
**DESIGN, ACCESS AND HERITAGE STATEMENT
IN SUPPORT OF
Application for small, single story kitchen extension
And first floor flat roof upstand
At the rear of
22 MILL STREET
WARWICK
CV34 4HB**



CONTENTS

	Page
1.0 Background	1
2.0 Site Analysis	2
3.0 Design Principles	4
4.0 Size and Scale	7
5.0 Design and Heritage Solution	8
6.0 Access Statement	9
7.0 Conclusion	10

1.0 BACKGROUND

The current application seeks planning and listed building consent for a proposal to build a single storey, L-shaped extension to the rear of the existing property, utilising much of the existing courtyard space that leads to the raised garden area to provide essential additional kitchen accommodation.

This proposal fully observes Warwick District Council's 45 degree planning guideline in respect of the kitchen window installed at 24 Mill Street, Warwick in 2018 to protect the amenity of the neighbouring occupier and help to secure proper amenity for 22 Mill Street.

The current application also seeks planning and listed building consent for a new taller upstand on the flat roof at the first floor legal boundary between 22 Mill Street and 20 Mill Street, Warwick to prevent the continuance of rain/surface water discharging onto 22 Mill Street and to prevent further damage caused and preserve the fabric of the building.

This is an essential measure following the failures to implement or enforce the proposals contained in the planning consent W/21/0100 granted on 5 August 2021.

A temporary upstand was installed at the same location in October 2018 in an effort to force the owners of 20 Mill Street to take action and remedy their long-standing illegal water discharging issue. This failed. Instead they repeatedly undermined the effectiveness of this upstand to allow their rain and surface water to seep under the upstand and onto the roof and walls of 22 Mill Street. Regular re-sealing repairs were required to be carried out between 2019 and 2021. In October 2021, the owners of 20 Mill Street deliberately ran new roof works on their area of this first floor flat roof up to the height of and over this temporary upstand. This was in contravention of planning proposals submitted and consented to, which required the installation of a new preventative upstand on top of their new sloping roof within the confines of their own property. The upshot is that the purpose of existing upstand at 22 Mill Street has been completely undermined.

This proposal will therefore impact the neighbouring property at 20 Mill Street and the deliberate drainage of their rain/surface water onto 22 Mill Street.

This statement should be read in conjunction with the accompanying plans, elevations, section and supplementary information and images.

2.0 SITE ANALYSIS

The site comprises of an existing three-storey mid-terraced dwelling. It is Grade II listed and located in the Conservation Area in the heart of the county town of Warwick.

The unit is situated in the middle of a row of terraced houses dating from between 1777-1784 according to research by the Warwickshire County Record Office. The terrace (20-26 Mill Street even) was listed as a group in March 1973. The following is an extract from Official Listing Entry (Source Historic England, list entry 1035388):

"Range of very simple, probably late C18th, 2 storey plus attic properties, each one window wide. Red brickwork, with corbel at eaves, stone plinth and segmental headed openings. "Cottage type" metal casements, No 20 has flush gable head, remainder have gabled dormers. Old tile roofs."

Mill Street is a no through road accessed from the Banbury Road and is adjacent to Warwick Castle. The dwelling is accessed directly from the public footpath.

The rear of the property has a paved courtyard, steps up to a lawned garden area and a first floor roof terrace that forms a balcony amenity and means of escape.

2.1 Previous Site Works

An extension to form a kitchen and roof terrace above with access was added at the rear in 1966. A dormer window was added to the rear on the second floor in 1971. Construction of an en-suite bathroom facility within the second floor bedroom by erecting a stud wall, replacement of paving on the roof terrace with decking and erection of a balustrade took place in 2010. In 2014-2015, the present owner undertook extensive renovation works including:

- New water connection and internal pipe work; repairs to foul drain system
- Replacement of internal gas supply pipe work and boiler re-commissioning
- Masonry repairs to front elevation perished bricks (works first confirmed with Warwick District Council Conservation Officer Mr Roger Cullimore)
- Roof maintenance and lead work repairs
- Front/rear dormer and other timber window repairs
- Replacement of broken window panes and installation of some secondary glazing
- Exterior re-painting (same colour) and replacement front door furniture
- Electrical works for Completion Certificate for 2010 works
- Garden re-landscaping and outside storage
- Roof terrace safety handrail to replace existing balustrade and screening plants.

In response to a complaint from the current owners of 20 Mill Street, Lawful Development Certificates were sought and granted by Warwick District Council for the existing first floor rear balcony at 22 Mill Street on 18 May 2018 (W/18/0592) and for the associated safety handrail on 17 January 2019 (W/18/2265). Listed Building Consent was also granted for the handrail on 5 March 2019 (W/19/0031/LB).

In response to a complaint from the previous owner of 24 Mill Street, Listed Building Consent was granted for the removal of a damaged garden fence between 22 and 24 Mill Street on 13 August 2019 (W/19/0831/LB)

3.0 DESIGN PRINCIPLES

The development objective is to provide additional accommodation at ground floor level, comprising of two areas; one for sitting/dining and the other for a cloakroom/WC.

The single storey extension will enclose much of the existing rear courtyard, which will become a small private terrace.

The walls will be built using reclaimed brickwork, painted white to match existing, together with reclaimed matching clay roof tiles and primed/painted softwood doors and windows.

The rear wall to the existing building will be removed at ground floor level to form an extended kitchen area. Although the building is listed, this existing wall was a much later addition to the property (1966), part of which is an existing steel casement window and a 15-pane softwood timber door, again both not part of the original property.

Existing rear kitchen window and door to be replaced



The upstand on the first floor flat roof next to the property's balcony serves to prevent water being illegally discharged and also serves to demarcate the recorded legal boundary between 20 Mill Street and 22 Mill Street since 1965, which is in line with the prevailing garden fence between the properties at that time and that still remains in place today.

The current 130mm tall upstand extends along a length of 2.5 metres of the rear first floor boundary, adjacent to both buildings.

Photographs of the position, characteristics, extent and purpose of the existing upstand are shown below.

2018



2021



The proposed new 225mm tall upstand will be installed in the same location, but extended by 80mm in length towards 20 Mill Street's step up to the property's back-ward sloping balcony. The height of the new upstand will be uniform, except at this 200mm step, where it will be 25mm tall.

4.0 SIZE AND SCALE

4.1 Existing kitchen extension (1966)

1. Total area measures 2.4m x 3.0m (7.2 square metres) with fully-fitted cupboards, sink, appliances and worktops, leaving no space for in-dining or utility purposes;
2. No insulation in metal window, dated back door or flat roof above accommodating first floor roof terrace and balcony.

4.2 Proposed kitchen extension

1. The proposal is single storey, L-shaped extension with single, matching low pitch roofs, totalling only 7.2 square metres (GIA), doubling the area of the existing small kitchen, is not considered to have an adverse impact on the architectural merit of the existing property or neighbouring properties;
2. The overall height (2.85m), length (3.75m) and depth (range 1.2m to 1.5m) of the new extension shall not exceed that permitted by Warwick District Council for the rear walkway extension at 24 Mill Street;
3. The rear elevation will remain intact and will still be readily visible to the occupier;
4. Due to the extension being on the rear of the property, it would not be considered to have a detrimental impact on the area or street scene;
5. The Council's 45 degree guideline in relation to the kitchen window at No24 would be adhered to;
6. No legal 'rights of light' of neighbouring properties to No22's rear courtyard exist.

4.3 Proposed garden and landscape improvements

1. Replace all existing dry stone walls in disrepair with reclaimed red brick walls;
2. Replace boundary marker (on end paving slabs) with a low reclaimed red brick wall to the height of the neighbouring ground level at No24;
3. Straighten the front elevation of the raised garden to facilitate the kitchen extension and finish any resulting return created with a reclaimed red brick wall.

4.4 Existing upstand specification

1. 1Nr softwood timber treated deck board;
2. 128mm H x 118mm D x 2.545m L;
3. Covered with green mineral felt to match flat roof felt, taking height to 130mm;
4. Affixed to flat roof and at both ends (wall and step) using specialist resin coating.

4.5 Proposed upstand specification

1. 1 Nr softwood timber treated scaffold board;
2. 225mm H x 102mm D x 2.625m L;
3. Covered with green mineral felt to match flat roof felt;

4. Affixed to flat roof and at both ends (wall and step) using specialist roof coating.

5.0 DESIGN AND HERITAGE SOLUTION

The design for the kitchen extension proposes a sympathetic build which is much more in keeping with present day living and climate requirements, and is in accordance the property's optimum viable use. It seeks to enhance this heritage asset and have a positive impact on character of the surrounding conservation area.

To this end, the palette of materials is to match those existing, using high quality reclaimed materials. The building contractor to be engaged is one of the most established and reputable in Warwickshire (IP Building Services), who has carried works on 22 Mill Street since 1995 and has a long track record of carrying out developments on Listed Buildings.

The design proposal is in full accordance with the Council's policies DAP4 and DAP8 relating to the protection of Listed Buildings and conservation areas, and with HE1, as there would be no substantial harm caused to the designated heritage asset.

The proposal would also result in no harm to the amenities of either neighbouring property, in compliance with policy BE3.

Complementary works to the garden area are proposed, both to replace dry stone with reclaimed red brick walls in more appropriate accordance with features of neighbouring properties and create clean lines for the proposed new extension.

The design solution for the upstand is purely practical; to try and prevent further damaging water discharging from the neighbouring property at No20.

Measures will be taken to prevent the neighbour from further increasing the height of their area of flat roof next to the boundary marker/upstand in order to undermine the purpose of the new upstand in the same way they have the old one.

In the applicant's opinion, the upstand (temporary, existing or new, permanent) has no heritage value.

6.0 ACCESS STATEMENT

No changes are proposed to pedestrian access, front or rear access to the dwelling or access to the first floor rear roof terrace and balcony.

Access to both the front and rear of the property are both stepped.

Access for emergency services will remain as existing i.e. from Mill Street.

7.0 CONCLUSION

The proposals will achieve the following objectives:

- The provision of much-needed kitchen space and a ground floor cloakroom.
- A much better designed replacement extension to the building which remains sympathetic to the existing house.
- The kitchen proposal will add little more than seven square metres of space to the current footprint; hardly over-development and will relate well to the existing size, scale and character of the property, while remaining subservient.
- A traditional build form that will complement neighbouring properties on Mill Street.

A taller upstand is only and essentially required to be put in place because of the deliberate actions of the owners of 20 Mill Street regarding their recent roof works and the failure of Warwick District Council to enforce and rectify the catalogued planning breach.

In accordance with Warwick District Council's guidance on Heritage Statements:

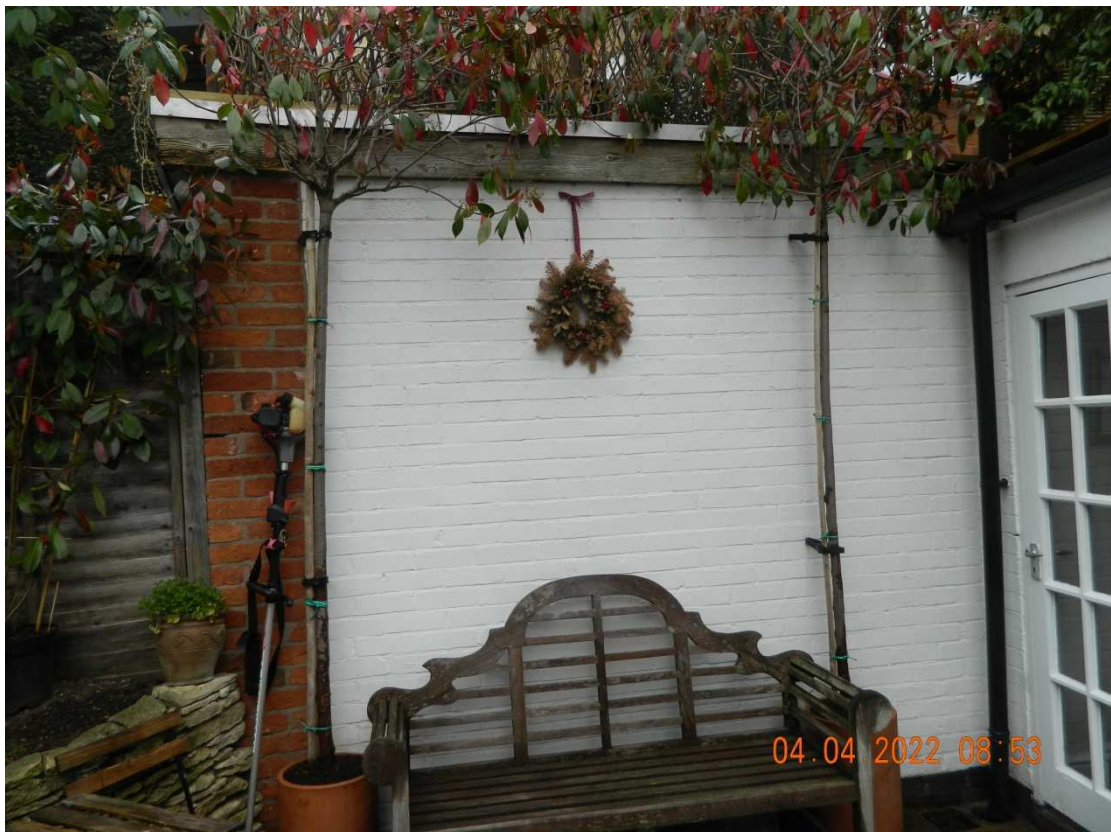
- A description of the 'asset' has been provided and reasons given for its insignificance.
- There is no heritage impact resulting from the replacement of the upstand, it is of no architectural or historic merit, and the impact on the setting and buildings is minimal, as noted in the Delegated Report and decisions to grant W/21/0100.
- As such, there is felt to be no need to mitigate any impact from the removal and replacement of the upstand.

I trust that the level of detail provided in the foregoing statement is considered proportionate to the asset's lack of importance and is sufficient to corroborate the lack of impact and significance of the action proposed to be taken.

Photograph of existing rear elevation



Photograph of existing side elevation and neighbour's (No20) 1970s kitchen extension



Photograph of existing raised garden area



Photograph of No24's kitchen window and walkway extension dating from 2018

