

HERITAGE STATEMENT

26 Wellesbourne Road, Barford, Warwick, CV35 8EL

JOB NO: 2731

LAPWORTH ARCHITECTS



26 Wellesbourne Road
For Mr and Mrs Aujla

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1.0 INTRODUCTION

1.1 The Lapworth Partnership - now Lapworth Architects Ltd was founded in 1989 and is an architectural and interior design practice based in Edgbaston, Birmingham.

1.2 The practice has a wide client base involved in housing, education, retail, commercial and industrial buildings. We also work on many period buildings including carrying out grant aided work for Birmingham City Council and English Heritage. Listed building projects range from the restoration of the Grade I Listed Rotunda and Red Wing at Croome Court in Worcestershire to numerous Grade II and Grade II* buildings utilised for all kinds of uses including retail, restaurants, hotels, day nurseries, office and residential accommodation.



1.3 We have completed a number of successful and award winning schemes in the region in recent years and elsewhere.

1.4 We have won a number of design awards and indeed a project by this practice has now been included in Government's By Design (CABE) document as an example of good design. The design awards include best 2, 3 and 4 bedroom houses and executive home and special category design in the Birmingham Post Housing Awards. We have also won the Regional and National Green Tree Award for Sensitive Building in the Environment.



1.5 Recently it has been confirmed that the practice has been awarded the CABE, 'Building for life gold award', for a project completed in the World Heritage site in Broadway, Worcestershire.

1.6 Lapworth Architects have been commissioned by Mr and Mrs Aujla to prepare a Heritage Statement. The scope of commission involved Lapworth Architects to undertake a historic building appraisal of the dwelling a site visit.

1.7 The investigation has comprised historical research, using both archival and secondary material, and a site inspection. This research has informed the development proposals prepared by Lapworth Architects



- 01 Olton Court, Solihull
- 02 Olton Court, Solihull
- 03 Arden Oak, Warwick Road, Solihull
- 04 Lickey Grange, Bromsgrove

- 05 Broadway, Worcestershire
- 06 Simpsons Restaurant, Edgbaston
- 07 Croome Court, Worcestershire
- 08 Somerset Road, Edgbaston
- 09 19 Highfield Road, Edgbaston
- 10 Barlows Road Harborne



INTRODUCTION CONTINUED

- 1.8 The writer was commissioned by Mr and Mrs Aujla to compile a heritage statement in conjunction with new proposals to extend and alter the house which lied within the Beacon Street conservation area.
- 1.9 A detailed site visit was undertaken on Wednesday 23 March, and the writer has since had sight of the proposals prepared by Lapworth Architects Limited.
- 1.10 The report first considers the heritage assets or alleged assets, i.e.
- a. The Bartford Conservation Area, which is a designated heritage asset,
 - b. The impact on the setting of Barford House; and
 - c. The existing house at 26 Wellesbourne Road which is a non-listed building.
- 1.11 The report then considers the proposals and the potential impact on their setting wand whether this can be balanced against the benefits accruing from this modest development.
- 1.12 The author concludes that the existing house at 26 Wellesbourne Road is not a Positive Building in the Conservation Appraisal and concludes its contribution is equivalent to ranking it as simply a dwelling within the conservation area.

2.0 THE BUILDINGS AND THEIR LEGAL STATUS

- 2.1 The existing dwelling is a modest home which sits behind a service road off Wellesbourne Road.
- 2.2 26 Wellesbourne Road is a residential dwelling located in the Parish of Barford and County of Warwickshire. The site is located within the Barford conservation area, it is in the wider setting of Barford House which is a Grade II* Listed Building. The statutory list description of which is included in Appendix 1.

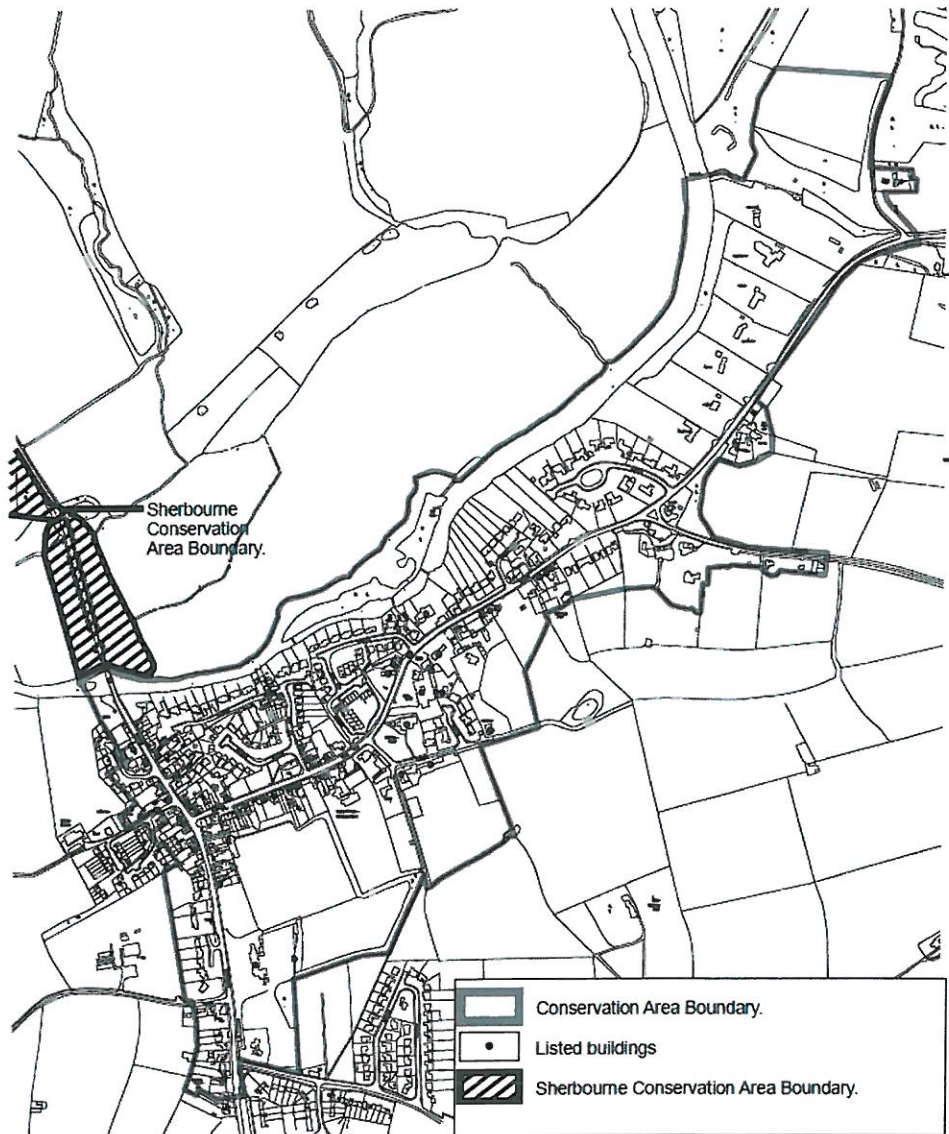


Fig. 1 Barford Conservation Area Map

- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 66 of the Act imposes a statutory duty upon local planning authorities to have ‘special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess’.
- 2.4 As the dwelling to which the work proposed is not a listed building the author has considered the policies relating to the historic environment as set out in the National Planning Policy Framework “the Framework”. At the heart of the Framework is ‘a presumption in favour of sustainable development’ and there are also specific policies relating to the historic environment. The Framework requires local authorities to ‘recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance’.
- 2.5 The Framework, in paragraph 128, states that “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”.
- 2.6 Further in paragraph 189 of the Framework is states “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.”
- 2.7 Para 192 of the NPPF states:
- 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.*

2.8 Para 192 (c) is an implicit recognition that heritage assets such as Conservation Areas, which may cover a significant area of land, are not to be 'held in aspic'. Change is expected and to be encouraged provided it is change for the better.

2.9 This is reinforced by para 200 of the NPPF. It provides:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.10 The Barford Conservation Area

2.10.1 Barford is a large village, much of which is contained within the Conservation Area and including significant thoroughfares of Bridge Street, Wellesbourne Road, Church Street and High Street.

2.10.2 The character of the village is defined by the diversity of historic properties both listed and un listed which line these four street's. Whilst the majority of the village was at one time owned by the Sherbourne Estate, the majority of houses are now privately owned and restored accordingly. As the character relies on the diversity of historic building types, it is important that each are maintained to high standard, poor quality alterations or extensions should not be permitted, such as UPVC windows. Where properties have front gardens or are set within their own grounds, there are significant brick and stone boundary walls which form part of the character of the village and need to be maintained both in height and quality of material.

2.10.3 There are also a significant number of mid to late 20th century housing developments within the Conservation Area boundary, in particular on the north side of High Street leading down to the river. Some of these are of a high standard of design and this quality should be maintained by the insistence on like for like replacements where works are proposed. Some large properties exist in their own grounds at the site of former Barford Hill House. The maintenance of these as single dwellings is paramount to the character of this part of the Conservation Area. Further infill of new dwellings within the Conservation Area should be strictly limited.

2.10.4 There are significant open areas within the Conservation Area which should be protected. These include:- " The Village Green " The Character of The River Frontage " The Playing Fields, Open Areas and Grounds Around Barford House There are significant views from Wasperton Lane across the village which depend upon these open areas to maintain the external character of the village. The junction of Church Street, Wellesbourne Road and Bridge Street is characterised by the large Cedar of Lebanon. Bridge Street has a mixture of important eighteenth, nineteenth and twentieth century properties leading to Barford Bridge and open views across the Avon. Wellesbourne Road has a mixture of different period buildings reflecting its historic growth. There are a number of twentieth century houses with mature gardens which now form a foil to the high walls of the grounds of Barford House on the opposite side of the road. Barford House which is Listed Grade II* and its grounds- have associations with Evelyn Waugh and form a significant open green space within the Conservation Area.

- 2.10.5 It is trite to observe that this Conservation Area is not uniformly special. Plainly, some elements of it are more characterful and special than others. Development may be unacceptable at a particularly historically worthy and sensitive location, but be acceptable elsewhere within the Conservation Area.

3.0 NOTES ON CURRENT STATE OF BUILDING

3.1 The house at 26 Wellesbourne Road is quite straightforward in plan, so the rooms have been identified in the photographs as front right, front left, rear right and rear left.

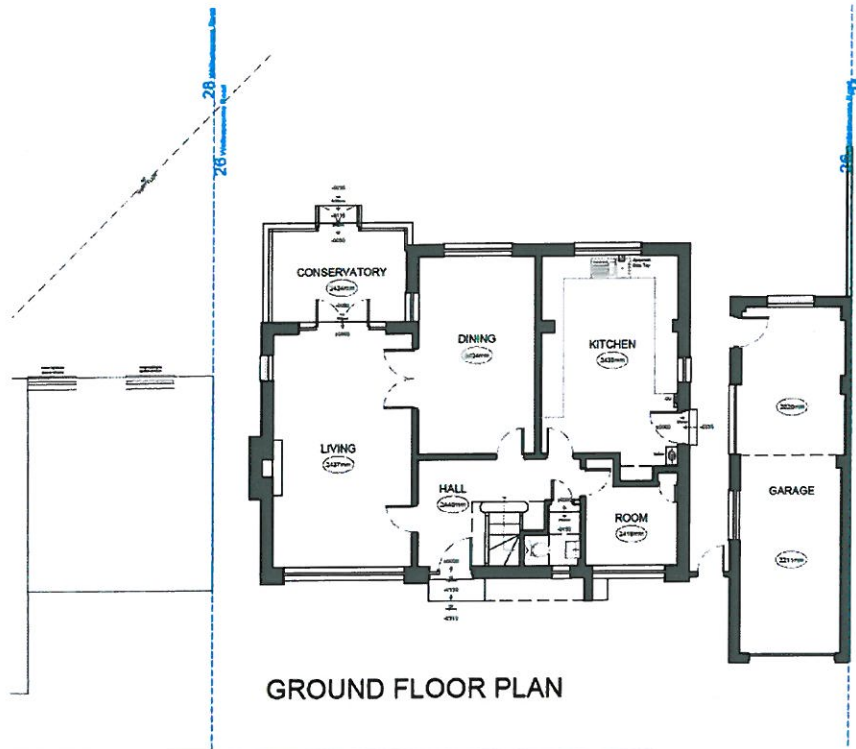


Fig. 4 Ground floor plans as existing.

3.2 Ground Floor

3.2.1 The Ground floor does contain much of its original plan form. Although a modern unsympathetic UPVc conservatory has been added.

3.2.2 The ground floor contains very limited original fabric. It would appear that at some stage the original floor joists have been replaced with a concrete floor. All skirting, architraves and doors have been replaced and are all made of soft wood.

3.3 First Floor

3.3.1 The first floor contains no fabric of historic significance. It would appear that at some stage the stair balustrade, skirting, architraves and doors have all been replaced.



Fig. 5 Frontage of Property as existing



Fig. 6 Rear of Property as existing



Fig. 7 Photo showing existing conservatory structure



Fig. 8 Photo showing existing garage block



Fig. 9 Photo showing existing kitchen



Fig. 10 Interior of Property showing living / dining rooms



Fig. 11 Interior of Property showing existing staircase



Fig. 12 Interior of Property showing first floor bedroom

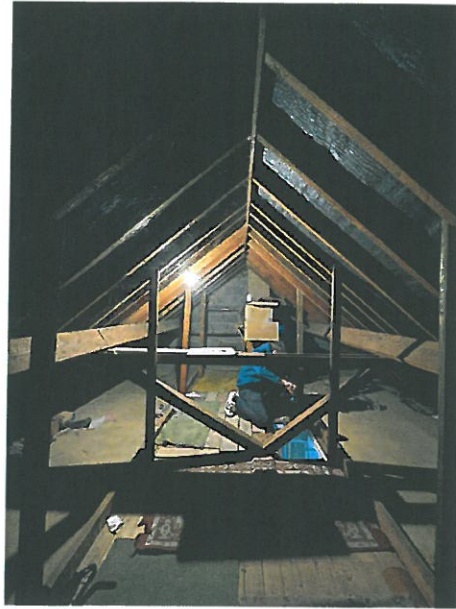


Fig. 13 Existing loft space

4.0 IMPACT OF PROPOSALS ON HERITAGE ASSETS

4.1 In determining the proposed development a key consideration will be the impact the proposal would have on the designated and non-designated heritage assets, and the consequences for the wider townscape.

4.2 In support of the scheme it is important to note:

- a. The first is that the house have been vacant and deteriorating for some time.
- b. That the proposed extensions would not be directly visible from Wellesbourne Road as the house is set behind a service road.
- c. The ridge line of the existing house will be maintained
- d. The proposed development will help facilitate investment into a building which the Council considers to have some historic value.
- e. The planning permission would facilitate removal of the uncharacteristic modern materials such as concrete tiles and UPVc windows. The new extensions could be further controlled through introduction of planning conditions.

5.0 CONCLUSION

- 5.1 The proposed extension will provide a positive enhancement to the plot, the local area and the wider conservation area. The design sits well on the plot and is not visible from the main Street.
- 5.2 The proposals are consistent with the existing street scene and the local area and we would ask the council to grant consent as soon as possible.

M Singh 28 March 2022

6.0 APPENDIX 1 - British Listed Buildings Text

Heritage Category:
Listed Building Grade: II*
List Entry Number: 1035249

Date first listed: 11-Apr-1967

Date of most recent amendment: 23-Jan-1987

Statutory Address 1: BARFORD HOUSE, 17, WELLESBOURNE ROAD

County: Warwickshire

District: Warwick (District Authority)

Parish: Barford

National Grid Reference: SP2700560545

1.1.1 Details

BARFORD Wellesbourne Road (east side) 25/73 Barford House, No 17 (formerly included as Barford House, Wellesbourne Road - Grade II) 11.4.67

GV II*

Circa 1820. Large Regency stuccoed mansion. Low pitched slate roof, leaded dome with glazed lantern to central block. Two storeys, nine bays, comprising five-bay centre block with portico treatment, and two-bay flanking wings. In the centre portion there are four attached giant unfluted ionic columns flanked by giant angle ionic pilasters, supporting large entablature with dentil cornice. Central half-glazed door in pilastered doorcase with flat hood supported on consoles. To either side two late C19 sash windows. Above door and the four ground floor windows there are five rectangular blank recessed panels. To first floor there are five early C19 sash windows with glazing bars. There are flanking wings each of one bay recessed 2 ft behind the central portion. Cornice and parapet. To first floor of each wing there is a late C19 sash window in a recessed blocked panel with an enriched lintel. To the ground floor of the south wing there is a late C19 sash window set in a recessed panel in which are a pair of attached unfluted ionic columns. Above this window there is a recessed rectangular blank panel. To the ground floor of the north wing there is a projecting tripartite bay window with late C19 sashes, flanked by pilasters supporting an entablature and cornice. There are further side wings of one bay each to the north and south, recessed 5 ft behind flanking wings to the central portion. Continuous cornice and parapet with flanking wings. At the first floor of the north wing there is a late C19 sash window while to the south wing there is a recessed blank panel. To the ground floor of the south wing there are two recessed coved niches with two recessed square panels above while to the north wing there is a late C19 timber and glass conservatory with hipped roof. To the north-east of the house and attached to it, there is an early C19 coach house. Interior: The dining room has an oakboarded floor with parquet surround and an early C19 Adamesque grate and white marble classical surround. The drawing room has an oak boarded floor with parquet surround and a mid C19 carved marble fireplace surround in Louis XV style, with brass mounted inset. In the library there is a Hornton stone fireplace surrounded by an ornate carved oak mantelpiece depicting the Last Supper and other scenes said to be French. Between 1924-50 the property was owned by the Graham family; their son, Alastair Graham, was a good friend of Evelyn Waugh. Between January 1924 and August 1932 Waugh stayed at Barford House 21 times. He wrote part of *Decline and Fall* there.

Listing NGR: SP2700560545