

71 INCHBROOK ROAD, KENILWORTH CV8 2EW

DESIGN & ACCESS STATEMENT / HERITAGE STATEMENT

Existing site and environs

Inchbrook Road, Kenilworth is a residential road to the north west of Kenilworth which loops around to the South and East from its junction with Highland Road. It has a carriageway 5m wide with verges and pavements either side. The road drops and curves along its length before reconnecting with Highland road and this lends interest and character to the area.

Houses are arrayed along both sides of the road and these are typically good sized detached houses on substantial plots, mainly of two storeys (some bungalows) typically of mid 20C construction.

Most are traditionally constructed and finished in brick and render with tiled pitched roofs.

Many of the houses have been improved and extended.

No 71 Inchbrook Road is located to the West of Inchbrook Road near its junction with Highland Road.

It has a frontage of 13m to the highway, widening to 22m width in the centre of the site and is 60m deep (area 1140 sqm)

The existing house on the site is set back 25m from the frontage, is 15m deep x 15m wide and has a private rear garden area extending a further 20m.

Pedestrian and vehicular access is given by a tarmac driveway entering the site at the South of the frontage and extending to the front of the house giving access to a garage and a hard surfaced entrance forecourt. To the North of the driveway the front garden area rises and is landscaped and has a number of mature trees and these partially screen the front of the house from the highway and provide an attractive secluded green approach to the house.

The site falls from the North East to the South West. Whereas the frontage driveway access is fairly level, the rear garden area falls to the South and West lending a pleasant aspect to the private rear garden which is screened on the boundaries with mature trees.

The boundary to the South has a 2m high hedge extending to the rear of the house running alongside a close boarded timber fence and garden wall, beyond which trees and shrubs screen the boundary to No 69 Inchbrook Road. The side boundary to No 2 Highland Road is a 2m high close boarded fence and is screened by mature garden trees and hedging. The side boundary to no 24 Highland Road Is similarly fenced and screened, one portion of the boundary adjacent to the North East corner of the house has a supplementary brick garden wall.

The existing house is of mid-late 20thC construction and is of two storeys with a low pitched chalet style roof with gables to the front, rear and South elevations. It is finished in brickwork, with some render panels and has a pitched tiled roof with overhanging eaves and verges.

The house presents a blind brick gable to the South East adjacent to the boundary with no 69 Inchbrook Road.

It has a large dormer window to the Side elevation (South East) overlooking the garden of No 69 Inchbrook Road.

Ariel photos of the site are included in the application giving a flavour of the existing site and environs.

The house has been extended and now has an incoherent plan and numerous level changes within. The house is not particularly attractive and is a bit of a mish-mash.

It does not respond well to the site and fails to connect well to the garden areas.

The existing house is not well insulated and not well sealed.

Its internal layout does not lend itself well to modern living concepts – there little open plan space and there is a lot of wasted space and corridors arising from the poor plan.

The house is unremarkable and is not of any architectural interest. It is not worthy of the site.

The existing house is not in a conservation area and it is not a listed building.

Proposed Development - Replacement dwelling

It is proposed to demolish the existing house and construct a replacement dwelling.

The new house is to be in the same location as the existing, retaining the existing access, forecourt and landscaped frontage.

The new house is to be square on plan 13m wide x 13m deep and is to be of a contemporary modern design.

It has a 'butterfly' format roof (two mono pitched wings with a recessed central flat section)

The plan incorporates large open plan spaces, split level living areas, double height spaces, balconies to upper floor rooms and a boarded terrace area overlooking the private rear garden area and providing outdoor living space beneath the eaves.

The envelope of the building is to have an engineered timber structure and extensive areas of glazing, to the front and rear elevations with insulated rendered wall panels elsewhere.

The pitched roof sections are to be finished in interlocking concrete tiles.

Level access is gained via the front door to an entrance hall with accessible bathroom facilities.

From the entrance hall on the front elevation there is a snug and a guest bedroom suite.

The rear of the hall segues into an open plan kitchen/family dining and lounge area all overlooking the rear terrace and garden area and incorporating a split level layout to articulate the space and respond to the contours of the garden beyond.

The central portion of the hall provides access to a staircase rising to first floor level and a double height library/tai chi space with windows to a private patio area to the north west.

At first floor level a gallery overlooks the double height library/tai chi space and gives access to three bedroom suites and a study area. The bedrooms have ensuite facilities and access to balconies located beneath the eaves overlooking the frontage or the rear garden area.

The new house will make an attractive contribution to the area.

It provides a series of interlinked spaces in the modern idiom and these are intimately associated with the external garden space. The contemporary framed structure, overhanging roof plates and extensive use of glazing, balconies, galleries, terraces and glazed balustrades present an attractive composition and a spatially exciting plan.

It is proposed to construct a garage in the secluded area of the front garden.

This is to have a pitched roof and rendered wall panels to match the proposed house.

The garage is located within the landscaped area to the North of the access drive, well behind the building line and screened from view from the road by the mature trees and planting between it and the road. The garage is to provide parking for two cars,

A turning area and parking for further cars is located at the hard surfaced entrance forecourt area adjacent to the entrance to the house.

The garage can provide secure storage for bikes.

Alongside the garage it is proposed to install an EVCP (electrical vehicle charging point) to future proof the property.

Boundary treatments are retained as existing -

The boundary to the South has a 2m high hedge extending to the rear of the house running alongside a close boarded timber fence and garden wall, beyond which trees and shrubs screen the boundary to No 69 Inchbrook Road. The side boundary to No 2 Highland Road is a 2m high close boarded fence and is screened by mature garden trees and hedging. The side boundary to no 24 Highland Road is similarly fenced and screened, one portion of the boundary adjacent to the North East corner of the house has a supplementary brick garden wall.

The retention of the existing boundary treatments ensure that the property remains secluded, its garden areas being well screened from adjacent properties and gardens by mature trees and planting.

Bin storage (wheely bins for waste, green waste and recycling boxes and bags for glass, tins, plastics, paper and cardboard) will be retained as existing (stored alongside the garage and wheeled out to the kerb on the relevant collection days)

Sustainable Development

The site is located within an established residential area in the built up area of Kenilworth..

Parks, Schools, Shops, Public transport facilities etc are close at hand.

Leamington and Coventry provide a wider range of town centre facilities such as banks, shops, pubs, theatres etc and are well connected by public transport and train services to nearby towns and cities.

The proposed house is in a sustainable location.

The construction of a replacement dwelling in an existing residential area constitutes sustainable development.

The new house will be constructed using sustainable materials.

The house incorporates overhanging eaves and anti-sun glass to guard against solar overheating.

The house has opening windows and clerestory glazing and a largely open plan format with a butterfly roof format and this encourages natural stack effect ventilation minimising the need for mechanical ventilation.

The ground and first floor have concrete floor constructions and these act as heat sinks balancing extremes of temperature and providing comfortable living conditions year round.

The aspect of the house and the plan arrangement (living rooms overlooking the sunnier South West) will allow sunlight into the living rooms and enhance the accommodation.

Renewable energy is to be utilized for heating and hot water provision with an air source heat pump for heating and solar panels on the South facing roof for electricity generation.

The house will be insulated beyond the requirements of the building regulations and constructed in an airtight manner using optimally engineered construction to minimize ventilation heat losses.

The house will have impeccable green credentials and it's energy requirements and CO2 generation minimised. It will approach Passivhaus standards.

The new house provides a series of interlinked spaces in the modern idiom and these are intimately associated with the external garden space and decked terrace areas allowing the enjoyment of the external space in conjunction with the internal space.

It will meet or exceed the building regulation requirements for environmental performance.

The site is not at risk of flooding.

Surface water from the new house will be fed into a garden butt for irrigation purposes, any surplus being directed into a soakaway in the rear garden area – this is a sustainable drainage strategy.

The forecourt will be finished in a porous finish so as not to surcharge the surface water drainage.

Car parking provision is to be provided in accordance with Warwick District Council requirements – An EVCP is to be provided to future proof the house.

The garage provides a secure bike storage facility.

The house incorporates an office area allowing home working and potentially reducing the need to commute to a place of work – this reduces carbon emissions and enhances the green credentials of the new house.

The new house is to be in the same location as the existing, retaining the existing access, forecourt and landscaped frontage – this green frontage is to be maintained and enhanced as a part of the development and this provides a biodiversity gain. No trees to the frontage are to be lost.

The rear garden currently has a number mature trees and garden trees/shrubs. These are to be managed and new trees planted to enhance biodiversity and encourage bees, insects, bird nesting and wildlife.

Refuse and green waste bins will be retained as per existing to service the house.

An electric vehicle charging point will be provided for the new house.

Conclusion

Construction of the replacement house will fit in with the established pattern of development in the area.

The development meets sustainability criteria and seeks to fit in well with the existing environs.

It will enhance the existing street scene, and will not compromise outlooks, views or prescribed separation distances from neighbouring properties. It will not overlook, overshadow or overwhelm the adjacent properties. The existing good sized garden is retained.

The new house will be well insulated, utilize sustainable materials and exceed the environmental performance requirements of the building regulations.

The scale, form and elevational treatment of the new house will fit in well with the existing pattern of development. The replacement dwelling is not materially larger than the existing.

The proposals will enhance the neighbourhood and will have a positive impact on the area.

Neighbouring properties will not be adversely affected by the development.

The existing house which is to be demolished has no particular merit and does not represent a heritage asset. Consequently there will be no loss of heritage asset arising from the proposed redevelopment.

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