

Heritage Impact Statement



Location: 1-11 Charlotte Street, Leamington CV31 3EB

Proposed Development: Replacement of Rear External Doors

Contents:

1. Introduction
2. Site Location
3. Site Appraisal
4. Summary of Proposal
5. Summary of Local Heritage Assets
6. Impact of Local Designated Heritage Assets
7. Conclusion

1. Introduction

This Heritage Impact Assessment supports the Planning Application for the Replacement of two rear external doors. This has been provided on behalf of our client and should be read in conjunction with the supporting documentation included in the application.

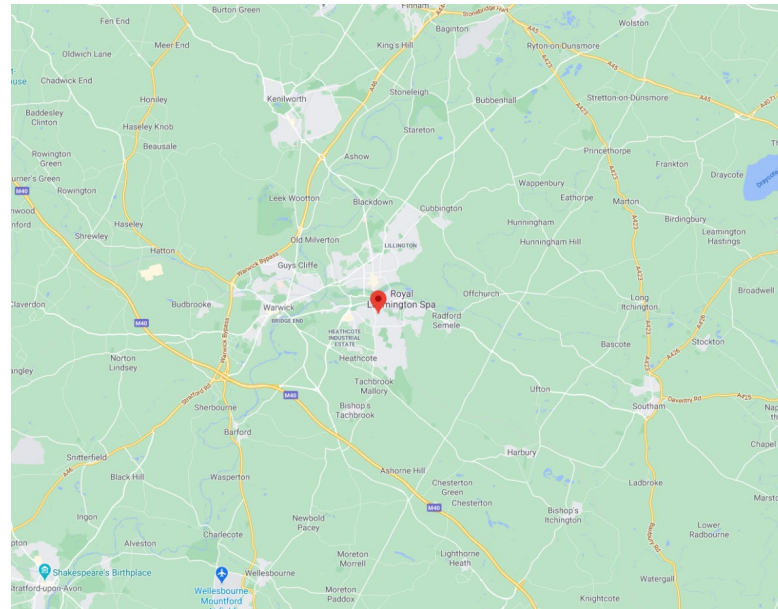
2. Site Location

The site is located in the of Leamington Spa. Within the West Midlands county of Warwickshire. The site is situated half-way along Charlotte Street off Tachbrook Road.



Site Location

Source: GoogleMaps



Area Location

Source: GoogleMaps

3. Site Appraisal

The application site sits in the middle of Charlotte Street, itself South-East of the Leamington Spa centre.

The site is within Area 3 of the Royal Leamington Spa Conservation Area as show to in the image to the right. The application building along with adjoined No. 13 is Grade II listed (Ref.1381211). Constructed 1818-1827 the building is both of age and architectural style of the recognised Georgian period. The building is of brick construction where the front elevation receiving a white stucco finish. The 4 story building has a standard symmetrical façade with large sash windows on the ground and first floor and the second floor with smaller windows. A ornate cast iron balcony is at first floor level. The building has a pitched roof finished in natural welsh slate tiles and red brick gables to each end. The original brickwork can be seen on the rear elevation and is typical of this type of building where the main focus was to ensure the primary faced received the most attention. Over the years a number of windows have been replaced more modern PVC-u frames.



Front Elevation



Rear Elevation



WARWICK DISTRICT COUNCIL
www.warwickdc.gov.uk

Southern Approach Charlotte Street, Claremont Road, Ranelagh Terrace

- Part of early 19th Century planned south town which was not completed.
- Charlotte Street contains part of early 19th Century grand scale terraces (all listed).
- North side of Charlotte Street early 19th Century terraces distinctly different to South side which was developed late 19th Century as smaller houses.
- Original social difference of both sides of the street defined by the architecture.
- Ranelagh Terrace small late 19th Century terraces on south side, and redeveloped gas works site on north side.
- Claremont Road mid 19th Century distinctive development of Chalet style house with later infill on north side.
- Maintenance of unlisted houses in Claremont Road important - Need for significant reinstatements and restoration.
- Important historical development from large houses in Charlotte Street and Claremont Road to smaller terraces developed in late 19th Century, indicates changing character of this area in the 19th Century.



Royal Leamington Spa Conservation Area



AREA 3

Southern Approach Charlotte Street – Royal Leamington Spa Conservation Area

Source: Warwick District Council

4. Summary of Proposal

This application is for the Replacement of two rear facing external doors to the property. The existing doors as seen below are constructed from timber with the panes of glass not being of a safety/ security standard. The application seeks approval to replace both these doors with 304 grade stainless steel doorsets.

The design of the replacement doors has been carefully considered to ensure that they match the existing in terms of colour and style but with the advantage of safety and security that modern doors offer. This will ensure the character of the building is not adversely affected by the proposal. The new doors will incorporate 11.5mm laminated glass panelling to match the style of the existing doors where all appropriate ironmongery will be included.



Existing Door 1 to be replaced



Existing Door 2 to be replaced



Site Plan

5. Summary of Local Heritage Assets

There are 7 listing on Charlotte Street:

- 7 Charlotte Street – Grade II
- 9 Charlotte Street and attached railings – Grade II
- 11 and 13 Charlotte Street – Grade II
- 15 and 17 and attached railings to number 17 – Grade II
- 19 Charlotte Street and attached railings – Grade II
- 46 Charlotte Street – Grade II
- 48 Charlotte Street – Grade II



Street View of listed buildings
Source: Google Maps



Source: Historic England

6. Impact of Local Designated Heritage Assets

The proposed works are essential to ensure the building is well maintained and suitable for the occupants living there. The replacement doors will ensure the security and safety of the occupants.

The replacement materials chosen have been carefully considered as to match the existing in terms of colour and style to ensure no aesthetical damage is caused and furthermore to ensure that the building fits in to its environment as it currently does.



Rear facing elevation

7. Conclusion

To conclude the proposal demonstrates that it will not harm the character or appearance of the Leamington Spa Conservation Area or to the listed buildings within close proximity to the propose works locations. The replacement doors have been considered to ensure they match the existing style of the current doors. The doors in relation to this application are on the rear elevation of the listed building and can therefore not be seen from the highway / main elevation of the structure.