

# Heritage Statement

12 Union Road, Leamington Spa, CV32 5LT

Single storey rear extension

Planning Application - W/22/1105



**Heritage England Listing** - The property is not listed on the Heritage England website.

The Property falls within the Leamington Spa Conservation Area 25

## **Conservation Area Features include;**

Former routeway from Cubbington and Lillington to Warwick incorporated into Leamington residential layout late 19th Century.

Made up of series of terraces, principally on the south side ranging from early 19<sup>th</sup> Century to Edwardian.

Various styles - stucco, stucco with dutch gables, Edwardian with tile hanging and half timbering.

Some smaller scale brick terraces at eastern end, some very altered.

Survival of windows and detailing generally good.

Rugby Road School good 19th Century brick building with stone dressing.

St. Marks Church by George Gilbert Scott (junior) dominates west side. Good lychgate and boundary treatment. Important Listed building.

Maintain and reinstate boundary treatments.

Garage on north side not in Conservation Area but non-conforming visually. Mid-19th Century terrace on north side not in Conservation Area but works to terrace would affect setting of the Conservation Area.

Good 19th Century retaining wall at west end.

Early 20th Century detached houses at west end retains good detailing.

### **Proposals**

The proposal seeks to demolish the poor quality existing single storey rear extension and replace it with a new construction with a flat roof and parapet wall design.

The size of the proposed extension does not dominate the site in scale, being subordinate to the adjacent main property and lower in height than the the adjacent property.

### **Impact on Heritage Asset**

Due to the existing varied form of the rear elevation and the additions to other similar properties within the terrace, it is argued that such small-scale extensions in this location will not harm or affect the historical significance of this 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. The view of the existing dwelling from the road will be maintained.

### **Conclusion**

These proposals are designed sensitively to impact positively on the historic dwelling and improve the current poor-quality buildings to the rear. 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.