

*Mrs Crabtree
ClaranDesign Ltd
The Martins Outwoods Lane
Coleorton
Leicestershire
LE67 8PA*

Thomas Senior
Warwick District Council,
Town Hall, Parade,
Royal Leamington Spa,
CV32 4AT

**Application No: W/24/0287 Description: Single storey extension to the rear of house.
Change to a flat roof section on the main house to create a mansard roof. Address: Quarry
Lodge, Warwick Road, Leek Wootton, Warwick, CV35 7RD Applicant: Mr Sylvester**

18/03/2024

Dear Thomas,

In response to your letter dated 8th March 24, please find below the Heritage Statement in respect to the above application and the Leek Wootton Conservation Area .

HERITAGE STATEMENT – W/24/0287

The area designated as a Conservation Area in Leek Wootton designated in 1969 and extended in 2002. Quarry Lodge (Warwick Road) does not fall under the listed buildings remit but is part of the aforementioned conservation area.

Warwick Road to the north-east has a number of early twentieth century houses set in their own grounds which link with the tree belt which then continues out of the village along the road towards Warwick.

There are no Scheduled Ancient Monuments, Historic Parks or Sites of Special Scientific Interest within the Leek Wootton Conservation Area. However, the nearest areas designated as such to Leek Wootton are at Guys Cliffe House.

The road which runs north-south through the village is characterised by a variety of properties ranging from timber framed thatched buildings to some twentieth century infill.

The design proposal is a single storey extension to the rear of Quarry Lodge to replace a current conservatory. It endeavours to provide a much improved design response sympathetic to the local character and setting within the Leek Wootton Conservation Area. The roof line and overall size/shape lends itself perfectly to the current house and will nestle in the current back garden.

The proposed location will have no impact on neighbouring properties due to its discreet location. All materials used (bricks and tiles) will be the same as the existing house creating a much more sympathetic addition to what is currently there. The proposal draws on the local Victorian “cottage vernacular” style within the village to provide additional living space within the confines and privacy of the rear of the property.

The Leek Wootton and Guy’s Cliffe Neighbourhood Development Plan (LWGC Neighbourhood Development Plan) Objective 2 Conservation states that any future development will need to conserve and enhance the historical assets of the community and respond positively to the setting of the Conservation Area. The proposal will retain all existing boundary hedges, trees and positive landscape features without the need to destroy/move any.

The grounds in which the new extension will stand have already been excavated for either the foundations for the current conservatory (which has a retaining brick wall) or for patio area and landscaped walls around the entrance door.

In the context of the wider street scene, none of the proposed design will be visible from the main Warwick Road so we believe will not compromise the Conservation Area in any way.

Yours sincerely

Clare Crabtree