

HERITAGE, DESIGN AND ACCESS STATEMENT

FOR WORK AT 5A WORCESTER ROAD, LEDBURY, HEREFORDSHIRE.

1.0 Introduction

This Design and Access and Heritage Statement is submitted in support of a Planning and Listed Building Consent application for the creation of 2 one bedroom flats at the existing residential property at 5A Worcester Road, Ledbury, Herefordshire. In line with published validation lists, the application is supported by a Heritage, Design and Access Statement, and associated detailed drawings. This statement analyses the site, identifies site constraints and opportunities, provides justification and policy context within which the proposals are made

2.0 The Site

5A WORCESTER ROAD is a curtilage grade 2 Listed Building situated within the Ledbury Town Centre Conservation Area. It is deemed to be included in the English Heritage list of buildings of Architectural or Historic Interest as a curtilage listed in association with listed the Grade 2 listed building known as Clarence House. The building is no longer in the ownership or recognised residential curtilage of No.5 Worcester Road, but previous applications have included reference to this address, so we have continued the historic process and assumed the building to be curtilage listed. No mention is made of this building in any neighbouring listed building text. The list description of 5 Worcester Road is shown below.

Listing Text

1.
5245 WORCESTER ROAD

No 5
(Clarence House)
SO 7137 NE 2/105 11.9.74.
II GV

2.

C18. Colourwashed brick. Tiled roof with gabled ends. 2 storeys, 3 windows wide. Sashes with glazing bars, ground floor glazing bars missing and small hoods on shaped brackets. Central moulded wood doorcase with pediment on shaped brackets and a flush-panelled door. Passageway on left.

Nos 1 to 6 (consec), Clifton House and Eastnor House form a group.

Listing NGR: SO7117037583

Conservation Area

The Ledbury Town Centre Conservation Area map is attached to this Statement.



Ledbury Conservation Area

Conservation Area

SCALE 1:5000

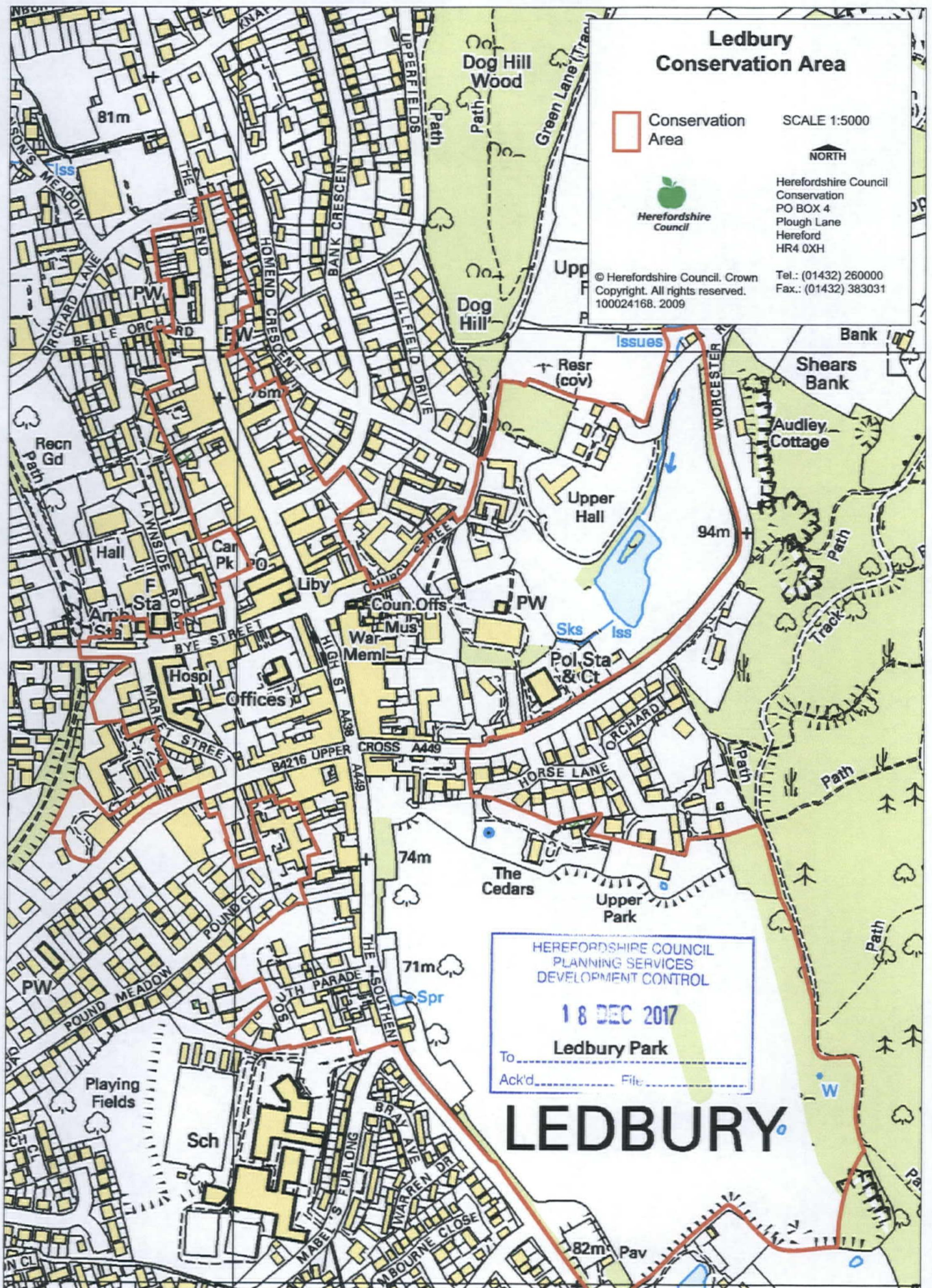
NORTH



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Conservation
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LEDDBURY

5A Worcester Road is a C19 traditionally constructed two storey detached building. It is constructed utilising facing brick elevations under a low pitch slate covered roof. The fenestration presents a mix of both timber casements; top hung and sash windows under segmented arch heads. A large 3 centred brick arch forms the existing entrance to the building.

The building is located in a small courtyard accessed directly from Worcester Road via an under croft through the existing properties fronting Worcester Road.

2.0 Planning History

A planning and listed building reference N/111359/F was approved dated 4th November 2011. This approval was for the Change of Use and conversion of the existing building to a single residential dwelling. This dwelling comprised hall, w.c. sitting room, 2 bedrooms and bathroom.

This permission has been implemented and some work has been undertaken.

3.0 Usage/ Amount

This application proposes the creation of 2 single bedroom flats. The existing building comprises one 2 bedroom flat. The creation of the additional dwelling will not add to the existing building footprint. No extensions are proposed.

4.0 Layout / Appearance / Scale

Layout

The existing building has a rectangular plan footprint. The building is located in a small courtyard accessed directly via Worcester Road. The north elevation forms the boundary between an adjacent public footpath and private car park. The small courtyard consists of a similar curtilage building that has already been converted to annexe residential accommodation. The rear garden boundaries of the properties fronting Worcester Road form the remainder of the site boundaries. This simple plan footprint will not be extended by these proposals, so the layout of the building as existing will be retained. The small courtyard is sited to the rear of the Worcester Road properties, so the street scene fenestration and the layout of the existing building will not be affected by these proposals. For this reason the proposals will not have any adverse effect on the character of the listed building or the street scene or on the conservation area. The amenities of neighbouring buildings will not be adversely affected by these works.

Appearance

The existing building presents its main elevation to the small courtyard (south elevation). This elevation is constructed using facing brickwork. The fenestration of this elevation comprises a mix of window designs and sizes. This elevation also includes a 3 centre arch infilled with timber boarding as the main entrance. This arch has structural deficiencies and is showing obvious signs of failure. The proposal will retain the facing brick elevations, but will introduce new doors and windows in a traditional casement form. The arch will be replaced by a new construction that will increase the structural stability of the building. The north elevation will not be affected. The existing roof construction will remain unchanged.

Scale

There are no additional extensions proposed, so the new works will have no impact on the scale of the existing buildings, but will help with the detailing and scale of the joinery works.

5.0 Landscape

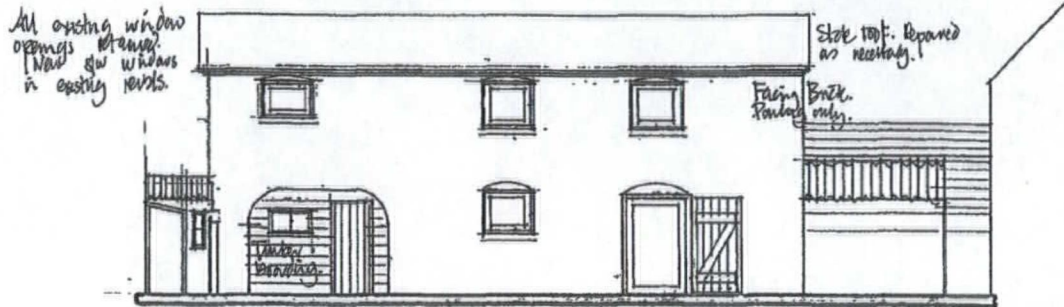
The site comprises a small courtyard at the rear of properties fronting Worcester Road. This courtyard is hard paved throughout with no natural planting or green areas. There is no opportunity for planting, but small container planted shrubs could be introduced.

6.0 Access

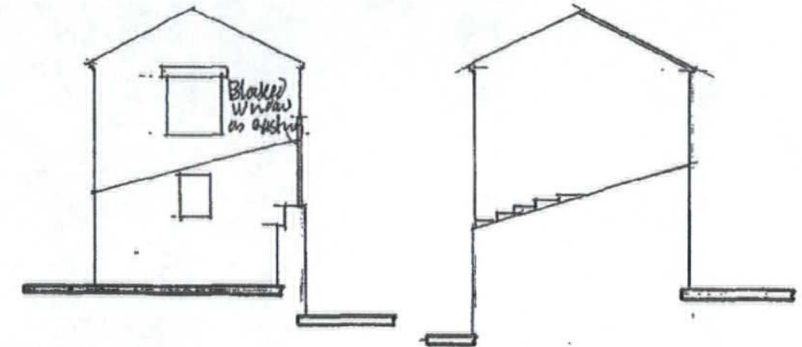
The courtyard has an existing vehicle access serving directly from Worcester Road. The courtyard allows space to park 2 vehicles and enter and exit the site in a forward gear (see drawing 1A). The site is within the town centre and all local transport services are well within walking distance.

N / 111359 / F

ELEVATIONS AS PROPOSED

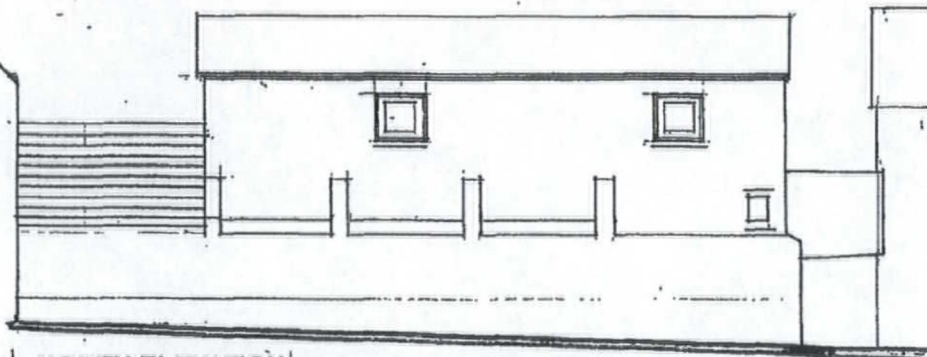


SOUTH ELEVATION

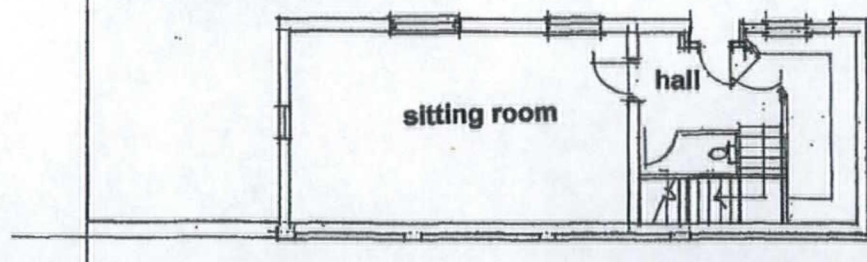


EAST ELEVATION

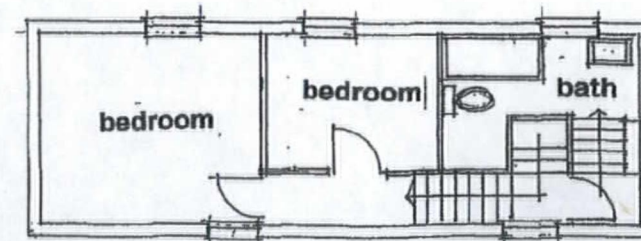
WEST ELEVATION



NORTH ELEVATION



GROUND FLOOR



FIRST FLOOR

PLANS AS PROPOSED
1:100

5A Worcester Road, Ledbury, Herefordshire. HR8 1PL
Front Elevation



SOUTH ELEVATION



SOUTH ELEVATION

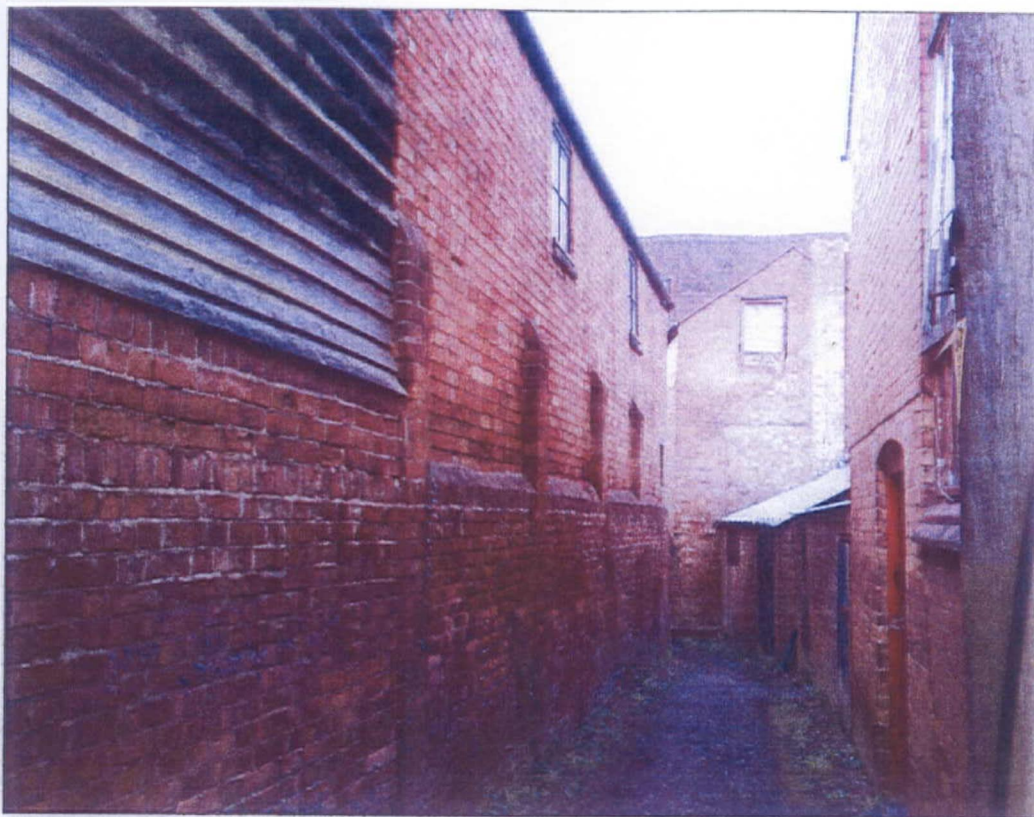
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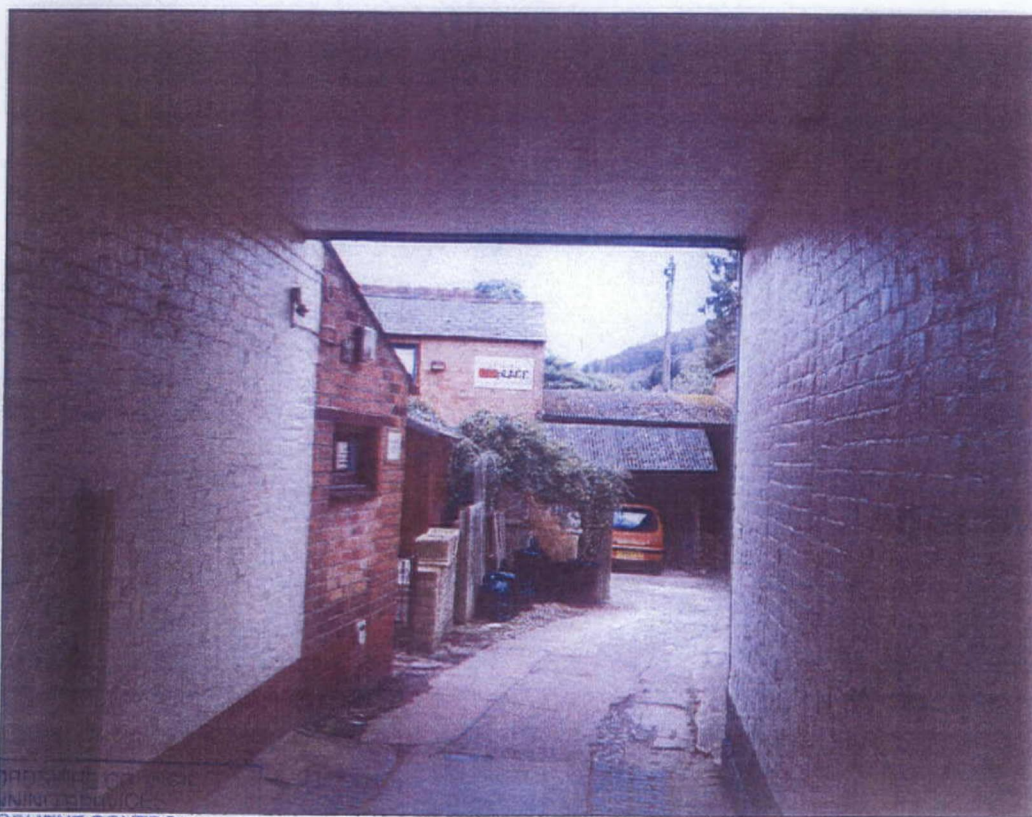
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PHOTOGRAPHS OF 5A WORCESTER ROAD

5A Worcester Road, Ledbury, Herefordshire. HR8 1PL
Rear Elevation to Tilley's Alley & view from archway on Worcester Road



NORTH ELEVATION

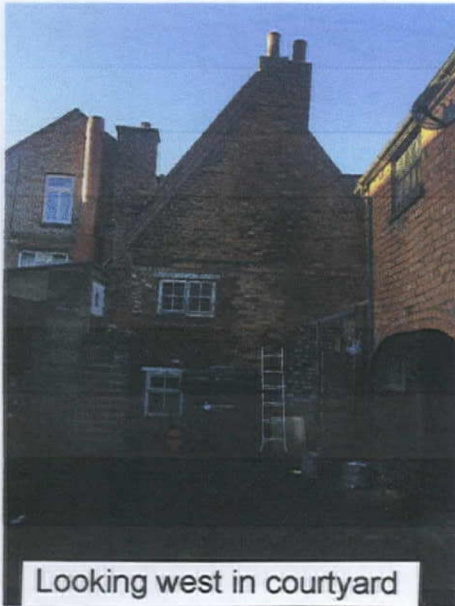


VEHICLE ACCESS VIA WORCESTER ROAD.

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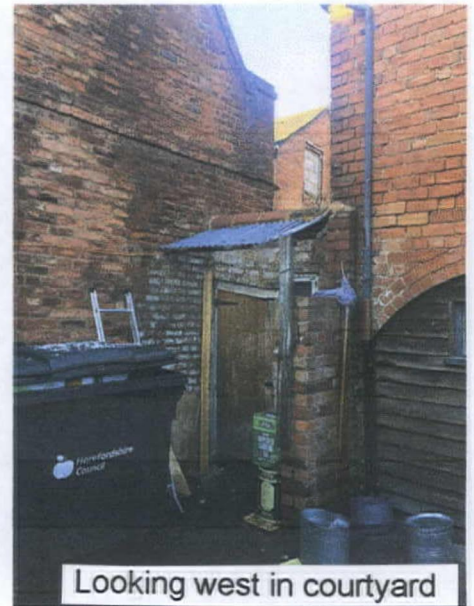
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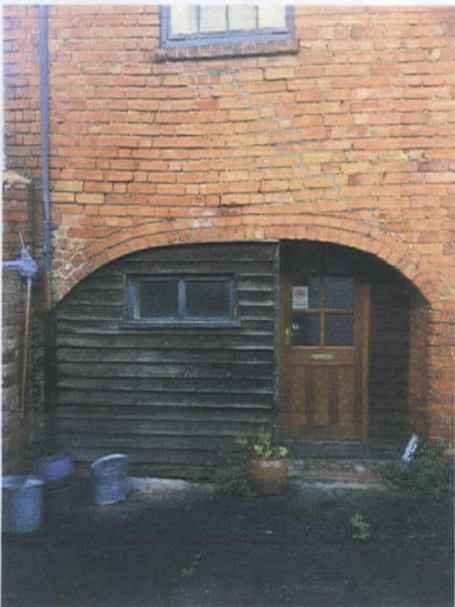
Looking west in courtyard



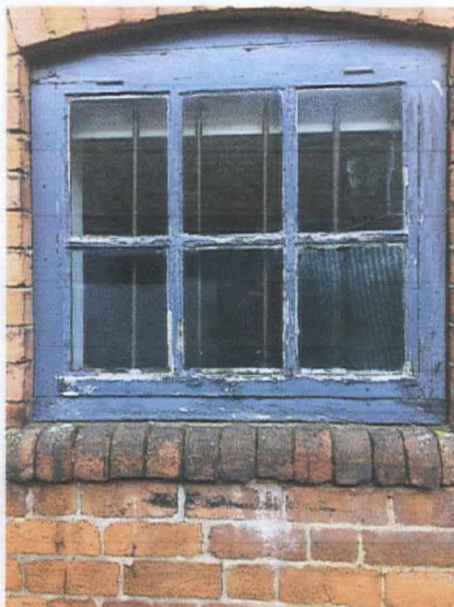
Looking west in courtyard



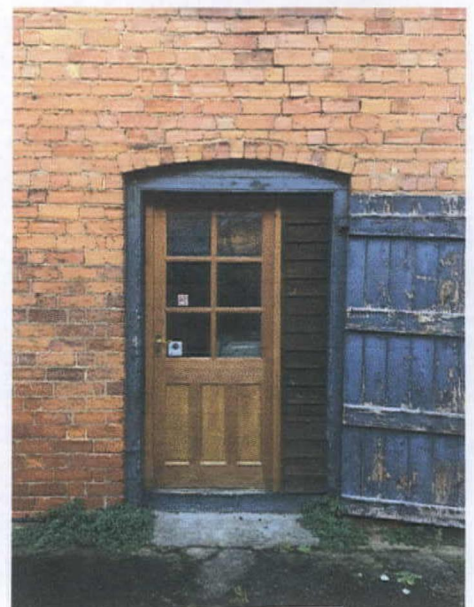
Looking west in courtyard



Existing arch on south elevation



existing window



existing door opening

PHOTOGRAPHS OF 5A WORCESTER ROAD

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