

Design & Access Statement and Heritage Impact Assessment

Proposed Student accommodation at 24 Kenilworth
Road, Leamington Spa
TAA173

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PREFACE

This design and access statement has been prepared to support the detailed application for the full planning permission in relation to 24 Kenilworth Road, Leamington Spa and Cariad Cottage to the rear of the site.

The application is for the demolition of the rear single storey section to 24 Kenilworth Road, alterations and refurbishment of the existing Villa and service wing, as well as two storey extension to Cariad cottage. The works will form 6 cluster style flats of high end student accommodation, creating a total of 32 bedrooms.

The purpose of this statement is to set out context for and to explain the design principles behind the proposed development. The document provides evidence of relevant justifications for the proposed development, which should be read in conjunction with the accompanying submitted drawings, as submitted to Warwick District Council.

The statement assesses the urban context of the site, along with its use, layout, scale, landscaping, appearance, and access, all in relation with relevant local planning policies and any planning history in and around the application site.

The format of this documents reflects the guidance set out in the CABI publication “Design and access statements”.

1.0 Urban Assessment

1.1 Location

The site is located within the popular Spa Town of Royal Leamington Spa, located to the north of the town centre, on Kenilworth Road.

The existing building fronts Kenilworth Road, with the rear of the property backing on to other residential properties off Arlington Avenue, leading to the Leamington Cricket Club.



Key

- | | |
|---|--|
|  Boundary of site |  No.31 Kenilworth Road – Villa with extension |
|  Listed Buildings |  Apartments – Non-Vernacular development |
|  Line of Conservation Area |  20 and 22 Kenilworth Road – Listed buildings |

1.2 Architectural Context

The site is located within the town of Leamington Spa, which is known for its Regency architecture and Boulevards. The site is located within the Leamington Spa conservation area, surrounded by grade II listed buildings. All of which has been considered in the design of this proposal.

The context consists of a rich variety of different architectural styles, many of significant quality, including the grade II listed Villas located along Kenilworth Road. The local surroundings also have a number of contemporary forms such as properties built in the 60's within the conservation area that are not of local vernacular of the area.

Immediately opposite the site is No. 31, which like No. 24 also contributes positively to the character and appearance of the conservation area through its historic frontage. No.31 has recently been refurbished following planning approval granted in September 2017. The designs are modern in contrast to the host building, and are visible when approaching the property along Kenilworth Road.



No 31 Kenilworth Road
Example of modern extension to rear of existing Villa on Kenilworth Road



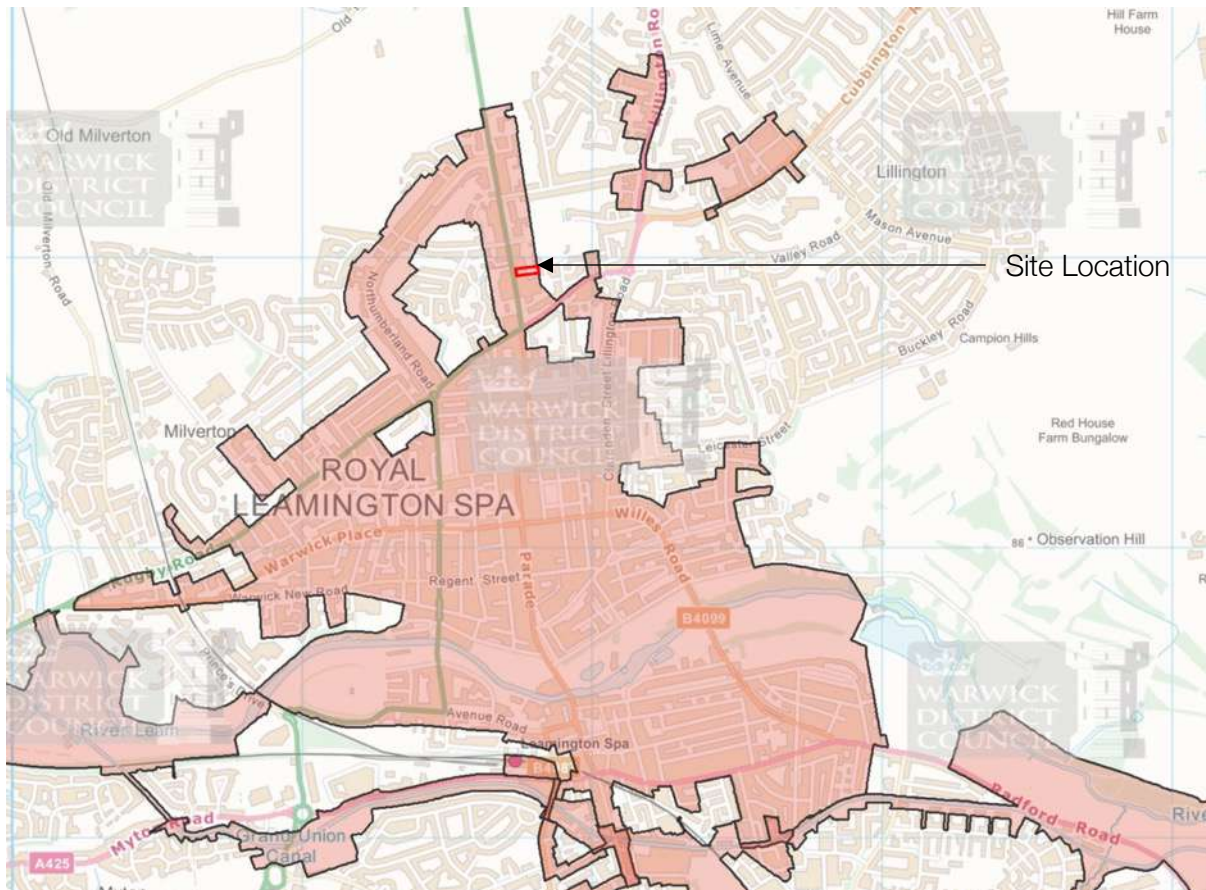
Apartments
60's non vernacular development



20 and 22 Kenilworth Road
Example of Grade II listed buildings

1.3 Conservation Area

As indicated on the below map, the site sits within the north of Leamington Spa conservation area. As the town has grown from a small village into a spa town in the 18th century, it has developed into a mix of both public and private buildings through forms of the Georgian and Regency architecture.



The character of Kenilworth Road is detailed within the Warwick District Council Guide to Conservation Areas (2007) under Area 18 as follows:

- Laid out 1834-8. Series of large villas from mid-19th Century.
- Villas are similar styles, similar spacings with minor variations.
- Rendered, with rusticated quoins, shallow pitched roofs, bay windows.
- Prominent front gardens, no basement areas, verandas on some properties.
- Some properties Listed, not all.
- Slate roofs, tall chimney stacks.
- Original houses had rear wing at mezzanine level.
- Boundary treatments, some balustraded walls remain. Other boundary treatments are mixed. Need for restoration and consistency in boundary treatments.
- Repetitive vehicular access points to each property.
- Good trees, established gardens.
- Formal gateway to town centre.
- Southern end of road interface to face with Christchurch Gardens and Clarendon Avenue.
- Late 1980's focal point building at end of Kenilworth Road.

- Junctions of Cloister Crofts and Woodcote Road are discrete and within rhythm and planning of the road.
- Rhythm of villas broken in certain places with modern intrusions, should not override the maintenance of the rhythm in any future developments in the road.
- Arnold Lodge School buildings and adjacent property (Homewood) are stone/artificial stone finished. Distinctive quality for this part of the road only.
- Brick house on corner of Woodcote Road distinctively different.
- Large house at top of Kenilworth Road (The Gables) with a mature treed garden.
- Important entrance area to Kenilworth Road.
- Similar mature gardens to former new college now developed as residential properties. Need to maintain tree screening around both properties. Gardens of Ince House need to be restored in a similar manner.
- Buildings at southern corner of Lillington Road junction are 1940/50 smaller scale, increasing scale here would be appropriate.

1.4 Heritage Considerations

The main building (No. 24) is not a designated heritage asset, and is not recorded as a non-designated heritage asset on the Historic Environment Record. However, comments received from the WDC Conservation Officer in May 2021 have confirmed the requirement to consider No. 24 Kenilworth Road as a non-designated asset as the villa has been included in Warwick District Council's list of heritage assets due to its architectural and historic merit.



The building has undergone much alteration and extension since its initial construction, and has been used through the 20th century as a residential nursing home, an HMO, and most recently as student accommodation. From internal inspections it is apparent to the extent of previous alterations. The repeated conversion of the building has severely diminished the architectural and historic value of the interiors.

Externally, and particularly the front, the building has retained its historic character and appearance, and it is in this regard that the building contributes positively to the conservation area as well as to the settings of the adjacent Grade II listed buildings.

The significance of No. 24 Kenilworth Road stems from the external architectural value of its frontage, and the visual consistency this retains when viewed amongst the neighbouring villas of the same period and status. The two-storey rear service wing forms part of its original layout, however it is considered to be of lesser significance than the main building and does not possess any particular architectural merit and is not a visually prominent component of the building. The modern single-storey extension makes no contribution to the significance of the asset.

1.5 Listed Buildings

The site is surrounded by grade II listed buildings, these being 20, 22, 26, 28 and 30 Kenilworth Road. Neither 24 Kenilworth Road or Cariad cottage have been designated as listed buildings.

1.6 Planning Context

Warwick district council sets out the vision of Leamington Spa as the following:

“Royal Leamington Spa’s vibrant and diverse history gives our town its unique character and distinctive identity. It has become a thriving base of creative, cultural and technological innovation whilst nurturing its valued green spaces and community assets.

Looking to our future, we will continue to conserve and protect our built heritage whilst promoting enhancements which allow us to reduce our impact on climate change, support sustainable economic development, build innovative housing, support effective integrated transport systems and contribute to a healthy town.”

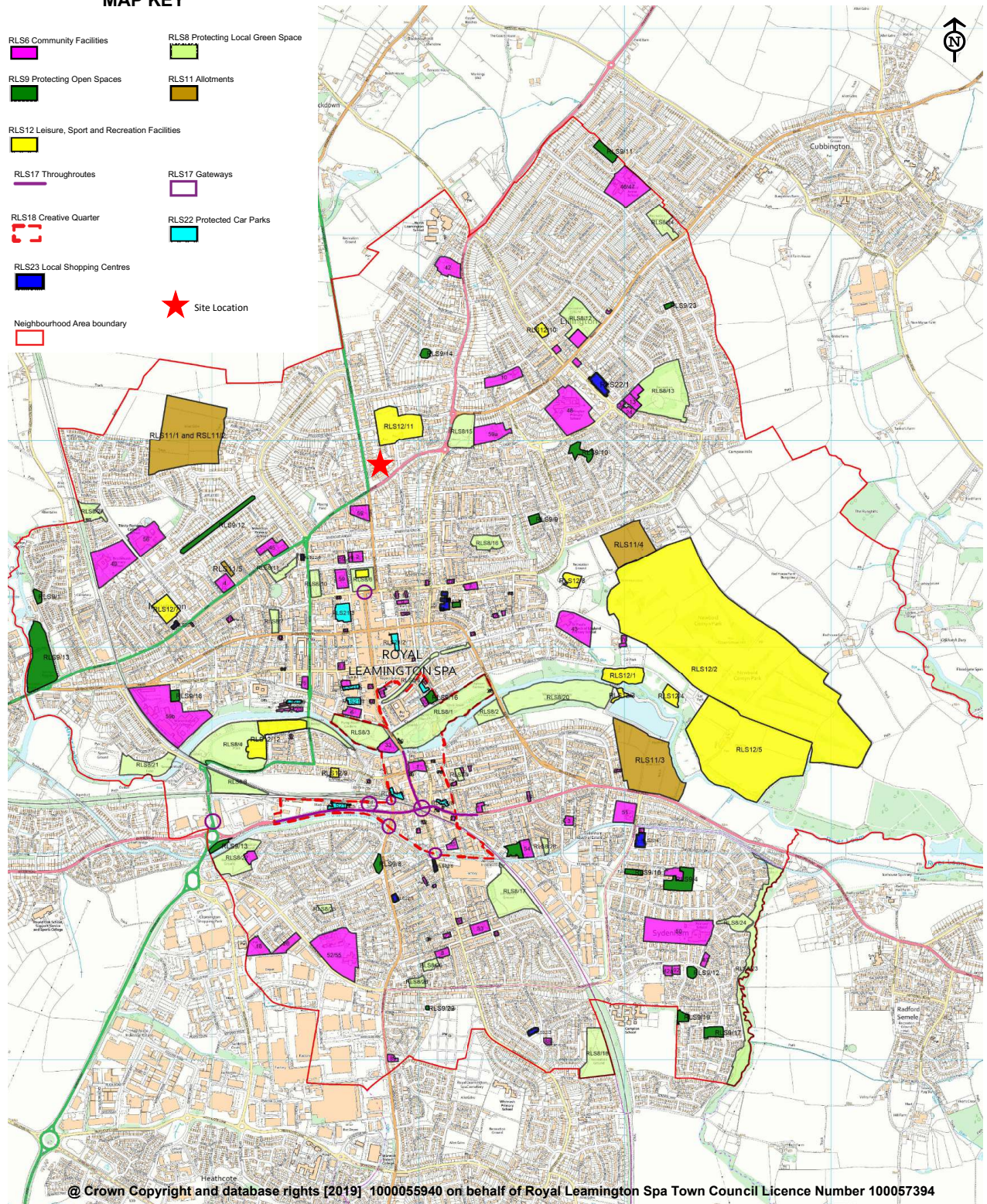
The Warwick district council local plan for Royal Leamington Spa sets out a clear framework for the vision for the use designation for specific areas within the town.

The application site is located within the neighbourhood area to the north of the designated creative quarter and to the west of a designated area for leisure, sport, and recreational facilities. We feel the location for this development for student accommodation is suitable in

relation to this local plan as the site is within walking distance of open amenity space and public transport services linking to the university.

MAP KEY

- RLS6 Community Facilities 
- RLS8 Protecting Local Green Space 
- RLS9 Protecting Open Spaces 
- RLS11 Allotments 
- RLS12 Leisure, Sport and Recreation Facilities 
- RLS17 Throughroutes 
- RLS17 Gateways 
- RLS18 Creative Quarter 
- RLS22 Protected Car Parks 
- RLS23 Local Shopping Centres 
-  Site Location
- Neighbourhood Area boundary 



1.7 Site History

The application site principally comprises a detached Regency villa dating to circa 1830 with a rear service wing, later rear and side extensions, as well as a detached dwelling known as Cariad Cottage bordering the east boundary.

In 1980 a planning application (W/80/0205) was granted for the conversion of existing stable to form one dwelling, this now being Cariad Cottage

In the later 20th century, the building was converted into a residential nursing home, and in 2000 a planning application (W/00/0674) was granted for the change of use from the nursing home to student accommodation.

The site has had previous planning applications for the development of the rear of the site, the most recent being for the demolition of the service wing, single storey add on and the cottage at the rear, allowing for a new 3 and 2 storey extension containing studio and bed sit accommodation, which was later refused. (W/20/2144)

Pre application advice (PRE23/0019) has been acquired following the refusal of the above application, this advice was sought for a reduced scale in development, consisting of the rear service wing to be retained but for a 3 storey extension in place of the existing single storey extension. The advice given continued to conclude that the proposals were of a scale and mass that was not suitable for the site.

Further discussion has been sought on the 7th August 2023 via emails for the concept and scale of the single storey scale extension with pitched roof as per this application proposal. This advice suggested that the scale and massing of the extension would be more suitable for the site, causing less impact to the local heritage. This had also been agreed by the conservation officer, Robert Dawson, who had no objection to the proposed scale, height and massing.

1.8 Arboriculture & Ecology

There are no ecological constraints to the development, with no existing trees within the site or the immediate vicinity, aside from minimal shrubbery to front and rear of the property.

1.9 Flood Risk

Although some areas North of the site are within Flood Zones 2 and 3, the site itself is within Flood Zone 1 with a low probability of flooding (less than 0.1% annual probability). There are also no watercourses located within or adjacent to the boundary of the proposed development.

2.0 Application Site

The application site lies on Kenilworth Road, with the west elevation facing the road, the north and south boundaries boarder with neighbouring residential properties of a similar style and scale. The east boundary of the site boarders with other residential properties of a more modern construction. The existing Villa, service wing and single storey rear extension are currently vacant, the previous use being for student accommodation. The cottage at the rear of the site is currently occupied as a residential dwelling.

There are no considerable topographical differences on site.

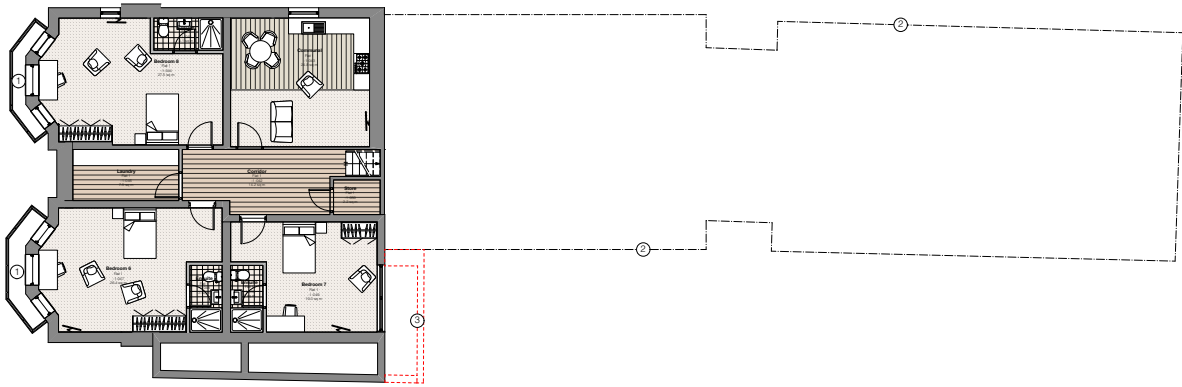


3.0 Design Proposals

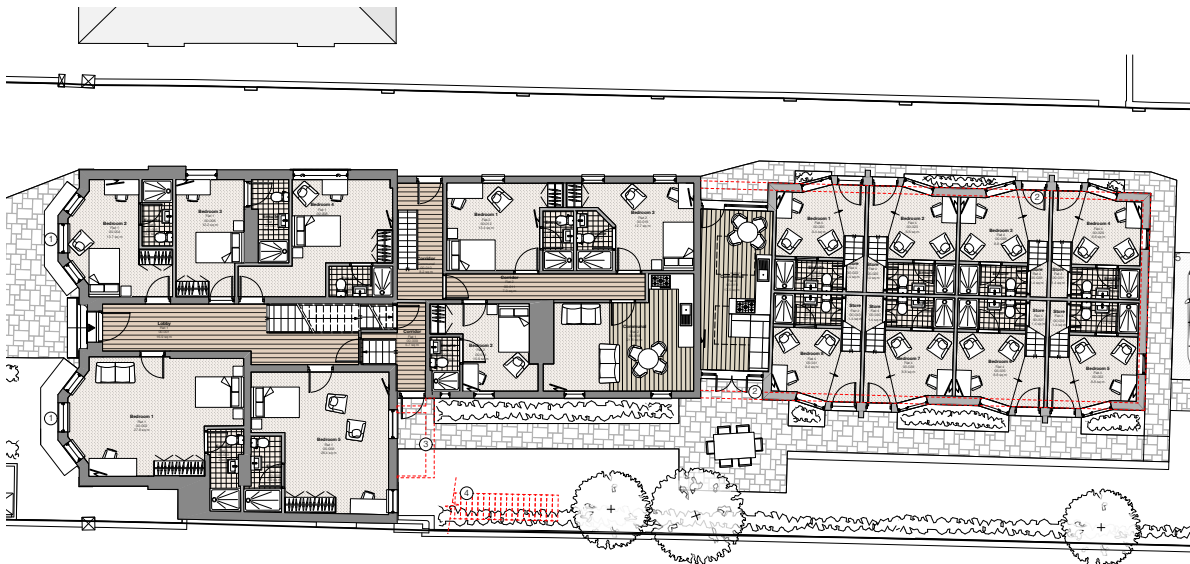
3.1 Use

The proposed use of the development will remain as student accommodation with a cluster arrangement, consisting of multiple residents sharing cooking and living spaces, but each having their own bedroom with ensuite.

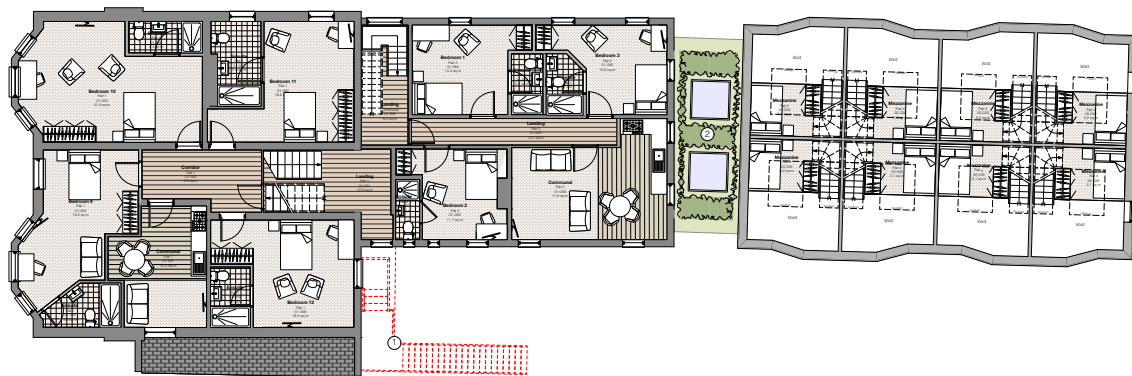
The proposal seeks to improve the existing use by reviewing the layouts to provide better suited rooms that lend themselves as student accommodation. The works will also include the modernisation and restoration of the building in terms of its environmental efficiency and providing comfortable spaces to inhabit.



1 Proposed Basement Floor Plan
Scale: 1:100



1 Proposed Ground Floor Plan
Scale: 1:100



1 Proposed First Floor Plan
Scale: 1:100

3.2 Layout

The layout of the villa and service wing has been altered to allow for bedrooms and living spaces to be designed to achieve the required room sizes for their intended uses. The layout has also been reviewed to allow for original window openings to be reinstated in their original locations.

The layout of the extension has been designed to create 8 student accommodation bedrooms with shared kitchen space. The bedrooms have been designed with a mezzanine level within the roof space to both maximise the use of the space, allowing the residents to have a small living space within their room, separate to their sleeping area.

The layout of Cariad Cottage at the rear of the site has been altered to convert it from the layout of a typical house to be suited for 2 student accommodation cluster flats.

The layout of the site has mostly remained as existing with parking provided to the front of the villa, with further parking spaces provided between the rear extension and the cottage. The amenity space to the front and rear of the villa will be developed to provide a space that will be better suited as a shared amenity space for the residents.

3.3 Amount and Scale

The scale of the neighbouring and surrounding buildings are mostly 2 storey with basements. A development at No. 31 Kenilworth Road consisting of a 3 storey extension. 24 Kenilworth Road is also currently 2 storey and follows the same scale and massing as the other properties on the road, the alterations consisting of a storey and half extension to the rear will also respect the massing and scale of neighbouring properties.

We believe the proposed developments scale will not exceed the scale and massing of the existing building on and surrounding the site. The extension has been designed so that the eaves are lower than the existing flat single storey extension and that the pitched roof added does not affect the overall massing and instead harmonises the building with the existing buildings on and around the site. The amount of extension has been designed to be no larger than the footprint of the existing single storey extension. The minimal link between the existing

and the extension helps reduce the overall impact on the existing villa and service wing, offering a visual separation between.

The proposals are all in line with the scale and form of the pre application discussion on 7th August 2023.



The extension to Cariad cottage has been designed to be of the mass and scale to blend with the existing cottage using a pitched roof of the same pitch and a gable frontage to mirror the existing form of the roof. The design has considered the neighbouring property, using a pitched roof to this boundary limiting the impact.

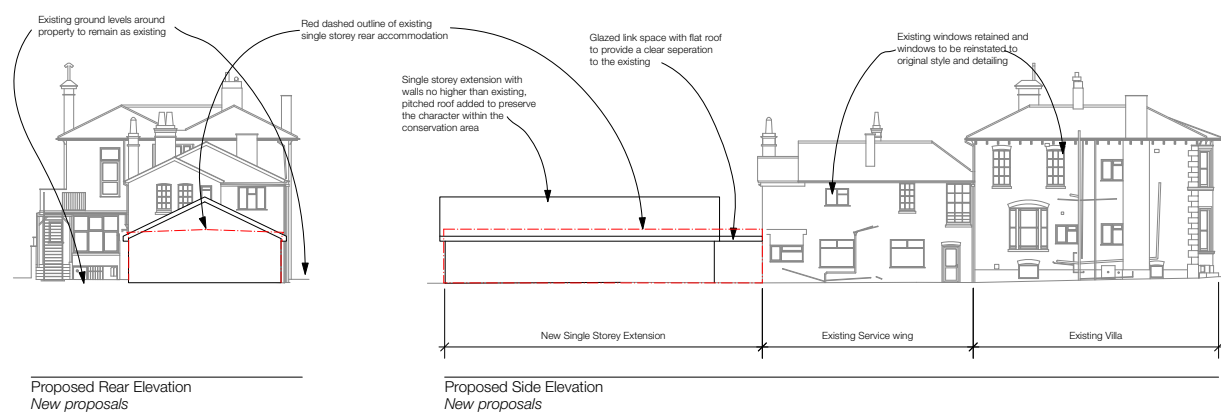


1 Proposed West Elevation
Scale: 1:100

3.4 Appearance

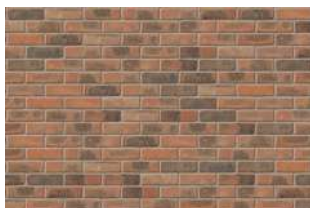
The appearance of the existing villa and service wing will mostly remain unchanged apart from original window openings being reinstated, the existing external stairs and small rear extension to the villa will also be removed, all restoring the villa back to its original appearance. Alterations will be made to the rear service wing, the flat roof that has been added will be removed and replaced with a pitched roof to restore this section of the building to be in keeping with its original appearance.

The appearance of the rear extension will take a more contemporary approach as a form of contrast to the traditional architecture of the villa and service wing. A flat roof and glazed link has been designed between the existing service wing and new pitched roof extension, providing a visual break between the original heritage asset and the new extension.



3.5 Material Palette

The selective use of timeless materials has been chosen to both heavily reflect the historic value of Leamington Spa, along with sympathetically complementing the existing building. Below precedent images of intended material / features to the proposed design.



Red Brick – Bricks have been used in the surrounding area. Both raw exposed red bricks as well as painted bricks. Using red bricks will provide a connection to the existing villa but by leaving raw provides a contrast between the original heritage asset and the new.



Standing seam – a grey metal standing seam cladding is proposed for the roof and elements of the walls as a modern contrasting material to that of the original Villa, whilst also being considered as similar and creating a link to a traditional material of lead that is used on the Villa.

3.6 Landscaping

The landscaping to the front and rear of the villa has been designed to provide areas of amenity space for the residents. The supplementary planning document (SPD) of Warwick District Councils Residential Design Guide suggest an area of 10m² should be allowed for each bedroom in flats, there is no specific guidance for amenity space for student accommodation, we have therefore used 10m² per student accommodation bedroom as the basis for this development. On this basis, due to a total of 32 bedrooms, an allowance of 320m² was targeted, 368m² being the total amenity space was achieved.

Level hard landscaping paths have been provided to allow for access to the flats, along with areas of hard landscaping suitable for amenity and social spaces.

Soft landscaping has been designed to provide privacy and screening between the access paths and the bedrooms to the extension bedrooms.



3.7 Heritage Impact

The proposals have been developed in response to comments received following pre application advice and previous planning applications, and have sought to address any concerns regarding impacts on the historic environment. In the first instance the proposals seek to enhance the existing building by refurbishing the exterior, which is the element of the building which directly contributes to the character of the conservation area and the settings of adjacent listed buildings. The refurbishment is to include:

- Repair of render, damaged brickwork and painted finishes.
- Refurbishment to the existing sash windows and front bays.
- Reinstating original window openings that have been previously blocked up or altered
- Enlargement of the front basement lightwells with traditional metal balustrading and introduction of basement sash windows to improve aesthetic and daylight.

- Removal of 20th century proportioned window openings and introduction of traditional timber framed sash windows to the side elevations.
- The front driveway and soft landscaping to the boundaries will be enhanced to improve the street frontage, including new parking arrangement for 3no. cars, new planting, improved surface materials and a dedicated refuse enclosure to neatly house wheelie bins.
- The rear elevation to the southeast side, will be enhanced by the removal of the existing basement and ground level rear extension and first floor escape stair; New traditionally proportioned sash windows and doors overlooking the lower garden will greatly enhance this elevation.

The proposals detailed above regarding the refurbishment of the main villa are considered to be beneficial in terms of impact, and are not considered to pose any harm to the significance of No.24 Kenilworth Road (as a non-designated heritage asset) or to the Conservation Area within which it is located or the immediately adjacent listed buildings on Kenilworth Road.



The current proposals for the demolition of the previous single storey extension and replacement of a new single storey extension with pitched roof, has been developed in response to the comments raised in the pre application (PRE23/0019) and have therefore considerably reduced the overall height, scale and mass of the extension.

While the side elevation of the new extension will be visible from within close proximity along Kenilworth Road, it is not considered to pose a level of change to the character of the Conservation Area or the settings of the adjacent listed buildings which would consequentially impact upon their significance. The majority of the buildings along Kenilworth Road have extensions or dwellings to the rear, some of which are historic (albeit later additions) and some of which are newly constructed (21st Century). There is therefore little consistency in the exact appearances of the rear of these buildings.

Given that any views of the rear extensions are both glimpsed and only possible in close proximity, the visual impact on the settings of adjacent assets is considered to be minimal. The proposed landscaping of the front garden and re-organising of the access and parking will also enhance the current frontage of the property.

Overall, while the proposals will pose a level of visual change within the settings of the listed buildings, they are not considered to pose any harm to their significance. Similarly, the proposals are not considered to alter the character or appearance of key components of the Conservation Area in such a way that they would pose harm to its significance as a designated heritage asset.

4.0 Access

4.1 Inclusive Design

The term 'disability' has been considered in its broadest sense and includes impaired mobility, sight, comprehension, or hearing. This approach addresses not only the short-term compliance with the intent of the Disability Discrimination Act together with the relevant planning policies, but also the long-term implications of sustainability.

The aim, therefore, is to provide an inclusive environment throughout. For this reason, access issues have been and will continue to be considered throughout the design process to ensure a fully inclusive design.

4.2 Site Access

The site benefits from being located within 100m of two bus stops located along Kenilworth road that provide services linking to the university. Bus routes U1, U2, X17 and 11(eclectic) offer services from Lillington Avenue bus stop (35m from 24 Kenilworth Road) that take as little as 25minutes to the university.

The site access will remain as existing with the existing pedestrian and vehicular access off Kenilworth Road. Existing parking is located to the front and rear, proposed parking area will be in the same locations but designed and set out in a way to maximise parking availability on the site.

The Supplementary Planning Document (SPD) of Warwick District Councils Parking standards suggest that student accommodation is to be considered on a case by case basis.

Using the Supplementary Planning Document (SPD) of Warwick District Councils guide to Purpose Built Student Accommodation, it suggests the site is neither in zones 1 or 2 and therefore requires 1 standard parking space per 12 bed spaces, 1 disabled parking space per 50 bed spaces, 1 visitor space per 75 bed spaces, and 1 space for maintenance staff per 75 bed spaces.

Using the total number of 32 bed spaces for this scheme means 3 standard spaces, 1 disabled space, 1 visitor space and 1 space for maintenance is required, giving a total of 6 spaces. The site has been designed to achieve a total of 8 space.

A dedicated secure bike storage area has also been allowed for within the overall design.

For further details on the parking strategy, please refer to the transport report carried out by The Transportation Consultancy Ltd.

4.3 Waste and Recycling Storage

Existing refuse bins are located close to the entrance of the site within the front driveway. This is consistent with the majority of the properties along Kenilworth Road. Currently, wheelie bins for 24 Kenilworth Road are left loose and are not housed within an enclosure. The existing low level wall and lack of foliage leave these clearly visible from the street frontage within the Conservation Area.

A new low profile enclosure will be located within the front driveway for ease of access. A new hedgerow and planting will conceal the storage from the street frontage to enhance the setting of the Conservation Area.

5.0 Environmental Design & Sustainability

5.1 Energy Efficiency

The proposed development has been designed with the considerations to improve the buildings performance with specific attention to a more sustainable solution. Aspects of the design that been included within the proposed development include:

1. Replacement windows throughout
2. Improved ventilation
3. Improved wall specification with additional insulation

The development will embrace codes and legislations to achieve an environmentally progressive and sustainable design. Our approach for the development is to be socially, economically, and environmentally sustainable:

1. Socially – an inclusive development accessible by all
2. Economically – a realistically deliverable development
3. Environmentally – participating in the RIBA 2030 climate change targets

5.2 Locally Sourced Materials

Materials, manufacturers, and labour will be considered from local suppliers in all cases. This will include the core materials of brick, render, green roof canopy and the standing seam. These local supplier considerations will not be exclusive to the external materials but will also include internal finishes, replacement windows and new sanitaryware required within the building. This ensures the integration and support of the development not only once completed but during its construction.

5.3 Surface Water Drainage

The size of the overall building and roofs of the scheme will remain the same and therefore not result in any increased amounts of surface water draining from the roofs.

The existing site currently does not include any considerable amounts of soft landscaping or turfed areas that provide natural drainage of surface water. The proposals include alterations to the site including the provision of designated parking spaces and the reduction of hard landscaping to create designated amenity spaces. As part of these amenity spaces, soft landscaping and turfed areas will be created as indicated on the site plan, these will greatly increase the natural drainage of the surface water on the site.

6.0 Conclusion

In summary, the proposed development aims to enhance the architectural character of the site by rebuilding the single storey rear extension to provide a result that is better designed for its intended use. It has also been sensitively designed in response to both the constraints posed by the surrounding historic environment, ensuring it does not impact the existing heritage asset of the villa, by being of a mass and scale that is suitable for the site and through the use of materials and design. Connections can be made with the existing villa and service wing, whilst also providing contrast between what is the original heritage asset and what is new.

The proposals also entail a comprehensive refurbishment of the main front of the villa, which is considered to pose significant heritage benefits to the non-designated heritage asset No. 24 Kenilworth Road.

No harm has been identified to the significance of any of the designated heritage assets. The proposals are considered to be proportionate and, compliant with relevant policies contained within the NPPF and the Warwick District Council Local Plan. There would be preservation for the purposes of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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