

**PROPOSED REPAIRS TO MAIN ENTRANCE PORCH
AT
22, AUGUSTA PLACE,
LEAMINGTON SPA,
CV32 5EL**

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT

INTRODUCTION

This statement is written on behalf of the applicant and owner of the property, 22, Augusta Place, Leamington Spa
The level of detail of this statement is proportionate to the application's impact and bearing on the surrounding area and Listed Buildings

EXISTING BUILDING / HERITAGE.

The application property is situated on the west side of Augusta Place, near to the town centre of Leamington Spa
The property is a Grade II Listed building . List Entry No. 1381120 . It was first listed on 25th March 1970
The property was constructed 1830-1840, with later additions.
The centrally placed main entrance porch has a 6 fielded panel door with radial fanlight, pilasters, and cornice

PROPOSALS

Due to poor quality coping stones and detailing to the existing lead covered roof, both the internal and external walls of the porch have been severely affected by water ingress.
It is proposed to address this problem by replacing the existing coping stones and reconstruct the roof covering to enable the proper discharge of rainwater
Apart from the new coping stones, the external appearance of the property will not be affected by the proposals.

ACCESS

The principal entrance to the property, which is a stepped access from the public footpath, is not affected by these proposals

