

Heritage Statement

13 Leam Terrace is a Grade II listed building, the Historic England listing details it as below;

'ROYAL LEAMINGTON SPA

SP3265NW LEAM TERRACE 1208-1/9/218 (North side) 25/03/70 No.13 and attached wall (Formerly Listed as: LEAM TERRACE (North side) Nos.9, 11 AND 13)

GV II

Villa and attached walls. 1833-1836 with later alterations. Possibly by John Mair for Letts. Pinkish-brown brick with stucco facade and Welsh slate roof. Neo-Tudor style. EXTERIOR: 2 storeys with basement and attic to gable, 2 first-floor windows; gable end to street. First floor: band. 6-pane casements with margin-lights, chamfered surrounds and hoodmoulds. Attic has triple 2-pane casement windows with margin-lights, hoodmould, sill. Ground floor, entrance to left: 2 steps to pointed-arched opening with chamfered surround, hoodmould with face stops. Within a multi-pane door. Two 8-pane French windows with overlights with pointed-arched glazing bars, all with margin-lights. Continuous balcony with 4-centred-arched balustrade. Basement: part-glazed door and 4/8 sash. Decorative bargeboards to gable end, end stacks. INTERIOR: not inspected. SUBSIDIARY FEATURES: To right an embattled wall with 4-centred-arched, chamfered opening with plank door, adjoins similar wall to No.11 (qv). HISTORICAL NOTE: Letts bought the land in 1833; John Mair, Architect, of London was one of the signatories. The house is shown on a 'Panoramic View of Leamington from Newbold Terrace' by Anne Gun Cunninghame, lithographed and printed by G Rowe of Cheltenham c1840. Leam Terrace was laid out c1828-1836 and both sides to Willes Road were almost completely built upon by 1841. Forms an architectural group with Nos 9 & 11 (qv). (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 30; Dept of the Environment List of Buildings: Royal Leamington Spa: 1970-; Title deeds to No.11 Leam Terrace)'.

The planning application seeks to reinstate the historic chimney stacks, probably removed sometime between the 1950s-1980s. Reinstatement of the stacks, in the same design as those of neighbouring properties, will positively impact the visual appearance of the building whilst also promoting airflow through the building from those fireplaces that remain open; protecting from issues of damp.

Original materials will be used to reconstruct the chimneys, namely handmade Leamington brick with lime mortar. Reproduction chimney pots will be installed to match those of neighbouring properties.