

Heritage Statement

Proposed Extensions to Nos.151/3 and 151/4, Leam Terrace, Leamington Spa

The application site is situated on the edge of the Leamington Spa Conservation Area with the rear gardens forming its boundary.

The North side of Leam Terrace running eastwards from its junction with Willes Road is a mixture of various housing styles.

They range from modern flat-roofed blocks of flats, Victorian semis, more recent detached houses (one with a modernistic front extension), Victorian villas, late 19th century terraced housing and a public house.

The 2No. properties are in a 'modern neo-classical style' built in the 1980's situated at one the end of a row of 4No. houses which are set well back from the road as are most of the other houses.

The houses are owned by a father, 151/3 and son, 151/4 and form the basis of a joint application for the extensions which are necessitated to accommodate their growing multi-generational families.

The proposal consists of:

No.151/3 Rear ground and first floor extensions with rooms in roof space over.

No.151/4 Rear first floor, side and ground floor rear extensions with rooms in roof space over.

Use is made of the roof space over the extensions with new dormers to echo the existing dormer arrangement to be in keeping with adjoining dormers.

The materials will match the existing and be in keeping with the character and appearance of the locality.

There are no potential issues with overlooking as there is open space to the rear.

The existing brick boundary wall to the East of the site will be retained as a feature which, like other similar garden walls, forms part of the character of the area.

The side and rear ground floor extension to No. 151/4 will replace the existing structures which are constructed of unsympathetic materials detrimental to the appearance of the area.

There would appear to be no evidence of ingress spaces for bats.

The proposal forms a cohesive and sympathetic solution to the need for additional space and is in keeping with the character and appearance of the area.

The application is for a variation of condition of the approved plans.

This is to increase the height of the rear extensions to reflect the high ceiling height in the existing rooms to avoid any change in ceiling level to improve the proportions of the rooms.

There will be no notable change in the impact of the Conservation Area.