



January 2024

Built Heritage Statement Addendum

**Proposed Development at 47 Northumberland Road, Leamington
Spa, Warwickshire, CV32 6HF**

To be read in conjunction with Pegasus Group Built Heritage Statement dated July 2020

Introduction

This statement has been written in support of the Section 73 Planning Application reference W/23/1791.

The purpose of the addendum is to consider the proposed Plot 3 Boundary treatment alteration in terms of the quality of design and its response to the context of the designated heritage asset.

A Built Heritage Statement prepared by Pegasus Group dated July 2020 accompanies the application and sets out how the scheme addresses both national and local planning policies. This addendum should be read alongside the original Built Heritage document.

Summary of Proposal

The S73 proposal comprises of an alteration to the Northern boundary treatment adjoining plot 3 and adjoining the main access drive. Following the erection of timber fence during the site redevelopment contrary to the original approved boundary proposals, a new fencing arrangement is proposed under the S73 application with the timber fence re-located away from the access drive with new infill planting & 900mm high metal estate railing.

The proposed alteration to the Northern Boundary of Plot 3 and the erection of 900mm high estate railing gives unrestricted visual exposure to the façade of the existing property to the Northern & Eastern street scene of Northumberland Road therefore complimenting the 19th century building fabric of the building and positively contributing to the character and appearance of the RLSCA referencing inspector comments in section 1.10 of the previously submitted heritage statement;



Proposed Fence arrangement



Existing Fence arrangement

“ The whole of Huntley Lodge, including its later extensions and alterations, was considered to detract from the character and appearance of the RLSCA, however the Inspector recognised that the original 19th-century fabric of Huntley Lodge (when considered in isolation) makes a positive contribution to the character and appearance of the RLSCA by way of its contribution to the street scene along Northumberland Road” and upholding heritage significance and the “Architectural and artistic interest” of the property adhering to GPA 2 guidance regarding English Heritage Conservation Principles (Section 4.7 & Section 4.8) whilst reinstation the façades original proportion.

Summary of Proposal continued...

Amending the Northern boundary treatment to Plot 3 also provides an attractive approach to the existing properties at the end of the access drive whilst positively contributing to the local character and appearance of the immediate surroundings from a street view perspective.

"...the high front roof pitch of Huntley Lodge acts as a visual focal point with other visually significant buildings at both ends of Northumberland Road."

Incorporating a 900mm high estate railing to the Northern Boundary allows for an increased range of intervisibility with infill planting behind, softening the visual impact of the Northern edge as well as keeping a consistency with the rest of the wider site's boundaries, whilst maintaining a secure sense of enclosure (Section 4.16).

Conclusion

The addendum is submitted in the belief that the proposals are beneficial and will positively contribute to the local character and appearance of the RLSCA as well as serving the best interests of neighbouring properties.

The deviation for the approved boundary treatment proposals was the result of the sales market feedback seeking a greater level of private amenity to Plot 3. The submitted S73 proposal seeks to more closely afford with originally approved proposals, whilst also providing a greater level of private amenity to the new dwelling.

The submitted S73 proposals are presented in the belief that they have minimal detrimental impact to the heritage asset in the use of planting and sympathetic materials in a metal estate railing to be a sensitive and appropriate design for its setting and context.



View of Completed Plot 3