

Heritage Statement

34 Castle Hill, Kenilworth, CV8 1NB

Erection of proposed single storey rear extension. Works are alterations to granted application W/20/1778/LB.



Heritage England Listing - Listing NGR: SP2806272388

Location

Parish:

Kenilworth

National Grid Reference:

SP 28062 72388

Details

CASTLE HILL 1. 1270 (North Side) No 38 SP 2872 SW 5/95 II GV 2. C18 front. Red brick, roof recovered with machine tiles. 2 storeys and attic, corbelled cornice, 1st floor band. Pair of ground floor Neo-Georgian oriel bow windows, 2 1st floor flush casements under cambered arches, 2 modern box dormers. All the listed buildings in Castle Hill (North Side) form a group.

Proposals

The proposal seeks permission to widen and centre rear doorway and insert small tubular skylights to the previously granted application (W/20/1778/LB) for single storey rear extension to form a larger kitchen/family room.

The design will be finished in materials to match the existing property and will not compete with the existing architectural features of the building and maintain the character of the existing property. The size of the extensions does not dominate the building in scale, being subordinate to the adjacent main property.

The property lies within the Kenilworth Conservation Area 9 which contains properties with the features as indicated below.

Continuation of east/west route from the castle including High Street.

Clean break with High Street is achieved by the Abbey Fields boundary and 20th Century developments at junction with Malthouse Lane. Significant late 18th Century terrace on north side, brick with clay tiled roofs built on rising ground, rhythm and consistency of detailing needs to be maintained with these buildings. 2 storeys with attics.

South side Little Virginia – Significant group of 16th Century timber framed and thatched cottages around the potato patch (first area of cultivated potatoes). All well maintained, extensions, conservatories, should all be strictly limited as these could disrupt the scale and detailing. This is an area of high townscape value with many interesting views both inside and out of Little Virginia.

The Wantage is a large arts and crafts house in its own grounds on the south side above Little Virginia. This is a Grade II Listed building, and it is important to maintain the garden and boundary treatment of this important house.

To the east of Wantage are three timber framed and thatched houses similar to Little Virginia these interfaces with Abbey Fields. Scale, detailing, materials, boundary treatment are all of high importance. Important views of the castle coming down Castle Hill. Some pressures around, Clarendon Arms and the Queen and Castle car par

Impact on Heritage Asset

Due to the existing poor quality flat roof design of the rear elevation and the additions to other similar properties within the road, it is argued that such extensions in this location will not harm or affect the historical significance of the conservation area.

Mitigation of Impact

The minor alterations proposed are designed sensitively so as not to impact the historical plan form of the dwelling and minimise the removal of any architectural features as well as protecting the privacy of the neighbouring properties.

Conclusion

These proposals are designed sensitively to impact positively on the conservation area and improve the current tired building. Overall, it will enhance the character of the heritage asset and ensure its future preservation.

Access & Parking

Pedestrian and Vehicular Access to the property will remain as existing.