

PCMT

From: Josh Cooper
Sent: 06 July 2022 09:52
To: PCMT
Subject: LS - W/22/0875 - 12 Hatton Terrace, Birmingham Road

Morning,

Please can the below be uploaded to Idox as a Heritage Statement.

Kind Regards,

Joshua Cooper
Planning Assistant - Development Management
Tel: 01926 456537



Warwick District Council receives 92% of planning applications online !

From: Adam Andrews <AAndrews@ridge.co.uk>
Sent: 05 July 2022 22:37
To: Josh Cooper <Josh.Cooper@warwickdc.gov.uk>
Subject: RE: W/22/0875 - 12 Hatton Terrace, Birmingham Road, Hatton, Warwick, CV35 7JS

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Evening Josh,

Please see below response:

A description of the heritage asset

14 Hatton Terrace is located to Northwest of Warwick town centre situated on the Birmingham Road A4177. This property is also located on the boundary of the Hatton Park growth village envelope (H10) and just within Green Belt (DS18). To the southwest is the Grand Union Canal.

The property is a two storey semi-detached period dwelling circa 1900, forming part of a row of twenty houses set back from the Birmingham Road. The row of dwellings and rear gardens extend towards the southwest with an access road behind with further out buildings, garages, and gardens adjacent the Grand Union Canal.

The property comprises of traditional solid masonry walls using imperial red brickwork, painted dashed render and plain clay roof tiles, overhanging eaves with exposed mortar verges. Cill and lintel details surround existing uPVC casement windows with imitation glazing bars. The dwelling has a small masonry single storey extension to the rear.

Its main elevation, to the north is of two faces mirroring exposed ground level traditional English brick bond and rough cast render to the first floor separated with offset perimeter brick banding. The leading principal elevation consists of a rendered gable, exposed timber barge boards and oversailing rafters. The west & rear elevations features are similar to that of the recessed principal elevation.

The fenestration consists modern uPVC casement windows imitation glazing bars below arched lintels supporting traditional brick header courses.

The greater legibility of the asset's significance is made available from Birmingham road, where its main façade and aspect is apparent. Its side gable elevation is obscured from view by neighbouring properties. The rear elevation is visible from the private access road but obscured by foliage from the canal walkway circa 60 metres away

The property consists of three first floor bedrooms with the remaining living accommodation and bathroom to the ground floor with kitchen, dining and living room.

Assessment of impact / Mitigation of impact

The scheme consists of constructing a subservient two storey infill extension of similar architectural character and appearance, complimenting the assets features and townscape.

The only sensitivity in built heritage terms arising from the Site's development relates only to the Site forming a small part of The Canal Conservation Area wider setting, to the asset's rear elevation beyond its current garden. The proposed development will not alter, amend any part of the asset's rear elevation visible from rear access road and will provide a sympathetic and subservient extension to the asset's main facade visible from the Birmingham Road.

Table 1.0 – Material Mitigation of Impact

	Existing Materials / Key Asset Features	New Extension - Proposed Materials / Architectural Features to reflect, respect & reinforce existing historical distinctiveness
Roof Covering	Clay roof tiles	Clay roof tiles to match existing New ridge line & gable end subservient to the main roof covering so to respect its character. Roof pitch will match the existing
Chimneys	Traditional masonry torching and clay pots	Retain all existing traditional chimneys
Fascia & Soffits	Exposed timber rafters	Exposed timber rafters
Existing Windows & Doors	Windows - Double Glazed uPVC Casement & Single Glazed timber with glazing bars Doors – Solid Timber	Windows Double Glazed uPVC Windows with glazing bars (Arched lintel) Door – Composite (Imitation Wood Effect) so to meet u-value requirements
Brickwork	Solid masonry English brick bond & decorative brick bands	Insulated Cavity Walls English brick bond & decorative brick to maintain and complement existing historic features (Including arched header courses to window heads)
Render	Rough cast lime render with decorative paint finish	Rough cast lime render with decorative paint finish

In summary, the proposed development limits and mitigates detrimental impact to the asset and provides a cohesive and coherent design of traditional style that reflects the positive townscape form of the residential terraces in the surrounding area, which pertain from the nineteenth century

Consequently, the aggregate impact of the proposal to the significance of 14 Hatton Terrace is a negligible/minor level of harm, including to that of the legibility of the asset's significance, therefore at the near lowest level of harm within the spectrum of less than substantial harm.

The statutory test (under the Planning (Listed Buildings and Conservation Areas) Act 1990) is consequently engaged in this case for the decision maker, such that they need to consider whether the asset's significance should be kept from the noted level of harm in this case, while remembering that the level of harm is at the near lowest level of harm within the spectrum of less than substantial harm.

The plans supporting the application details that the visual benefits delivered by the proposed scheme will outweigh the level of harm to the heritage asset's significance and that this would provide clear and convincing justification for the near lowest level of harm within the spectrum of less than substantial harm that the proposed scheme would deliver to the significance of 14 Hatton Terrace.

Best regards

Adam Andrews
Senior Building Surveyor (BSc Hons)
For Ridge and Partners LLP

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From: josh.cooper@warwickdc.gov.uk <josh.cooper@warwickdc.gov.uk>

Sent: 23 June 2022 12:14

To: Adam Andrews <AAndrews@ridge.co.uk>

Subject: W/22/0875 - 12 Hatton Terrace, Birmingham Road, Hatton, Warwick, CV35 7JS

Dear Sir/Madam

Please read the attached letter (which is in .pdf format), which relates to the application at the above site, and respond as necessary. A copy of the application documents can be found by clicking on the link below.

[Link to on-line application documents](#)

Regards,

Development Services

Warwick District Council

What's on - www.warwickdc.gov.uk/events

Latest news - www.warwickdc.gov.uk/news

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