

35GS

35 GRANVILLE STREET - CV32 5XW
DESIGN & ACCESS STATEMENT | HERITAGE STATEMENT
11/07/2022 UA-INDD-A3 REV-A

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1.0 PROJECT INTRODUCTION

35 Granville Street is an existing, mid-terraced property, located within the Royal Leamington Spa Conservation Area 32.

The property has recently been acquired by Mr & Mrs Speers, who have relocated from 8 Gordon Street. As a family, they had outgrown their previous residence and actively sought a dwelling within Leamington Spa, that they could develop and grow into a larger family property.

Mr & Mrs Speers successfully extended and altered 8 Gordon Street during 2017/18. The works at 8 Gordon Street represent a strong example of modernising an outdated mid-terraced property within a conservation area.

Mr & Mrs Speers seek to recreate the successes of 8 Gordon Street, albeit at the now current property of 35 Granville Street, which as a building, finds itself in a similar position of requiring much needed modernisation and reinvention to allow it to perform to modern standards and meet spatial uses of the time.

The current dwelling has two primary spaces at ground floor level, before ill-conceived rear extensions and alterations provide a deterioration of space. At first floor, there are two bedrooms and a family bathroom. As a family of four, there is the genuine requirement to create additional bedrooms, as well as an accommodation schedule of ancillary spaces that afford modern living.



Figure 1/// Royal Leamington Spa Conservation Area 32

1.1 MISSION STATEMENT

“We acquired this property with knowledge that it has recently obtained planning consent. We were clearly not involved in the creation of the consented scheme and therefore didn’t feel as though the development would achieve our specific family needs. We have invested in bringing the property forward in such a way that satisfies our living style and also improves the dwelling at a qualitative level, internally and externally”

Mr & Mrs Speers (Homeowner)

2.0 LOCATION PLAN



Figure 2/// Location Plan

2.1 SITE CHARACTERISTICS

Character

Royal Leamington Spa Conservation Area 32 captures Waller Street, Brownlow Street and Granville Street. The predominant housing typology is of late nineteenth and early twentieth century terraced housing.

The streetscene is fairly consistent, with repetition of principal facades and detailing. The main variation to the streetscene is associated with the boundary conditions, whereby many of the existing boundary treatments are no longer in place or have been replaced with an alternative material and design style.

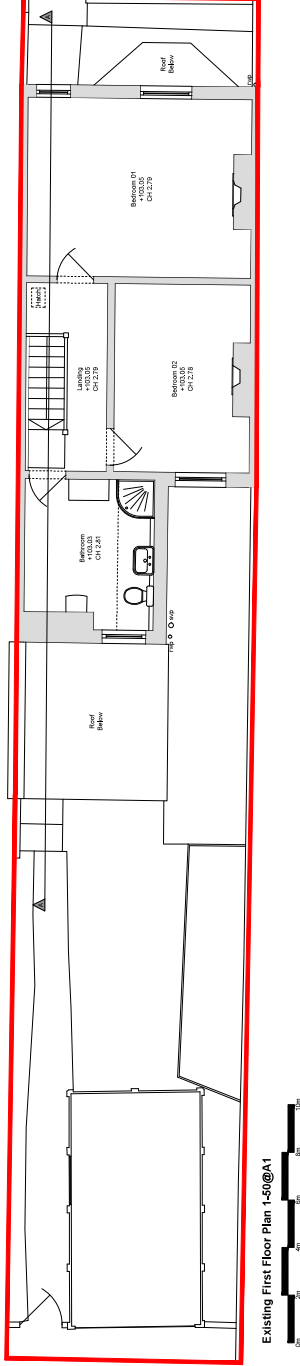
The urban blocks that divide Waller, Granville and Brownlow Streets have a central divide, which affords rear access to each of the terraced dwellings.

There are examples to be found whereby neat, brick boundary conditions have been established to terminate the backs of the properties. There are also examples whereby the rear boundary conditions are less desirable and somewhat lack clarity and qualitative aspects. 35 Granville Street falls into the latter definition, whereby a dilapidated garage outbuilding fronts the rear access. We do not feel this is a fitting aesthetic for a conservation area.

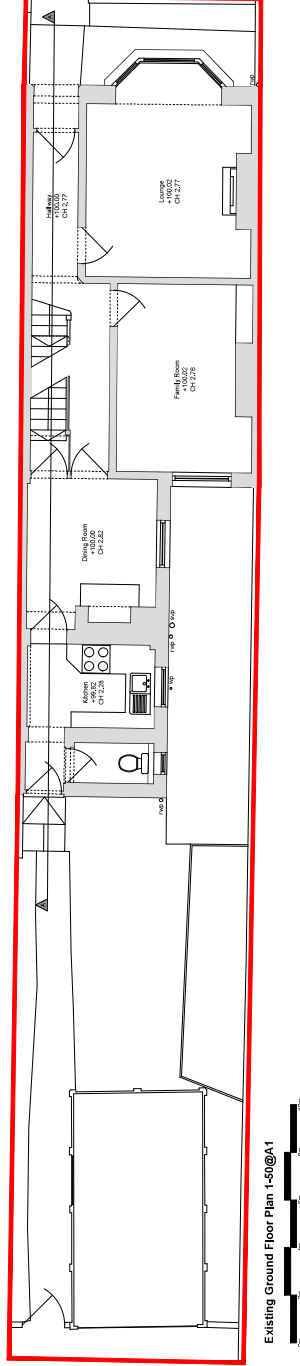
As is common place with the majority of residential areas, the backs of the dwellings are highly varied in design style and execution. Many of the dwellings have been in receipt of retrospective extensions and alterations. This gives rise to less consistent architectural expression and is demonstrative of greater flexibility for rear development. This includes a wealth of single-storey extensions and loft conversions and is encompassing of flat roofs, pitched roofs, pitched dormers, full-width box dormers and numerous facing material applications.

Analytical assessments of rear development through this conservation area suggests there is substantial variation in architectural language, material and design style. The firm precedent throughout diminishes original rear vernacular. For this reason, we believe this places additional emphasis and weight upon enhancement, rather than preservation.

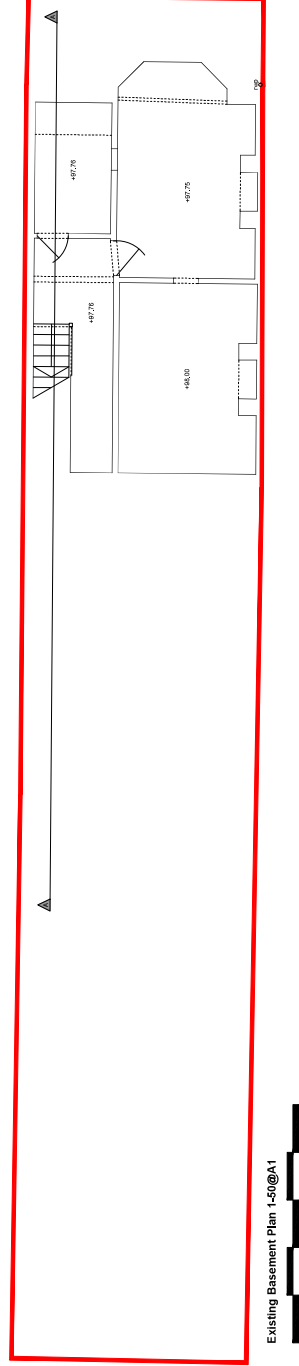
3.0 EXISTING PLANS



Existing First Floor Plan 1-50@A1



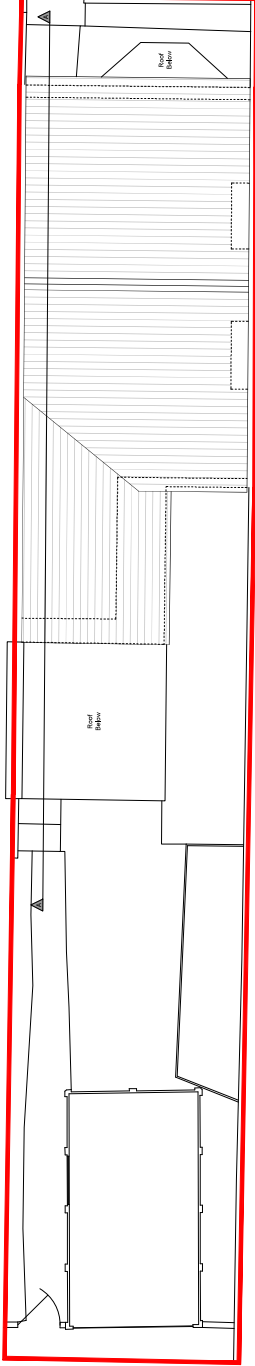
Existing Ground Floor Plan 1-50@A1



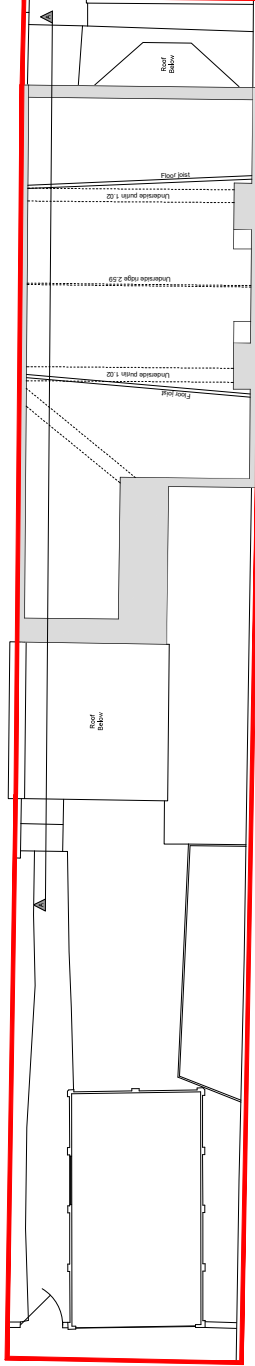
Existing Basement Plan 1-50@A1

Figure 7/// Existing Basement, GF & 1F Plans

3.1 EXISTING PLANS



Existing Roof Plan 1-50@A1



Existing Loft Plan 1-50@A1

Figure 8/// Existing Loft & Roof Plans

3.2 EXISTING ELEVATIONS



3.3 EXISTING AERIAL IMAGES

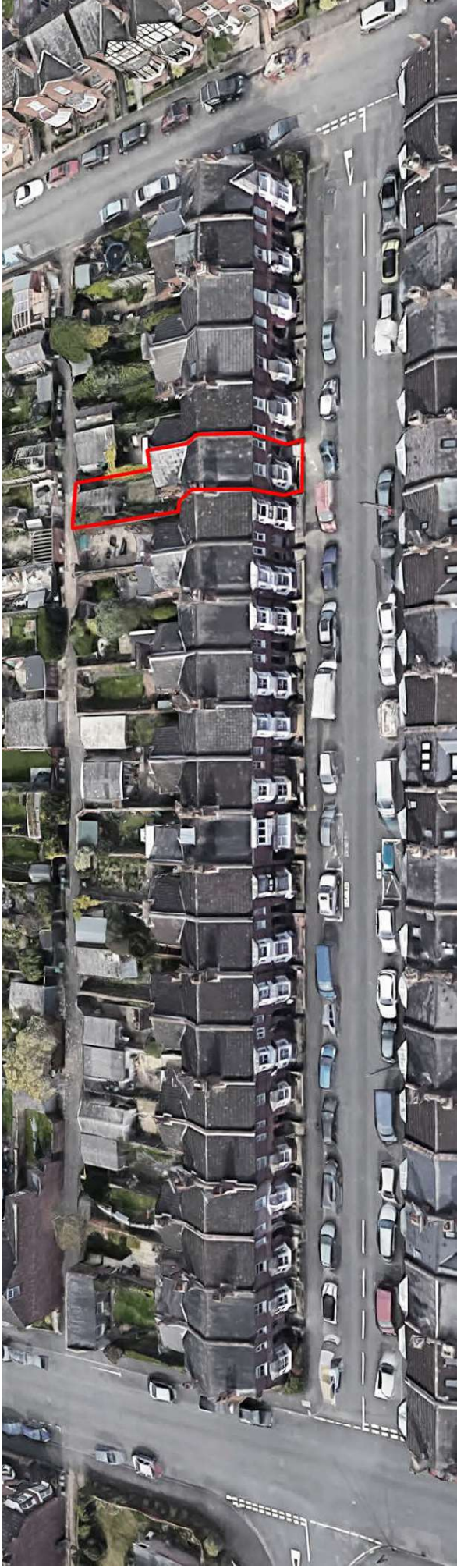


Figure 10// Existing Aerial Fronts (imagery credit to Google Map Data 2022)

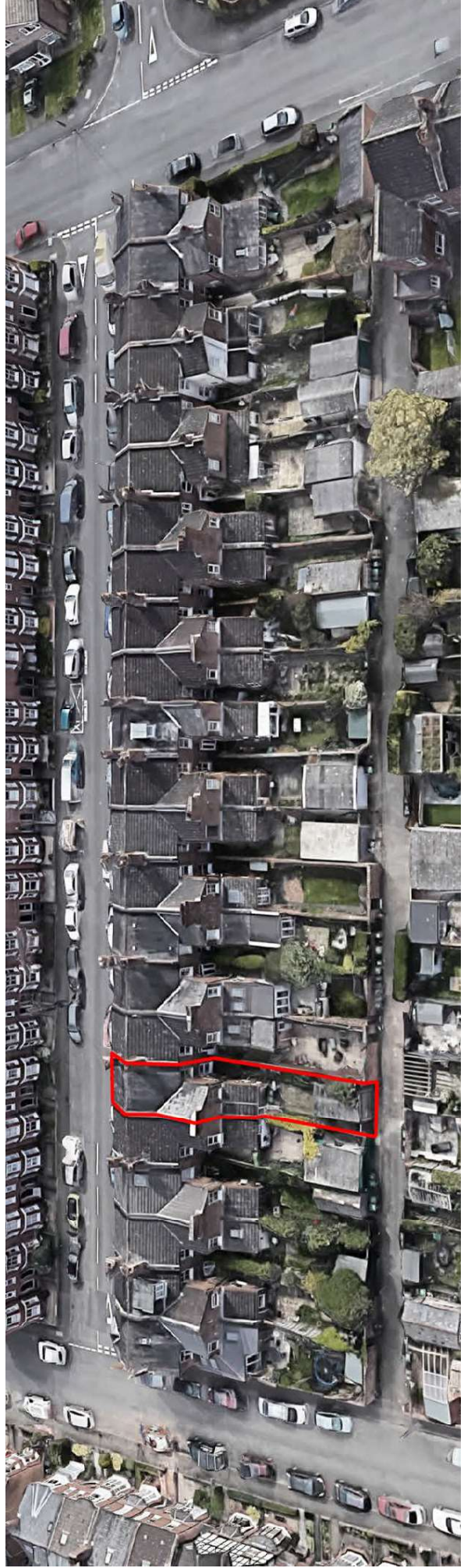
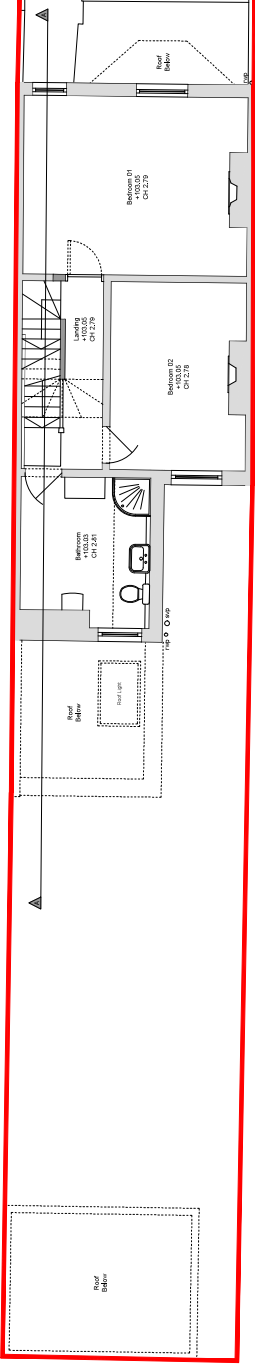
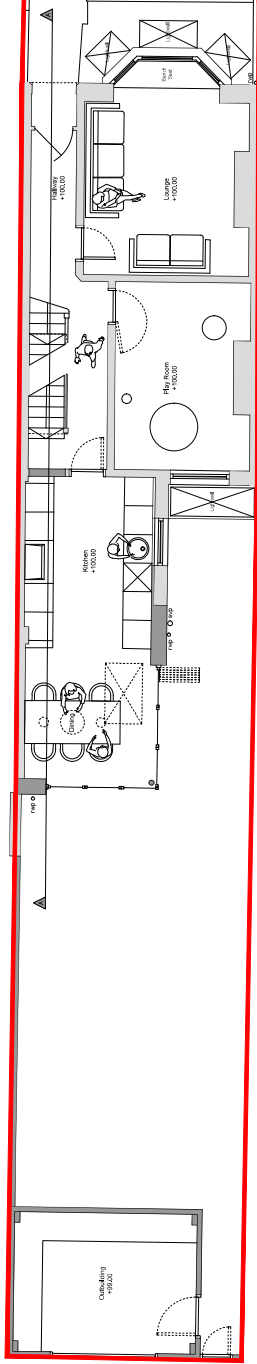


Figure 11// Existing Aerial Backs (imagery credit to Google Map Data 2022)

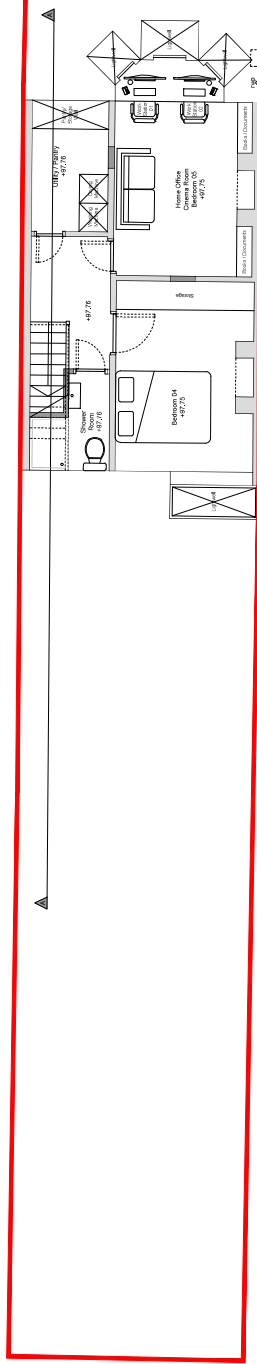
4.0 PROPOSED PLANS



Proposed First Floor Plan 1-50@A1



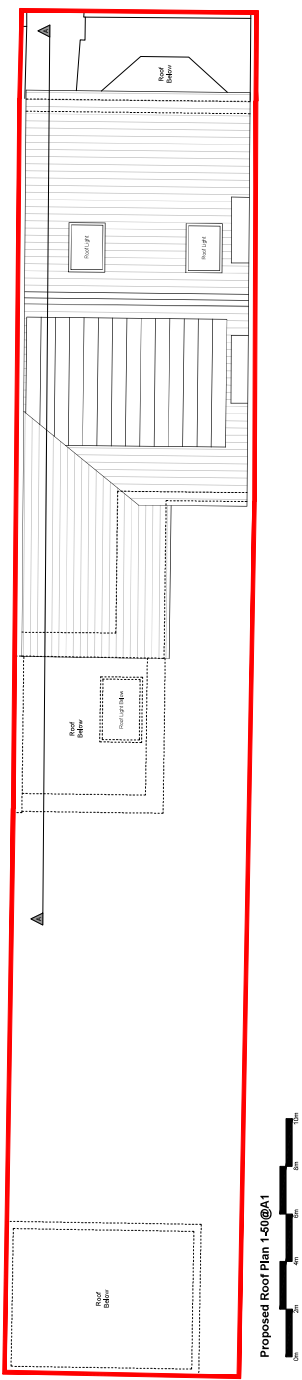
Proposed Ground Floor Plan 1-50@A1



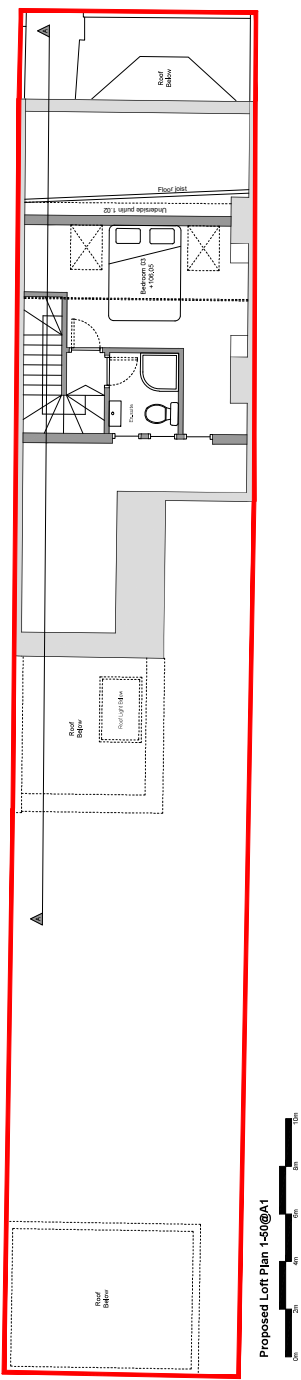
Proposed Basement Plan 1-50@A1

Figure 12/// Proposed Basement, GF & 1F Plans

4.1 PROPOSED PLANS



Proposed Roof Plan 1-50@A1



Proposed Loft Plan 1-50@A1

Figure 13/// Proposed Loft & Roof Plans

4.2 PROPOSED ELEVATIONS

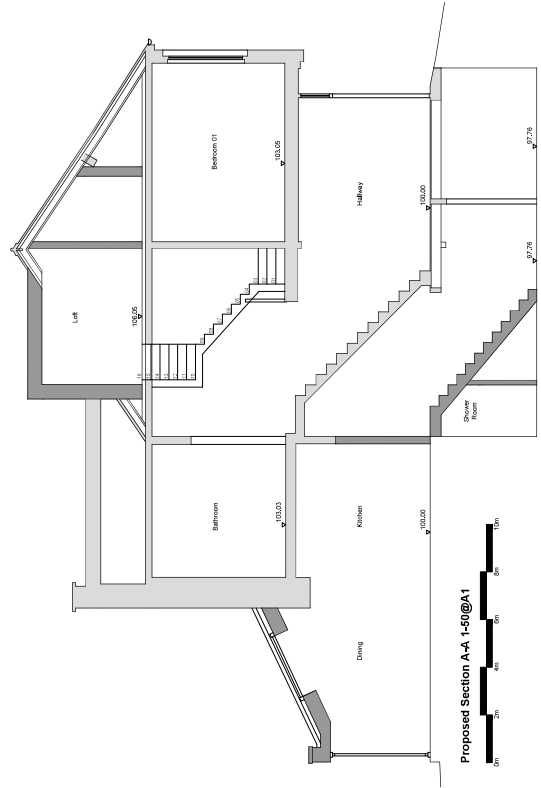
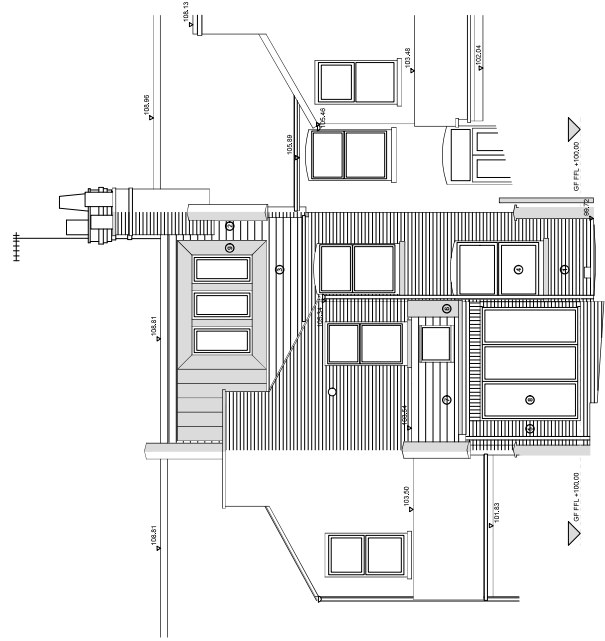
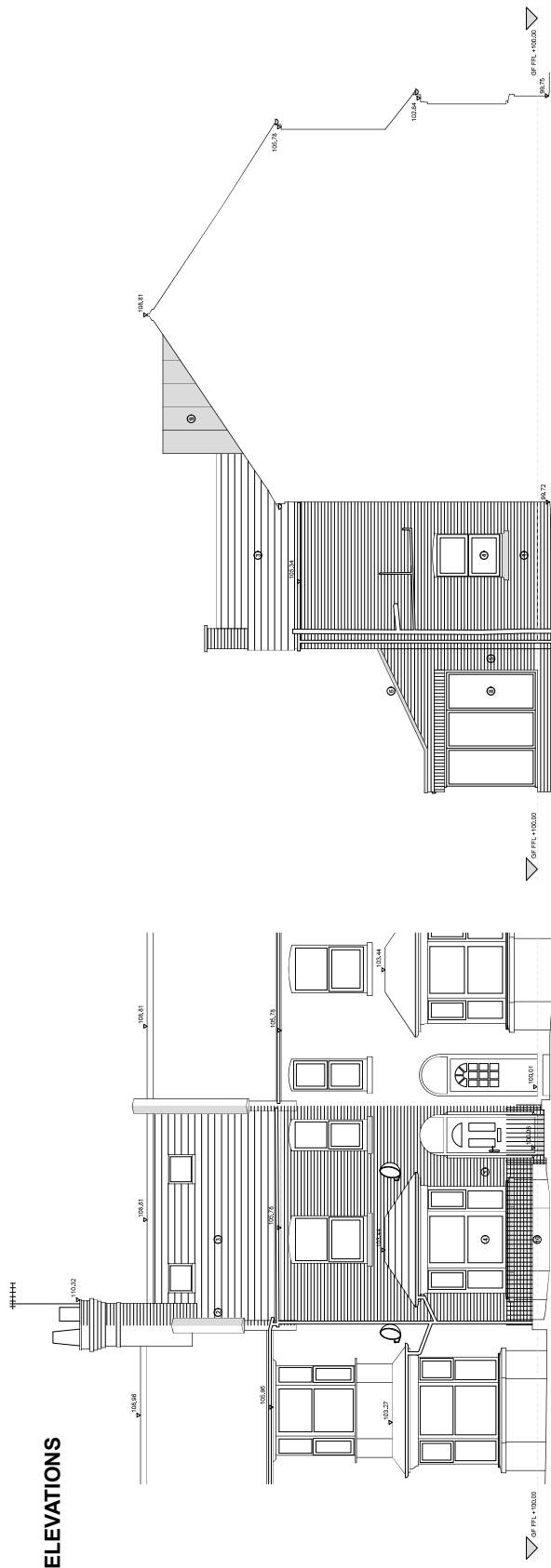


Figure 14/// Proposed Principal Dwelling Elevations
35 GRANVILLE STREET DESIGN AND ACCESS STATEMENT

4.3 PROPOSED ELEVATIONS

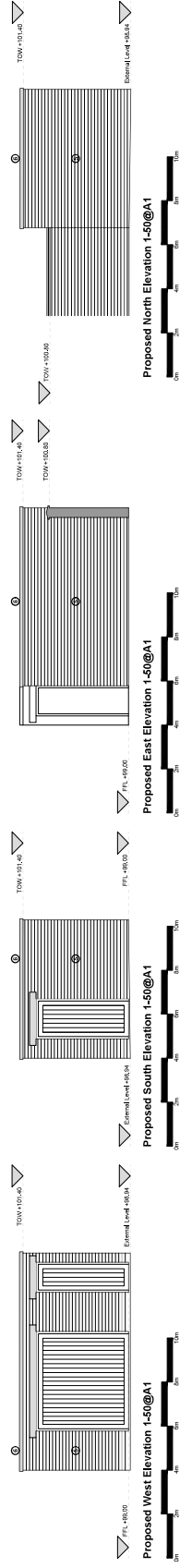


Figure 15/// Proposed Outbuilding Elevations

5.0 POLICY

NPPF

4.38. LPAs should approach decisions on proposed development in a positive and creative way.

5.60. Positive adaptation and alterations to existing dwellings can help support the Government's objective of supplying sufficient and suitable homes.

12.126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

12.130. Planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

12.134. Significant weight should be given to:
(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and /or (b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings.

Local Plan 2011-2029

DS5 Presumption in favour of sustainable development.

DS7 Meeting the housing requirement.

H0 Housing - Ensuring the district has the right amount and quality of housing.

BE1 Layout and Design. New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

5.6. The appearance of development and its relationship with its surrounding built and natural environment can have a significant effect on the character of an area. This is as relevant in more modern development as it is in historic conservation areas. Securing new development that can contribute positively to the character of the environment in the district is therefore of primary importance. This can be achieved through careful consideration of design and layout with regard to the context of the site and the townscape and landscape of the surrounding area.

5.7. The National Planning Policy Framework continues to give great importance to design policies in local plans (paragraphs 56 to 61) and to the consideration of design matters in determining planning applications. It "attaches great importance to the design of the built environment" and states that "good design is a key aspect of sustainable development", in that it contributes positively to making places better for people. If developments do not deliver good design, they cannot be considered to be sustainable development.

5.8. The objective of this policy is to achieve good layout and design for all new development.

WDC Residential Design Guide May 2018

Section 5 – Design Considerations

- Local distinctiveness does not preclude the use of modern designs. Distinctive characteristics of certain areas may be equally well interpreted in a contemporary form. The Council wishes to support the use of innovative design which enhances local distinctiveness and the townscape quality.
- Development should achieve a certain balance of density, to reduce the amount of greenfield land required for development.

Section 6 – Design Characteristics

- The Council wishes to promote innovative designs where they complement their surroundings. The applicant must demonstrate that the context of the proposal is understood and respected.
- A high standard of detailing should be used to reinforce the character of an area.
- A clear analysis of a site should enable a building which may be a contemporary solution.

Section 8 – Detailed Design.

- In certain discrete locations, contemporary extensions to traditional buildings may be acceptable.
- Single-storey, rear extensions should not breach the 45 degree rule.

6.0 CONCLUSIONS

HERITAGE CONSIDERATIONS

- 35 Granville Street is located within Royal Leamington Spa Conservation Area 32. The dwelling is not listed.
- Proposed works to the principal facade are considered to positively reinstate original boundary conditions to Granville Street, strengthening the consistency of the conservation street scene.
- Equally, the proposed outbuilding to the rear is a significant improvement to the current dilapidated outbuilding and has been conceived as part of a continuous boundary treatment. Again, this seeks to achieve expressive consistency with neighbouring properties.
- The general arrangement of the principal dwelling has not been changed. The main organising spaces remain in their original format.
- From a qualitative perspective, the existing rear lean-to is exceptionally poor and left in its current state is detrimental to the experiential qualities of a conservation area. Certainly, it would be difficult to argue this specific portion of the dwelling has any conservation or heritage qualities. Therefore, it is considered the demolition and replacement with high quality materials and well-controlled design, helps to elevate the general contribution 35 Granville Street makes to the conservation area via significant enhancement.
- In all areas possible, proposed materials have been selected to closely match vernacular materials. The most prominent of which is the facing brick and is to be the closest possible match, with similar bond and mortar joints.
- The overarching conservation approach of preservation or enhancement has been acknowledged and adhered to. Certain elements have been preserved and in some cases proposed to be reinstated, to the benefit of the street and conservation area. Lower quality aspects have been outlined for demolition and rebuild, out of balance for the homeowners use and the future longevity of the dwelling, by way of enhancement.

CONCLUSIONS

The Applicant very much hopes the local planning authority will join them in support of this well-considered request for development consent.

On this occasion, the pre-application services of the local authority have not been sought for the following reasons:

- The dwelling has been in receipt of recent planning consent (W/21/0524) and therefore will pose familiar conditions for the allocated Case Officer's appraisal.
- The proposed works do not increase the footprint of the already established building masses.
- Not to unduly burden the local authority planning department with additional administrative duties.

With reference to national policy, local policy and supplemental design guides, the proposal has given consideration throughout the hierarchy and seeks to find balance across the spectrum of design criteria and developmental considerations, briefly summarised as follows:

- The creation of a high quality, beautiful and sustainable piece of architecture.
- Architectural response delivering visually attractive aesthetics that are sympathetic to the local character.
- A proposal with ambition to raise the standard of design.
- Remedy of poor development, via demolition and rebuild using high-quality materials.
- Good layout and design, that has considered the hierarchy of space and identification of existing spaces that do not contribute well, with necessary improvements being implemented.

Significant weight should be given to innovative design which promotes high levels of sustainability. This proposal is consistent with this sentiment and demonstrates as follows:

- The modernisation of an existing, outdated dwelling.
- Achieving maximum accommodation density for this building typology, by transforming a traditional 2-bedroom, mid-terraced house, into a 4-bedroom property with suitable ancillary accommodation to support family living.
- Supporting the government's objective of supplying sustainable homes, by reimagining existing housing stock and preventing the need for fresh construction on additional land.

In relation to the conservation area setting, the Applicant has endeavoured to raise the standard of design as follows:

- Reinstating original principal boundary treatment to Granville Street.
- Defining the rear boundary treatment, to deliver a qualitative experience for all.
- Identification of substandard existing development generally, with request for demolition and rebuild using high-quality materials that will elevate this dwelling's contribution to the conservation area.

Via the creation of this submission material, the Applicant believes it has delivered an enhanced proposal that holds significant and positive weight, when compared with the existing conditions. Improvements have been made to the internal spatial arrangements, as well as the external contextual contributions. The well-considered proposals seek to rejuvenate this building and suitably prepare the dwelling for many years of future family use. Thank you for your time in reading this statement.

> MIDLANDS

Unity Architects
11 Dormer Place
Leamington Spa
Warwickshire
CV32 5AA

> LONDON

Unity Architects
13 Hanover Square
Mayfair
London
W1S 1HN

E office@unityarchitects.co.uk
W www.unityarchitects.co.uk

UNITY ARCHITECTS