

# Design & Access / Heritage Statement

**SITE:** 96 Radford Road, Leamington Spa, CV31 1LE  
**Description of Proposal:** Proposed erection of single storey side and rear extension including creation of new self-contained 1 bed flat



## INTRODUCTION

This statement is written on behalf of the applicants and owners of 96 Radford Road, Leamington Spa. CV31 1LE

The level of detail of this statement is proportionate to the application's impact and bearing on the surrounding area and Listed Building.

## LOCATION

The property lies within the built-up area of Royal Leamington Spa in an established residential area. It lies to the East of the Town Centre and South of The River Leam and with all community services under the direct control of Warwick District Council. The property is set within the Warwick District Council's Conservation Area.

## EXISTING BUILDING

The existing dwelling is a two storey, semi-detached Victorian property. It is rendered with bay window projections to the front elevation. It is within the Royal Leamington Spa

Conservation Area 9, Clapham Terrace, Clapham Square, Chesham Street Area. The property is currently divided into flats and occupied by the residential homeowners.

Radford Road consist of similar mid-19th century properties set within a typical street scene with frontages positioned close to the pavement. Many of the properties are constructed with large brick and rendered and grey slate tiled roof.

## **THE PROPOSAL**

The proposal is looking to obtain a ground floor rear extension to Flat number 2. Currently this flat has five bedroom, a lounge / kitchen and bathrooms. The proposal will reconfigure this flat, making it into three bedrooms. The added extension will utilise the fourth and fifth bedroom to incorporate it into a new self-enclosed one bed flat. The entrance will be from Waterloo Street. Please see plans for clarification. This change is sought as the current 5 bed flat is too big and very difficult to let.

To the rear it is proposed to construct a parking area to accommodate the residents of the site. Access will be from Waterloo Street.

The materials used for the construction will be similar in design and characteristic to the main property and will not compete with the existing architectural features. The extension does not dominate the site and hardly visible from Radford Road.

## **HERITAGE**

The property lies within the Royal Leamington Spa Conservation Area, in Area 11, which contains properties with the features as indicated below:

- Small scale mid/late 19th Century terraced houses.
- No front gardens.
- Small bay windows, mixed window types scope for reinstatements.
- Brickwork, slate with concrete roof.
- Narrow streets
- High walls enclosing rear garden.
- Narrow back access passages with bricks and granite set.
- Some old lampposts.
- The Cloisters - former stables - significant rendered mews building with clay tile roof.
- Former bakery building of significance - now converted to housing.

## **IMPACT ON HERITAGE ASSET**

The proposed extension is subordinate in scale to the existing building. Due to the existing form of the rear elevation, garden area and existing single storey rear element, the additions are within proportion. Other properties within the immediate vicinity are not affected by the proposed alterations in this location will not harm or affect the historical significance of the conservation area.

## **MITIGATION OF IMPACT**

This extension is low key and designed in context to the surrounding existing properties so to minimise out of character architectural designs.

## **ACCESS**

Vehicular and Pedestrian access to the property will remain as existing. The extension will not impact on the existing vehicular access or parking arrangement to the property, where vehicles benefit from unrestricted on street parking to both sides of the highway along Waterloo Street. Additional off road parking is made available to the rear.

## **SUSTAINABILITY**

The property is in a sustainable location in terms of shopping, entertainment, leisure facilities, parks and gardens, public transport, and employment opportunities.

The proposals will provide improved accommodation, incorporating home office facilities to enable the occupants to work from home.

The design of the proposed alterations and extension seek to use local renewable resources', thus reducing transport impacts, whilst benefiting local suppliers and craftsmen. The alterations are to be undertaken with sustainable materials, thus reducing the energy footprint of the development.

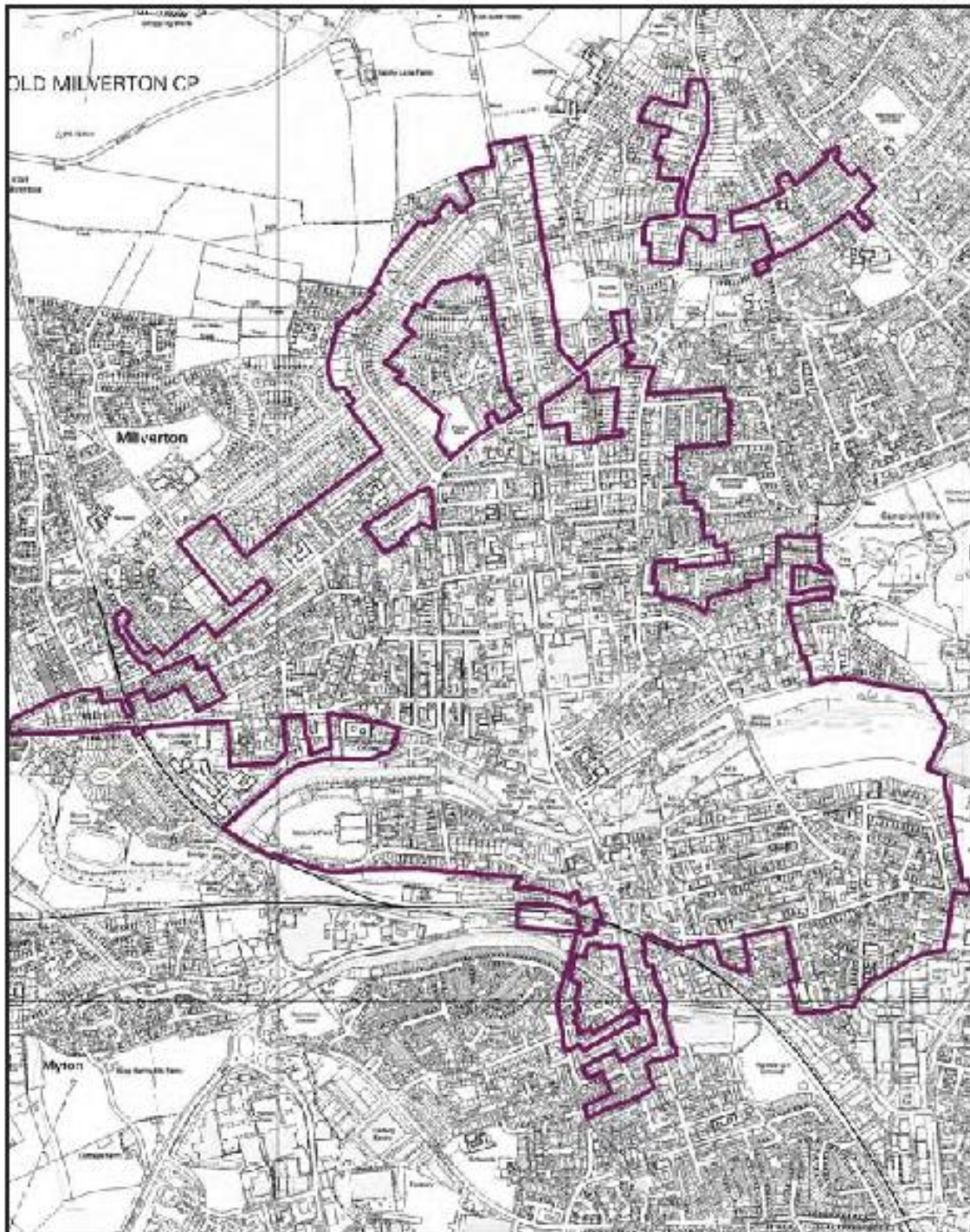
## **CONCLUSION**

The proposal aims to incorporate the architectural designs of the existing and surrounding properties. The extension is aimed not to be incongruous, but sensitive. It will revive the rear elevation and the garden space to make this property valuable to the heritage asset in the area.

The character of the interior and exterior of the existing building is being retained, and the impact on the original fabric is minimal.

The additional accommodation is very much appreciated within the area.

## CONSERVATION AREA MAP



## CONSERVATION ARTEA MAP AREA 11



- Small scale mid/late 19th Century terraced houses.
- No front gardens.
- Small bay windows, mixed window types scope for reinstatements.
- Brickwork, slate with concrete roof.
- Narrow streets
- High walls enclosing rear garden.
- Narrow back access passages with bricks and granite set.
- Some old lampposts.
- The Cloisters - former stables - significant rendered mews building with clay tile roof.
- Former bakery building of significance - now converted to housing.