

Planning Statement.

Creation of a Ramped Access to the rear of The Dame Alice Leigh Almshouses, The Green, Stoneleigh, CV8 3DP.

Heritage Statement.

The Dame Alice Leigh Almshouses were founded in 1594. They are grade two listed. The listing reads:

Dated 1594. Range of ten almshouses founded by Sir Thomas and Dame Alice Leigh. Red sandstone ashlar with steeply pitched plain tile roof with gabled ends. Plinth. Date stone '1594' with drip mould above. Central door. One storey and attics. Symmetrical, each doorway has a window on either side and a single dormer to the left above. Five chamfered stone four-centred doorways and ten mid-C19 leaded two-light casements in chamfered square openings with oak lintels. Five gabled dormers with leaded two-light casements. Each doorway opens into a passage formed by timber framed partitions with plastered panels. A door on each side gives access to a house of two rooms, one up and one down. Five tall stone chimney stacks with moulded caps are spaced out equally.

The listing description, one can infer, relates to the front only.

It has already been determined (see below) that the works will not require Listed Building Consent and therefore as such do not affect the historic integrity of the Almshouses.

It also has to be stated that due to the active management of the Almshouses, the building is in a very good state of repair and ongoing maintenance is in line with the quinquennial report recommendations.

Pre application enquiry.

An application was made in mid 2023 and an answer was received earlier this year by the Conservation Officer, Ms Jane Catterall. Ms Catterall advised that Listed Building Consent would not be required but planning permission would be required as the proposal would constitute development and would therefore not be permitted under the "blanket" Article 4 directive relating to the Conservation Area of Stoneleigh dated 1977.

See appendix 1 .

Planning Application.

Compliance with other validation criteria.

Archaeology.

The proposed excavation of the route up would remove something like 600mm to 750mm (maximum, tapering upwards) of soil to excavate down to a new wearing course. This could be

excavated by hand or using a non toothed bucket of an excavator scraping back carefully layers of soil in bands not exceeding 150mm deep.

An archaeological requirement for works at number 7 Church Lane established the “baseline” archaeology following a “desk top study”. In summary this suggested that it was unlikely that there would be any significant findings when excavation to the rear of the property took place. Indeed, I understand that nothing of any significance was discovered during the subsequent supervised excavation of for the footings to the extension. The report submitted by Warwickshire Archaeology after a supervised excavation of the footings there also noted that:

(Para 3.15)

An observation at Chestnut Cottage and Old Post Office (EWA6934), reported no archaeological evidence and nor did a watching brief at ‘High Beams,’ Vicarage Street (EWA9495). A watching brief (EWA10925) at The Orchard, Coventry Road found substantial amounts of handmade tile and brick, suggesting the presence of a former building, although none is recorded on historic maps. A watching brief at Pear Tree Cottage (EWA11317) reported terracing from the 17th century.

Ecology.

The proposed works will not disturb and trees or remove crevices or cracks where sheltered species could shelter. There are no known ponds near the proposed site. Works are fairly small scale and protection can be offered to ensure that small animals can get out of the excavations as appropriate, but this is not seen as a potential threat as opposed to the excavation of trench footings.