

# Daniel Wood Architects



## Design, Access + Heritage Statement

033 - 71 Lillington Road

Neil + Melissa Bennett

19-06-2022

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# 1.0 Introduction

## 1.1 Existing Site



*Aerial view of site and surrounding context*

This Design and Access Statement and Heritage Assessment has been produced in support of a Full Planning Application for the proposed extensions and alterations to no.71 Lillington Road.

The proposals include the demolition of existing extensions, and the construction of a new side and rear extension, as well as an addition of two dormer windows to the rear of the property.

The purpose of the proposed development is to improve the visual impact of the dwelling, whilst also enhancing the internal and external living accommodation to support the applicant's growing family.

The site is located to the north of the town centre of Leamington Spa, within the Lillington Road (North) Conservation Area.

*Project Heritage Consultant:  
Project Architect:*

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# 1.0 Introduction

## 1.1 Existing Site



71 Lillington Road is a large detached Victorian dwelling, set back from Lillington Road within a reasonably sized curtilage. The original curtilage would have been significantly larger, however it has been partitioned fairly recently and a new dwelling has been constructed within the historic garden area of no.71.

The front of the property is very regular, with ad hoc

extensions to the rear, constructed at various times. Generally the extensions are fairly unsympathetic with a mixture of materials and styles which water down the distinctive style and form of the original dwellinghouse.

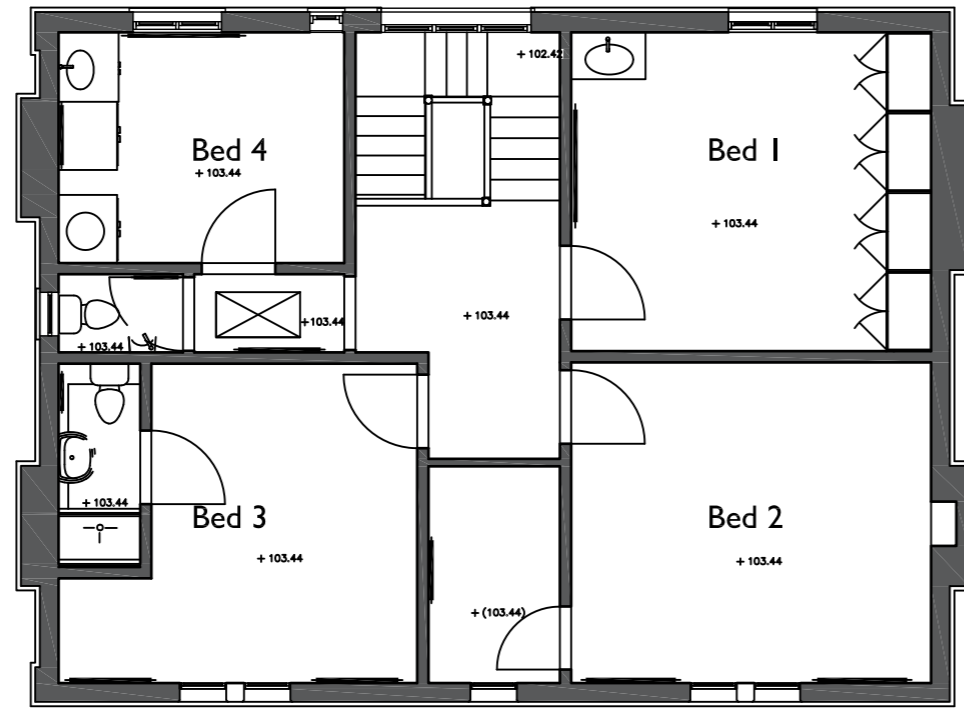
The forecourt to the property remains reasonably formal, however the original 'in-out' driveway has been curtailed leaving only one site access. Tarmac surrounds the front

and side of the property giving access to a modern brick garage, leading on to extensions to the rear of the property. An outdoor swimming pool is situated directly behind the main house.

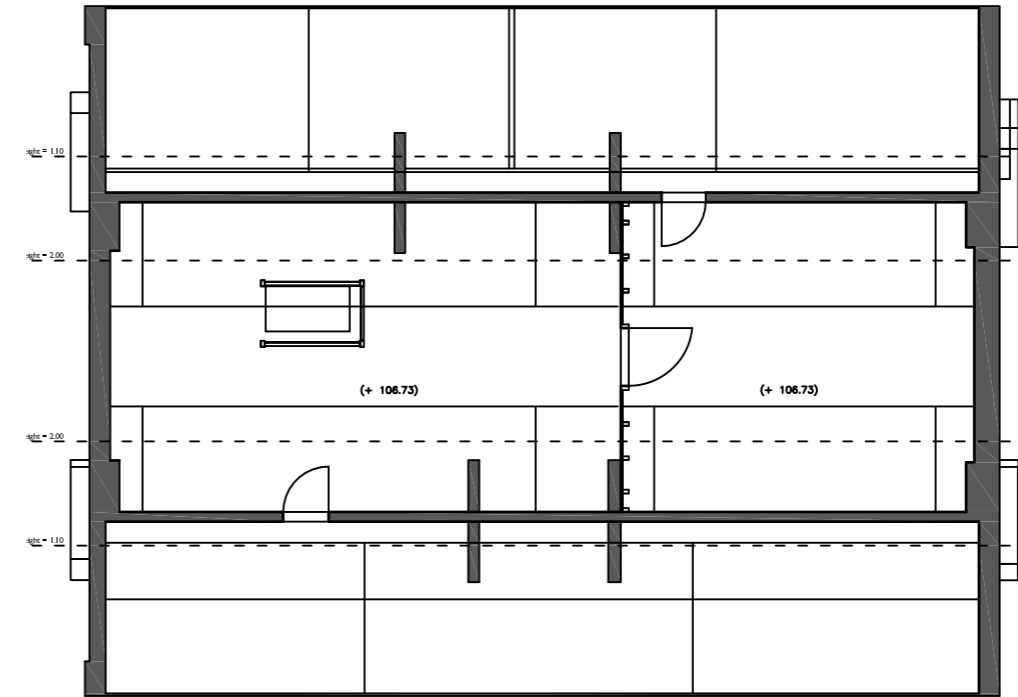


# 1.0 Introduction

## 1.1 Existing Site



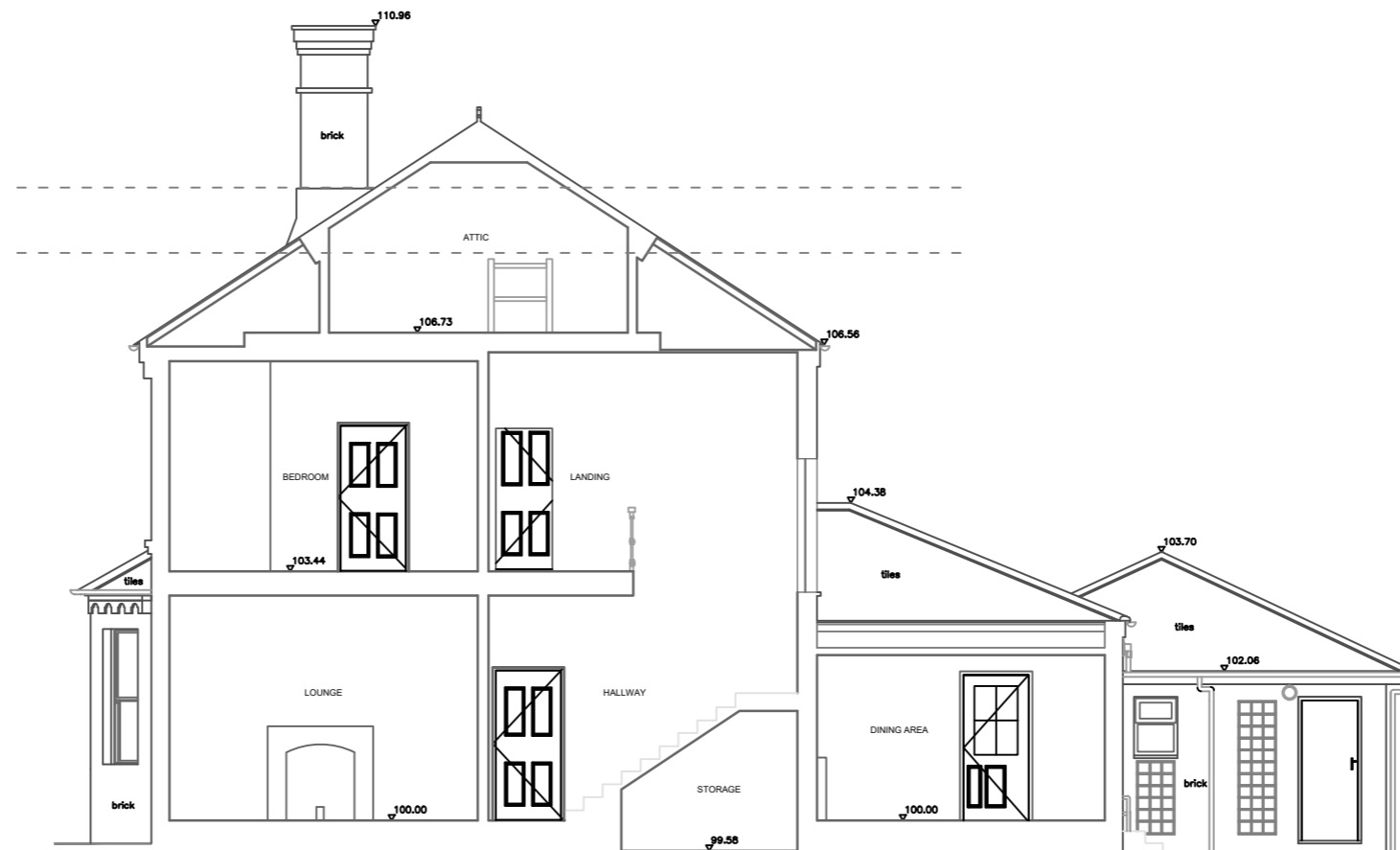
Existing First Floor Plan 1:100



Existing Attic Plan 1:100

The upper floor is traditional in layout, with a generous hallway and feature window providing views of the garden and beyond. The view is somewhat spoilt by the view of the felt roof of the central rear extension.

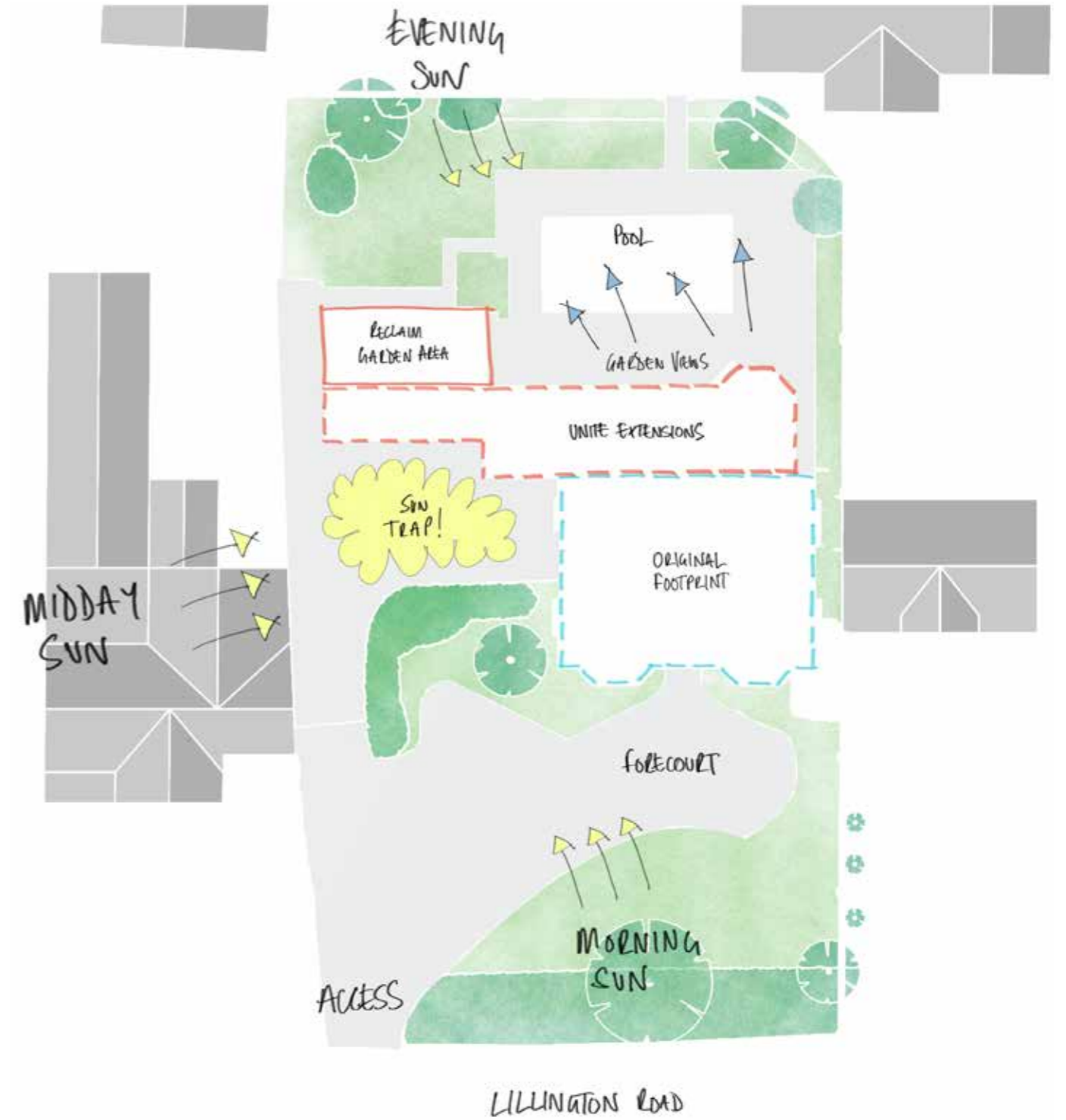
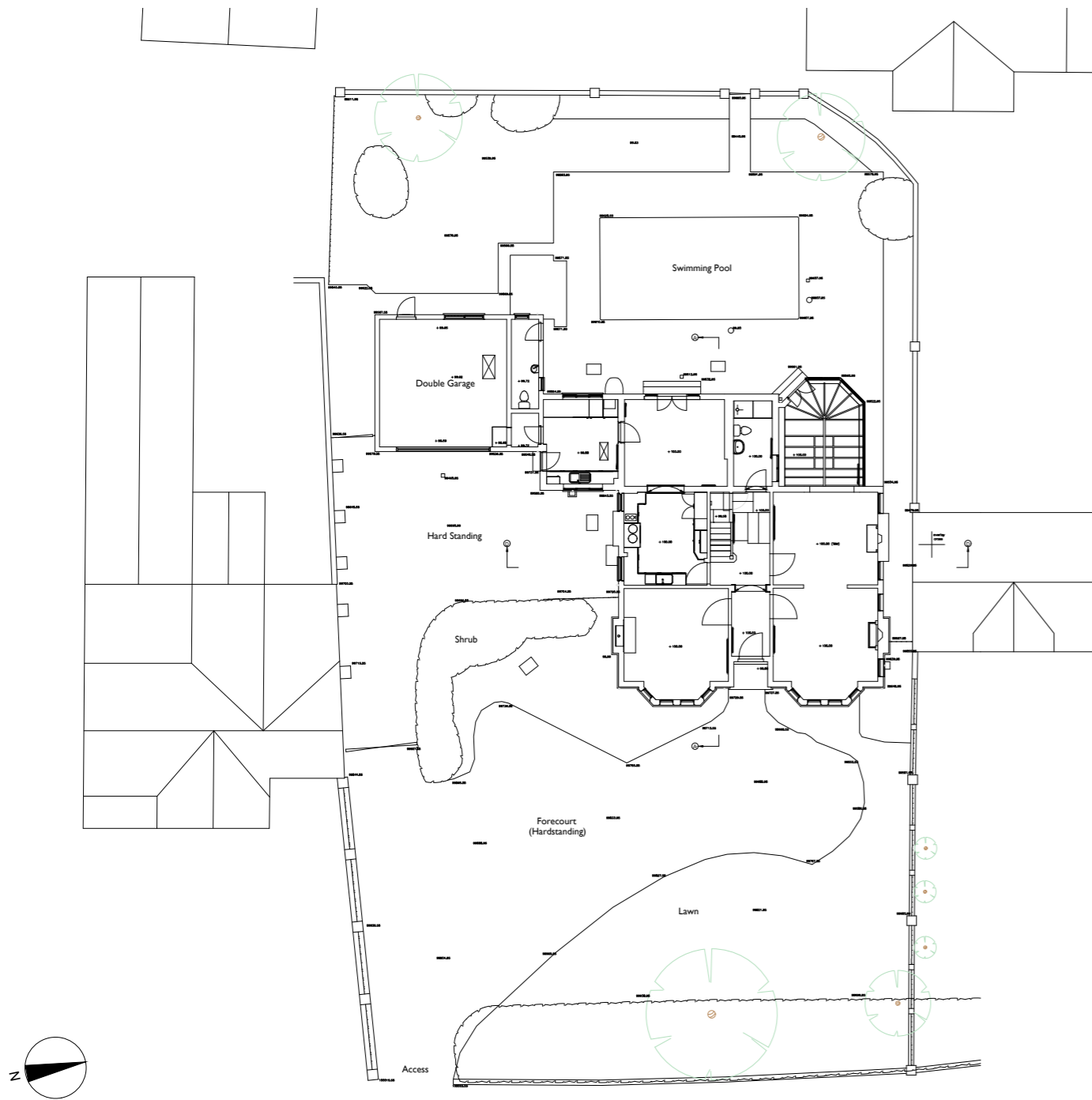
The generous roof pitch and ridge height provide a large attic void, which offers the opportunity to create additional living space.



Section A-A 1:100

# 1.0 Introduction

## 1.1 Existing Site



The front reception rooms benefit from morning sun via the generous bay windows, however the side (south) elevation has few windows and no connection to the south side of the site from within the property. Furthermore this outdoor space is unattractive and currently surfaced with tarmac and only suitable for parking cars.

Further along the southern boundary, a large area is

currently occupied by the modern garage, taking up valuable outdoor amenity space and creating a sprawling and disjointed floor plan.

To the rear of the property the conservatory, whilst unsightly and dated in appearance, provides a pleasant and bright place to sit and also offers good views across the garden.

# 1.0 Introduction

## 1.1 Existing Site

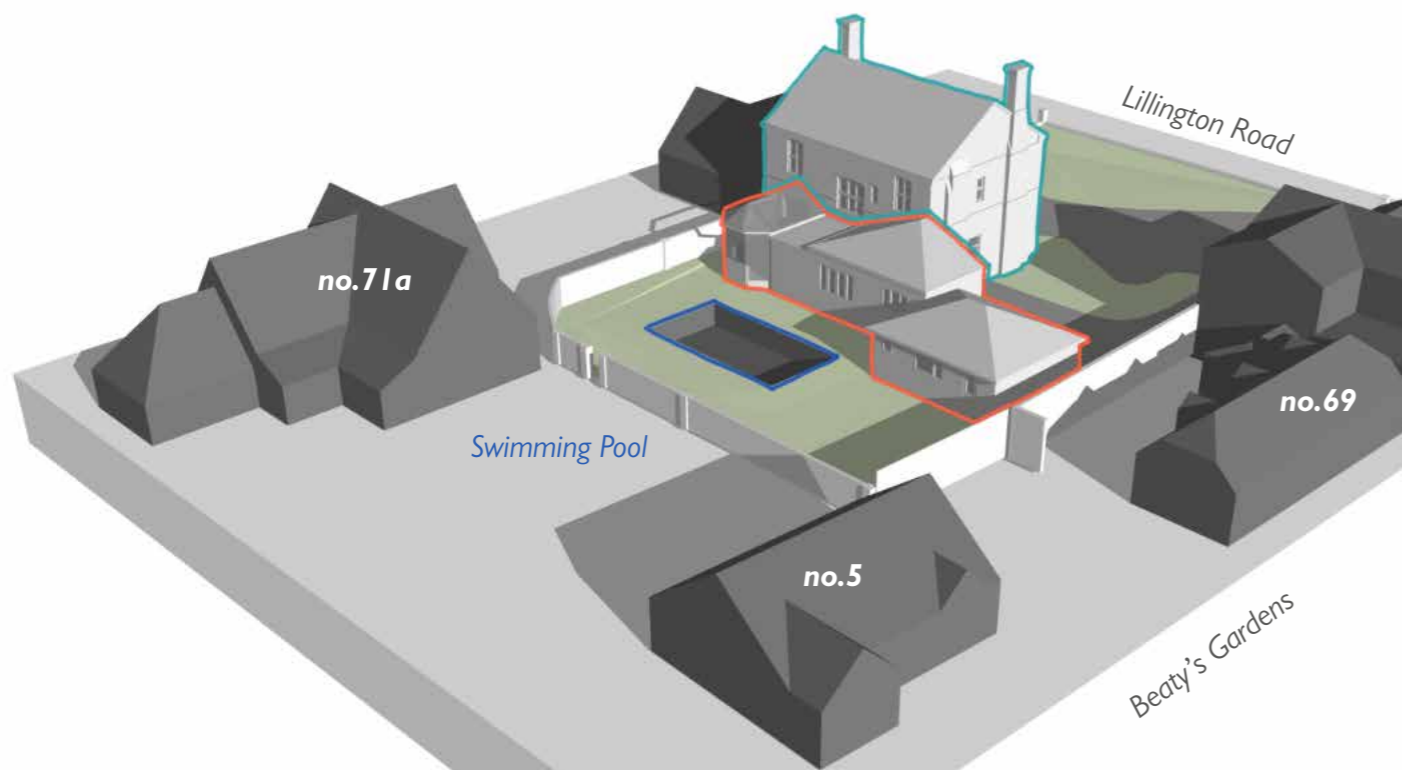
Aerial view looking South West



Aerial view looking North West

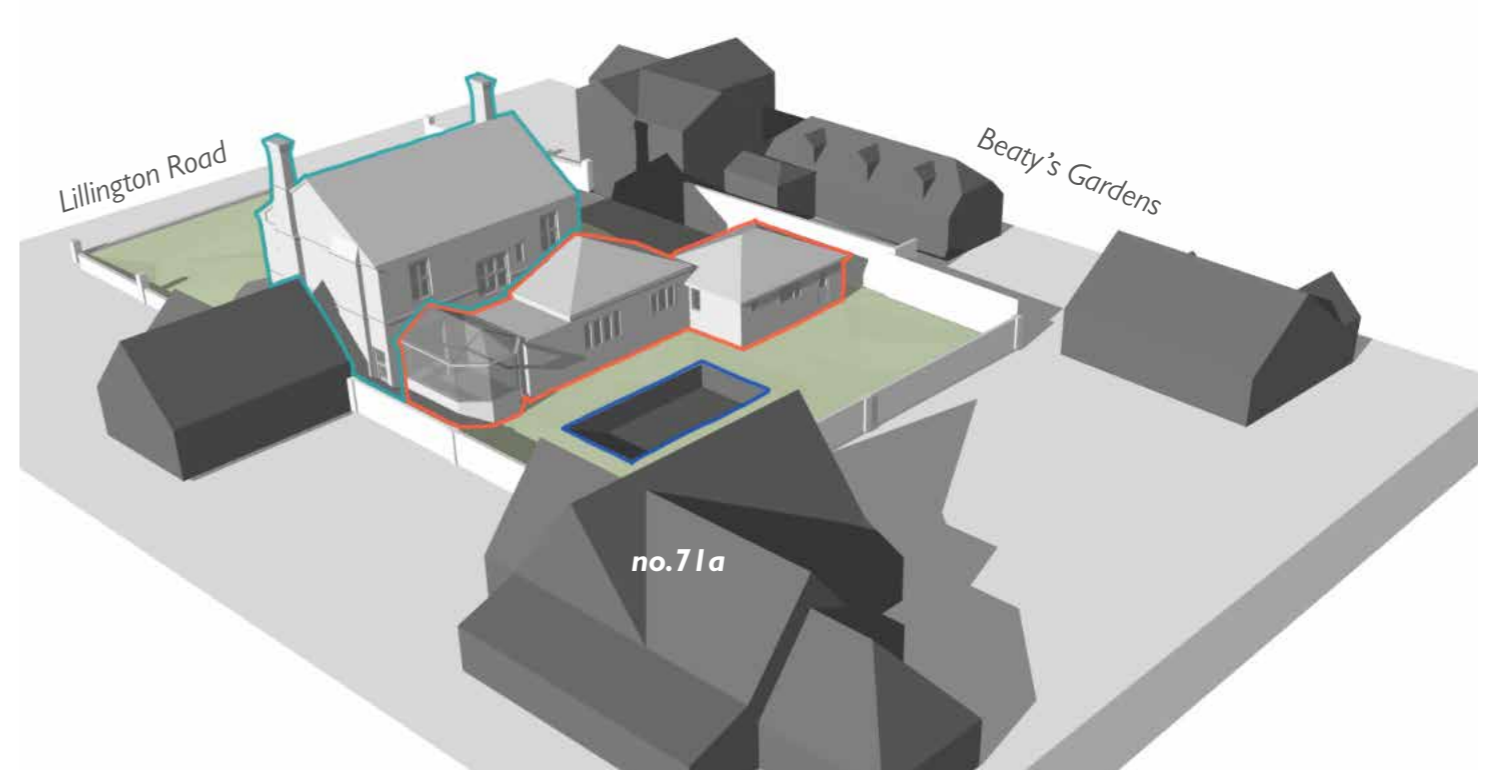


Swimming Pool Original Dwelling Ad Hoc Extensions



Aerial view looking North East

Original Dwelling Swimming Pool Ad Hoc Extensions



Aerial view looking South West



# 1.0 Introduction

## 1.2 Planning History



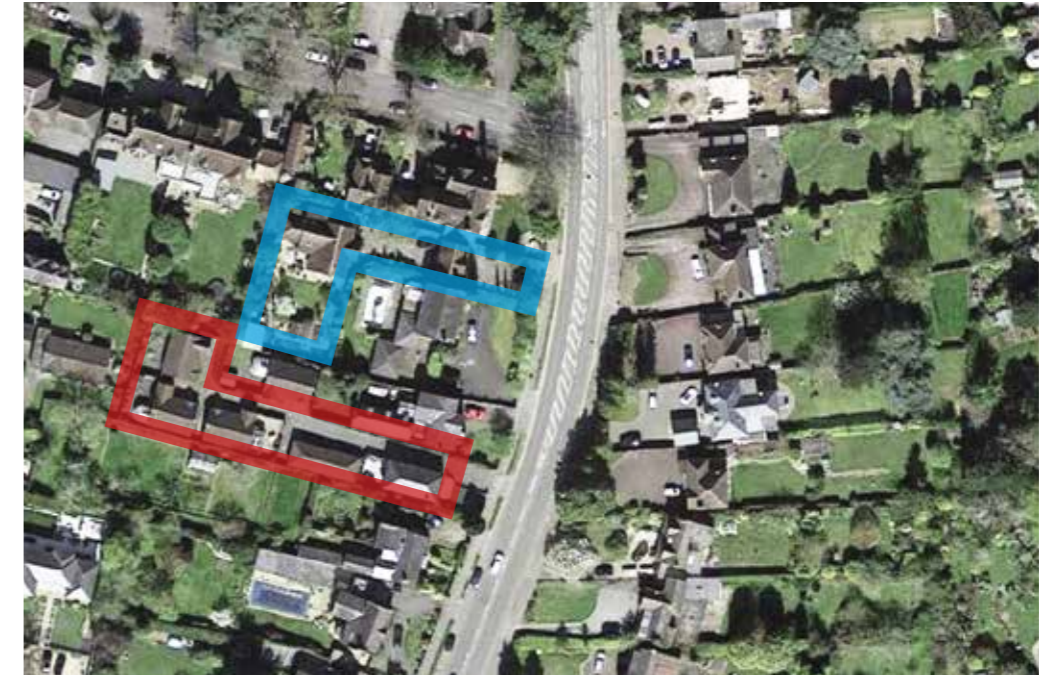
71a Lillington Road ■

The most significant planning applications within close proximity to the site are Beaty's gardens and 71a Lillington Road.

Beaty's gardens is a small scale development consisting of modern bungalows. The style is quasi traditional, constructed in modern brick, upv windows and concrete roof tiles.

71a relates better to the scale of the large dwellings within the conservation area, with details and features that are a departure from the typical local style, such as large expanses of gable glazing and overhanging roofs forming cloister like covered spaces.

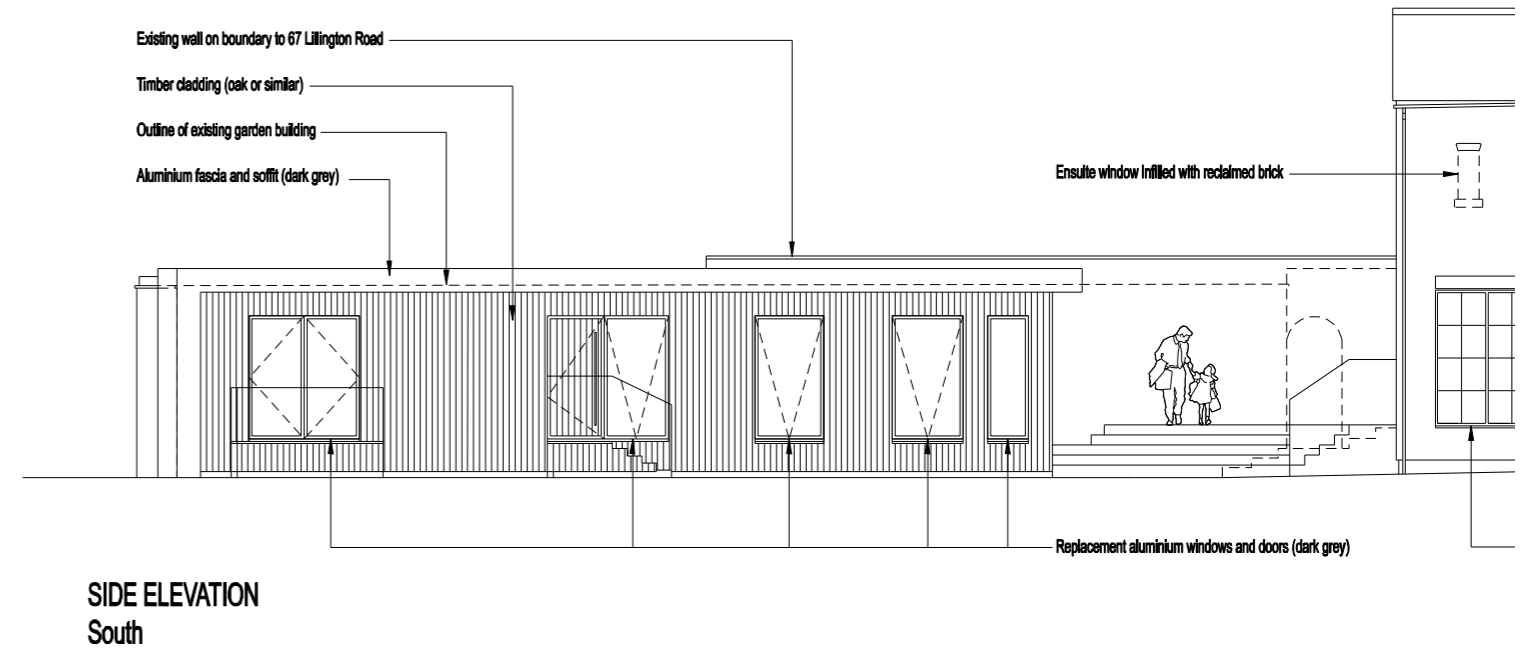
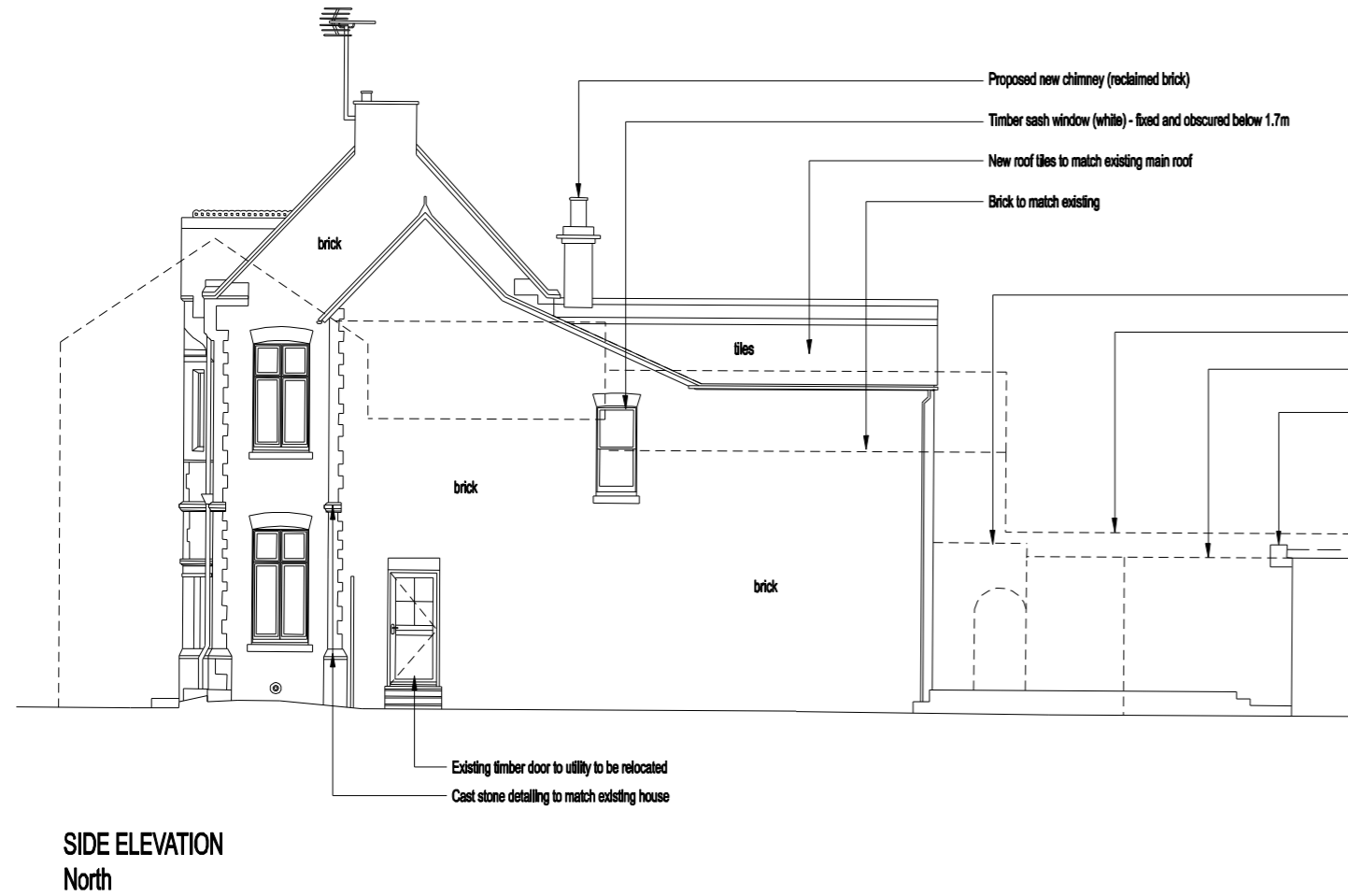
It is clear that there has been scope for new development to express individual style within the conservation area.



Beaty's Gardens ■

# 1.0 Introduction

## 1.2 Planning History



Planning was granted for extensions and alterations to no.65 Lillington Road on 07/10/2021. The proposals consist of a large side and rear extension and alterations to an existing outbuilding.

The front elevation of the proposals are prominent and highly visible in the street scene, and designed to be in keeping with the style and character of the existing dwelling.

The side elevation, which morphs into a rear outrigger, is an unusual arrangement, with contemporary materials proposed to clad the outbuilding, including aluminium windows and timber cladding.

# 1.0 Introduction

## 1.3 Client Brief

### Spatial Layout

#### GF

- Reduce size of rear cloak room (lose shower)
- Utility potentially as a flexible sitting/dining space
- Retain existing kitchen location
- More porous threshold to outdoor space
- Level changes need careful consideration
- Existing sunroom to be replaced & reimagined
- Link and flow to be considered between the existing sunroom and kitchen/dining area

#### First Floor/Second Floor

- Master bedroom front right, with ensuite adjacent
- Family bathroom back left
- Staircase options up to loft loft space/new second floor
- Potential for dormers to rear, great views, lots of glass. Small balcony, sit with a cup of tea, juliet?
- Roof space to include bedroom, ensuite, dressing and office

#### External

- Reduce size of garage (move forward and align) and retain a single garage
- Access to side courtyard to be established - also access to rear garden
- Green house and productive garden/beds to be incorporated into design
- Move hedge forward to increase courtyard size, brick wall with lean to greenhouse (create walled/kitchen garden) "Coach yard feel"
- Staffordshire brick cobbles

### Appearance

- Unify all extensions
- Retain, reinterpret existing brickwork detailing (string course/specials), views of existing facade/detailing from extension through roof lights etc. String course follows shape of windows currently. Continue this theme in modern extension(s). Survey: detailed study of architectural details.
- Historic archways, express and respond, love for Crittall doors
- Reinststate original character and interest
- Contemporary feel to new extension that responds to existing character (probably flat roof)




# 2.0 Heritage Assessment

## 2.1 Setting and development of plot




71 Lillington Road is an unlisted building sited within the Leamington Spa conservation area 'Lillington Road North'. The Lillington Road housing first appears on the Historic OS maps during the period from 1843 to 1893, this concurs with the conservation area assessment which defines the area as a late Victorian extension of Leamington. The assessment contains some key observations on the character of the area relevant to this proposal.

- Large villas
- Brick and slate and good detailing.
- Houses set within own gardens.
- Good brick wall boundary treatments.
- Each house having individual detailed design.

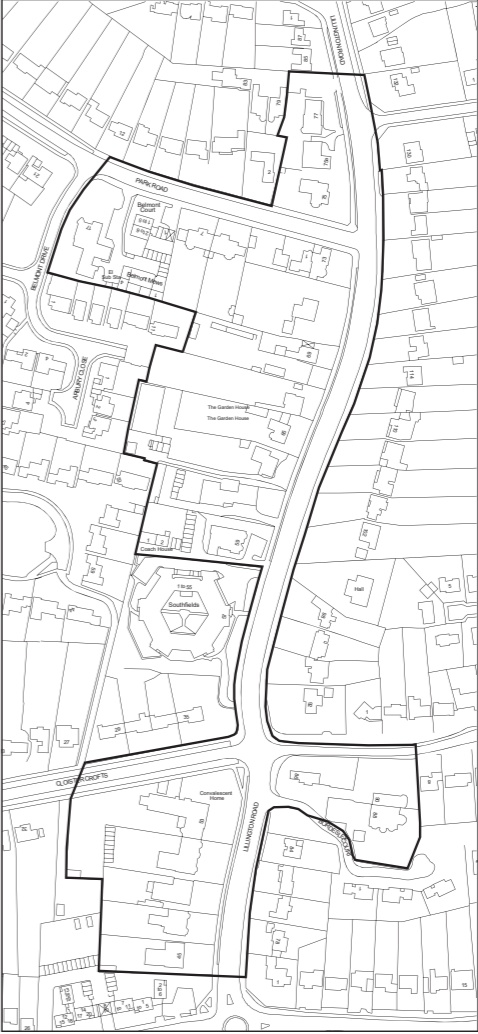


WARWICK DISTRICT COUNCIL  
www.warwickdc.gov.uk


## Lillington Road (north)



- Late Victorian extension of Leamington with large villas, makes the interface with later developments.
- Street trees and good garden trees.
- Brick and slate buildings, good detailing.
- Number 77 is gateway building into the Conservation Area. Each house has individual detailed design.
- Houses set in own grounds gardens important to setting of houses.
- Linking of plots for redevelopment would be inappropriate.
- Good brick wall boundary treatments.



Royal Leamington Spa Conservation Area



AREA  
34

# 2.0 Heritage Assessment

## 2.1 Setting and development of plot



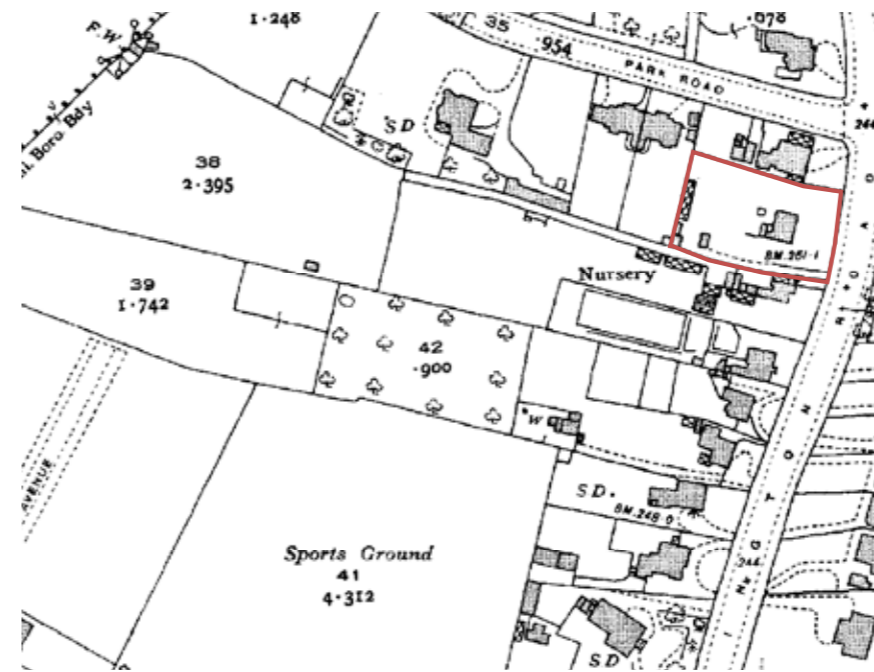
1831 - 1834



1843 - 1893



1891 - 1912



1919 - 1939

No. 71 and its original large garden plot has been developed in recent years. The early plans show the house within a large garden with very little other footprints of any built form. This appears to be preserved up until 2002 when a large house, 71a, was permitted to be built in the garden. This is accessed through a newly separated drive and gatehouse also subdividing the plot. By this time large rear and side extensions had also been added to the original house at no. 71.

The building and plot can be split into separate 2 development phases:

- 1a. Original house – 1843-1893
- 1b. Rear extensions and garage – Unknown but looks to be 1980's onwards
- 2. Split of plot and new house access and gate house – 2002

# 2.0 Heritage Assessment

## 2.2 Historical Significance of the Existing Building



East Elevation



South Elevation



Much of the original fabric has survived at 71. There are two chimneys that have been lowered at some point that would have formed four, symmetrically laid out.

The original internal arrangement is readable and the original stair survives. Much of the original interior fixings are missing, and have been replaced with standard modern fixtures.

The front bay windows are still intact and many of the timber glazed sash windows are either original or a similar reproduction style. The roof is a grey slate. The front garden has been largely turned into a driveway with some low quality modern planting.

# 2.0 Heritage Assessment

## 2.2 Historical Significance of the Existing Building



West Elevation



North Elevation



The significance of the building lies within its contribution to the conservation area. This seems to be primarily due to the strong use of brick and brick detailing, the important form of a detached dwelling/villa with bay windows and prominent chimneys.

building sits upon would not be considered intact after it was sub divided in 2002.

The front garden and trees are of little historical interest apart from the overall spacious nature of it setting the house back from the road. The overall plot that the

# 2.0 Heritage Assessment

## 2.3 Site Development

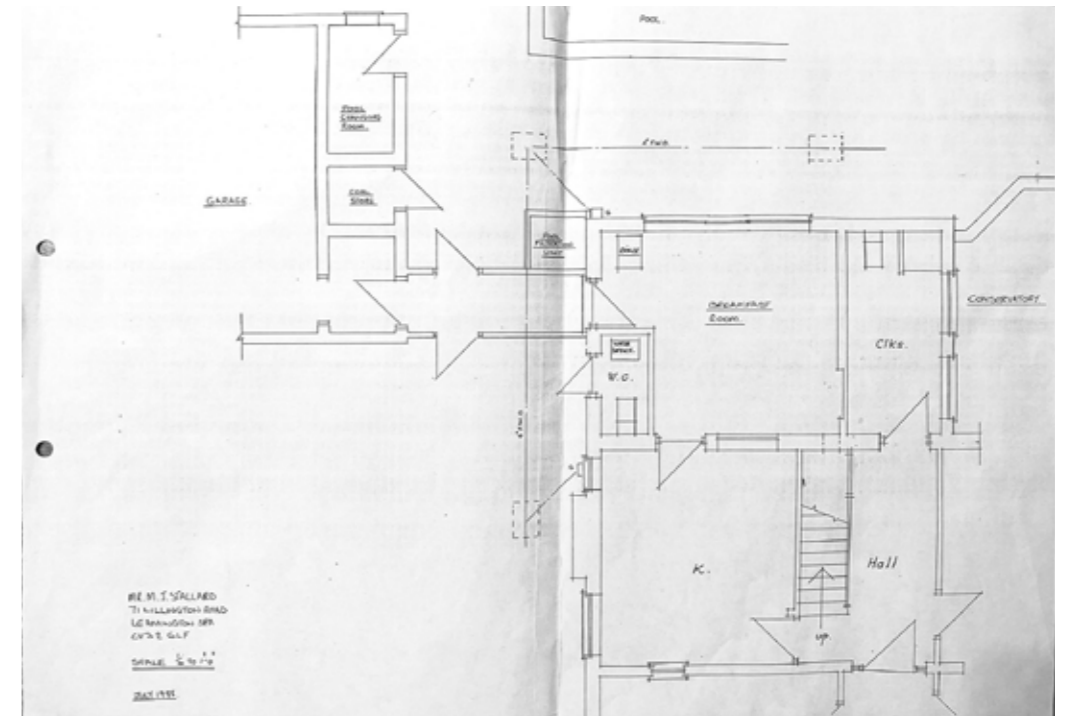
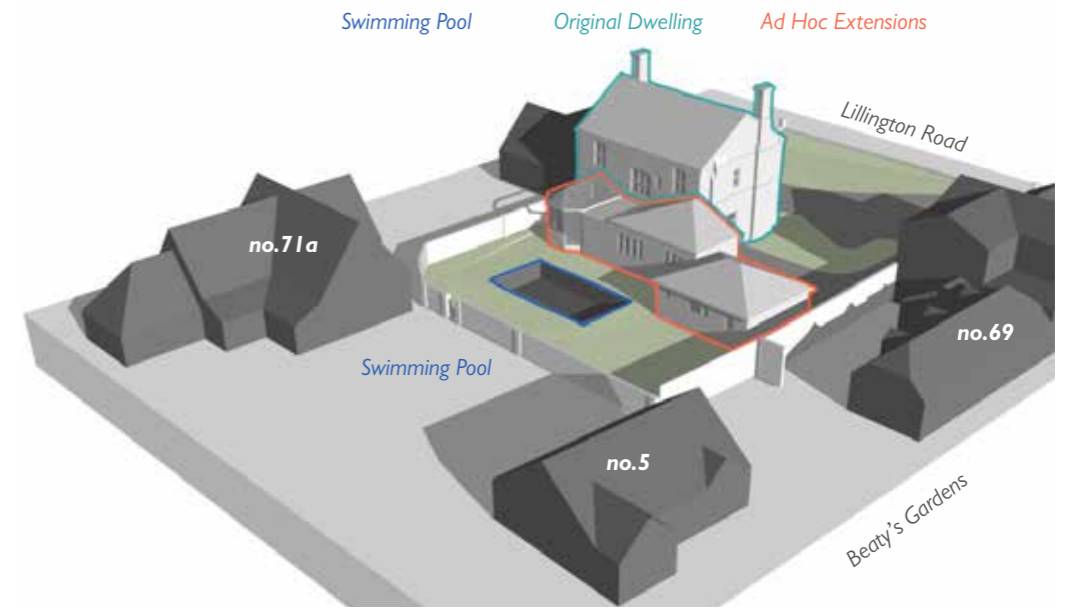
Existing Garage - Front Elevation



Existing Garage - Rear Elevation



Isometric View



Swimming Pool, Kitchen, & Garage Extensions

The rear modern extensions of the building are standard to poor quality with little detailing, inappropriate brick, a mix of upvc and timber casement doors and windows and a large conservatory.

They look to have been built in an ad hoc fashion at different time periods with different roof treatments, they do not have the architectural quality of the original and should not be deemed historically significant.

View of Rear Extensions from Within the Property

Historic Floor Plan



# 3.0 Concept Development

## 3.1 Site Strategy



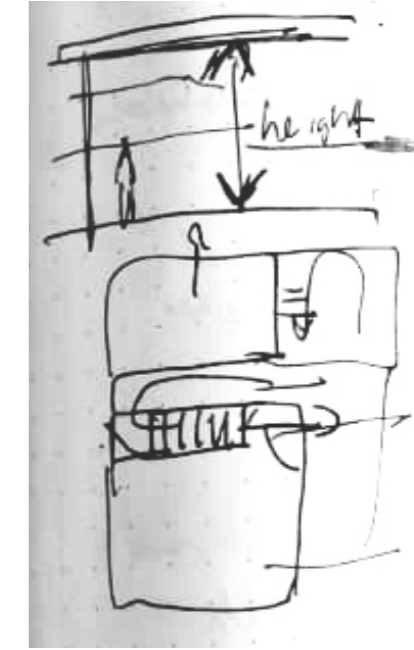
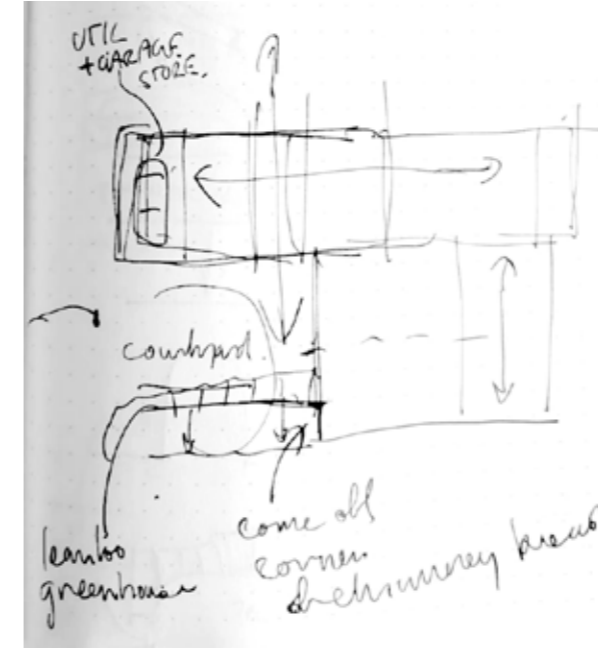
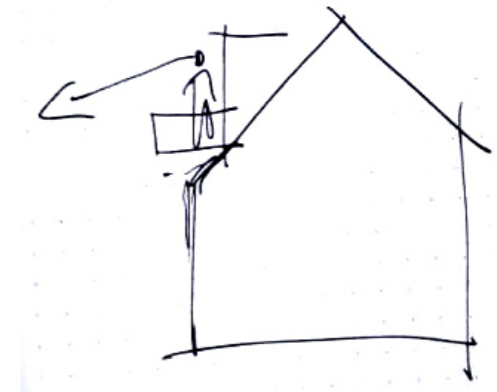
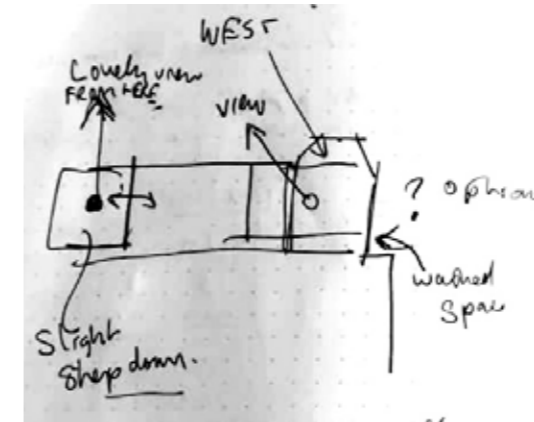
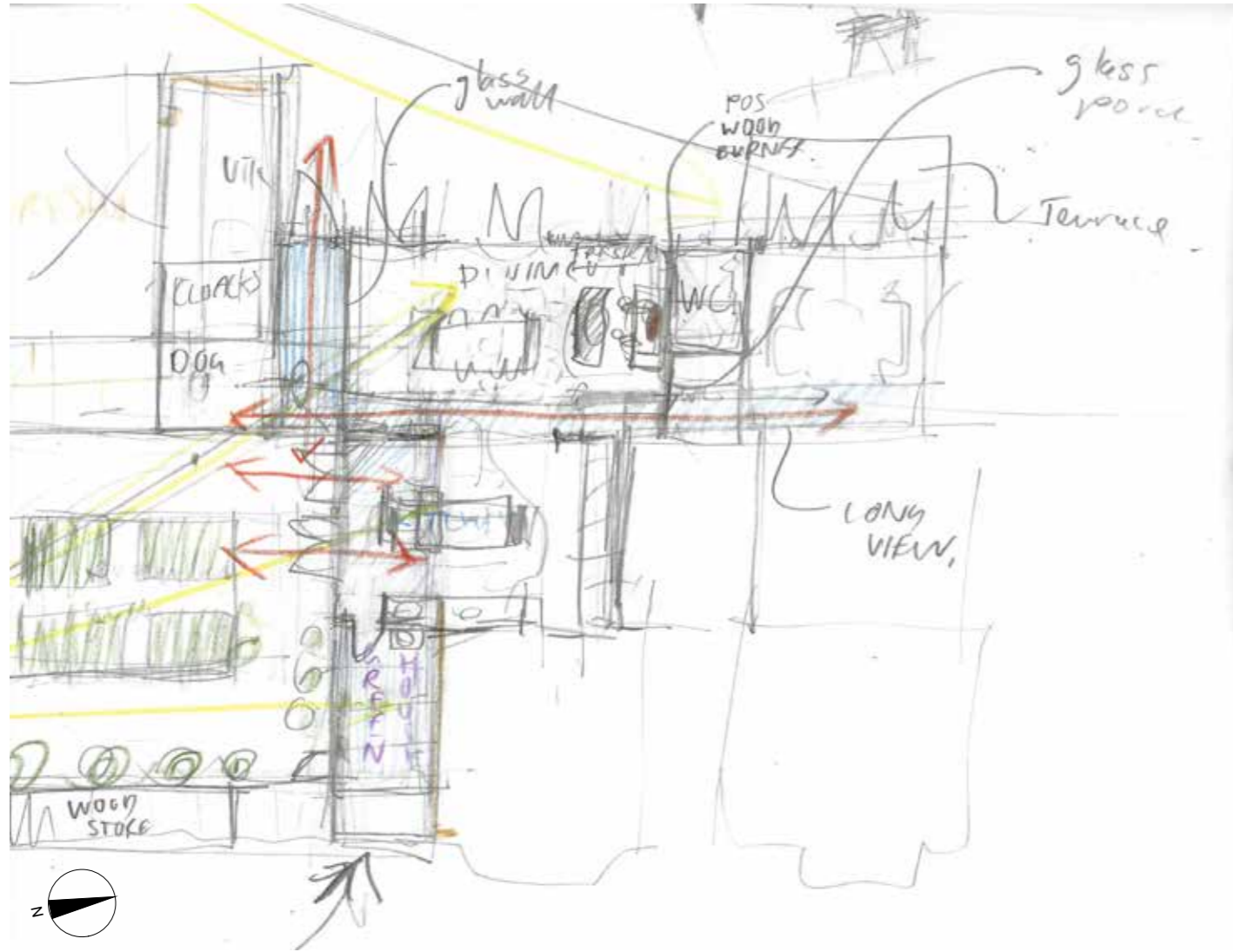
The site strategy aims to reorganise the ground floor plan around improved open-plan kitchen and family room spaces, whilst replacing the historic extensions with a more unified design.

A kitchen garden courtyard to the south elevation of the property will provide enjoyable outdoor space, benefitting from the southern aspect and connecting better with the kitchen. The large family room to the rear will also provide better views and access to the garden.

# 3.0 Concept Development

## 3.2 Layout

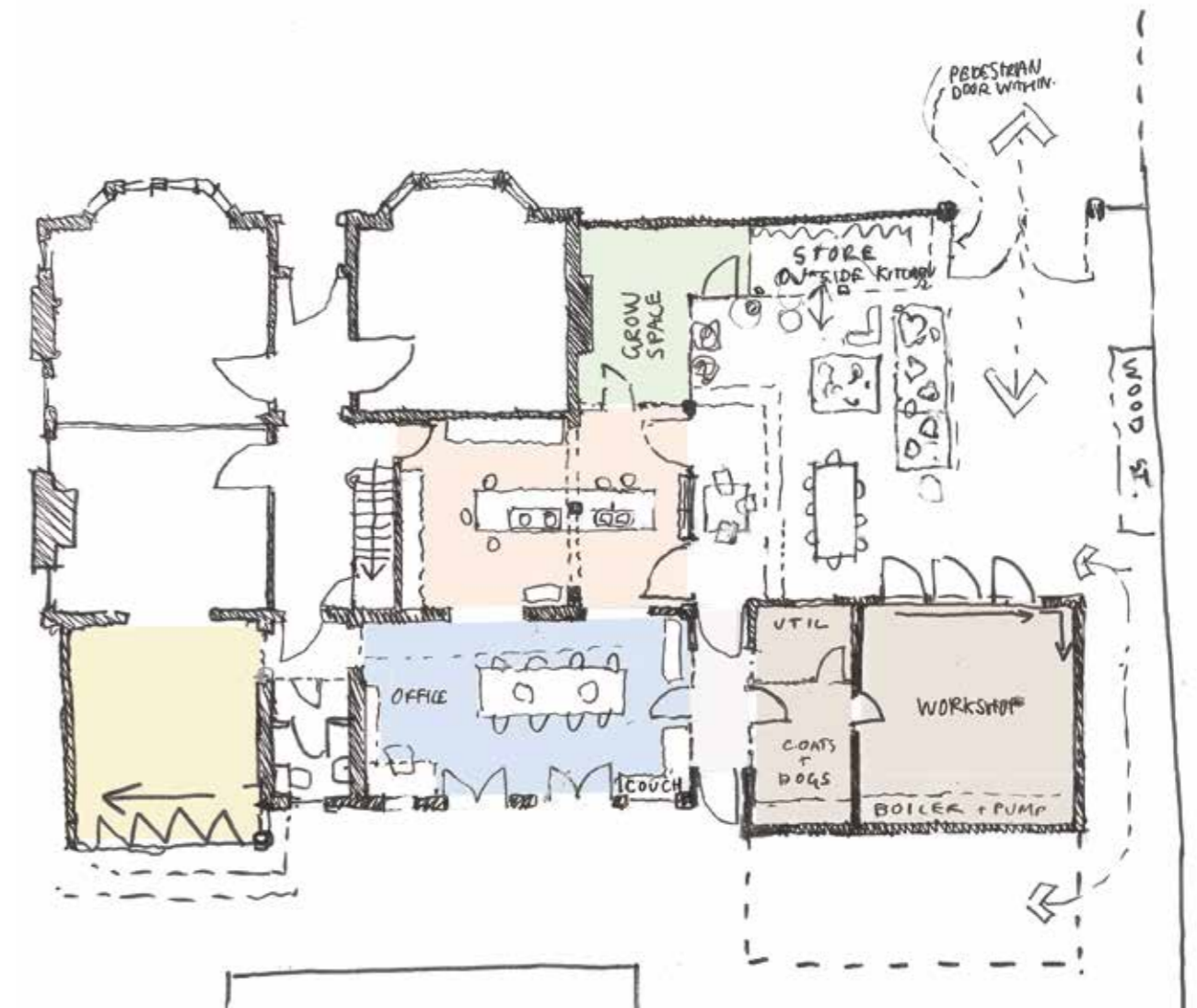
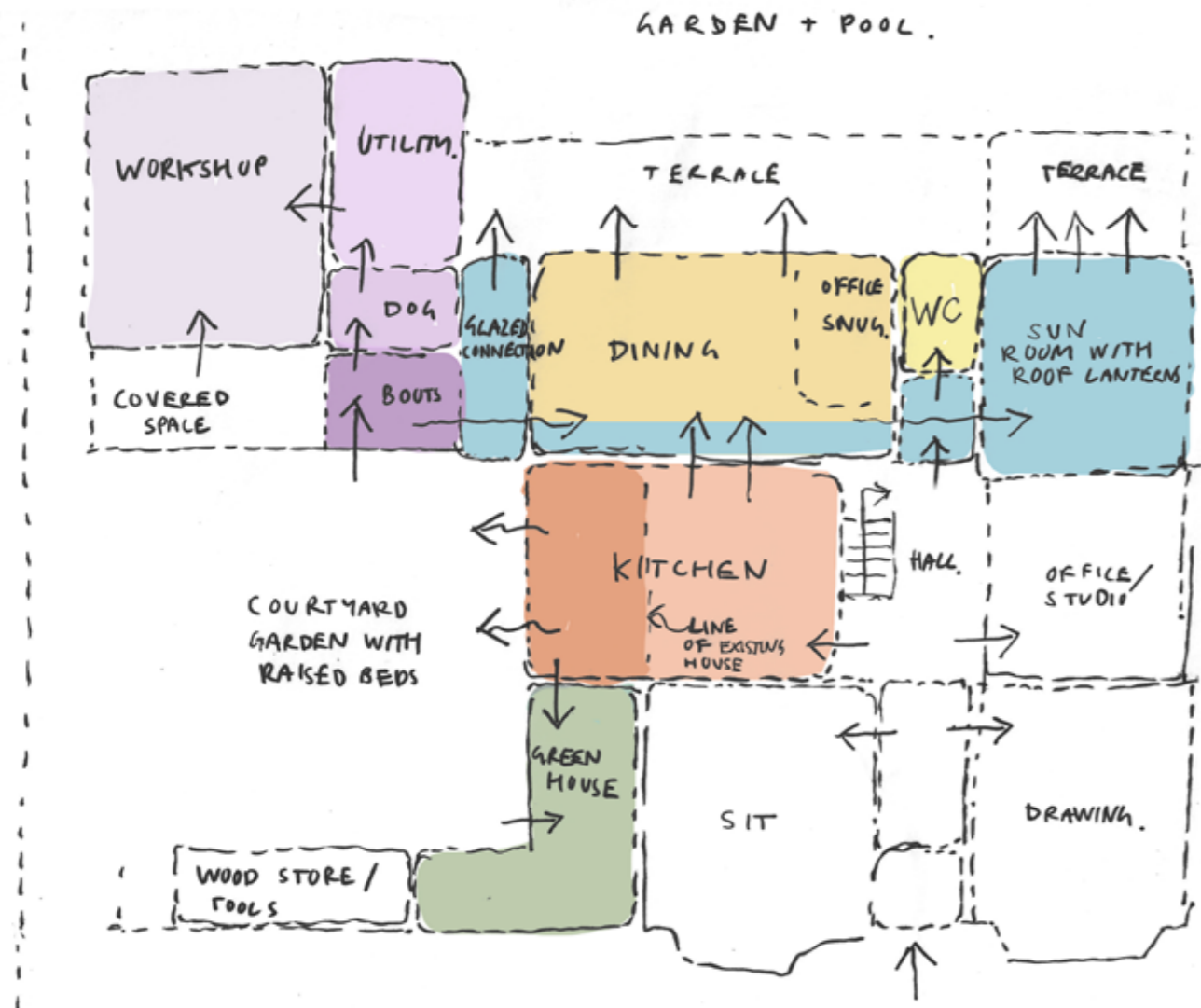
Development Sketches



Precedent Images

# 3.0 Concept Development

## 3.3 Layout



Sketch Development

The south facing kitchen garden will provide enjoyable and useful outdoor space, whilst maintaining vehicular access, when required as well as an informal entrance into the heart of the property.

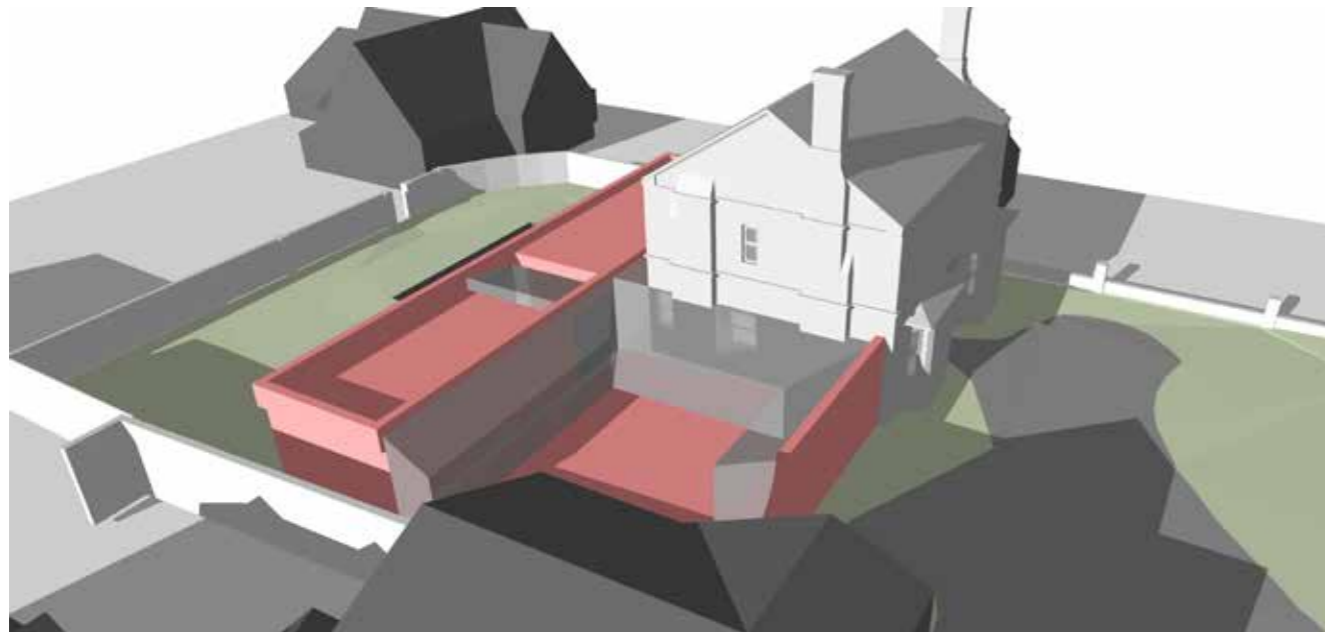
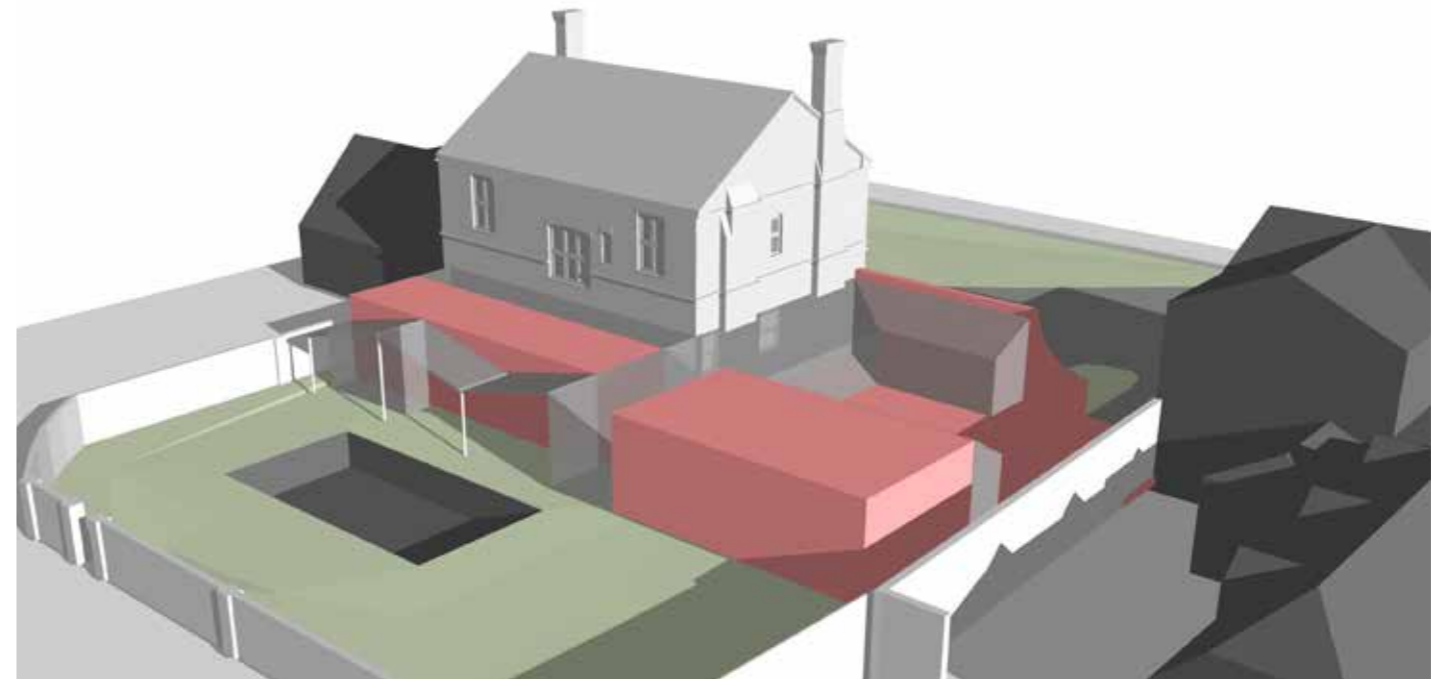
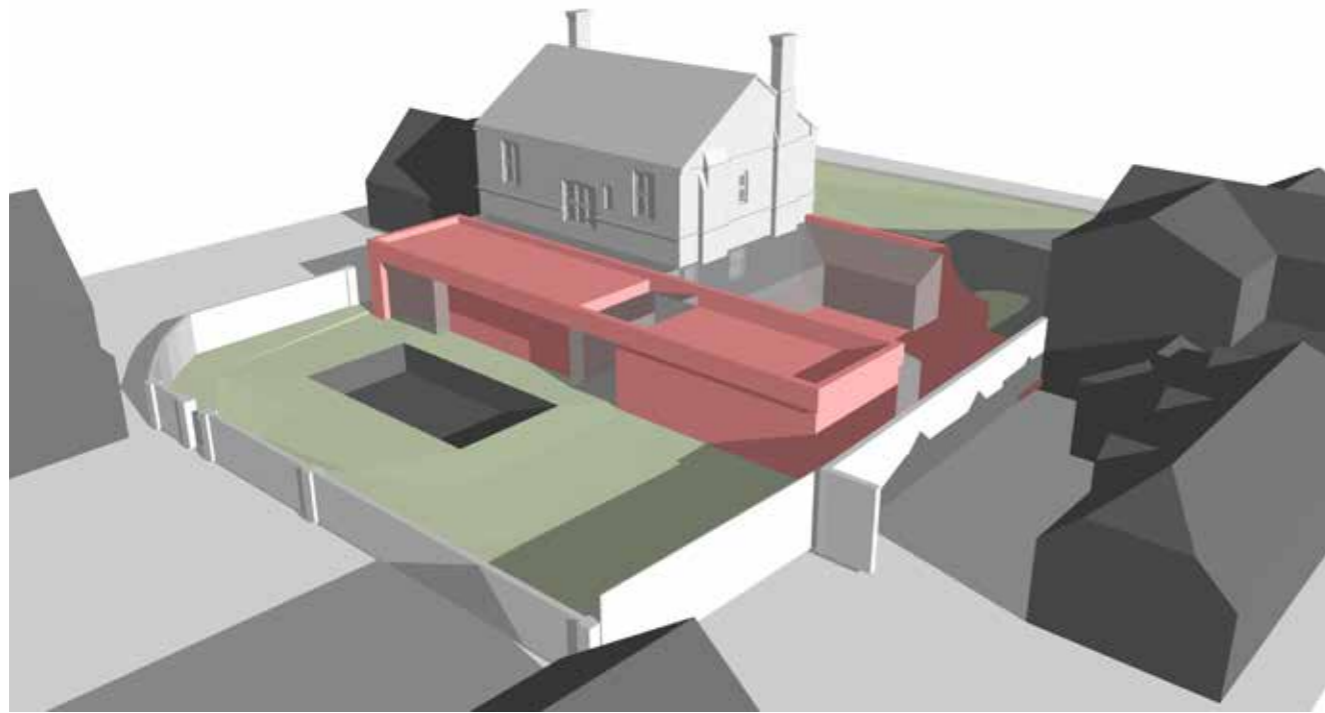
The garage is to be replaced by a workshop and ancillary spaces off the new informal entrance such as boot room and utility, and access straight through into the rear garden.

A side extension to the kitchen provides better connection to the courtyard and daylight penetration from the south, whilst the new family/dining area is better connected to the kitchen and on to the new sun room, which replaces the conservatory.

A canopy to the rear of the extension would provide shelter from inclement weather and overheating in the height of summer.

# 3.0 Concept Development

## 3.4 Massing

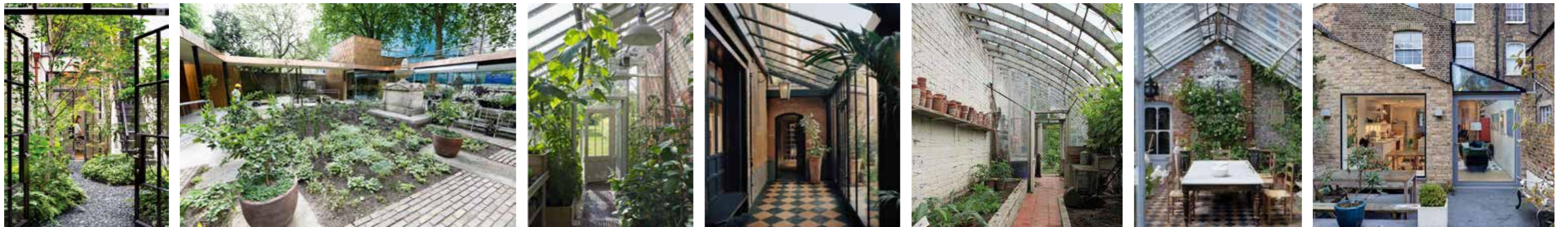
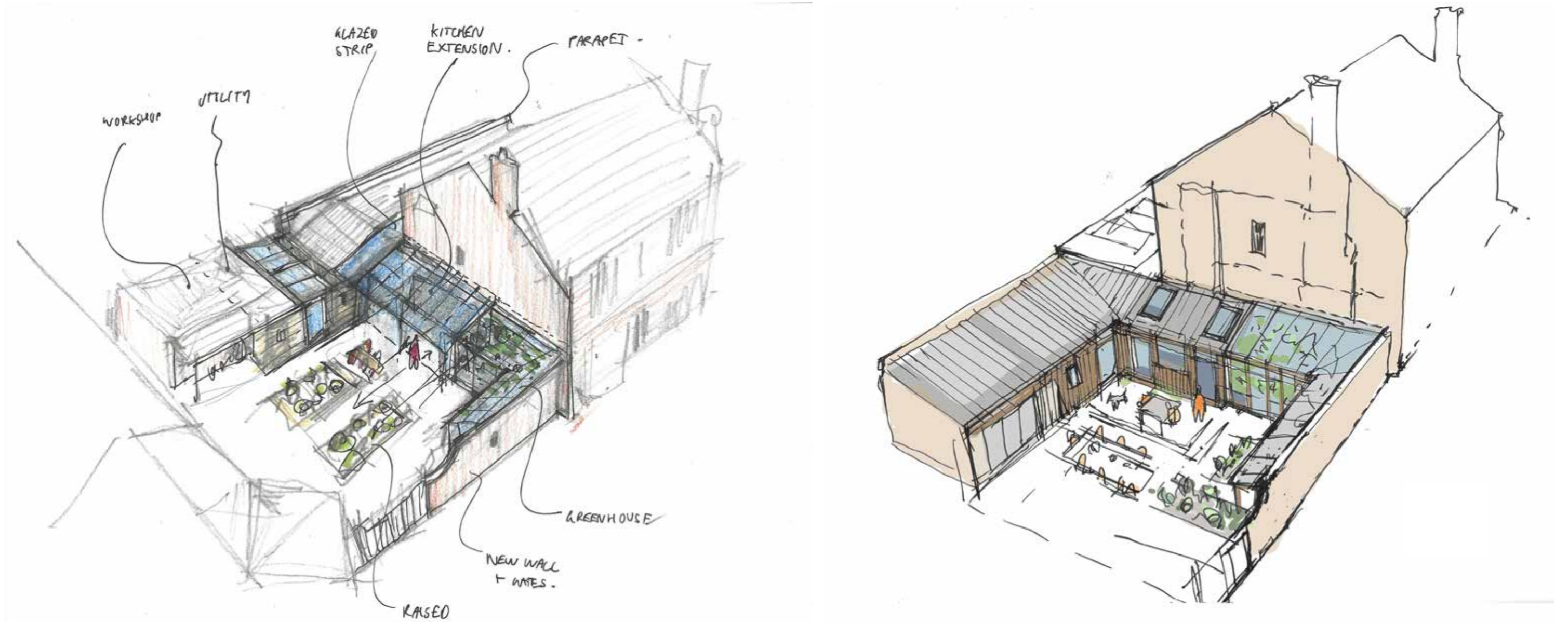


The intention is to create a more unified extension, both in style and use, distinct from the original dwelling. Existing features and detailing have been better considered than with previous extensions, with feature windows and brickwork detailing respected.

*Design Development - Massing Studies*

# 3.0 Concept Development

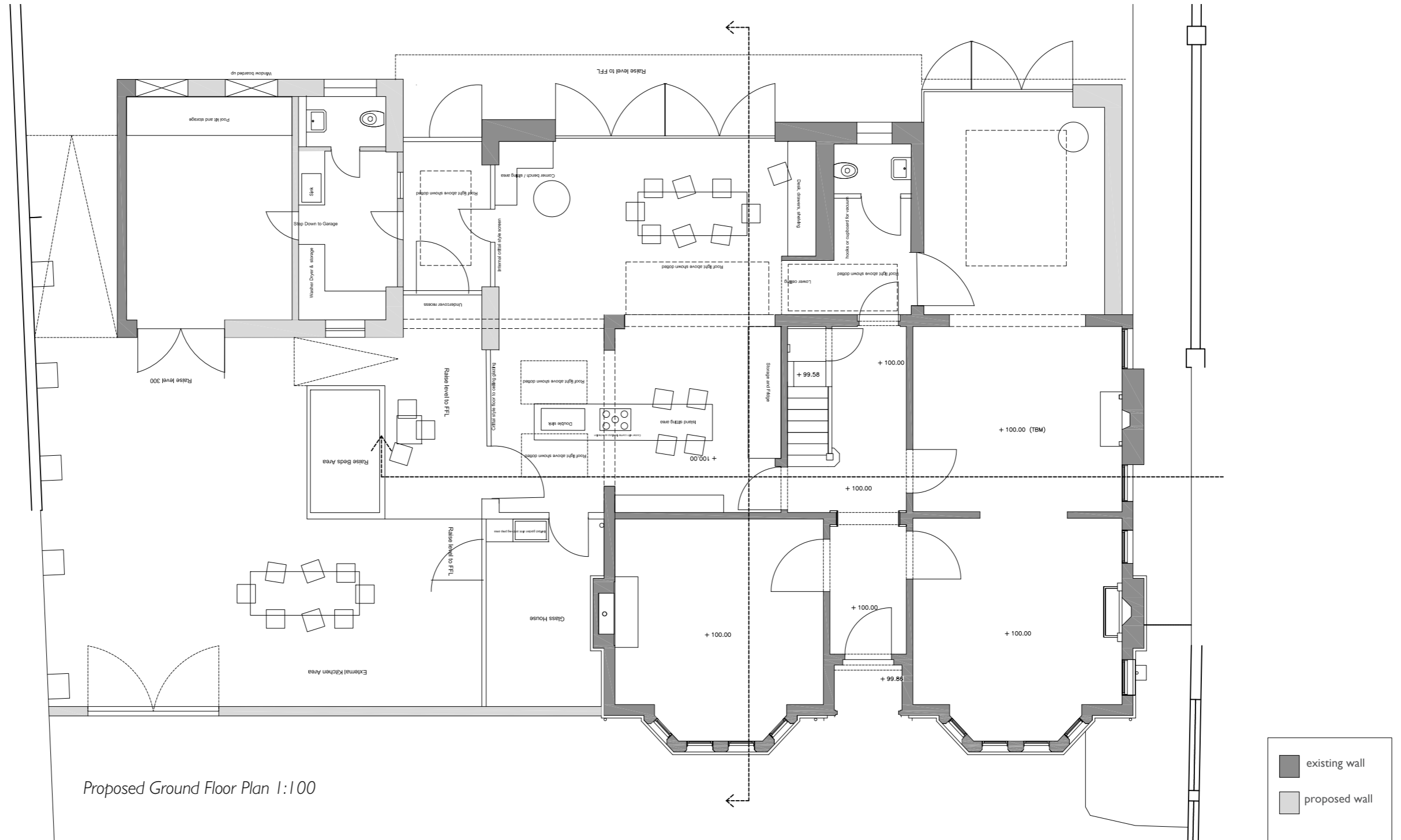
## 3.5 Massing & Layout



Precedent Images

# 4.0 Proposals

## 4.1 Proposed Plans



# 4.0 Proposals

## 4.1 Proposed Plans



Proposed Second Floor Plan & Roof Plan 1:100



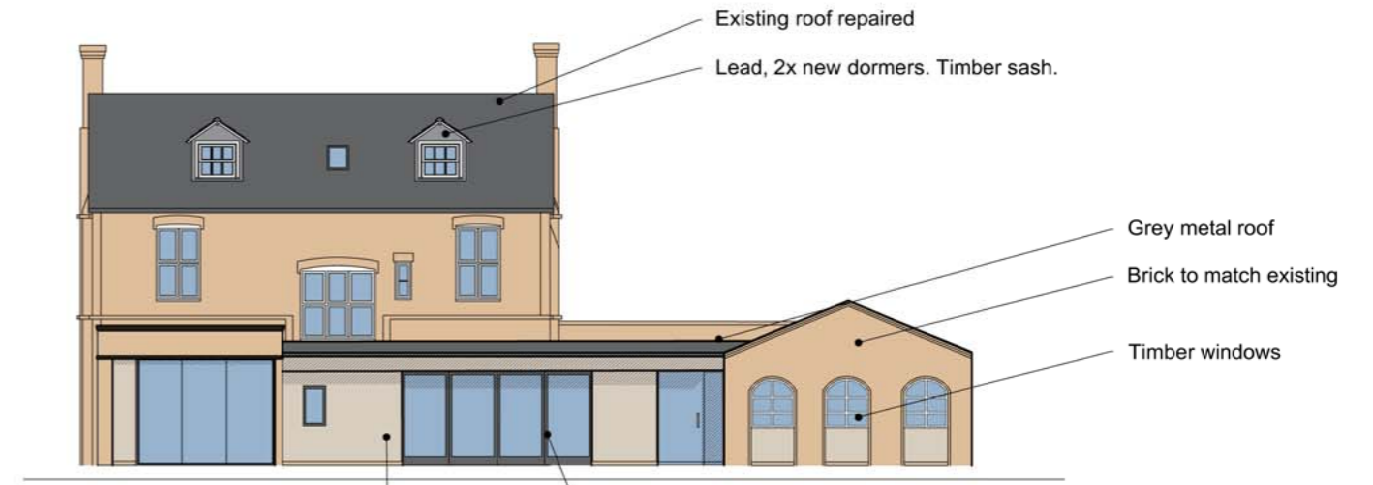
# 4.0 Proposals

## 4.2 Proposed Elevations



Front Elevation 1:200

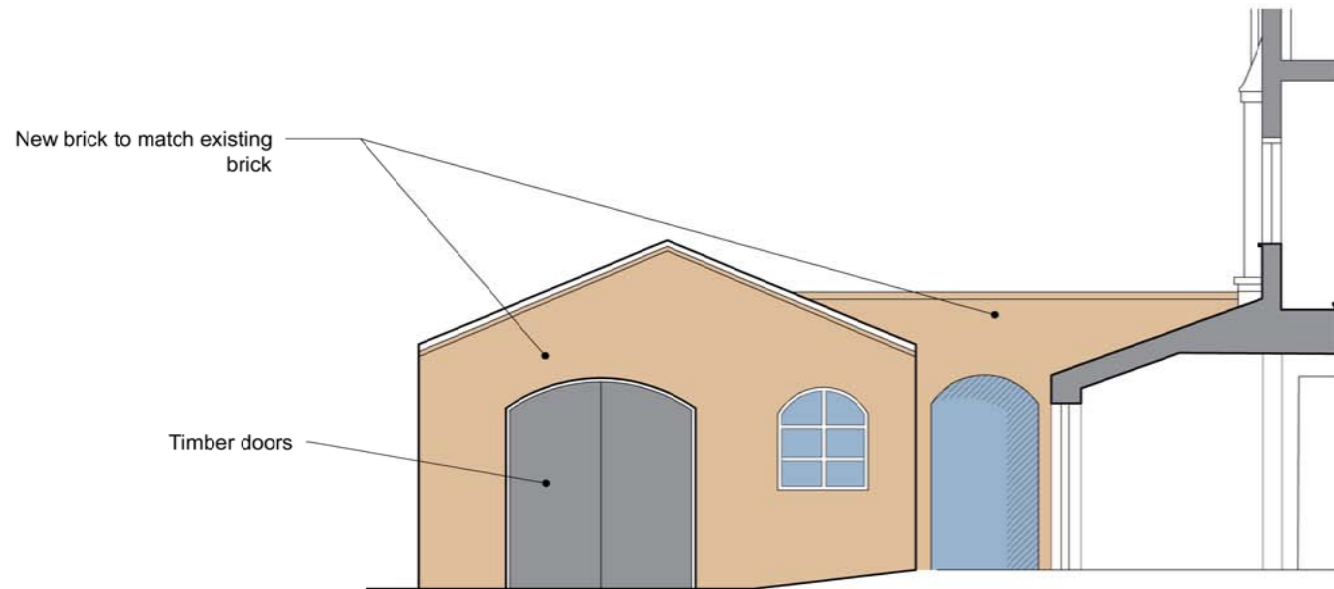
New brick to match existing brick. Stone copings.



Rear Elevation 1:200

Timber boarding

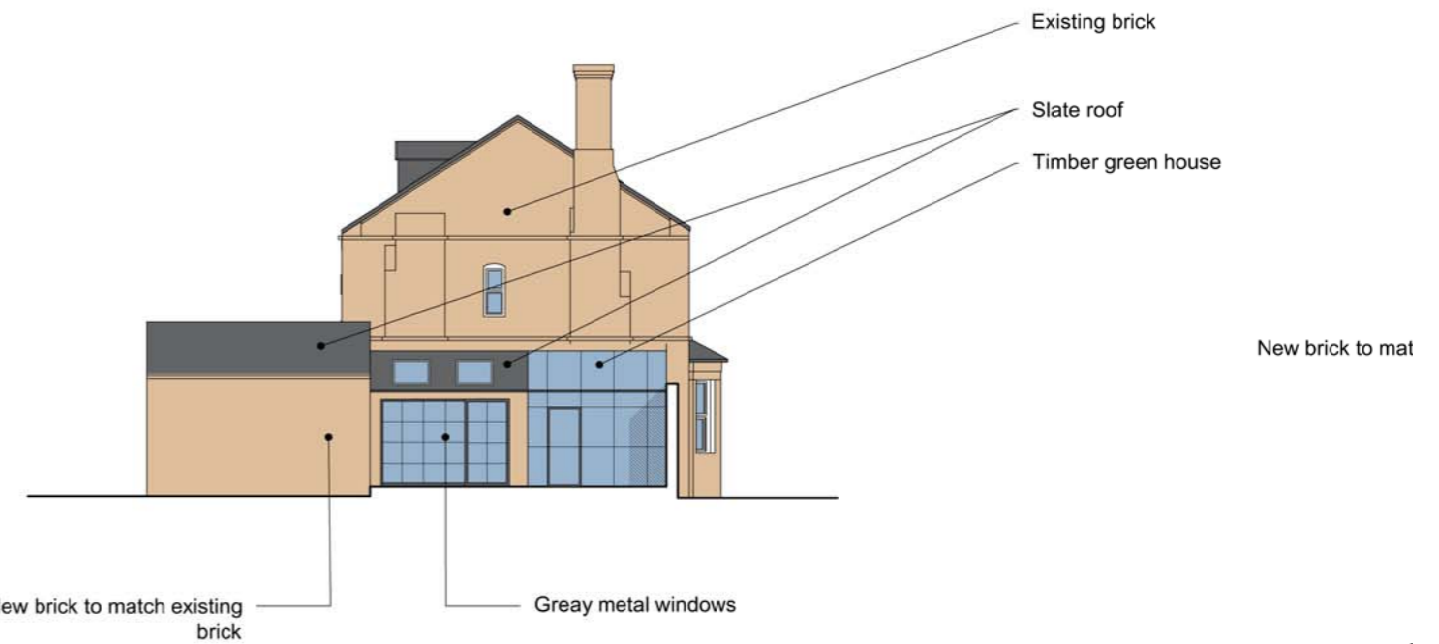
Grey metal windows



Kitchen Section 1:100

New brick to match existing brick

Timber doors



Side Elevation 1:200

New brick to match existing brick

Grey metal windows

New brick to mat



# 4.0 Proposals

## 4.3 External Appearance & Materials

View from the drive looking West



Section through the courtyard garden



The courtyard wall provides a screen to the main road and is based on a traditional 'walled garden' aesthetic and provides an opportunity for climbing plants.

The string courses relate to the detailing of the main house, and present a traditional look to the streetscene, in keeping with the main house. The courtyard wall is set back from the principle elevation in order to be read as a separate entity to the main house.

The greenhouse is partially visible behind the wall, as is common with walled garden productive structures and offers a glimpse as to the use behind.

The workshop gable is intended to be read as a coach house or cart shed, and the whole courtyard scene as a collection of ancillary buildings, that would have been commonplace in the late 19th Century.



Local Example of mews style garage



Garden Wall Style

- 1. Timber Access Gate
- 2. Brick Pitched Workshop, Natural Slate Roof
- 3. Brick Courtyard Wall
- 4. Greenhouse
- 5. Recessed Porch & Glazed Entrance Door

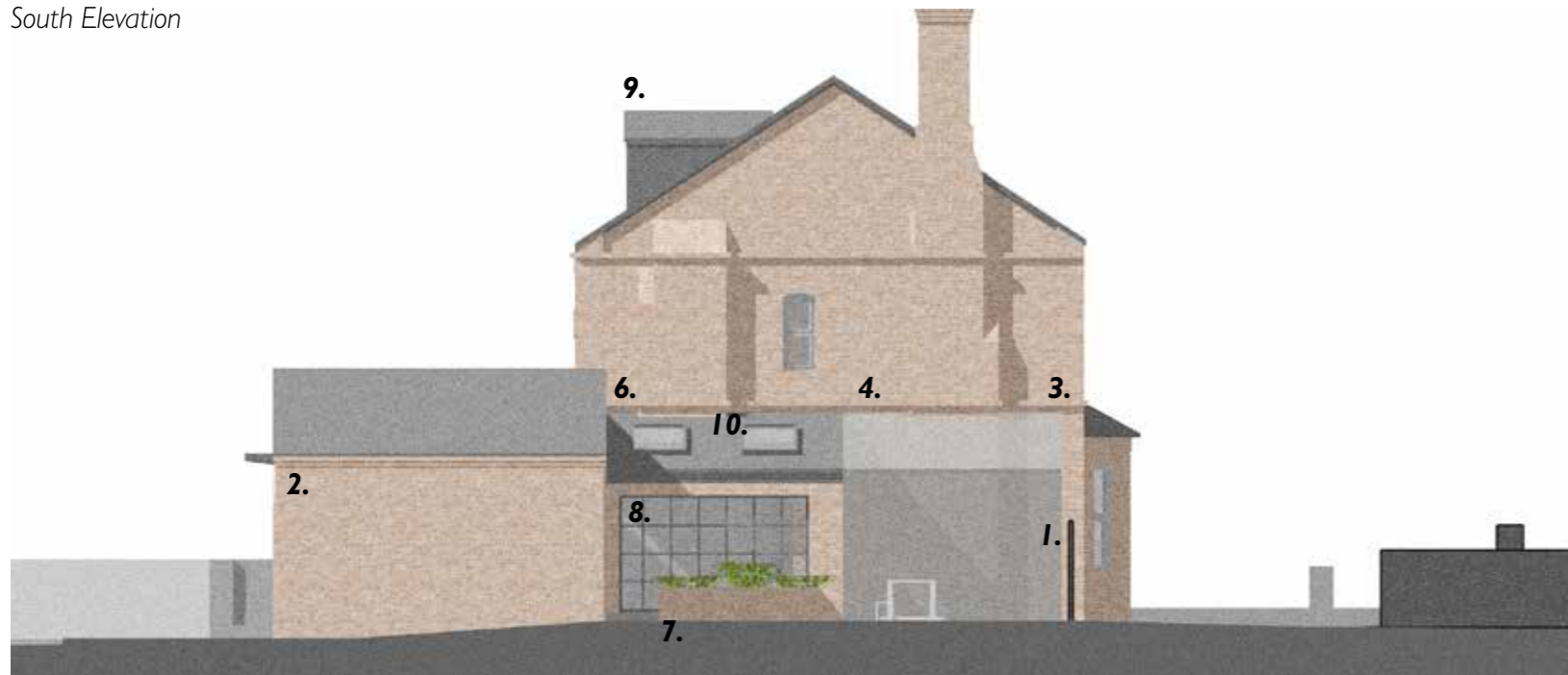
# 4.0 Proposals

## 4.3 External Appearance & Materials

Courtyard view



South Elevation

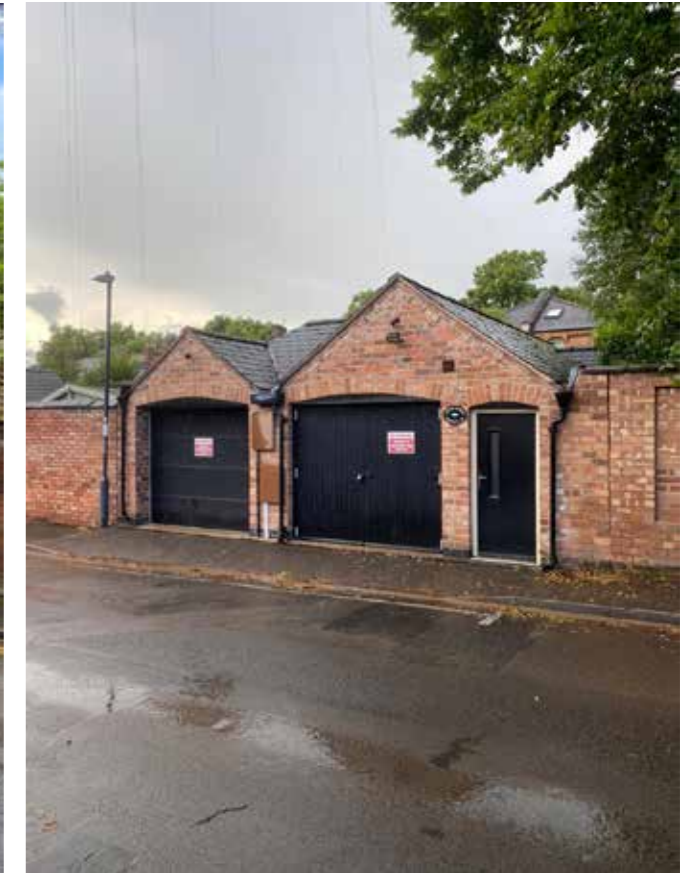


The brief and intended use of the proposed courtyard garden and ancillary structures is traditional in nature, including the growing of vegetables and use of a workshop. The form of these structures is in keeping with dwelling and other structures found within the conservation area.

The location of the greenhouse and raised planter is adjacent to, and accessible from, the existing kitchen.

The workshop and informal entrance are situated in close proximity to the boot room and utility, as well as a back door to the garden WC. The layout is conducive to the proposed uses, functional and logical, as could be expected if the house had developed in the 19th Century.

There is also space for outdoor cooking and eating, with the structures providing a sheltered and bright sun trap.



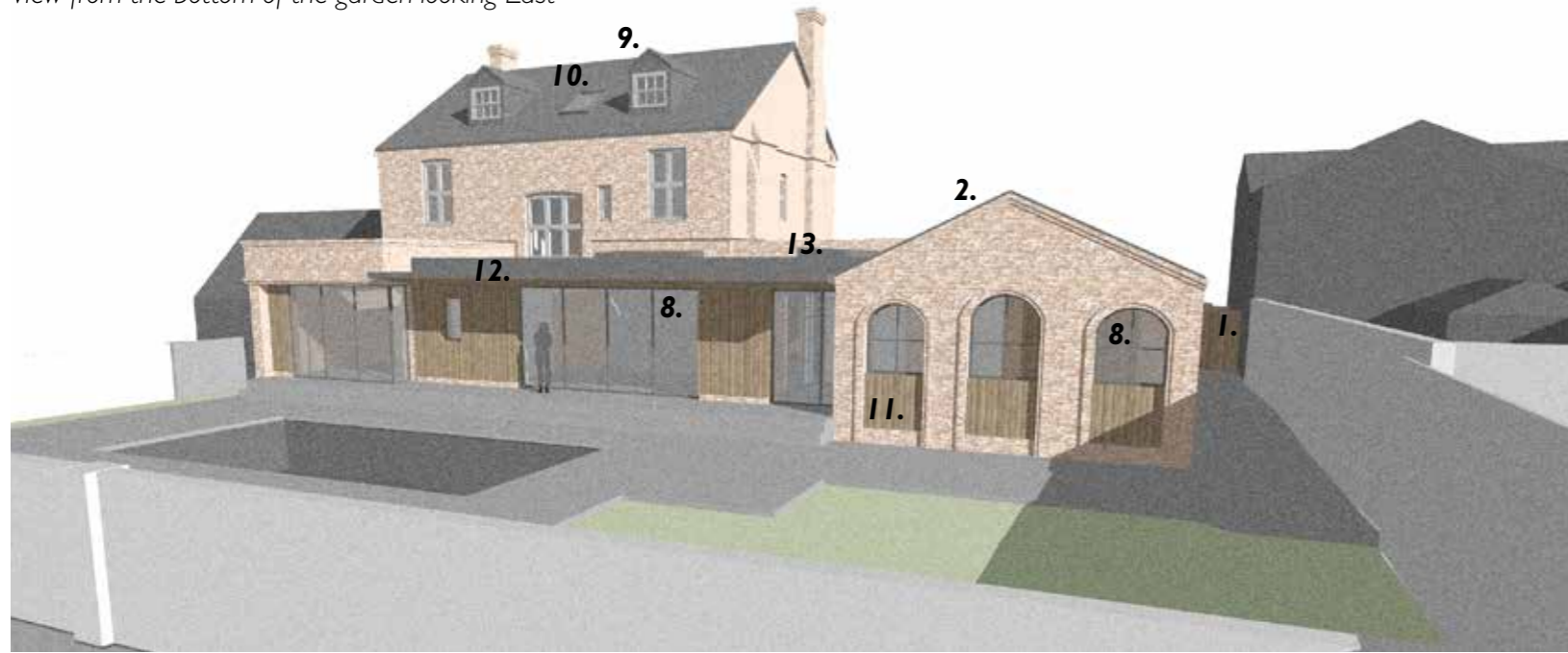
Local Examples of mews style garages

- 1. Timber Access Gate
- 2. Brick Pitched Workshop, Natural Slate Roof
- 3. Brick Courtyard Wall
- 4. Greenhouse
- 5. Recessed Porch
- 6. Kitchen Extension, Brick & Natural Slate
- 7. Raised Brick Planter
- 8. Grey Metal Glazing
- 9. Lead Dormer, Timber Sash Window
- 10. Rooflight, Grey Frames

# 4.0 Proposals

## 4.3 External Appearance & Materials

View from the bottom of the garden looking East



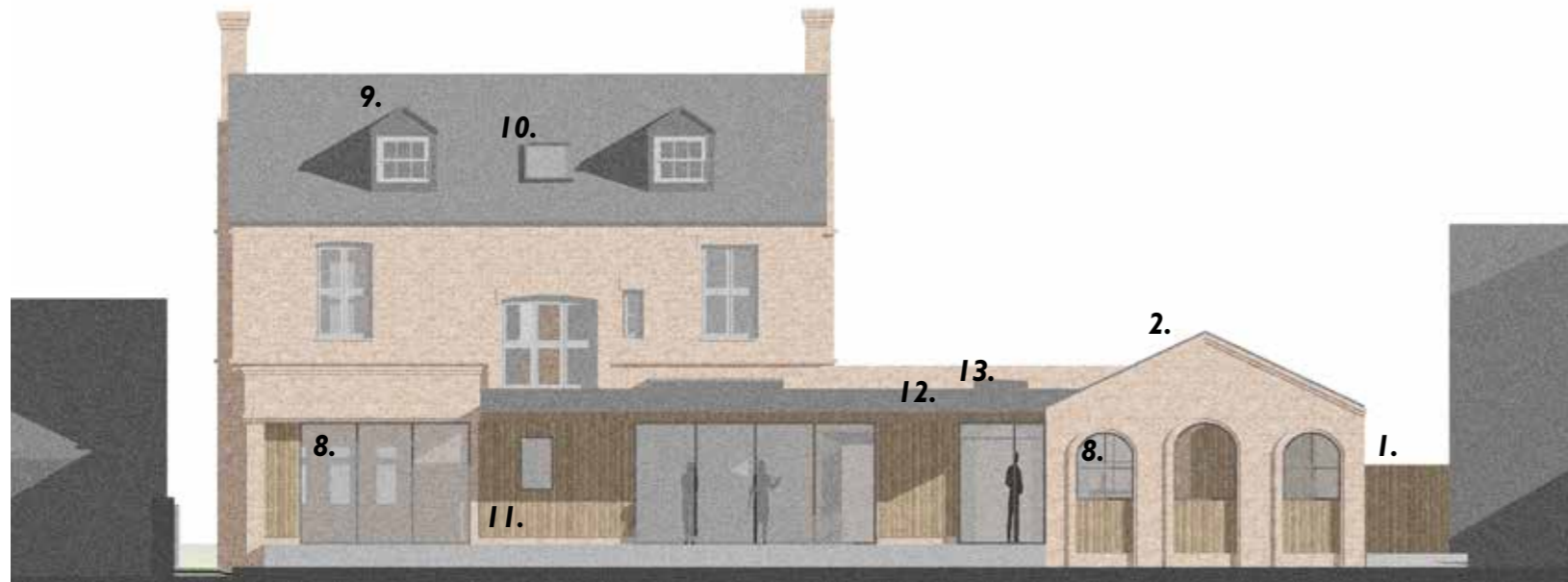
West Elevation - Illustrative



Traditional Style Dormer



Precedent Image



- 1. Timber Access Gate
- 2. Brick Pitched Workshop, Natural Slate Roof
- 8. Grey Metal Glazing
- 9. Lead Dormer, Timber Sash Window
- 10. Rooflight, Grey Frames
- 11. Natural Timber Cladding
- 12. Roof Overhang & Fascia, Grey Metal
- 13. Rooflight Upstands, Grey GRP

The rear extensions are split into 3 simple forms. Two brick elements bookend a lower flat roof central element, which is kept lower to reveal the existing house, in particular the central feature window.

The rear of the workshop echoes the traditional approach of the front elevation with three arched openings looking out onto the garden.

The central open-plan living space is the most contemporary element and provides a connection to the garden from the heart of the plan. Highly glazed and timber clad this element is lighter weight with a canopy overhanging and spanning between the two heavier brick elements either side to provide sheltered outdoor seating and management of summer solar gain.

The existing conservatory is replaced by a rectilinear sun room in more of an 'orangery' style, which is highly glazed with brickwork details referencing the existing house.

Timber is used on all three elements to tie them together, with a consistent parapet height between the sun room, informal entrance parapet and existing string coursing on the main house.

Whilst these extensions are contemporary they better reference the existing dwelling and are more coherent than the extensions they replace, whilst being of their time.

# 4.0 Proposals

## 4.3 External Appearance & Materials

Roof View



Courtyard isometric view



Care has been taken to work with and reference the existing features and detailing of the dwelling. The flat roof section of the extension is set out beneath the rear string course, ensuring that internal ceilings are as high as possible and feel like a natural progression from the grand ceiling heights of the existing dwelling.

A lower section of roof allows the feature window, and sill/string course detail, to remain uninterrupted.

Abutment rooflights also provide internal views of the rear elevation, which could now be enjoyed from within the living space.

The lowered section of flat roof, visible from the first floor landing, is to be laid with a 'green' sedum roof - both for aesthetic, and ecological value.

The sun room roof is set out to frame the existing arched



opening, currently unsympathetically abutted by the conservatory.

Proposed parapets and openings are treated with simple decorative brickwork details, a modern take on the historic detailing of the dwelling, synonymous with the Lillington Road (North) Conservation Area.

# 4.0 Proposals

## 4.4 Proposed Site Plan



Beyond the proposed kitchen garden side garden, the proposals aim to provide a more formal front garden area, including parking for three vehicles.

Planting of a formal border in front of the new walled garden boundary wall will soften the appearance of the wall when viewed from the street.

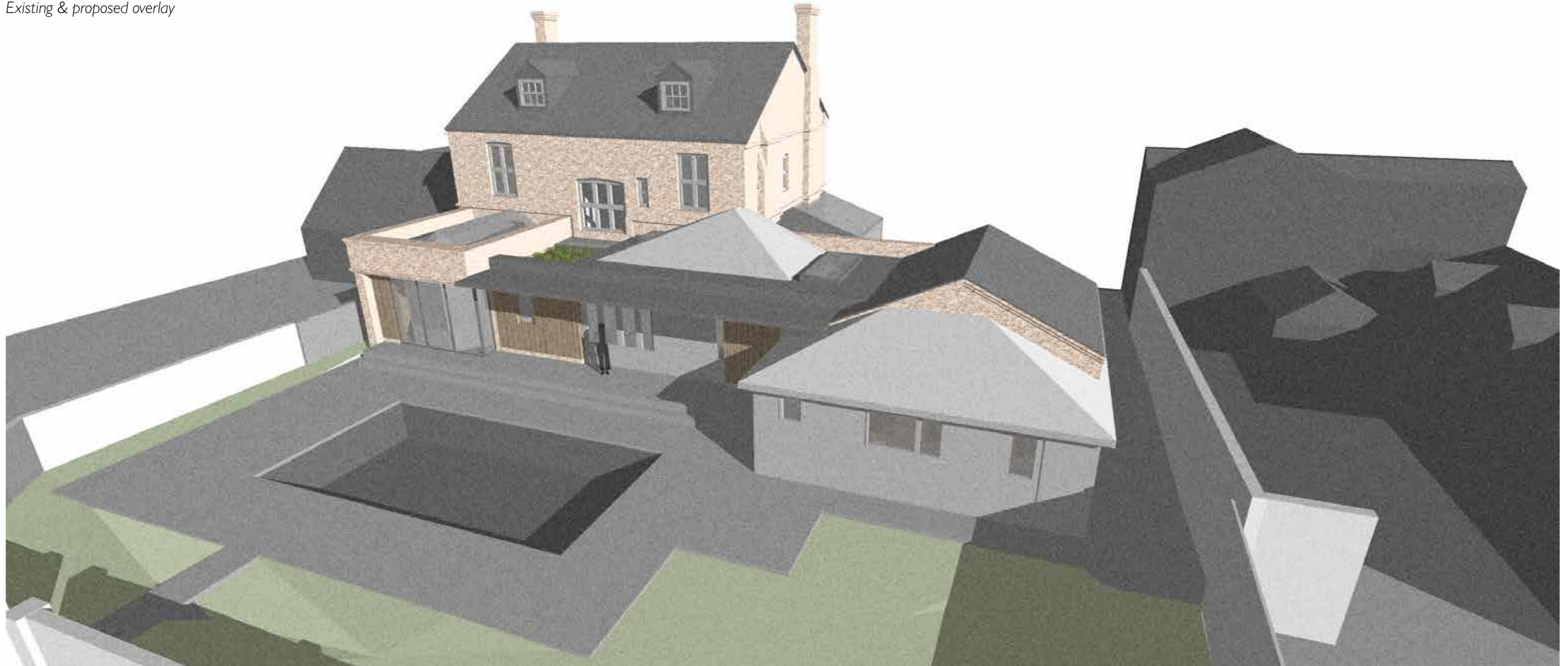
Gates are proposed to the boundary wall fronting Lillington Road for security and safety; due to the busy nature of Lillington Road gates will ensure safe usage of the front garden for young children.

New trees are also proposed to the front lawn area to reinforce the leafy nature of the surrounding area.

## 4.0 Proposals

### 4.5 Existing & Proposed Comparison

*Existing & proposed overlay*



The above image overlays the existing extensions (shown in grey) with the proposed and serves to highlight the fairly insignificant change in volume, as well as the less haphazard form of the proposed extensions.

There is little change in height and additional impact on the neighbouring properties is negligible.

# 5.0 Heritage Impact Assessment

## Proposal

The proposal looks to replace the ad hoc jumble of single storey extensions to the rear of the building with a more unified and higher quality single storey extension that benefits the historical nature of the main house. The main principle is to retain the existing building intact, preserving the front elevation, with new additions respecting it and adding to the historical narrative. These conserve and build upon the key character aspects of the conservation area identified within the assessment:

- Large villas
- Brick and slate and good detailing
- House set within own gardens
- Good brick wall boundary treatments
- Each house having individual detailed design

## Side Extension and New Courtyard Wall

A new gated wall in brick will create a pleasant courtyard garden to the side of the house, reducing traffic noise for the occupants. It has been designed to be in-keeping with the age of the house, and will be built out of a matching brick stock to the existing. The gates will be painted timber and of traditional design. As such the front of the house should look as existing, with a new in-keeping brick detailed wall in a manner one would expect for the age of the house. The front garden will be preserved as is, apart from the loss of bushes to the side.

To the side of the house behind the wall, a new kitchen extension, greenhouse and garage will surround the courtyard. All these buildings are designed with traditional pitched roofs, traditional slate and brick materials and detailing, (albeit for the metal multipaned doors and windows to the kitchen extension). This aims to give the feeling of a Victorian walled garden courtyard, with associated secondary buildings of that period such as coach house and glass house. This should strengthen the historical narrative of the late Victorian dwelling, and ensure it continues to contribute positively to the conservation area.

## Rear extensions

At the rear of the house the modern single storey extensions will be largely demolished and replaced with three elements. These unite the rear development in a way that looks more consistent than the existing, their unity also helps clearly define the old house, enabling better readability of the historical asset.

**Element 1:** This constitutes the rear elevation of the pitched roof workshop with arched timber windows. This will be built from a brick stock to match the existing, with suitable brick detailing. It will follow the form of traditional out buildings/ coach houses in the surrounding area.

**Element 2:** The central part of the extension takes a contemporary approach, with large glazed windows, some larch timber to re-clad the existing wall. Although contemporary in style it is recessive in scale and composition, and effectively creates the link between Element 1 and Element 3.

**Element 3:** The replaced sun room to the far left of the rear extension uses a parapet in brick with brick detailing to tie in to the overall composition. Again little harm will be done to the significance of the original building as this replaces a low quality UPVC conservatory and brick detailing will tie the new design and large windows into the material of the house.

## Respecting the house

The rear extension has been carefully designed to sit lower than the brick string course on the existing house, and uses large roof lights so that from within one can look up and see the existing building and this detail. As such the rear roofs are not able to be pitched, and hence need to use a modern roofing material - grey metal in areas that are visible and GRP in areas that are invisible from ground level, to enable the shallow pitch.

Alongside this justification for the roofing material some of the materials at the rear are not traditional for the area, such as larger glazing and timber cladding, for the following reasons - it is at the back where it won't be seen from the road/conservation area. It is a replacement to an ad hoc arrangement of extensions that already have less quality materials on a larger footprint. Using these materials as part of a wider pallet alongside carefully chosen elements of traditional brick, allows a larger extension to be broken down and sit comfortably and respectfully to the house.

## Dormer windows

There are two dormer windows proposed to the rear of the building and a heritage style roof light. These are to be detailed in a traditional manner that is in-keeping with the nature and age of the building. They will have timber sash windows, lead cheeks and slate roofs. They are modest in size to enable them to be read as subservient to the main roof and house.

## Internal change

Within the building minor adjustments are to be made to layout, and a new stair extension added to the main upstairs hall to enable access to the attic space. This will read as separate to the existing stair, it will preserve the existing fabric in place and is set back from the large rear window to ensure this element is readable. Putting it here keeps the circulation of the house to this historical central location.

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