

DESIGN AND ACCESS STATEMENT

For Mrs Sarah Hemmings
22 Avenue Road, Leamington Spa, CV31 3PQ
CONSTRUCTION OF A NEW SWIMMING POOL



The far north section of the garden at 22 Avenue Road – the proposed location of the pool.



A view of the whole rear garden at 22 Avenue Road.

1.0 Proposal

1.1 Introduction

This supporting statement is submitted by Mrs. Sarah Hemmings, in conjunction with the submission of a planning application and associated application for listed building consent for:

“Proposed swimming pool at the north end of the garden. The pool will be below ground level with paving surround at existing ground level. Dilapidated garden wall to be taken down and rebuilt.”

1.2 The Site and History

22 Avenue Road is located on the north side of Avenue Road, which runs approximately east/west, and is approximately 150m south of the River Leam, 500m from the town centre

to the north east and an approx. 600m walk from the railway station to the south east. Avenue Road is a wide Victorian avenue and the house is one of eight similar, but not identical, 2 storey detached villas in the Regency style (with half basements) which occupy the northern side of Avenue Road between Adelaide Road to the west and York Road to the east.

Avenue Road is within Area 37 of the Leamington Spa Conservation Area and dates from the middle of the C19. The eight villas are all set in extensive plots approximately 20m wide and set back around 22m from the front boundary wall. Long gardens to the rear of the villas abut an un-named and un-adopted access road which serves the rear of the properties and provides vehicular access to those properties with garages. The house occupies the third plot from the west end of the row and with its immediate neighbour to the east they benefit from the longest gardens with an overall plot depth of around 60m. Development in the wider locality between Victoria Park to the west, the River Leam to the north, railway to the south and the college to the east is predominantly of substantial Victorian Villas with a mix of classical and Victorian gothic influences. While many houses in the locality remain as dwellings a significant number of the larger properties have been converted into individual flats, offices, HMOs or guest houses/hotels.

Avenue Road is the A452 and is a significant and busy artery into and out of the southern portion of the town and the group of villas, of which 22 Avenue Road forms part, make an elegant and substantial contribution to the character of the locale.

The part of the garden where the proposed swimming pool is to be located sits inside the rear wall at the north end of the plot.

1.3 The Listing

The property was listed in 1970 and the listing reads as follows:

“SP3165SE AVENUE ROAD 1208-1/8/12 (North side) 25/03/70 No.22 Adams House (Formerly Listed as: AVENUE ROAD (North side) Nos.14-26 (Even)) GV II Villa, now hotel. c1848-1856 with later additions and alterations. Pinkish yellow brick with scored and painted stucco to front facade, Welsh slate roof and cast-iron verandah. Central hallway plan. 2 storeys, 3 first-floor windows. Plinth, alternately vermiculated quoins. 2 roll-edged steps to central entrance a part-glazed, part-panelled door with cambered overlight in plain reveals and with alternately vermiculated Gibbs surround. Canted bays to ground floor have 1/1 sashes with margin-lights. First-floor moulded sill band projects below casement windows with tooled surrounds. Modillion cornice, wide eaves, end and rear stacks. Continuous verandah to ground floor has double-scroll motif to uprights. INTERIOR: hall has modillions and paterae to cornice. Forms an architectural group with Nos 12-20 (even), 24 and 26 Avenue Road (qqv).”

2.0 The Proposal

There are two elements to this Application, namely:

- Excavation and installation of a new swimming pool at the north end of the garden.
- Demolish and rebuild dilapidated brick wall at the end of the garden.

3.0 The Application

The documents in support of application Ref: PP-10358485 are as follows:

- Site Location Plan: FT01-001-22 Avenue Road
- Image 871

4.0 Amount

The proposed swimming pool is 7m x 3.75m with an area of approximately 26m² of paving surrounding it. The pool is to be situated in the north end of the garden.

5.0 Scale

The proposed pool is modest in size and is not disproportionate to the size of the garden.

6.0 Appearance

It is proposed that the pool should be of a standard design. It cannot be seen from outside of the garden as it will be enclosed by a wall on three sides and is not visible from Avenue Road. The pool will sit 225mm above the lawn at the same level as the existing raised play area. The plant will be positioned out of sight in the adjacent garage.

7.0 Access

Access to the house, the annexe and the garden will not be altered.

8.0 Historic, Architectural, and Artistic Significance

As noted elsewhere the building is Listed Grade II, however the pool location is 18 metres from the house. It is proposed to locate the pool on land which is currently used as a children's play area. There is nothing of historical significance located in the site earmarked for the pool. It is proposed that the pool should be of a standard design but it is far enough away from the main house to have no architectural impact on the primary listed building.

8.1 The Conservation Area

22 Avenue Road sits within the Leamington Spa Conservation Area. The garden, however, cannot be seen from the front or rear of the house. The works to create the pool and its plans are not detrimental to the Conservation Area, but the new pool will provide pleasure for the owners and their family. It is not considered that the pool will generate additional noise or have any other detrimental impact upon the area.

9.0 Conclusion

We are passionate about 22 Avenue Road and live here with our three children. My mother currently lives in the annexe to the property and the site is a much-loved family home. The addition of a small swimming pool to the rear of the property requires no changes to the design or construction of the main dwelling and will help to enhance the property as a desirable family home in the future.