

# Heritage Statement

**1 Kingswood Cottages, Old Warwick Road, Lapworth B94 6LX**

Proposed two storey side and rear extension.



**Heritage England Listing** - The property is listed on the Heritage England website.

Heritage Category: Listed Building - Grade:II

List Entry Number:1184576 - Date first listed: 16-Feb-1990

The building or site itself may lie within the boundary of more than one authority.

County: Warwickshire

District: Warwick (District Authority)

Parish: Rowington

National Grid Reference: SP1898171027

Details This List Entry was subject to a Minor Amendment on 20/01/2017

ROWINGTON

1/109 SP17SE OLD WARWICK ROAD (North side) Kingswood Cottages Nos. 1-5 (consec)  
(formerly listed as just Kingswood) GV II

Row of houses. Probably early C17, with later alterations. Irregular timber-framing, with some close-studding to left, having rendered infill; roughcast, probably on timber-framing to centre and right; old plain-tile roof; various brick stacks. 2-storey, 6-window range. Plank doors with C19 gabled hoods on brackets, to left, left of centre, centre, right of centre, and to right. Irregular fenestration of casements. Cross-gable to left of centre with Queen-post roof truss. Queen-post roof truss to gable end to left. Interiors not inspected. [ 110]

### **Proposals**

The proposal seeks to construct a new two storey extension to the side of the existing cottage with a rear gable projection to match the adjacent property. The proposals seek to add an addition bedroom to the first floor with utility room and a wc to the ground floor.

### **Impact on Heritage Asset**

Due to the existing varied form of the site and the additions to other similar properties within the terrace, it is argued that such development in this location will not harm or affect the historical significance of the building.

### **Mitigation of Impact**

The proposals 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.

Render finish with black timber features and plain clay roof tiles will match the existing building, with the existing poor quality flat roof extension replaced with a new parapet wall and stone capping more suitable for such a property. A new chimney will be added to the new gable to match the original.

### **Access & Parking**

Pedestrian and Vehicular Access to the property will remain as existing with access to the car parking retained from Old Warwick Road.

### **Conclusion**

These proposals are designed sensitively to impact positively on the historic dwelling and improve the current poor quality rear extension. Overall, it will enhance the character of the heritage asset and ensure its future preservation.