



Orbit Housing

2 The Row

Coventry Road

Baginton

Warwickshire

CV8 3AT

Heritage Statement

Date : February 2024
Planning Ref : PP-12786078
Revision : 1



Heritage Statement Details

Site name:

2 The Row

Address of site:

2 The Row, Coventry Road, Baginton,
Warwickshire CV8 3AT

Grid Reference:

SP 34708 74621

Local Planning Authority:

Warwick District Council

County:

Warwickshire

Statutory Listing:

N/A

Conservation Area:

Baginton Conservation Area

Proposal:

Window replacements

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1 Introduction

- 1.1 Podium Surveying LLP undertook this heritage statement during February 2024 on behalf of the applicant, Orbit Housing. This statement is to support the application for planning permission in relation to the replacement of the windows on the front, side and rear elevations of 2 The Row, Coventry Road, Baginton CV8 3AT.

2 Schedule of works

- 2.1 The proposal is for the replacement of the current PVCu windows, with no changes to the existing openings. The proposed replacement windows would be PVCu of a similar design and finish to those currently installed (brown, wood effect). Minor changes are proposed to the design of several windows in order to meet fire regulations.

3 Pre-Application Advice

- 3.1 Have you consulted the Warwickshire Historic Environment Record?
 Yes No
- 3.2 Have you sought pre-application heritage advice from the relevant local planning authority?
 Yes No
- 3.3 If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.
n/a
- 3.4 Have you sought pre-application heritage advice from Historic England?
 Yes No
- 3.5 If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.
n/a

4 What heritage assets are affected by the proposals?

1. Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>

8. Other Non-Designated Heritage Asset	<input type="checkbox"/>
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5 What is known about the affected heritage assets?

- 5.1 2 The Row is a late Victorian / turn of the century two-storey semi-detached house located in Baginton village as pictured below.



Image 1: Front elevation facing Coventry Road



Image 2: Side elevation

- 5.2 The existing windows are wood effect PVCu double glazed casement units which were likely installed in the late 1990's or early 2000's to a design closely matching those originally installed. The proposed windows will be similar design and finish.

The benefits of the new windows would include meeting current fire regulations, improved thermal performance and security for the residents.

6 What is important about the affected heritage assets ('the significance')?

- 6.1 Period properties such as 2 The Row are instrumental to the street scene and character of Baginton village.

7 How will the proposals impact the significance of the heritage assets?

- 7.1 It is considered that the proposed replacements of the windows, preserve the special interest of the house and the Baginton conservation area. As a result, it is in keeping with the objectives of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.2 Is it also considered that the proposed replacement windows will be in accordance with the Local Plan and sections of the National Planning Policy Framework which relate to heritage assets and the historic environment, while bringing benefits to the residents of the property.

8 How has the proposal been designed to conserve the significance of the heritage asset(s)?

- 8.1 The proposed windows will be the same colour and material as existing with minor changes made to the design to meet fire regulations (i.e. larger openers on several windows). Therefore, there will be no change to the building's character and appearance, thus conserving the significance of the heritage asset.



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