



4 The Courtyard, Timothy's Bridge Road, Stratford-upon-Avon, CV37 9NP  
T: 01789 414097 E: mail@stansgate.co.uk W: www.stansgate.co.uk

Our Ref: EN/AY/9751  
Your Ref: PP-11112868

15 March 2021

Warwick District Council  
Planning Services  
PO Box 2178  
Riverside House  
Milverton Hill  
LEAMINGTON SPA  
CV32 5QH

Dear Sir/Madam

## **PROPOSED CAR PARKING COVER**

This letter accompanies the on-line submission of an application for a cover over existing parking spaces at Abbotsford House, Kenilworth. The application is submitted on behalf of Mr M Illum, and comprises the following:

- Application form
- Tree Survey
- Construction Method Statement
- CIL Determination Form
- ABBOTS – Info and Illustrations
- ABBOTS – SP.02.A Site location plan
- AH – 11 – Car Park Cover – Truss Roof Plan
- AH – 12 – Car Park Cover – Elevations
- AH – 13 – Car Park Cover – Section A - Details

The application is a re-submission of application reference W/21/2005 that was withdrawn in December 2021. The re-submission has been made following email correspondence with the Conservation Officer who has indicated he would in principle be supportive of a flat roof, timber car cover structure.

The following paragraphs outline a short statement in support of the application.

### Site description and proposed development

Abbotsford House is a Grade II\* Listed Building and prior to conversion to residential use was formerly used as a school. Planning and listed building consent reference W/15/2046 and

**Stansgate Planning** Chartered Town Planners Planning and Development Consultants

Directors: **Andrew D Murphy** BA(Hons) MSc MRTPI **Elizabeth Nicholson** BSc(Hons) MSc DipTP MRTPI  
Stansgate Planning is the trading name of Stansgate Planning Consultants Ltd registered in England & Wales Registration No. 08010392

W/15/2047/LB for 'the conversion of a listed residential property into two separate dwellings and elevation alterations' were approved in 2016. The approved scheme included five car parking spaces to the south of the building. The Applicant lives in one of the dwellings and has sole use of three of the parking spaces.

The parking spaces are sited underneath the canopy of three mature copper beech trees. Unfortunately, the proximity of the trees to the parking spaces has resulted in conflict between the trees and vehicles and significant issues with regards to dropping leaves and branches as well as bird droppings. These have resulted in damage to the vehicles parked beneath the trees even to the point of needing repair to bodywork and paintwork.

Policy BE1 of the Warwick District Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high-quality layout and design in all developments and that new development relates well to the character of the area. Policy KP13 of the NDP outlines a series of design principles including that there is a positive response to the site characteristics and surroundings in terms of layout, density, building scale, height, proportions, massing, orientation, architectural detailing, materials and landscape.

The application proposes installing a low key and low height cover structure over the existing parking spaces to prevent further damage to the vehicles. Following correspondence with the Conservation Officer it has been agreed that a timber structure would be most appropriate and therefore the structure would be constructed of Glulam wood posts and beam with a flat steel sheet roof rather than the lightweight metal structure previously proposed. The design, scale and appearance of the proposed roof cover accord with the requirements of policies BE1 and KP13 as detailed above.

There is an existing high, curved, brick wall to the northern side and west (rear) of the parking spaces and a bike store wall partially along the south side of the parking spaces. These walls screen the parking spaces from the listed building and from the garden which is located to the west of the parking spaces. These walls measure 2m in height.

The proposed roof cover structure would extend above the height of the existing wall but only by 0.5m at the highest point and as the roof is sloping it would extend 0.43m above the wall where it adjoins the wall. The cover would only be visible from the front of the parking spaces and the garden to the property and would not be visible in the wider street scene as there is a further brick boundary wall measuring between 2.5m and 3m in height between the garden and Bridge Street to the west.

### Heritage Statement

As stated above the dwelling is part of a listed building and the listing description is:

*BRIDGE STREET 1. 1270 (East Side) No 36 (Abbotsford School) SP 2872 NE 8/11 1.6.49. II\* 2. Late C18. Red brick and stone dressings. 3 storeys, with 2 storied angular bay of 3 lights each side, the side windows with keyblocks and lintels and the centrals arched. One intermediate window in moulded architrave. Upper side windows semi-circular headed. Stone doorcase with open pediment on Tuscan columns. Quoins all angles. Bands. Dentilled stone modillion eaves with pediment each side; old tiles.*

*Listing NGR: SP2865572517*

The significance of the listed building arises from its architectural and historic interest. The conversion of the building to create the dwellings was undertaken sensitively and without harm to the significance of the listed building. The parking areas and associated boundary walls were approved as part of the conversion scheme and the current submission is for a structure which is

not attached to the listed building. The car cover would be constructed of timber so that it has the appearance of a traditional curtilage/ garden structure. This design and finish is appropriate for the setting within the curtilage of the listed building.

The site is located within Kenilworth Conservation Area. The Conservation Area Appraisal refers to the trees within Kenilworth Hall and Abbotsford as being reminders of the original grounds around these two significant buildings. The scheme seeks to protect the existing trees and to avoid pressure to prune or fell resulting from the conflict with the existing parking arrangements. The structure is of a traditional, simple and low-key design which will preserve the character and appearance of the Conservation Area and accord with the provisions of Policy HE2 of the Local Plan.

### Trees

The juxtaposition of the parking spaces and the trees has resulted in damage to the vehicles and this application proposes a solution which ensures that the existing trees can be retained, and the conflict resolved. A Tree Survey Report and a Construction Method Statement are included with the submission. The Tree Survey concludes that although some incursion into the root protection area of the trees will occur the construction will use point foundations on the four corners that will be hand dug to avoid damage to significant roots. The Construction Method Statement provides further information with regards to the proposed construction and details that construction materials will be stored in the garden of 1 Abbotsford Mews and outside the root protection area of the trees. The proposed car cover position has not altered since the previous submission and there would be no additional impact on the roots of the trees from that previously assessed in the tree survey.

### Parking spaces

The parking spaces are existing and whilst the guidance in the Parking Standards SPD requires parking bays to be of a greater width where they adjoin a wall no changes to the dimensions of the existing parking bays is proposed. The posts on the corners of the roof cover will not impede access to the vehicles and the proposal is only to cover the existing spaces and not alter the existing parking arrangements.

### Conclusion

The plans and supporting information submitted with the application demonstrate that the proposal is of an appropriate and high-quality design and appearance and can be constructed without any harm to the setting of the listed building or character of the Conservation Area and that the proposal can be constructed without resulting in harm to the trees.

Please contact me if you require any further information.

Yours faithfully,

*Alison Young*

Mrs Alison Young BSc(Hons) PGDipTP MRTPI  
Senior Planner  
Email: [alison@stansgate.co.uk](mailto:alison@stansgate.co.uk)  
Mobile: 07925 715905