



IAIN DENTON
CREATIVE 3D ARCHITECTURE & DESIGN
Planning & Building Regulations

20 December 2023

Design, Access & Heritage Statement

Relating to:

10 Binswood Avenue
Leamington Spa
Warwick
CV32 5SQ

Document Number: C1090/A003

10 Binswood Avenue is a 3 storey rendered stucco terraced house with a portico which is located on the south side of Binswood Avenue. It dates back to c1827-1833. The property is a Grade II listed building and forms part of the designated Conservation Area. The property has been extended by a single storey rear extension sited along the west shared boundary. The common western boundary in the rear garden comprises a cavity brick wall which measures some 3m in height from ground level and forms part of a kitchen extension for number 8 Binswood Avenue. which has been extended to the rear by a single story extension with a partially glazed roof set hard up against the boundary. No. 4 has also been extended by a rear single story extension. The eastern boundary comprises a brick wall similar to that on the eastern boundary.

At second floor level the properties originally had a pitched sloping roof over the rear 2 ½ story element. Number 10 retains this feature however this does limit the usefulness of the room below the roof which is not full height and needs a side window rather than a rear window due to this. The other properties in the run have squared off this room and constructed a flat roof over this element hidden behind a parapet wall in the case of number 8.

This Design & Access and Heritage Statement will provide supporting information for the application to Warwickshire District Council for Householder and Listed Buildings Consent to make alterations to and add a rear extension and to square off the high level roof on the second floor as shown on the accompanying plans.

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www.iaindenton.com

Telephone: **01564 77 7172** Email: design@iaindenton.com

This statement has been produced to demonstrate that the development of the design and method of construction chosen to accommodate the various proposals referred to in the application has been led by a contextual approach which takes into account the need to preserve the integrity of the existing listed building and the context of the setting.

10 Binswood Avenue is a Grade II Listed Building (List Entry Number: 11381173, Listing NGR: SP3149866504).

The property is described as follows in the English Heritage listing, which incorporates buildings 4 to 10:

Terrace of 4 houses, numbered from right to left, described from left to right. c1827-1833, with later alterations. Pinkish-brown brick with painted stucco front facade and Welsh slate roof, each running north/south rather than continuous. EXTERIOR: 3 storeys, 8 first-floor-window range, arranged 2:2:2:2. Chamfered plinth, quoins. First floor: two 6/9 sashes, two 1/1 sashes, two 6/6 sashes, two 1/1 sashes with margin-lights; second floor has 4-window range, 3/3 sash, 1/1 sash, 3/3 sash and 1/1 sash with margin-lights; all with sills and plain reveals. Cornice, low parapet with copings. Ground floor: paired entrances; two have step to 6-panel doors (Nos 8 and 10); two have 3-panel, part-glazed doors (Nos 4 and 6); all with overlights and with tristyle Doric porches with frieze, cornice and blocking course. Nos 6 and 10 have 6/6 sashes with sills and plain reveals; Nos 4 and 8 have canted bays each with centre and sides of 1/1 sashes, frieze, cornice, blocking course. Nos 6 and 10 have 6/6 sashes to rear. INTERIOR: No.6 has openwell staircase with stick balusters and wreathed handrail. HISTORICAL NOTE: Binswood Avenue was laid out c1828 and mostly built by 1834. Forms an architectural group with No.2 Binswood Avenue (qv). (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 39; Dept of the Environment List of Buildings: Royal Leamington Spa: 1970-).

The property has already been extended in the area of this proposed replacement extension, and the alterations proposed are not considered to have any meaningful impact upon the historic core of the building. The current extension is not considered to be of the highest quality and incorporates various piers internally which hamper the space and its practical use for modern living. Our clients propose to use reclaimed facing bricks to ensure that the brickwork will match its surroundings as closely as possible.

The proposals will be constructed to comply with modern building regulations to address the need for energy conservation and sustainability. The scheme aims to be sustainable in its construction by using local materials and trades where possible to reduce embodied energy.

There is no impact on highway safety as the existing point of access is unaltered and there is no increase in traffic flow in or out of the property.

The applicant proposes to submit joinery details and working details relating to the proposals at a later date, once planning and listed building consent have been obtained, for consideration by the Conservation Architect.

With the extension being designed to sit away from the historic core, with a minimum of disturbance to it, the proposal will make a positive contribution to local character and distinctiveness and will lead to an improvement to the designated heritage asset.

Rear Elevation1:



Rear Elevation 2:



Rear Elevation 3:



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Rear Elevation 4:



Front Elevation (sapling 1):



Front Elevation (sapling 2)

