



DESIGN AND ACCESS | HERITAGE STATEMENT

Reference: 228_DA&HS

17 LILLINGTON ROAD

LEAMINGTON SPA

WARWICKSHIRE

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1 | Introduction

This Design and Access and Heritage Statement has been prepared in accordance with local planning policy requirements to accompany a planning application for the proposed extension and alterations to the existing property at 17 Lillington Road, Leamington Spa, CV32 5YS, which includes:

1. Replacing existing uPVC windows
2. Repositioning utility access door to front elevation
3. Single storey rear extension and replacing existing orangery
4. New first floor bay window
5. Removal of 1no. chimney stack
6. New insulation and roof covering to existing flat roof side extensions
7. Raising existing side extension roof to enable rear extension

This document outlines the design process and illustrates how site analysis and survey work have informed the proposal and responded to planning policy and Warwick District Council design guidelines.

Together with the planning drawings, this document provides Warwick District Council with information on the proposals to assess the design decisions taken to date.

The National Planning Policy Framework (2021) Section 16, paragraph 194 notes:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2 | Site and Surroundings

17 Lillington Road is a detached dwelling built in the 1920s and the front elevation in particular has a positive contribution towards the appearance and character of the Conservation Area and Lillington Road.

The rear elevation has been historically altered and extended, and as such considered a lesser contribution to the Conservation Area.

The dwelling is located in the Leamington Spa Conservation Area, 'Clarendon Street / Lillington Road, Area 31'.

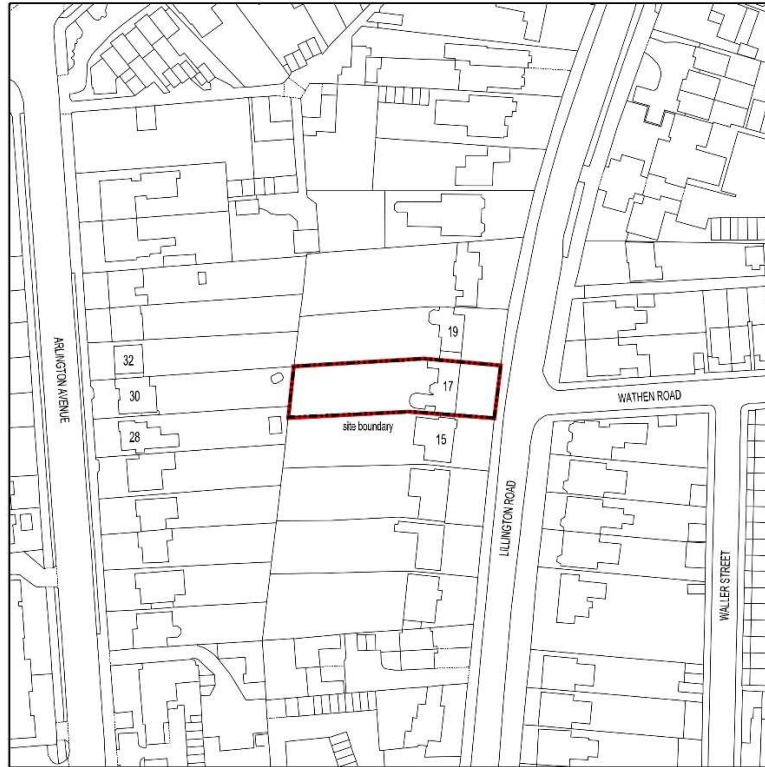
The property is not listed and is located on the western side of Lillington Road opposite the junction with Wathen Road.

The area is noted in the WDC, 'A Guide to Conservation Areas' - *Lillington Road has late 19th Century brick villas on the east side with good detailing and significant early 20th Century houses on the west side.*

The front elevation of the dwelling is set back from Lillington Road by a large drive and substantial hedging and is separated from neighbouring properties by single storey flat roofed side extensions with parapet details to the front elevation.



Site location in WDC conservation document, 'Clarendon Street / Lillington Road, Area 31'



Existing block plan



View 1 – 17 Lillington Road viewed from street



View 2 – View from drive



View 3 – Detail of existing uPVC windows to front elevation

The rear of the property is simple in nature and has been unsympathetically extended in the past with a uPVC orangery and a two storey rear extension. The windows are predominantly white uPVC with an aluminium sliding door to the main living room. An existing garage to the side with no.19 Lillington Road has been historically converted at the rear and is now in need of substantial repairs along with the single storey side utility extension to no.15 Lillington Road.



View from garden



Converted garage to side with no.19 Lillington Road

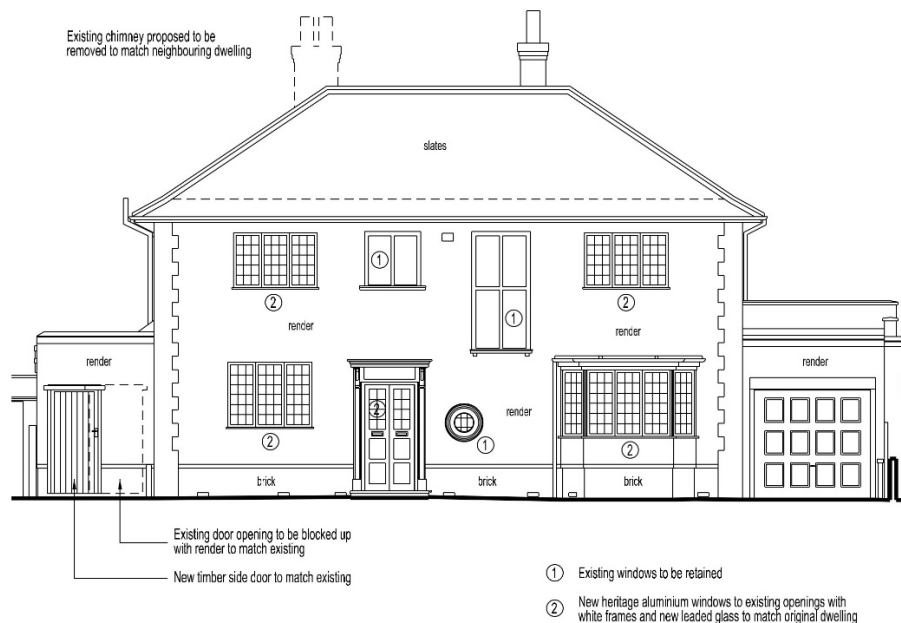


Existing felt roofs to side extensions are in a state of disrepair



Existing felt roofs to side extensions are in a state of disrepair as evidenced internally

3 | Proposed Development and Impact Assessment



Proposed front elevation

3.1 | Replacing existing uPVC windows

The existing uPVC windows are proposed to be replaced with slimline heritage style aluminium windows, white at the front and black to the rear of the property. As such the units would be much finer than the existing uPVC units or standard aluminium frames, benefiting the conservation area being closer to the original steel windows. New leaded glass is proposed to the proportions of the original dwelling as can be seen at no.19 Lillington Road.

Replacing the existing windows is considered to be an enhancement to the dwelling with a very positive contribution to the conservation area as the elevation fronting Lillington Road and the first floor windows in particular are visible from the street.



Example slimline heritage aluminium windows

3.2 | Repositioning utility access door to front elevation



Existing utility access door to front side extension

The existing utility access door is proposed to be repositioned some 80cm closer to the boundary to improve the internal layout of the utility. New render and brickwork would match the existing dwelling and the new door will be timber painted white to match the existing door.

3.3 | Single storey rear extension replacing existing orangery



Proposed rear extensions

The proposals seek to replace the existing orangery with a high quality well designed single storey extension. The proposed rear glazed gabled extension would not extend further than the footprint of the existing orangery and the proposed standing seam zinc roof covering would be far superior in terms aesthetics, durability and overall quality than the current uPVC and felt roof.

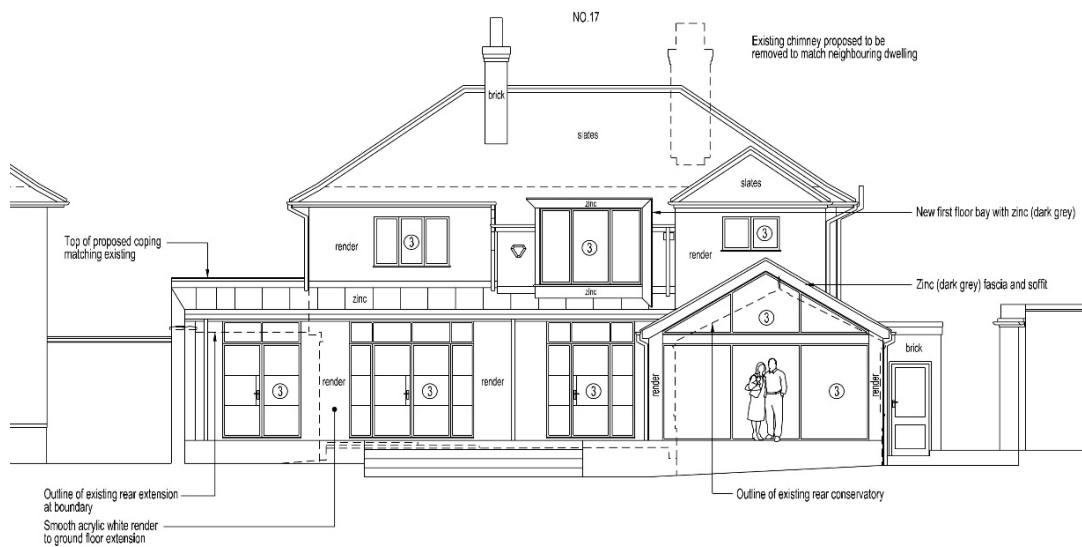


Zinc roof with acrylic render

The pitched roof to the new extension would be sympathetic to the hipped main roof and the generous overhang would reflect the proportions of the existing main soffit overhang.

A low pitch zinc roof would also run along the rear of the dwelling and be sympathetic in appearance to the existing slate roof covering to the main house.

Black slimline heritage style aluminium windows and doors are proposed which would be reflected in the first floor replacement windows.



Proposed rear elevation

3.4 | New first floor bay window

The proposed replacement bay window has been carefully designed taking into consideration the adjacent two storey side extension which currently sits rather awkwardly next to the existing bay window. The design reflects the proposed ground floor glazing in terms of proportions and materials incorporating slimline heritage aluminium windows and zinc cladding and roofing effectively framing the bay.

The proposed design maintains the character of the highly glazed nature of the existing bay to the rear and side whilst a 'closed' side to the more recent two storey extension helps visually reconcile the extension and original dwelling. This strategic openness has been reflected in the detailing of the bay walls and roof.



Proposed first floor bay adjacent more recent extension

3.5 | Removal of 1 no. chimney stack

The proposed removal on one of the chimney stacks would match the existing roof to neighbouring no.19 Lillington Road as can be seen below. The stack matching no.19 would be retained creating reflective symmetry at roof level between the two properties.



17 Lillington Road with no.19 in the background

3.6 | New insulation and roof covering to existing flat roof side extension

As noted above the existing felt covered flat roofs are reaching the end of their design lives and in need of replacement.

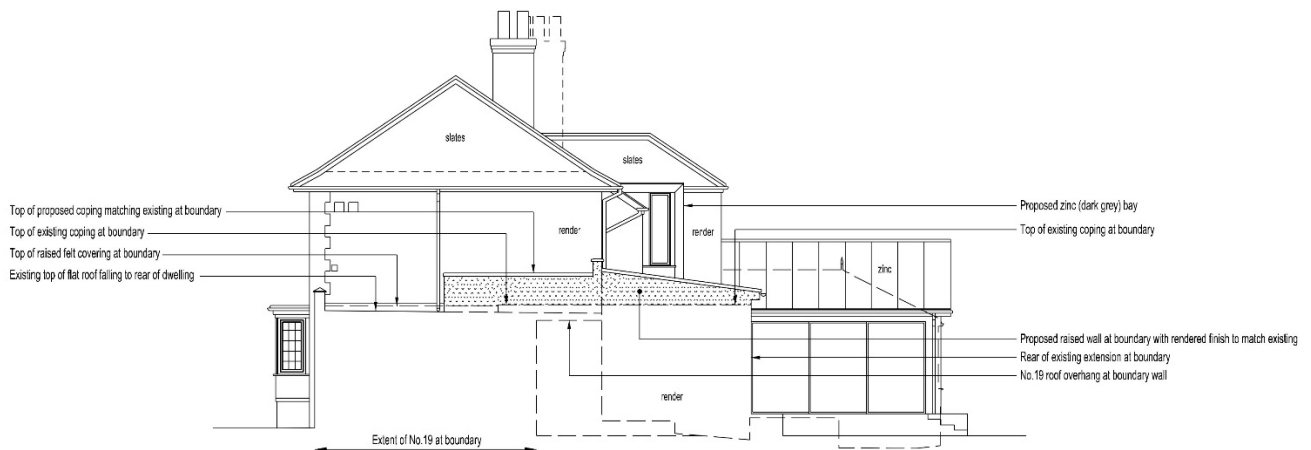
The proposal seeks to insulate the flat roofs to current standards with new lead grey EPDM rubber coverings. The new build up would slightly raise the flat roofs as shown on the proposed elevations.

The proposals would not alter the appearance from the front as the existing parapets would remain which would effectively mask the flat roofs behind.

3.7 | Raising existing side extension roof to enable rear extension

To enable the proposed zinc roof pitch to the rear extension and retain internal floor to ceiling heights, the existing side wall at the boundary to no.19 Lillington Road is proposed to be slightly raised as shown below.

The majority of the increase in height is alongside the area no.19 Lillington Road physically abuts the boundary wall as can be seen below.



Proposed side elevation

The front elevation to the existing garage would remain unchanged and the change in height to the existing flat roof would be set back some 3m from the front elevation.

4 | Relevant Planning Policy

It is necessary to consider the policies of the Warwick District Local Plan and the National Planning Policy Framework (2021) when considering the proposed development.

Warwick District Local Plan 2011-2019

The follow Local Plan policies are relevant.

Policy BE1 deals with layout and design. It states:

BE1 Layout and design

New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features (see policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;
- p) ensures that layout and design addresses the need for development to be resilient to climate change

- (see policy CC1); and
- q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance

Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.

Policy BE3 deals with amenity issues:

BE3 Amenity

Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.

Policy HE1 deals with designated heritage assets:

HE1 Designated Heritage Assets and their setting

Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and
- c) Conservation by grant funding or charitable or public ownership is not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE2 deals with Conservation Areas and states:

HE2 Conservation Areas

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.

National Planning Policy Framework | 2021

Section 12, paragraph 130 of the NPPF deals with design. The most relevant criteria set out in the policy that affects the proposed development is set out below.

The policy confirms that the development should:

130. Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Heritage policies of the NPPF are a material consideration. These include the following policies.

Section 16, paragraph 189 sets out the requirements for development proposals that affect a Heritage Asset to assess the impact of the development on that asset:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

Section 16, paragraph 197 identifies the criteria that proposals should be assessed against.

197. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Section 16, paragraph 199 identifies the importance of the conservation of an asset:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16, paragraph 202 confirms that the benefits of securing the optimum viable use of a heritage asset should be taken into consideration:

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5 | Relevant Planning History

The following planning history for 17 Lillington Road is listed on the Council's website.

- **Retention of conservatory (retrospective application)**
Ref. No: W/02/0789
Granted | 12th July 2002
- **Erection of a rear kitchen extension with bathroom over**
Ref. No: W/87/0786
Granted | 18th August 1987
- **Erection of first floor extension over existing garage and workshop to form granny flat**
Ref. No: W/80/0607
Rejected at appeal | 4th June 1980

There may be further history that is not displayed on the Council's website.

We currently only have access to the online history of the site.

6 | Principal Issues

The application brings forward the following issues:

- The impact of the development on the character and heritage value of the area
- Matters of design
- The impact of the development on amenity
- Matters of access
- Other relevant considerations

7 | Amplification of Principal Issues

The first consideration is the impact of the proposed development on a heritage asset (Leamington Spa Conservation Area).

The front elevation is proposed to be enhanced through the proposals with new slimline heritage aluminium windows and leaded glass to the original windows proportions.

The proposed rear extension has been carefully designed to be harmonious and subservient when viewed alongside the principal building from the garden. It is clearly an improvement to the existing orangery.

The proposed first floor bay window is to the rear of the property and would have no impact on the street scene. It reflects the character of the original openings and at the same time echoes the aesthetic of the proposed new extension below. The bay addresses the adjacent massing of the more recent first floor extension.

As such there is no negative impact to the conservation area and as proposed, there is no impact of the proposed development on the amenity of the existing properties in the area. The proposals actually enhances the dwelling and Conservation area as the visuals attempt to portray.

Matters of access will be unchanged as part of the proposals.

In terms of other relevant considerations, the proposals have no harmful impact on existing landscaping or trees around the site.

8 | Summary and Conclusion

The application proposes to extend and alterations to an existing dwelling house within a conservation area.

The works have been designed to preserve and enhance the character and setting of the original building.

The proposals to the rear garden side will not be visible from the street scene or surrounding area.

The development will therefore comply with the requirements of relevant planning and heritage policies.

Considering the above and design philosophy outlined we trust that the council can support the proposed development.

Jeremy Lim | Architect RIBA