

RIDGE HOUSE  
1b ASHOW ROAD  
ASHOW  
WARWICKSHIRE CV8 2LE

GREEN BELT & HERITAGE STATEMENT



*RUSH DAVIS*  
ARCHITECTS

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## INTRODUCTION

Ashow is a village set just to the south-east of Kenilworth (on the opposite side of the main A46 by-pass) and about 5 km north of Warwick and Leamington. It is sited on the north bank of the River Avon, primarily centred around one main street which runs north to south, terminating at its southern end at St Mary's Church and the River.

Ridge House, No. 1b, is a late 20<sup>th</sup> century link/detached house, set back from the main street in the centre of Ashow, within the Green Belt and the Ashow Conservation Area. The Conservation Area leaflet describes Ashow as a "small picturesque village" which "retains its simplicity and natural beauty" and originally developed as "an Estate Village", part of the Stoneleigh Abbey Estate.

Green Belt policy requires that any additions to the 'original' building should be limited and retain the openness of the area, to avoid detrimental over development.

The Conservation Area status of Ashow is designed to restrict development to that which maintains the special characteristics of the village



Google location view

All houses are now privately owned, the character of the village being determined by the older properties, some of which are listed. The Conservation Area leaflet describes these; "The majority of the properties are brick built, some with timber framing which is both original and, 19<sup>th</sup> century imitation. The maintenance of the historic character and detailing of these properties is essential to the maintenance of the quality of the Conservation Area". It also goes on to add; "There are a

number of mid to late 20<sup>th</sup> century detached properties at both the eastern and western end of the village. In the majority of cases, these properties have now matured into the character of the village, however, their scale is often significantly larger than the traditional cottages”.

Ridge House is not one of those ‘significantly larger’ houses and is designed, with No. 1a, to be broken down in scale by varying elevational materials and planes, keeping the eaves low and breaking the roofs up with pitched dormers and varying ridge heights.



**Google Streetview of Nos. 1a & 1b (Ridge House)**

The house is set up from the road but the garden behind rises even more steeply. In all, from front to back, the site rises around 6 to 7m.



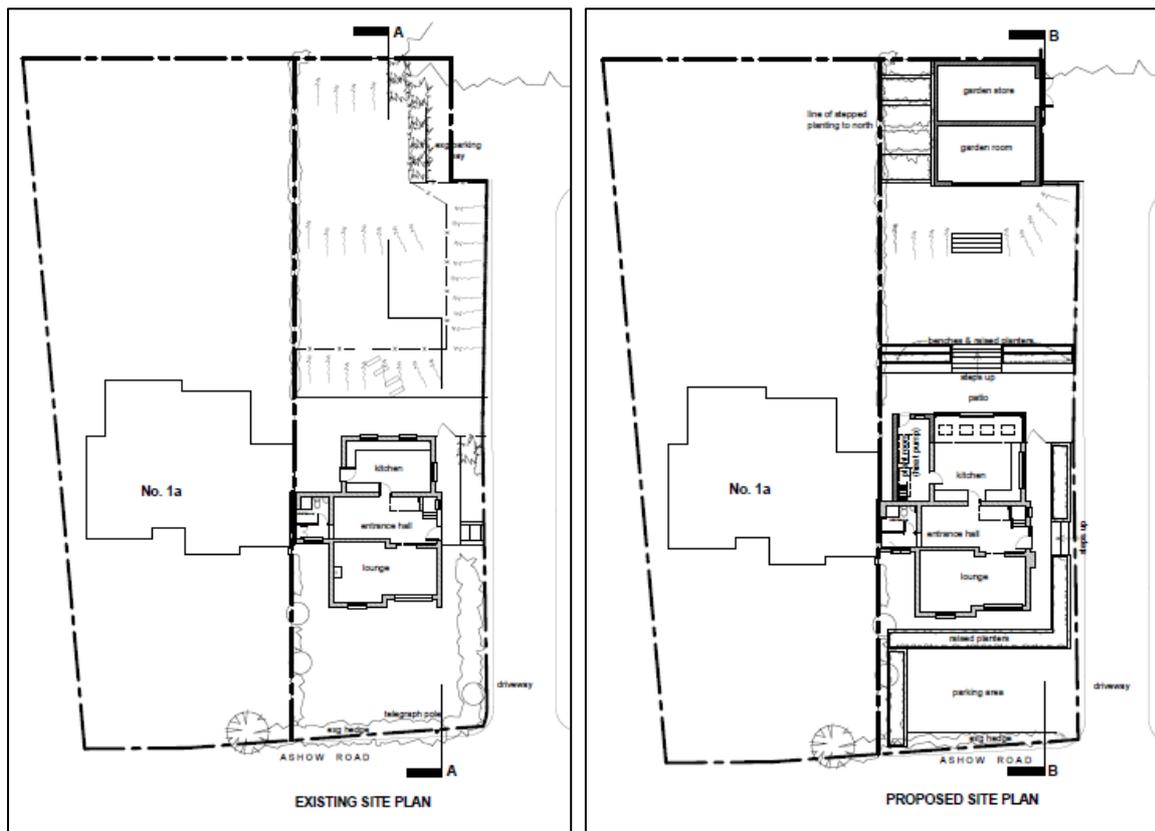
**View of back garden from first floor room**

The only previous planning application listed on the Council website was ref. W/17/1688/TCA relating to removal of two trees in the back garden which were permitted by the Council.

## PROPOSALS

There are a number of elements to the Application to make the accommodation and outdoor spaces more suitable for the Applicant's young family:-

- A single storey extension to the back to increase kitchen/dining space and provide 'plant room' space for installation of a heat pump system.
- A Garden Room and Garden Store at the top end of the garden.
- Remodelling of the garden to accommodate the steeply sloping site and provide better definition to the resultant spaces.
- Formation of three car parking spaces to the front of the house to replace the two fairly tight spaces at the top end of the garden which are inconvenient and limited.
- Addition of solar panels to the existing south facing roof area.
- A new, slightly larger, entrance canopy.
- Alterations to some existing windows to make them larger and bring more daylight into the house.

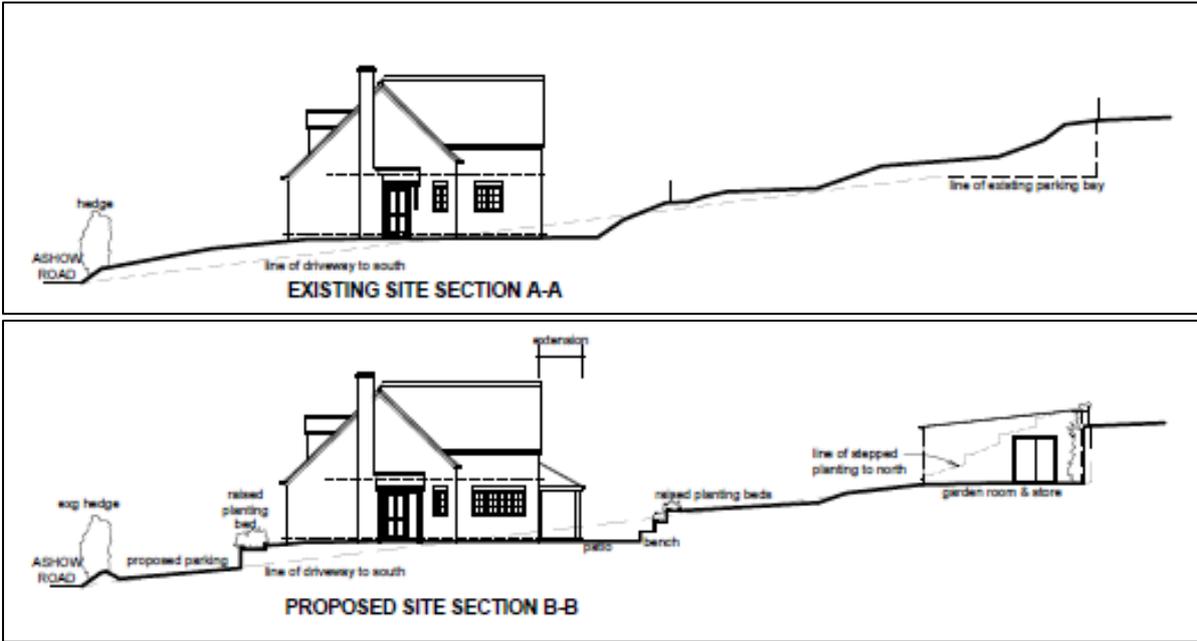


Existing Site Plan

Proposed Site Plan

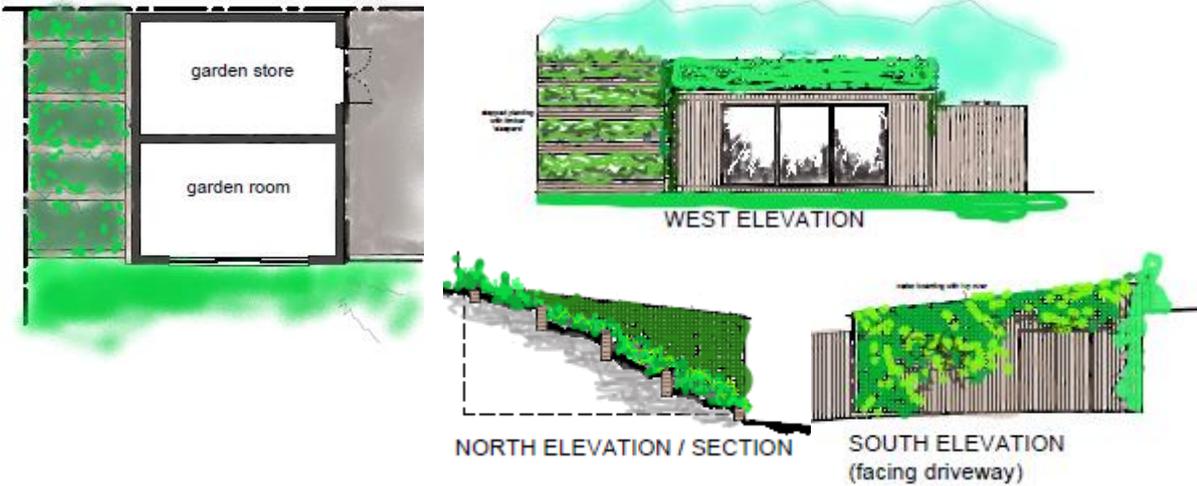
The front elevation of the house will not be altered by the proposals.

The kitchen extension only projects from the back of the house by 1.8m and, being single storey, will not have any impact on the neighbouring houses. No. 1a already projects about a metre further and No. 2 is about 5m to the south and separated by a communal driveway and two fairly high fences.



The Garden Room and Store makes imaginative use of the changes in level of the back garden to set it into the slope. Stepped planting will mask the north side of this from No.1a and it is intended to use cedar boarding with ivy or similar climbing plants to grow over the sides. The roof is to be a planted roof such as sedum. The only exposed element of this will therefore be the 'front', facing directly down the garden to Ridge House, which will comprise cedar boarding margins around full height glazed window and sliding door.

**GARDEN ROOM PLAN & ELEVATIONS**



Bench seating and raised planting beds will introduce a more formal element close to the house to accommodate steps up to a more level area for play and recreation. At the moment the back garden is hardly usable due to the steeply sloping grassed banks so this will be essential to making better use of the space.

Raised planting beds will also be used to adjust levels to the front garden to form car park spaces. This has already been done at No. 1a but whilst they enter directly from the road the new spaces at Ridge House will open to the side driveway thereby retaining the screen planting and hedge to the road front.



Google Streetview

Existing car park places at No. 1a

## **GREEN BELT**

Being within the village setting the 'openness' of the Green Belt countryside is naturally compromised somewhat but the spaces between buildings are still relevant. The proposals at Ridge House do nothing to reduce these.

The kitchen extension is a minor single storey addition which has no impact on the current spaces between buildings and is within the extent of the neighbouring house, No. 1a. The Garden Room and Store will be set into the natural contours of the rising land at the back of the house and the proposed green roof and ivy growth around it will make it part of the local landscape.

## **CONSERVATION AREA**

The Ashow Conservation Area leaflet identifies the older buildings in the village as being most critical to the character which justifies the 'conservation' status and advises that any works to these would need to be in keeping with the original traditions, where possible correcting previous anomalous alterations. Ridge House is a late 20<sup>th</sup> century addition but it sits well within the 'special' village character.

The kitchen extension and minor alterations do nothing to alter the impact of the house on the street scene and are well suited to the overall house aesthetic. Materials will match the brickwork and plain roof tiles of the existing house and, notwithstanding the coloured aluminium framed patio window/door, enlarged and replacement windows will match the multi-pane style of the existing.

The new windows will be in upvc 'heritage' style format to match the current windows. It is noted that the neighbouring, link attached house, No. 1a, has previously had windows replaced with 'modern' style upvc windows.



Typical details of 'heritage' style upvc windows to match existing

The alterations to the front garden to accommodate car parking will also have no, or very little, impact on the street scene. It will, however, benefit the area by providing 3 spaces instead of the existing 2 spaces, thereby reducing the need for visitors to park on the road. Being accessed via the side driveway means that the existing hedge can be retained to screen it. The neighbouring house, No.1a, has previously lowered and opened up the front garden for parking directly off the main street. Whilst details of reduced levels and retaining elements will be similar to No. 1a it will not be open to the street at Ridge House.

As previously described, the Garden Room and Store will be built into the natural site contours and be planted around and over to blend it into the garden scene. The timber boarded fences will be maintained and added to where necessary to further screen this from any public view so it will have no impact on the character of the village.

The proposed solar panels will be on a section of south facing roof towards the back of the house. The larger front gable will mask this from the street so they will have no visual impact from public spaces.

## **OTHER MATTERS**

**Flooding** has been checked on the Environment Agency website which confirms this site to be in Category 1, outside any danger of flooding.

No **trees** are within the areas to be developed and none which will require root protection.

There will be some works to the existing roof to attach the new extension and install roof windows and solar panels. A preliminary **bat survey** has been carried out advising that there are signs of bat activity at the ridge of the rear main roof which will require further investigation. This survey, carried out by Arbtech Consultants, is submitted separately with this Application.

## **CONCLUSION**

Ridge House is not significant in the special character of the village which relies on the older buildings set along the main street but, for a late 20th century addition, it sits well within the scale, form and fabric of the village.

The proposed extensions and alterations to Ridge House will have almost no impact on the critical main street scene, nor to the neighbouring houses. The criteria which are protected by Green Belt and Conservation Area policies will not be affected by the proposals and will, in fact, be beneficial to the village in improving the house and site for occupation by families with young and growing children.

RUSH DAVIS ARCHITECTS  
3025/DE 14<sup>th</sup> April 2022.