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## HERITAGE STATEMENT

1378 | 3, Euston Place, Leamington Spa, CV32 4LN



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## 1.0 | INTRODUCTION

This Heritage Statement forms part of the Planning Application for:

### **Proposed Conversion of Upper Floors into Residential Units at 3, Euston Place, Leamington Spa, CV32 4LN**

This application is a resubmission of the withdrawn application no. W/19/1041. The application has already been granted Listed Building Consent under W/19/1042/LB/.

## 2.0 | SITE & LOCATION

The site is located in the town centre of Leamington Spa, within a conservation area. It is located on Euston Place, a small street that is parallel with The Parade and across from the Pump Room Gardens. The street is lined on one side with terraced regency buildings and on the other side with a small strip of foliage/lawn separating it from The Parade.

3, Euston Place is within the Leamington Spa Conservation Area in Area 14 – The Civic Centre. This is a significant area as it is a link between the Old Town and New Town and is the beginning of the Parade. The area also includes important landmarks such as the Royal Pump Rooms, Band Stand, Gardens and the Town Hall. It is important that any new development considers the overall appearance of this historic area as it is the heart of Leamington Spa.

3, Euston Place is a Grade II Listed Building. It is part of a larger listing that encompasses most of the street (List Entry Number 1381282: Agriculture house and attached railings numbers 1-13 and 13a and attached railings to numbers 6 and 12 and 13 and 13a: Full listing in Appendix A).

According to the listing, the property was built some time from 1832 to 1835, and then rebuilt after a fire in 1839. The shop front is from the mid to late 20<sup>th</sup> century. The buildings are described as *"pinkish-brown brick in Flemish bond with painted stucco front and side facades, Welsh slate roof with tall brick and stucco ridge stacks, mainly with cornices; cast-iron railings, balconies and porch (to right return)"*.

The interior of 3, Euston Place is not mentioned in the listing with the exception of the dogleg staircase which is described as having *"decorative cast-iron balusters to ground floor."*

3, Euston Place is a three-storey white rendered terraced building featuring a balcony with cast iron railings. The ground floor currently houses Newman's estate agents while the other floors are currently redundant office spaces.



FIGURE 2: Site Location Plan with site marked in red (Historic England)

### 3.0 | DESIGN AND SCALE

The proposals involve the conversion of the upper floors from office accommodation into self contained residential units. The ground floor will remain in its current use as an estate agency. Important features of the interior are proposed to be retained such as the ceiling roses and the cornices. The 4-panel original doors will be retained and replicated throughout the flats where new doors are needed. The existing staircase with cast-iron balusters, as mentioned in the listing, will not be affected.

There are no external material changes, however during the internal refurbishment, externals will be redecorated to ensure it matches the upgraded aesthetic of the adjacent buildings on the street.

There will be no changes to the footprint of 3, Euston Place.

### 4.0 | ASSESSMENT OF SIGNIFICANCE

The proposal will have no visual or detrimental effect upon the setting of the listed buildings in the area or on the exterior of 3, Euston Place.

### 5.0 | CONCLUSION

The proposal at 3, Euston Place is a historically sensitive design that will make better use of redundant office space in the town centre by converting the upper floors to residential accommodation. There will be no material changes to the exterior listed building and the buildings interior will be given new life while still retaining the important historical features. The proposal will also contribute to the town centre additional housing in a sustainable way.

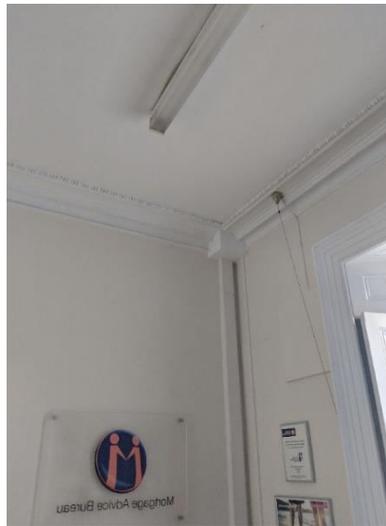


FIGURE 3, 4 and 5: Examples of original features to be retained

FIGURE 6: (right) Proposed new/altered walls



Proposed First Floor Plan 1:100

Proposed Second Floor Plan 1:100

Proposed Third Floor Plan 1:100



## 6.0 | REFERENCES

Historic England – [www.historicengland.org.uk](http://www.historicengland.org.uk)

## 7.0 | APPENDIX A - Listing

Includes: Nos.1 AND 1A Agriculture House and attached railings NEWBOLD TERRACE. Includes: No.2 HAMILTON TERRACE. Terrace of 15 houses, now apartments, shops and offices. Numbered right to left, with No.2, Hamilton Terrace to left and left return, and Agriculture House, No.1 and 1A Newbold Terrace to right and right return, described left to right. Originally built 1832-1835, destroyed by fire in 1839 and rebuilt, with later additions and alterations, including mid-late C20 shop fronts to Nos 3, 4, 5, 9, 10 and 11. Pinkish-brown brick in Flemish bond with painted stucco front and side facades, Welsh slate roof with tall brick and stucco ridge stacks, mainly with cornices; cast-iron railings, balconies and porch (to right return). PLAN: double-depth with side hallways except the right return has central entrance. EXTERIOR: main range: 3 storeys with attics, 4 storeys to central projection, basements to Nos 1, 13, and Agriculture House, 1 Newbold Street, and 2, Hamilton Terrace; 30 first-floor windows, of which the outer 4 and centre 6 project, those to centre also taller and surmounted by central, 2-bay pedimented and inscribed upshot. Stucco detailing includes horizontal rustication to ground floor remains to 3 left dwellings (Nos 12, 13 and 13a); to centre (Nos 6, 7 and 8) and to right (Agriculture House), some remains around shop fronts. First floor: all windows are tall; four 6/6 sashes blind boxes; two 6-pane French windows with divided overlights; two 6/9 sashes; two 1/1 sashes; two 2/2 sashes; two 9/9 sashes; two 2/9 sashes; two 6/9 sashes; six 1/1 sashes with blind boxes; six 6/9 sashes, 2 to right (Agriculture House) have blind boxes. All windows in plain reveals and tooled architraves, frieze (missing to windows 13 and 14) and cornice.

Second floor: ten 3/6 sashes; two 3/2 sashes; six 3/6 sashes; two 1/1 sashes; 2/2 sash; three 1/1 sashes, 2 with blind boxes to right; six 3/6 sashes. All in plain reveals and with sills, mainly in tooled architraves except to windows 13 and 14. Double frieze, cornice. Parapet incorporates 6 attic windows to Nos. 11, 12 and 13: four 3/3 sashes, 2 plate glass, plain reveals. Frieze and cornice to left. Concealed attic dormers. Central projection has third floor: six 3/3 sashes in plain reveals, tooled surrounds (except to two to left), cornice, copings. Central pedimented upshot carries in raised letters: 'EUSTON PLACE', copings. Ground floor: original entrance to No.13, 7 roll-edged steps to panelled door with etched glass between pilaster strips and margin lights, cornice, elliptically-arched overlight with glazing bars; to No.12, 8 roll-edged steps to multi-pane glazed door with overlight, plain reveals, modillion cornice with distyle Roman Doric porch, frieze; to Nos 7 & 8 a tristyle, fluted Egyptian porch with engaged pilasters, frieze, glazed doors; to No.6, 8 roll-edged steps to part-glazed, 6-panel door with overlight, tooled surround, consoles. Windows, from left: 6/6 sash; tripartite 1/1 sashes with blind box and cast-iron window box; otherwise shop windows except to right (Agriculture House) are two 1/1 sashes, blind boxes; all have sills and horizontal rustication to reveals. Basements: 4/8 sash to No.13; two 8/8 sashes with chamfered elliptical arches, sills to right (Agriculture House).

Continuous first-floor balconies to each dwelling with double-rod-and-anthemion motifs, replacements to No.4. Balconette to No.13. Tall ridge stacks, mainly with cornices, those to left have plain stucco. Left return (No.2 Hamilton Terrace): main range of 3 storeys, attic to gable and 2 first-floor windows, with extension to rear of 3 storeys, 3 first-floor windows, the central, entrance, bay is recessed. Recessed entrance: 4 roll-edged steps to part-glazed door with plain reveals within porch with 2 pairs of Tuscan pilasters, frieze with wreaths, cornice, blocking course. Horizontal rustication to ground floor interrupted by 2 plate-glass windows to left; to right are two 3/3 sashes. First floor: two 2/2 sashes, narrow 6/6 sash, tall 6/9 sash, 4-pane French window with divided overlight, all with plain reveals, 2 to left with sills, 2 to right with moulded surrounds. Frieze, cornice. Second floor: two 2/2 sashes; three 3/6 sash all with plain reveals and sills, all except to centre have moulded surrounds.

Frieze, cornice, blocking course to left. Many 8/8, 6/6 and 3/6 sashes; gauged brick flat and elliptical arches; some staircase sashes, 6/6 with radial glazing to heads. Right return (Agriculture House, 1 and 1A Newbold Terrace): 3 storeys with attic and basement, 3 bays and further 3-lower storeys, 2 bays to right. Horizontal rustication to ground floor. Central entrance to main range: 7 roll-edged steps to part-glazed, 6-panel door with rectangular overlight and tooled surround. 2-storey portico of paired, fluted Ionic columns on plinths and engaged Doric pilasters, frieze, cornice to ground floor surmounted by Egyptian-style lattice-work columns with lattice-work frieze, pediment. Ground floor has plate-glass sashes with horns and blind boxes throughout. First floor: band, 12-pane sashes with blind boxes and within tooled surrounds, frieze, cornice. Second floor has 3/6 sashes within tooled surrounds. Stepped frieze, cornice, blocking course with pedimented upshot with fielded panel to second bay. Basement: entrance in second bay a 6-panel door; 8/8 sash and 10/10 sash with elliptical arch. Similar fenestration to right range. First floor has balcony with anthemion motif balustrade. Anthemion boot-scraper to upper step.

INTERIOR: many dogleg staircases remain; No.2 Hamilton Terrace: staircase from first to second floors with stick balusters and wreathed handrail; some cornices, 6- and 4-panel doors, shutters. No.10 has staircase with stick balusters from ground floor mezzanine to attic, shutters, remains of frieze and cornices. No.8 has staircase with stick balusters from first floor to attic, frieze and cornice to some rooms. No.7 has similar staircase from ground floor mezzanine with wreathed handrail and stick balusters, ornate friezes, shutters. Similar staircases with stick balusters to Nos. 6, 5 and 4, the latter with fireplaces and shutters to some rooms; No.6 has cast-iron fireplace. No.3 has staircase with decorative cast-iron balusters to ground floor, wreathed handrail, cornices, ceiling roses, shutters, 4-panel doors. Nos 1 and 2 (now one building): No.1 has section of re-used decorative cast-iron balustrade to ground floor, then staircase with stick balusters from first to second floors; No.2 has decorative cast-iron balusters from ground to first floor then sticks, with wreathed handrail; 4-panel doors, cornices, shutters. SUBSIDIARY FEATURES: area railings and to left side of No.13A have anthemion finials and stick balusters to basement steps; railings to front of No.13 have similar anthemion finials and heart-and-anthemion balustrade to sides of porch; similar porch balustrade to No.12 and railings with anthemion finials to sides of steps; similar railings to No.6 and area railings to right (Agriculture House) continuing to right return, and with stick balusters to basement steps. Includes No.2 Hamilton Terrace to left return, the basement and floors above ground floor level front onto Euston Place (the ground floor of this dwelling is known as No.13A). Nos 3A & 13A were listed on 25.3.70. (Manning JC (Facsimile by Warwickshire County Library 1988): Glimpses of our Local Past .. of Royal Leamington Spa: Royal Leamington Spa: 1895-: 141; Roth D: A Pocket Guide to Royal Leamington Spa: Warwick: 1978-: 18; Roth D: Early C19 Decorative Ironwork: a study based on Leamington Spa: 1976-: 58,FIG79; 77,FIG.104; Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 39).

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