



**I A I N D E N T O N**  
CREATIVE 3D ARCHITECTURE & DESIGN  
Planning & Building Regulations

30 August 2022

Heritage and Design & Access Statement

For

Replacement of existing conservatory and formation of balcony above.

At

Rangora Cottage  
Finwood Road  
Rowington  
Warwick  
CV35 7DJ

**[www.iaindenton.com](http://www.iaindenton.com)**

Telephone: **01564 77 7172**      Email: [design@iaindenton.com](mailto:design@iaindenton.com)

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## 1.0 Introduction

- 1.1 This document represents a Heritage and Design & access Statement in respect of an application to replace an existing conservatory with an orangery type building with a balcony above.
- 1.2 In Section 2 we describe the property and its planning history.
- 1.3 In Section 3 we set out a commentary of the relevant planning matters associated with the application
- 1.4 In Section 3 we set out the form in which the design process has been informed by the consideration of range of aspects including:
  - a. Use – What the replacement extension and balcony will be used for.
  - b. Amount – How much built form is proposed in relation to the existing.
  - c. Scale – How big the proposals will be in relation to the existing (height, width and length).
  - d. Landscaping – How open spaces will be treated on site to enhance and protect the character of the site
  - e. Appearance – What the proposals will look like.
- 1.5 Within Section 4 we consider the matter of access, Vehicular and pedestrian access points.

## 2.0 Property and Planning History

- 2.1 The exiting property fronts onto the main Finwood Road and is adjacent to a bridge spanning the adjacent canal. The property is of brick construction surmounted by a pitched tiled roof. The property presents a 2 story elevation to Finwood road but with the ground falling away steeply to the rear the property presents a three story elevation to open fields. The property sits within the Green Belt and the Warwick Canal Conservation Area
- 2.2 As the property is not Listed, there is no description on the Historic England website.
- 2.3 There are 5 previous record of planning applications on the Local Authority website which are listed below:

Proposed detached double garage with storage on lower floors

Ref. No: PD/08/0184 | Status: Received - not yet validated

Erection of double garage with room below

Ref. No: W/08/1423 | Status: Decided

W1 - Pine, W2 - Ash, W3 & W4 - Damsons (Rangora Cottage) S1 - Ash and S2 - Elm (Turners End Farm...

Ref. No: W/19/0373/TCA | Status: Decided

Replacement of existing conservatory and formation of balcony above.

Ref. No: W/22/1349 | Status: Unacceptable

Extension to basement and ground floor following demolition of existing basement extension.

Ref. No: W/04/1480 | Status: Decided

Erection of a detached 2 car garage with floor above accessed by external staircase

Ref. No: W/05/1176 | Status: Decided

### 3.0 Planning Comment

3.1 In putting forward this application our clients are fully aware that the residential property concerned sits within Warwick Canal Conservation Area and the Green Belt.

3.2 Moreover, our clients are mindful of the fact that the property lies within the Warwick Canal Conservation Area and is therefore of special interest.

3.3 The development now applied for is very limited and replaces an existing conservatory structure with a more thermally efficient and more suitable orangery type building with a balcony over.

3.4 Our clients are aware of the restrictions applicable to properties in the Green Belt and have therefore kept the proposals within the footprint of the existing conservatory.

3.5 In this case it is hoped that the Local Authority will recognize the very limited nature of the proposals and the disproportionate, substantial internal benefits that it will create for the owners of the property.

### 4.0 Design.

4.1 Design is dealt with under 6 headings

#### Use

4.2 The planning application proposes to replace and enhance an existing residential home.

4.3 The proposal intends to replace an existing conservatory with a thermally efficient building with a balcony over overlooking open fields. There is no overlooking of residential land.

4.4 Drawing C5599/A103 details the site and the proposed location of the replacement for the conservatory.

#### Amount

4.5 The proposal constitutes a similar volume to the existing structure.

#### Layout

4.6 Drawings C5599/A001, A002 & A003 show the existing and proposed layout and elevations of the proposals.

#### Scale

4.7 There is no addition to the existing scale of the conservatory.

#### Character

4.8 The built form will echo the form of the existing property. Materials will replicate the existing.

#### Appearance

4.9 All necessary plans and elevations have been provided within the planning application.

#### Landscaping

4.10 No alterations are proposed to the existing landscaping of the property.

### 5.0 Access

There are no proposed alterations to the existing access provisions.