance the character and setting of the building.

The proposals to the rear will not be visible from the street scene or surrounding area.

The side return extension complies with WDC design guidance and preserves the spatial qualities of the existing courtyard.

The proposed lightwell and basement escape window is in keeping properties along the street.

The proposed new double gate to the rear garden wall would be similar to other properties along Gaveston Road and in particular the recently approved gate to 29 Gaveston Road.

The character, setting and visual amenities of the area will not be harmed by the proposed development.

The development will therefore comply with the requirements of relevant planning and heritage policies.

Considering the above and design philosophy outlined we trust that the council can support the proposed development.

**Jeremy Lim** | Architect RIBA