



16 Cross Street, Royal Leamington Spa, Warwickshire

Heritage Impact Assessment

Project Reference: 21-016

Produced for Rickett Architects Ltd

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EXECUTIVE SUMMARY

In April 2021 Locus Consulting Ltd. were commissioned to compile a Heritage Impact Assessment to accompany an application for planning permission for the development of a site at 16 Cross Street, Royal Leamington Spa, Warwickshire.

This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon the resource by the proposed development.

The entire Site lies within the Royal Leamington Spa Conservation Area. No other designated heritage assets fall within the Site. The Site lies within the setting of a number of listed buildings, including the Grade II listed buildings of Numbers 103 and 105, Clarendon Street and Victoria House (Masonic Hall) alongside the Grade II* Lansdowne Terrace and Railings.

Cross Street is a secondary road within the designed layout of the 19th century residential spa resort, and is characterised by a mixture of service and domestic buildings dating from the 19th and 20th centuries. The current contribution of the Site to the conservation area is neutral, with the proposed development demolition of existing buildings bringing no harm to its architectural or historical interest.

The proposed development successfully draws upon many of the positive aspects of the street's character. Those aspects that consciously deviate from it will have a localised impact on the character of the conservation area and are justified in part due to the need to provide for off-street car parking.

The proposed development will have a neutral impact upon the character and appearance of the Royal Leamington Spa Conservation Area.

Due to intervening modern development in the form of Imperial House and the nature of views east/west along Cross Street, the proposed development will have a neutral impact upon the setting of designated heritage assets including the Grade II listed buildings of Numbers 103 and 105, Clarendon Street and Victoria House (Masonic Hall) alongside the Grade II* Lansdowne Terrace and Railings.

In bringing about a neutral impact upon the character and appearance of the Royal Leamington Spa Conservation Area, the proposed development fulfils the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In preserving the ability to appreciate the architectural and historical interest of surrounding listed buildings from within their settings, the proposed development fulfils the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In bringing about a neutral impact upon the significance of heritage assets, both directly and indirectly, the proposed development aligns with policies set out in Chapter 16 of the National Planning Policy Framework. Review of the Warwick District Local Plan (adopted September 2017) shows that the Site is eligible for redevelopment and the proposed design aligns with policies DS3, SC0, BE1, HE1 and HE2.

In conclusion, the proposed development is due no weight in the planning balance, either for or against, under the prevailing framework of legislation and policy associated with the historic environment at national and local levels.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 In April 2021 Locus Consulting Ltd. were commissioned to compile a Heritage Impact Assessment to accompany an application for planning permission for the redevelopment of a site at 16 Cross Street, Royal Leamington Spa, Warwickshire, at National Grid Reference SP 32176 66064, henceforth referred to as “the Site”.
- 1.1.2 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.
- 1.1.3 The Site currently comprises a two-storey office building, constructed in brick with a part pitched, part flat roof.

1.2 THE SITE

LOCATION

- 1.2.1 The Site is located to the east of Royal Leamington Spa town centre, bounded to the north by Cross Street, east and south by car parking and commercial/light industrial buildings and to the east by an attached light industrial factory. The Site occupies an area of approximately 0.032 ha and can be accessed from Cross Street.
- 1.2.2 The Site currently comprises a two storey, five window range office building, constructed in brick, now painted white, with a part pitched, part flat roof.

GEOLOGY

- 1.2.3 The bedrock geology of the Site consists of Tarporley Siltstone Formation. A sedimentary bedrock formed approximately 242 to 250 million years ago in the Triassic Period, in a local environment previously dominated by lakes. No superficial deposits were recorded (British Geological Society, 2014).

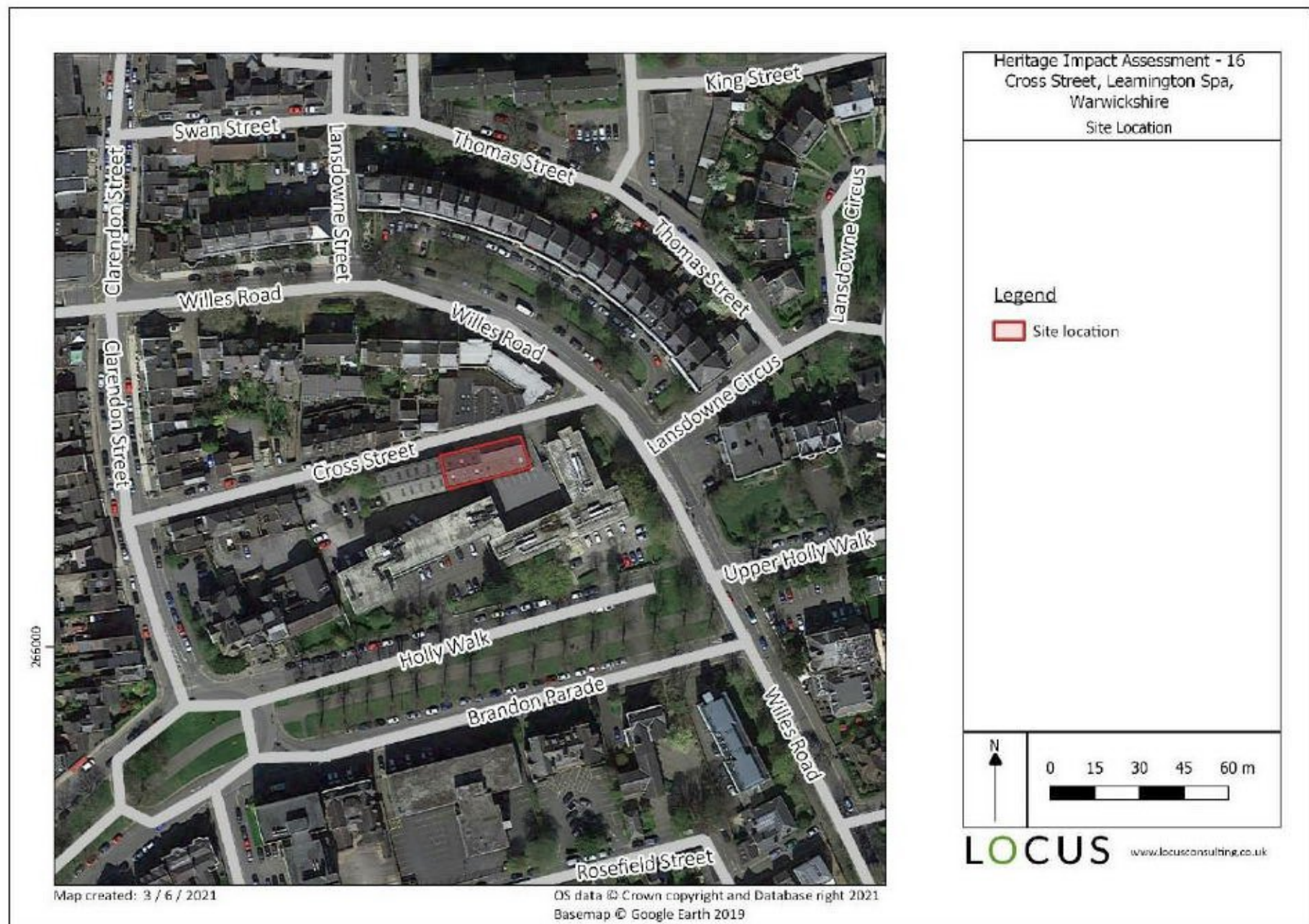


Figure 1 Approximate Site location

1.3 PROPOSED WORKS

- 1.3.1 Proposed works include the demolition of the existing two storey building and the construction of 5no residential dwellings.
- 1.3.2 The proposed dwellings are two and half storeys and two bays, constructed in red brick, with pitched roofs and gables facing the road.



Figure 2 Proposed front elevations, facing Cross Street, drawing provided by Rickett Architects Ltd

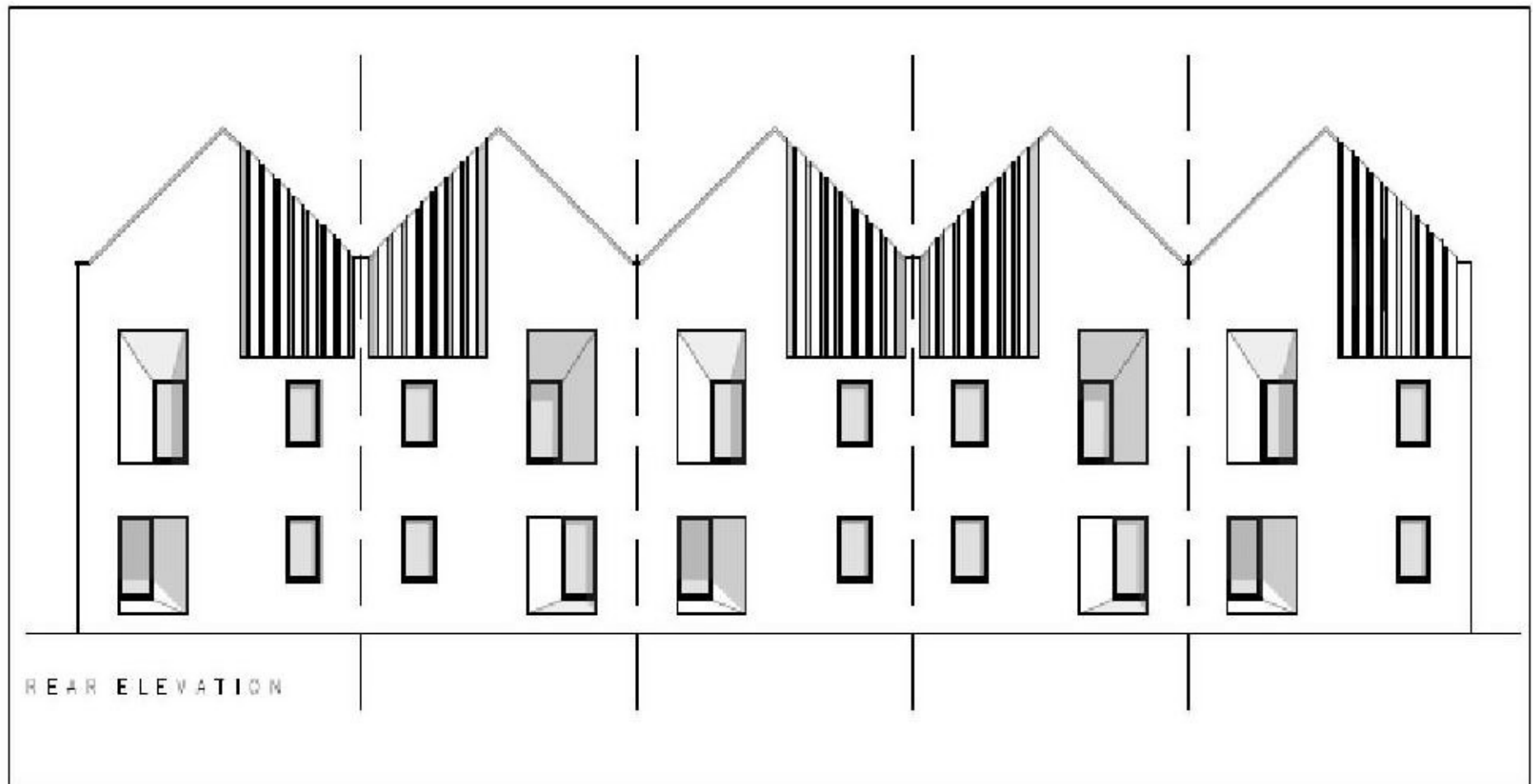


Figure 3 Proposed rear elevations, drawing provided by Rickett Architects Ltd

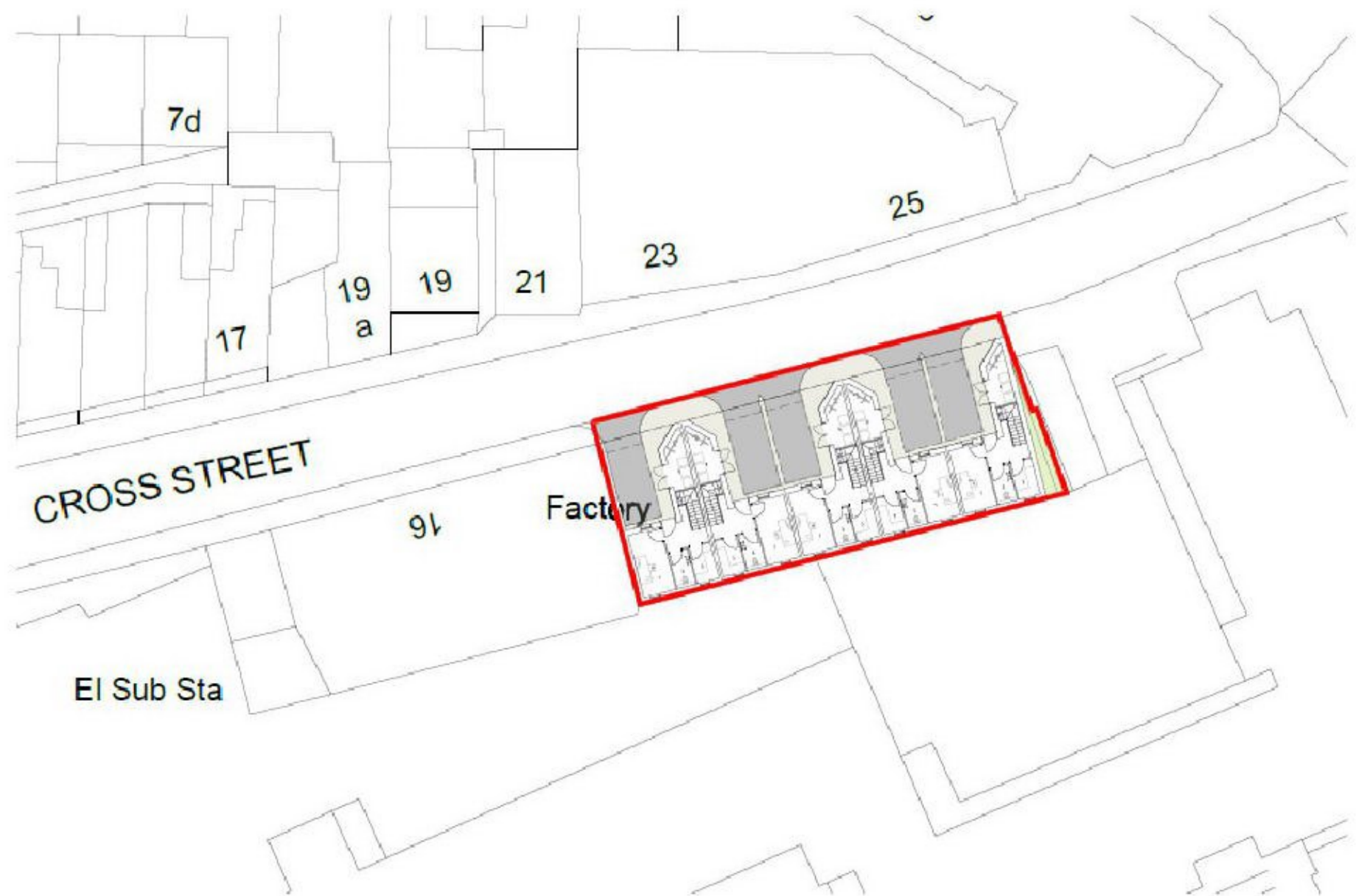


Figure 4 Proposed Site layout, drawing provided by Rickett Architects Ltd

1.3.3 For full details of the proposed development, please refer to the application submission documents.

1.4 SCOPE OF STUDY

1.4.1 The scope of this study is proportionate to the proposed works and does not constitute a comprehensive statement of significance for those heritage assets that may be directly or indirectly impacted upon by the proposed development.

1.4.2 The objectives of this study are to:

- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.4.3 Research sources consulted for this study comprise published references and maps, including the Royal Leamington Spa Conservation Area document (Warwick District Council, 2007) and the Warwickshire Historic Landscape Characterisation (Wallace, 2010).

1.4.4 Due to restrictions associated with Covid-19, a greater degree of diligence was afforded to online resources, which have assisted in providing a detailed degree of information. Online resources were consulted where available and included (but not limited to):

- National Heritage List for England, an up to date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
- Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
- The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps (www.old-maps.com) for a range of maps from 1851 to the present day
- Victoria County History, available at British History Online (<https://www.british-history.ac.uk/vch/warks/vol6/pp155-161>)
- Leamington History Group resources (<https://leamingtonhistory.co.uk/leamington-history/>)
- Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
- Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
- Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
- Trade and Business Directories held by the University of Leicester (<http://specialcollections.le.ac.uk/digital/collection/p16445coll4>)
- Census records accessed online via www.Genealogist.co.uk

1.4.5 A Site visit was undertaken on 15th May 2021. The weather was fair.

1.5 PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

- 1.5.1 There is national policy and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessment to ensure damage or loss to the resource is permitted only where it is justified.
- 1.5.2 The National Planning Policy Framework (NPPF), published in 2019, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying National Planning Policy Guidance (NPPG). The national policy relevant to this assessment is detailed in Appendix 2.

LOCAL PLANNING POLICY

- 1.5.3 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the Warwick District Council jurisdiction, which is currently subject to policies set out within Appendix 2.

PLANNING HISTORY

- 1.5.4 Search of the Warwick District Council online planning application database showed a total of nine applications relating to the Site at 16 Cross Street over the last thirty-seven years.
- 1.5.5 A series of four applications between 2015 and 2019, including planning permission for the demolition of the existing building and prior approval for the change of use from office to residential, are shown as applications withdrawn.
- 1.5.6 Relevant application details are noted in the table below.

Application No.	Proposed Works	Date	Decision
W/20/0077	Prior approval for proposed change of use building from Office use (B1a) to residential use (C3) under schedule 2, Part 3, Class O of the GPDO 2015.	15/1/2020	Prior approval given
W/15/1292	Demolition of existing single storey archive warehouse, replacing with 4no. 2.5 storey 3-bedroom dwelling houses.	13/8/2015	Refused
W/87/1104	Erection of a first-floor extension to form group boardroom.	10/11/1987	Granted
W/85/1133	Conversion of part of ground floor from storage to offices and erection of offices at first floor.	17/12/1985	Granted
W/84/1135	Use of premises as offices and warehousing.	18/12/1984	Granted

2 HISTORICAL DEVELOPMENT

N.B. A brief historical background is given here to provide an immediate context to the Site.

- 2.1.1 Placename evidence suggests an Anglo-Saxon origin to the settlement at Royal Leamington Spa, deriving from river name of the Leam, and the Old English 'tūn' meaning farmstead or village. Originally, the settlement was known as Leamington Priors, as a possession of nearby Kenilworth Priory. The title of 'Royal Leamington Spa' was granted following a visit by Queen Victoria in 1838 (University of Nottingham, 2017).
- 2.1.2 Royal Leamington Spa is recorded in the Domesday Survey of 1086 as 'Lamintone', having a population of 12 households, and under the ownership of Earl Roger of Shrewsbury. The survey records ploughlands, extensive meadows and two mills (Powell-Smith, 2011).
- 2.1.3 During the Medieval period, settlement at Royal Leamington Spa remained limited, subsisting on an agricultural economy, with a series of neighbouring hamlets. Traditional open-field farming continued until the 16th century when enclosure of land began, although some land was not enclosed until 1767 (Leamington History Group, 2020).
- 2.1.4 Throughout the 16th and 17th centuries, contemporary writers began to highlight the presence of springs in the area. Saltwater springs were described as being used by local people to season meats and fresh water were recorded as having successful 'purging' effects (Victoria County Histories, 1951).
- 2.1.5 In 1784, a second saline spring was discovered on land belonging to William Abbots, landlord of the Dog Inn public house. Together with his associate, Benjamin Satchwell, they promoted the medicinal properties of the water and a baths opened near the spring. Further springs were discovered in following years with more baths opened, and by the end of the century it was claimed that the waters at Leamington were as high quality as those favoured at Cheltenham (Victoria County Histories, 1951).
- 2.1.6 Whilst the spas were originally used for medicinal treatment, Leamington quickly became a fashionable residential resort, with townhouses and hotels built alongside the bath houses. Development boomed in the early 19th century, particularly north of the River Leam, with the construction of the Royal Pump Rooms and Baths and the laying out the principal streets, crescents and avenues that form the grid-like street system that remains today (Warwick District Council, 2007).
- 2.1.7 By 1828, the population had grown to over 5,000 and between 1851 and 1901, the population of the town increased dramatically again from 16,000 to 27,000, necessitating the rapid development of residential property (Leamington History Group, 2020).
- 2.1.8 The building boom of the 19th century was accompanied by a number of transport developments, including the introduction of the railway to Royal Leamington Spa in 1844, linking the town to London on the LNWR line. A tramway system was also developed from 1881, connecting to nearby Warwick (Leamington History Group, 2020).

2.1.9 First edition Ordnance Survey (OS) mapping dating to 1889¹ shows the area of the Site the location of a number of small buildings, likely outbuildings associated with a large villa and its gardens which were once located to the immediate south and west of the Site.

2.1.10 This arrangement remains the same until the 1947 OS map², when a number of extensions were made to the rear of the outbuildings. Aerial photography dating to 1932 also corroborates this (see Figure 5). By 1952³, there was some consolidation of the small outbuildings, with a single larger building constructed.

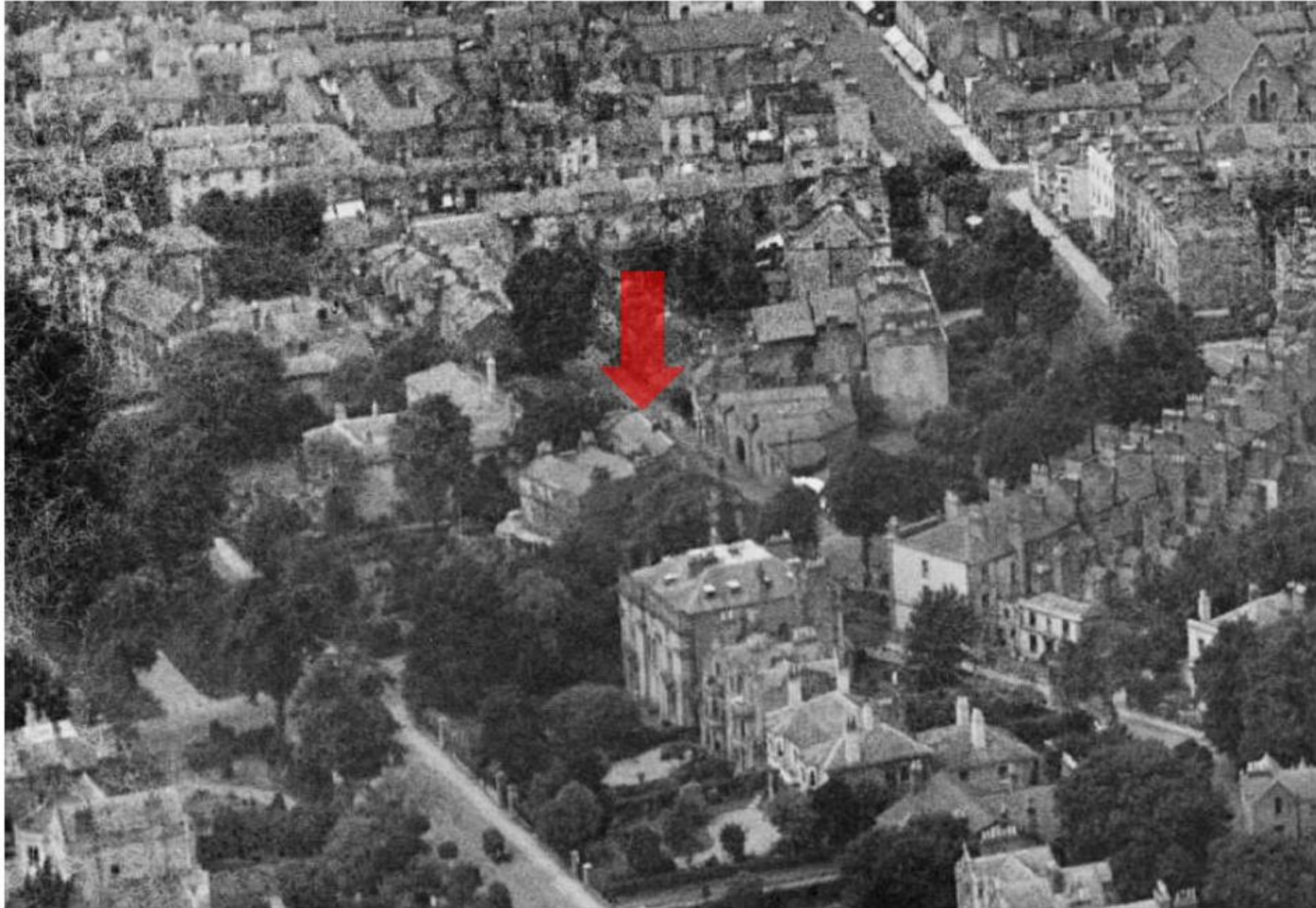


Figure 5 Aerial photograph 1932, approximate Site location in red

2.1.11 However, it is not until 1964 that the outbuildings were partially demolished to make way for a large, linear building facing Cross Street. Analysis of the current site shows that one of the outbuildings was incorporated and adapted into the eastern end of the new linear building. The, then much extended, villa to the south of the Site is labelled as a Spa Hotel.

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² Not reproduced due to copyright constraints. Available at: <https://maps.nls.uk/view/115635595>

³ Not reproduced due to copyright constraints. Available at: <https://www.old-maps.co.uk/#/Map/432168/266062/12/100954>

⁴ Not reproduced due to copyright constraints. Available at: <https://www.old-maps.co.uk/#/Map/432168/266062/13/100765>



Figure 6 Aerial photograph 1947, approximate Site location in red



Figure 7 Late 18th century outbuilding incorporated into mid-20th century linear range

2.1.12 It is not until the 1977 OS map⁵ that the Site is labelled as a factory, and the villa to the rear is demolished and the imposing 'Imperial House' constructed in its place.

2.1.13 The Site functioned as part of a light industrial factory during the late 20th century and part office building into the 21st century.

⁵ Not reproduced due to copyright constraints. Available at: <https://www.old-maps.co.uk/#/Map/432168/266062/13/100951>

3 IMPACT ASSESSMENT

3.1 SCOPE OF ASSESSMENT

3.1.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.

3.1.2 The scope of assessment gives due respect to Paragraph 189 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

3.2 DIRECT IMPACTS

3.2.1 The Site is entirely located within the Royal Leamington Spa Conservation Area boundary. No other designated heritage assets lie within the Site.

3.2.2 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the architectural and historical interest of designated heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.

3.2.3 Works that sustain, maintain, preserve or enhance the architectural and historical interest of designated heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.

3.2.4 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.

3.2.5 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.

ROYAL LEAMINGTON SPA CONSERVATION AREA

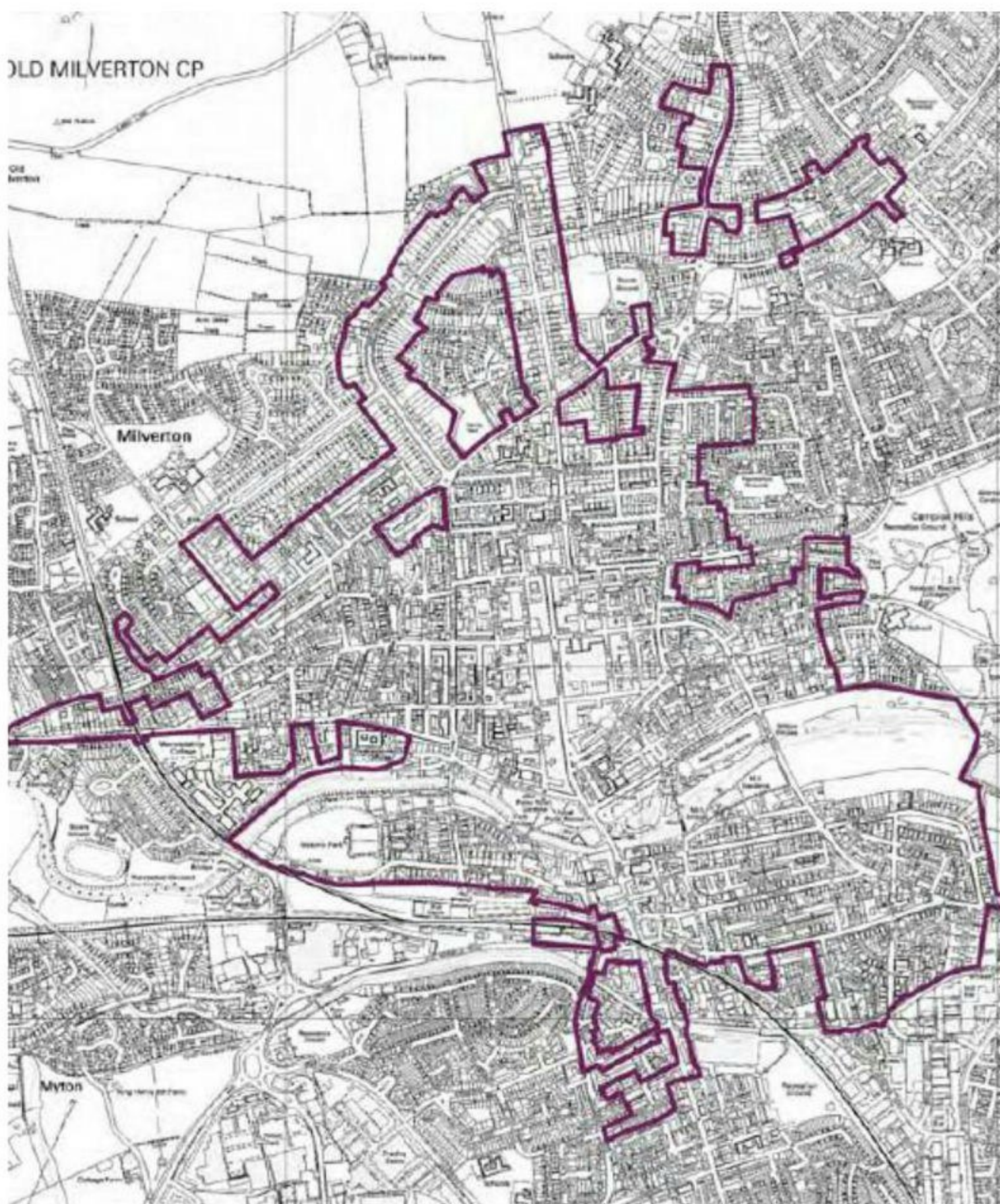


Figure 8 Map of the Royal Leamington Spa conservation area © Warwick District Council

3.2.6 The Site is wholly located within the Royal Leamington Spa Conservation Area. The Royal Leamington Spa Conservation Area was designated for the desirability to preserve and enhance its character and appearance as derived from its special architectural and historic interest.

Character and Appearance

3.2.7 The following summarises the features and characteristics which collectively form the character and appearance of the conservation area, as outlined in the Royal Leamington Spa Conservation Area Appraisal (Warwick District Council, 2007). The summary is not exhaustive and focusses on those aspects of character and appearance which are relevant to the Site's proposed redevelopment. For the purposes of ease, relevant extracts of the Conservation

Area document are included below, with 'Additional Observations' provided in a following sub-section.

- 3.2.8 A summary overview of the town's historic development is given in Section 2 and should be read in conjunction with this section.

Background (extracted from the CAA where relevant)

- 3.2.9 The history of Royal Leamington Spa as a town is closely linked with the mineral waters discovered in the original village and developed largely during the 19th century as the Spa town of today.
- 3.2.10 The success of other Spa towns such as Bath and Cheltenham provided a spur the development of the springs by local landowners namely Abbot & Wise which led to series of seven privately owned Bath Houses being developed to the south of the river namely in the Bath Street and Clemens Street area.
- 3.2.11 The future shape of Leamington was determined in 1806 when a group of businessmen formed a consortium to develop land north of the river with the floodplain and this became known as Union Parade, now the Parade.
- 3.2.12 Development of the north of the river led to the need to provide the Pump Room in that location and not until 1814 that the new Pump Rooms and Baths later to be known as the Royal Pump Rooms and Baths were open to the north of the river. Their success contributed to the shifting of the centre of gravity of the town northwards from the old village a passing point between High Street, Bath Street and Clemens Street.
- 3.2.13 Building developments boomed until the mid-1830s. In 1835 all the principal streets and avenues had been laid out although gaps remained for many years as plots were sold off by speculative developers and in certain instances, parts of terraces were never completed.



Figure 9 Row o Regency townhouses along Willes Road

- 3.2.14 The impression of a spacious, clean and graceful town was correct as regard the main thorough fare but the narrow streets and courtyards behind were often squalid compared with the high standards of the squares and open spaces, particularly in the new town.
- 3.2.15 By the 1840's the fashion for inland spas had been overtaken by popularity of the seaside and this had a marked impact on the growth of Royal Leamington Spa and there was a time of general depression from the 1840's onwards. However, by 1850, the coming of the railways provided better communications.
- 3.2.16 With the increased communications however and the lack of industry in the town centre, Leamington became a fashionable residential area for business men from Coventry, Birmingham and Rugby and this led to another significant period of building of large detached villas particularly in Kenilworth Road and New Milverton areas. By the 1850's circumstances changed to the extent that the first of the many houses in the Parade were being converted into shops.



Figure 10 Eclectic Revival style late Victorian villa along Willes Road

- 3.2.17 In terms of architectural styles the early buildings were developed as stucco terraces being designed by the local architect William Thomas, including Lansdowne Crescent and parts of Bath Street. With the wane in the popularity of the spa town the next building period of the 1840's and 1850's resulted in a series of villas again using stucco detailing with an Italianate influence. The final significant building period occurred in the late 19th Century and early Edwardian period when a number of brick developments occurred significantly at York Walk and Priory Terrace where large semi-detached houses were constructed.
- 3.2.18 There was a gradual development of small terraced streets often being occupied by the ranks of people supporting the great houses, as in many cases servants lived out and these continued to be developed with the expansion of the town both to the south and north east of the town in the Shrubland Street and Tachbrook Street areas and Waller Street and Brownlow Street areas.



Figure 11 Red-brick 19th century terraces at the western end of Cross Street

- 3.2.19 The town continued to grow in the 20th Century and although not suffering from the level of demolition encountered by other Midland towns, other areas of smaller terraced housing were removed as slum clearance.

Character Area

- 3.2.20 The Site is located within Character Area 23: Lansdowne Crescent and Circus, as identified in the Conservation Area Appraisal (Warwick District Council, 2007).

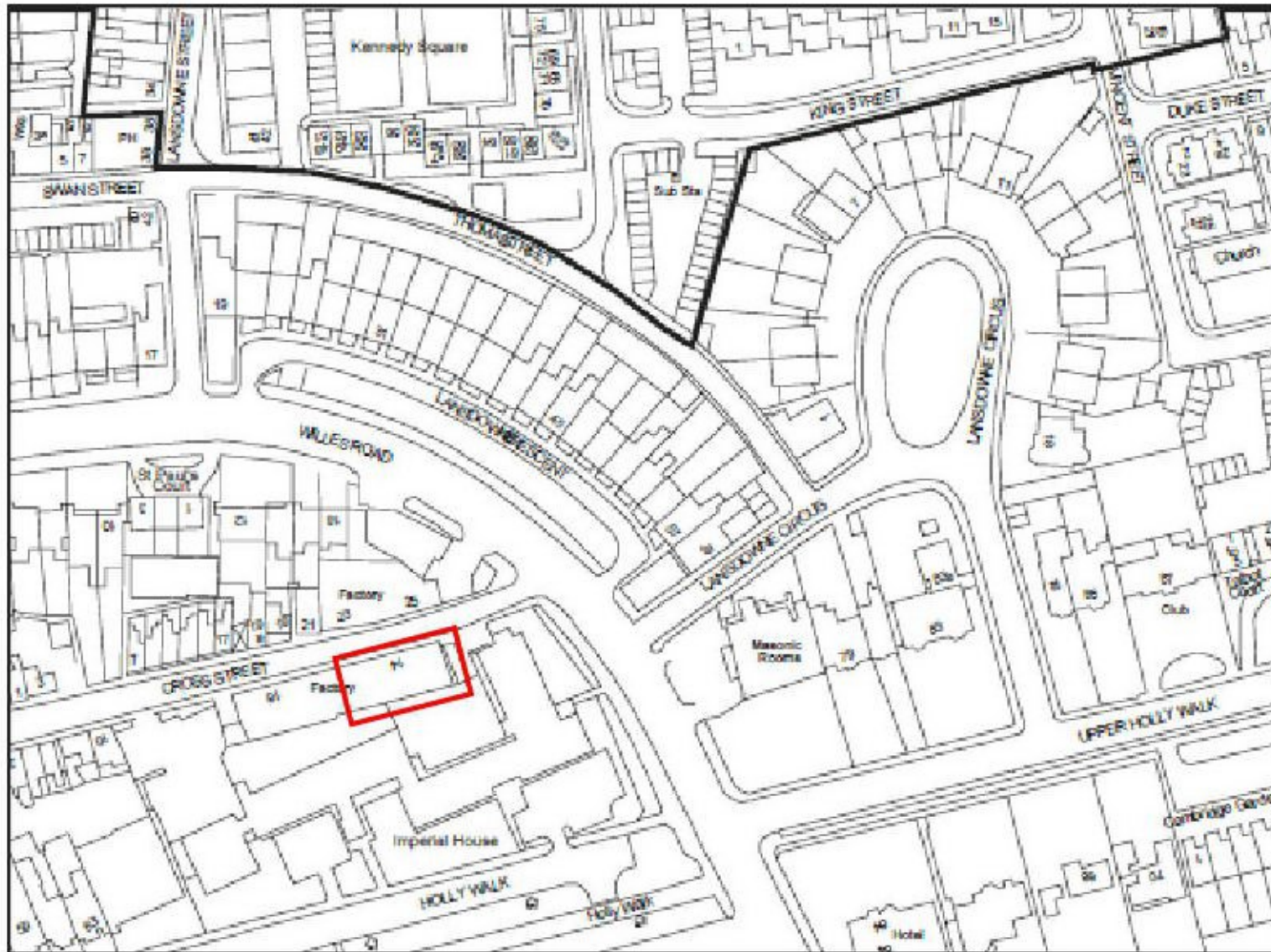


Figure 12 Extract from the conservation area character areas mapping, with the approximate Site location in red

- Principal architectural set pieces by William Thomas 1834/38.
- Stucco, with sash windows, French casements, fine ironwork verandahs and railings.
- Colour White. Controlled by Article 4 Direction.
- Private garden space in front of Lansdowne Crescent protected from parking by cast iron bollards.
- Private garden in centre of Lansdowne Circus, still controlled by residents.
- Railings to front gardens of Lansdowne Circus removed, reinstatement should only be permitted as complete reinstatement by all houses to retain unity.
- Railings missing to front of Lansdowne Crescent.
- Fine gate piers at entrance to Crescent.
- All buildings are Grade II* Listed.
- Rear elevations important brick elevations, any works should be carefully considered. Need to maintain unity throughout.
- Trees in front of Crescent important to its setting.
- Victoria House important villa of same scale as the Crescent and important Listed building relative to the setting of the Crescent.

Additional Observations

- 3.2.21 Cross Street very likely formed part of the original planned extension of Royal Leamington Spa in the first third of the 19th century, but was clearly a secondary service street and ‘cut-through’ serving capacious townhouses and villas facing Holly Walk to the south and Willes Road to the north and east.
- 3.2.22 The urban form of the street reflects its relatively lower status in the planned hierarchy of streets. Buildings are set close to or at the back of the footway, developing a heightened sense

of enclosure and a more urban rather than suburban character. The grain of buildings is tighter, comprised of 2 bay frontages assembled in short development and build units that offer short sections of coherence along the street.

- 3.2.23 The architecture of the street is a predominantly residential, but includes service and light industrial, reflecting the street's changing roles in serving the spa town as it evolved over the course of the 19th and 20th centuries. As originally conceived garden and service buildings would have lined the street, such as coach houses and stores, but these were subsequently replaced with terraced houses, likely when the fortunes of the spa town diminished in the mid to late 19th century.
- 3.2.24 Residential properties from the late 19th century take the form of two or two and half storey red brick terraces with their slate roofed ridgelines aligned parallel to the road, although some have later render.
- 3.2.25 Service and light industrial buildings from the 19th and 20th centuries have broader gables and abut the roadside, showing their functional relationship with it. Ridgelines are either parallel or perpendicular to the street, and façades often have a higher solid to void ratio with occasional larger vehicular openings, again reflecting their historical functions.



Figure 13 View west along Cross Street

- 3.2.26 Views along Cross Street are generally vista like, terminating on the coherent Lansdowne Crescent to the east and the more varied facades of buildings along the west side of Clarendon Street to the west. The 1970s development of Imperial Court rises above ridgelines of buildings along the south side of the street, forming a poor-quality and alien feature.

3.2.27 Overall, there is a modest degree of architectural interest in the standardised terraces and service/industrial buildings that line Cross Street, with their interest arguably more historic, reflecting the genesis of the secondary service street over the last two centuries.

Contribution of the Site

3.2.28 The Site is entirely built out, with no open space, comprising three or four build elements.

3.2.29 The north-eastern corner of the Site is formed by a two-storey brick-built range with gabled slate roof that stand relatively proud of mid-20th century industrial buildings that envelope it to the south and west. The exposed eastern end has a ghost mark of a lower gable and analysis of historic mapping suggest that the two-storey range was originally two small service buildings that were since reconfigured and/or raised in the late 19th and/or early half of the 20th century.



Figure 14 Remodelled 19th century outbuildings with possible ghost mark of earlier gable

3.2.30 In the second half the 20th century, the buildings were incorporated into a light industrial complex which extended as single storey prefabricated style building to the south and west. Large concrete lintels show the location of former vehicle bays, since infilled with a row of vertical windows.

3.2.31 All buildings are painted brick, with a variety of window treatments that offer a limited sense of the Site's phasing.

3.2.32 The collection of buildings described above now form the current character of the Site making, at best, a neutral contribution to the character and appearance of the conservation area.



Figure 15 Wide lintel and window inserts to mid-20th century industrial building over the west of the Site

Discussion and Impact of Proposed Development

N.B. The impact of the proposed development upon the setting of designated heritage assets is considered in the following section.

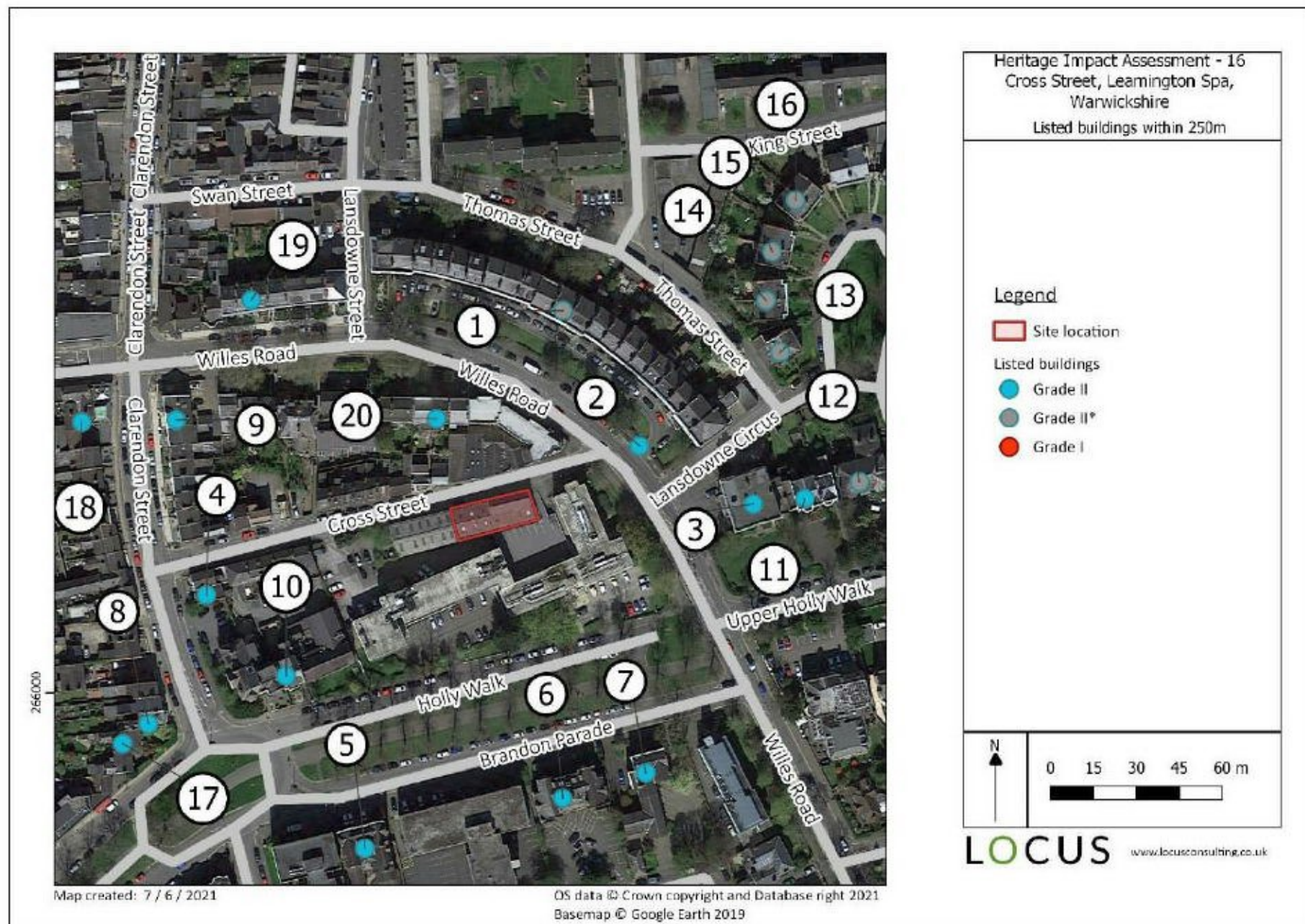
- 3.2.33 The current character of site is neutral and although 19th century fabric remains in the extended complex of buildings, it no longer conveys its historical use or associations with a former residential villa. Surviving fabric has been heavily adapted and the building's frontage facing Cross Street reconfigured. Any associations between the Site and a former villa to the south
- 3.2.34 In principle, its demolition is not detrimental to the character and appearance of the conservation area.
- 3.2.35 The proposed development comprises a single development unit of five houses arranged in a regular terraced form. The form resonates well with the manner by which the planned urban form of Royal Leamington Spa historically developed over the course of the 19th century, enabling the proposed development to integrate well with the established grain of the townscape.
- 3.2.36 The position of the development at the back of the footway also affirms the relative status of Cross Street, and the position of light industrial and residential buildings along it. A lack of generous defensible garden space to the front of buildings, which is typically reserved for dwellings of relative status, also responds well to broader patterns and hierarchies of the planned Victorian townscape.

- 3.2.37 The two storey and a half storey scale of the proposed terrace of buildings and the grain of their two bay widths again finds good precedent within the historic townscape, including Numbers 7- 19 Cross Street. A repeated rhythm of window openings also responds well to the consistency of architectural form across building units observed elsewhere in the conservation area. First floor windows are set with flared brick openings that develop an asymmetric form to the frontage, consolidated by the off-centre position of the second-floor opening. At first floor the level of window heads are however consistent, striking a clear horizontal line across the terrace. The style of openings, which will only be observable from within close proximity along the enclosed Cross Street, consciously deviates from the established classical forms that characterise the conservation area.
- 3.2.38 The orientation of the proposed terraced buildings, with their ridgelines perpendicular to Cross Street, is again uncharacteristic of the conservation area with buildings favouring an alignment parallel to streets emphasising eaves lines and promoting a rolling sense of continuity along boulevards and broad streets. Conversely along Cross Street, 19th century light industrial buildings have their gable ends facing onto the highway, emphasising the street's historical use as a service road and thoroughfare.
- 3.2.39 Royal Leamington Spa is well known for its Regency character in particular the consistent use of stucco. The proposed brick construction of the development presents as a deviation from the prevailing materials treatment of properties in the conservation area. However, later additions to the townscape, in the latter part of the 19th century and early 20th century, were often characterised by red brick, particularly domestic buildings of a relatively lower status to the grand classically styled villas along primary streets.
- 3.2.40 One clear deviation from the traditional form of buildings is the incorporation of inset garages at ground floor level. The broad openings will develop a weaker and deeply textured building line at ground floor level. Review of buildings across the conservation shows that ground floors often incorporate changes in form, principally in the form of decoration and projecting bay windows. Beyond occasional coach style arches, the garage openings find little if any precedence and present as a notable deviation from the prevailing character of the town. The justification for the incorporation of ground floor garaging is clear, affording each unit a car parking space, reducing the pressure upon on street car parking.
- 3.2.41 Overall, the proposed development assimilates well into the established character of Cross Street, successfully drawing from many of the established characteristics of the thoroughfare. Those elements of the design that consciously deviate from the prevailing character will only be appreciated within close proximity, limiting their impact to Cross Street. Elements of the design develop texture, animation and intrigue, including the fenestration and orientation of the buildings, bringing a welcome degree of activity along the south side of Cross Street.
- 3.2.42 The prevailing character of the conservation area is unlikely to change by any marked degree, and the contribution that the site makes to its architectural and historical interest will remain neutral.
- 3.2.43 In conclusion, the proposed development will have a neutral impact upon the character and appearance of the Royal Leamington Spa Conservation Area.

3.3 INDIRECT IMPACTS

- 3.3.1 The NPPF definition of the setting of a heritage asset is ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 3.3.2 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 3.3.3 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset’s significance is neutral.
- 3.3.4 A search area of 250m centred on the Site was considered. The nature, level and extent of the significance of heritage assets within the initial study area was then established through desk-based research and a Site visit.
- 3.3.5 The initial review demonstrated that a total of 20 designated heritage assets were within the search area, with the ability to be indirectly impacted upon by the proposed development as set out in the table below.
- 3.3.6 Summaries of architectural, historical, artistic and/or archaeological interest include extracts from descriptions held within the National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>) and local authority resources at the time of producing the report. These were subsequently expanded upon using archival and other resources, alongside the results of the Site survey, where necessary and proportionate.

N.B. The assets’ physical surroundings are set out within Section 3.2 of this document which describes the character and appearance of the Royal Leamington Spa Conservation Area. As such, the previous section should be read in conjunction with the following, which places greater emphasis upon the experiential quality of the assets’ settings.



Map ref	NHLE Ref	Name	Grade	Detailed setting assessment?
1	1381354	NUMBERS 19-57 AND ATTACHED RAILINGS	II*	Yes
2	1381355	2 PAIRS OF GATE PIERS TO NORTH-WEST AND SOUTH-EAST ENDS OF CRESCENT	II	Yes
3	1381356	VICTORIA HOUSE (MASONIC HALL)	II	Yes
4	1381257	103 AND 105, CLARENDON STREET	II	Yes
5	1246939	50, HOLLY WALK	II	No
6	1381191	56 AND 58, BRANDON PARADE	II	No
7	1381192	60, BRANDON PARADE	II	No
8	1381255	NUMBER 80 AND ATTACHED RAILINGS	II	No
9	1381256	87, CLARENDON STREET	II	No
10	1381312	KINGSLEY HOUSE	II	No
11	1381313	LANSDOWNE HOUSE AND ABERDEEN HOUSE	II	No
12	1381314	83 AND 83A, HOLLY WALK (UPPER)	II*	No
13	1381343	NUMBER 1 AND ATTACHED RAILINGS AND WALL	II*	No

14	1381345	NUMBERS 2 AND 3 AND ATTACHED WALLS	II*	No
15	1381346	NUMBERS 4 AND 5 AND ATTACHED WALLS	II*	No
16	1381347	NUMBERS 6 AND 7 AND ATTACHED WALLS	II*	No
17	1381482	57, REGENT GROVE	II	No
18	1381563	44, CLARENDON STREET	II	No
19	1381566	NUMBER 5-15 AND ATTACHED RAILINGS	II	No
20	1381567	14, 16 AND 18, WILLES ROAD	II	No

LANSDOWNE TERRACE AND RAILINGS



Including:

- *Map Reference: 1* - Numbers 19-57 and attached railings, Grade II* NHLE Reference: 1381354
- *Map reference: 2* - 2 pairs of gate piers to north-west and south-east ends of crescent, Grade II listed NHLE Reference: 1381355

Architectural and architectural interest

Abridged and adapted from the National Heritage List for England

3.3.7 Terrace of 20 houses, now houses and flats and attached railings. Laid out by 1834, built by 1838 with later additions and alterations including mid-20th century roof dormers to most

houses. Designs by architect, William Thomas (1789-1860). Reddish-brown brick construction with painted stucco front and side facades with Welsh slate roof and cast-iron railings and verandahs.

- 3.3.8 3 storeys with attics and basements, 42 first-floor windows, 2 to each house except house to right (No.57) has 4. End 4-window ranges and central 6-window ranges project. Horizontal rustication to ground floor. End projections have Doric pilasters to angles and between windows, a pair between centre windows; central projection has fluted Corinthian pilasters to angles and between windows, a pair between centre windows. First floor has tall windows: two one over one sashes; ten one over one sashes with margin-lights; then six over six sashes; all in plain reveals, with sill, tooled architrave and frieze, those to projections have cornices, otherwise pediments. Second floor has three over six sashes except 5th to 12th windows which have one over one sashes with margin-lights, in plain reveals and with tooled architraves. To first and second floors, Nos 43, 51 and 53 have blind boxes. Frieze, cornice, and blocking course missing to parts.
- 3.3.9 Ground floor, entrances: 4 and 5 roll-edged steps to 3-panel doors, some part-glazed, some with central roundel for knocker; overlights, mainly with glazing bars with margin-lights, some with stained glass; entrance to No.43 has blind box. Windows: two one over one sashes; tall tripartite window a six over nine between two over three sashes; four tall, wide one over one sashes with margin-lights; otherwise tall tripartite windows with six over nine between two over three sashes, all with banded reveals. Basements: some four over eight, three over six and 2 over 4 sashes, otherwise casements and glazed doors.
- 3.3.10 Tall stacks with cornices to left of each house. Boot scrapers to Nos 47 & 51. Continuous ground-floor verandahs to each projection and to ranges between have Greek key motif to uprights and double-rod-and-anthemion motif to balustrade. Down-pipe with hopper to No.43. Lion and wreath door-knockers to many doors. Left return has to ground floor tripartite window, a six over six between two over two sashes; first floor has eight over eight sashes. To rear: two over two, three over three, three over six, four over eight, six over six and eight over eight; some staircase windows, three over eight long, narrow sashes with margin lights.
- 3.3.11 The statutory listing description notes details from the interior. No.19 (flats) has dogleg staircase with stick balusters from mezzanine to first and second floors; 4-panel doors. No.21, similar staircase but from ground floor has wreathed handrail, marble fireplaces, deep cornices with fleurons to hall, and egg-and-dart and grapes to drawing-room, also to other rooms. No.23, staircase has turned balusters and newel post. No.29 has similar turned balusters and newel, ground floor dining-room has grape frieze and cornice; modillion cornice to entrance hall. No.31 has dogleg staircase with stick balusters, 4-panel doors, modillion cornice to hall. No.41 has moulded cornice to hall, similar staircase to full height with wreathed handrail, said to have carved pediments above 4-panel doors and moulded cornices. No.43 has similar staircase with wreathed handrail, moulded cornices, egg-and-dart with grapes to first-floor drawing-room, marble fireplaces, ceiling roses. No.45 has similar staircase, moulded cornice with egg-and-dart and grapes to ground floor, said also to first floor, painted-in shutters. No.51 has similar staircase with wreathed handrail, marble fireplaces, moulded cornices, centre roses to ground floor; ground floor has double doors between front and rear rooms with 6-panel doors and tooled architrave. No.53 said to retain

similar staircase and cornices. No.55 has similar staircase with wreathed handrail, moulded ceilings and 4-panel doors.

- 3.3.12 The listing description also make a historical note that the American author Nathaniel Hawthorne and Frank Whittle, inventor, both lived at No.43. Also, a map of 1834 shows Lansdowne Crescent and Circus laid out for 'intended building'.
- 3.3.13 The gate piers comprise two pairs of gate piers. Constructed c.1838 with later restorations. Brick plinth and core with painted stucco facades. Square on plan, approximately 2 meters in height. Moulded base. Shaft has incised decoration with Greek key motif to upper part. Projecting cornice with bay-leaf moulding. Surmounted by urn.
- 3.3.14 The terrace at Lansdowne Crescent and gate piers derive group value with Victoria House, and other nearby buildings such as Lansdowne Circus and Nos 5-15 Willes Road, which are all works by William Thomas.
- 3.3.15 They demonstrate a strong historical interest through their illustration of early 19th century residential development in Royal Leamington Spa, using classically influenced styles reflecting the fashions of the time.

Contribution made by Site

- 3.3.16 The prevailing character and physical surroundings of the Grade II Lansdowne Terrace and associated gate piers is set out above in Section 3.2 and should be read in conjunction with the following.
- 3.3.17 Cross Street forms part of the planned resort town of Royal Leamington Spa, and therefore shares degree of historical association and pedigree with Lansdowne Crescent and its gate piers. The relationship is broad, with Cross Street forming a narrow and secondary thoroughfare in the wider townscape, as opposed to holding any direct relationship with the terrace itself.
- 3.3.18 Cross Street is not aligned or planned in such a way as to intentionally promote or enable the experience of the impressive crescent, part of which appears as a terminating feature at the street's eastern end. The primary experience of Lansdowne Crescent and gate piers are along Willes Road, especially when moving north and east, as well as from the reserved driveway entrance and small park to its front.
- 3.3.19 From Cross Street there are good views of the planned arrangement of green space, gate piers and crescent. From the west these are tight vista views constrained by buildings along the north and south of Cross Street, including the Site, becoming broader at the street's junction with Willes Road. The views feature the southern terminus of the crescent, formed by a two-bay width projecting wing with flat architraves to openings, which is mirrored on the northern end, contrasting with the classical pediments observed on the remainder of the terrace.
- 3.3.20 There is clear sense of hierarchy observed between the two streets (Willes Road and Cross Street), and the scale, form and detailing of buildings along them. The contrast conveys a fundamental component of the planned townscape, promoting Lansdowne Terrace as a significant and primary designed feature of it. Eastwards views along Cross Street therefore identify the crescent as a destination and a feature of elevated interest, providing a sense of legibility that enables navigation of the area.

- 3.3.21 The redeveloped Site helps to channel views, but its architectural character is unremarkable and relatively modern in comparison to the terrace, offering little sense of integrity to views, the character of which are further eroded by the tall late 20th century development Imperial Court.
- 3.3.22 Looking from Lansdown Crescent and its southern gate piers, there are linear views along Cross Street channelled by buildings along it. Due to the functional architecture along the street and the overbearing mass of Imperial Court to the south, the views are not of a remarkable quality, and offer little if any benefit to the experience of the significance of the crescent or its gate piers.
- 3.3.23 Overall, the Site makes a muted and neutral contribution to the ability to experience the architectural and historic interest of Lansdowne Crescent and its associated gate piers. It helps to define the extent of easterly views and existing buildings are subservient in scale and decoration, enabling the terrace to be read as a primary feature of the designed townscape. The existing buildings on site offer little sense of integrity to the view.

Discussion and Impact

- 3.3.24 The proposed development will neither enhance nor detract from the ability to appreciate the Grade II listed Lansdowne Crescent and associated gate piers from within their settings. Important, the relative status the crescent holds in the wider townscape will be sustained.
- 3.3.25 The historical integrity and architectural appeal of the buildings' surroundings will not be negatively impacted upon, both in terms of the area's planned urban form or the built architecture that positively contribute to their designed setting.
- 3.3.26 The quality, integrity, character and extent of views along Cross Street, both from the buildings and towards them, will be sustained. The views are not intentional designed views, such as those that unfurl along Willes Road itself, playing a limited role in the ability to appreciate the crescent or its gates.
- 3.3.27 Overall, the proposed development will have a neutral impact upon the ability to appreciate the architectural and historical interest of Numbers 103 and 105 Clarendon Road.

VICTORIA HOUSE (MASONIC HALL)



Map reference: 3

Grade II listed NHLE Reference: 1381356

Architectural and Historical Interest

Abridged and adapted from the National Heritage List for England

- 3.3.28 Constructed in 1835 as a villa, now a masonic hall, with later additions and alterations including extensions to left return and to rear. Designs by architect William Thomas for the Barber family, but completed for Edward Pinder. Constructed in pinkish-brown brick with painted stucco facades, Welsh slate roofs and cast-iron balconies in a late Classical style over a central hallway plan. 3 storeys with basement, 3 bays with 5 first-floor windows arranged 1:3:1. Tall end and rear stacks with cornices.
- 3.3.29 Plinth and giant Corinthian columns to ends through ground and first floors, surmounted by continuous frieze. Ground floor, centre bay: flight of wide steps to off-centre entrance a 6-fielded-panel door with overlight with glazing-bars, in plain reveals and with tooled, splayed architrave and cornice with bay-leaf motif. To right a over six sash in similar surround with round-arched niche between. All under tetrastyle Ionic portico with 2 engaged pilasters, frieze and pediment. Outer bays have tall six over six sashes in similar surrounds to doorway.
- 3.3.30 First floor outer bays have tall six over nine sashes, central bay has six over six sashes, all in plain reveals and with tooled, eared architraves, frieze and cornice. Windows to outer bays have individual balconies with circle-and-anthemion motif balustrades.

- 3.3.31 Second floor has three over six sashes throughout, in plain reveals and with sills. Set beneath frieze, cornice and blocking course surmounted by segmental acroteria.
- 3.3.32 The statutory listing description notes the interior has main openwell staircase has boarded-in balustrade, but to rear an openwell staircase with turned balusters. Ground floor, front and rear halls have cornices with acanthus modillions; elaborate cornice with anthemion motif and ceiling rose to rear drawing room; both front rooms have deep, cavetto-moulded cornices. First floor, stair hall has cornice with anthemion motif, otherwise moulded cornices. Room to right has tall panelling. Fireplaces: ground floor, rear drawing room has marble fireplace with corbels; further marble fireplaces to rear room and to front, left room; to first floor are simple Regency fireplaces. Mainly 6-panel doors; shutters to most windows; deep skirting boards.
- 3.3.33 The listing description also adds a historical note: William Thomas was a 'builder, speculator and chapman for Mr Barber', the house was sold before completion to Edward Pinder, a director of the Leamington Bank (information taken from deeds). The Masons purchased the house in 1889, previously it had been Copps Hotel and a Ladies' Academy. A map of 1834 shows Lansdowne Crescent and Circus laid out for 'intended building'. Victoria House forms an architectural group with Nos 19-57 (odd) Lansdowne Crescent and Nos 1-17 (consecutive) Lansdowne Circus (qqv), all by William Thomas.
- 3.3.34 Victoria House holds strong historical interest in its illustration of high-status residential development in 19th century Royal Leamington Spa.

Contribution made by Site

- 3.3.35 The prevailing character and physical surroundings of the Grade II Victoria House is set out above in Section 3.2 and should be read in conjunction with the following.
- 3.3.36 Cross Street forms part of the planned resort town of Royal Leamington Spa, and therefore shares degree of historical association and pedigree with Victoria House. The relationship is broad, with Cross Street forming a narrow and secondary thoroughfare in the wider townscape, as opposed to holding any direct relationship with the house itself.
- 3.3.37 Cross Street is not aligned or planned in such a way as to intentionally promote or enable the experience of Victoria House, which only appears in oblique views from the junction of Cross Street and Willes Road.
- 3.3.38 Direct views between the Site and Victoria House are screened by Imperial Court, an inappropriate and massive structure that erodes the integrity of the area's planned urban form. Intervisibility between the Site and Victorian House is limited to views from the eastern end of Cross Street. Victorian House and Site appear at opposing extents of the broad view with the centre dominated by Imperial Court.
- 3.3.39 In the broader townscape, there is clear sense of hierarchy observed between the two streets (Willes Road and Cross Street), and the scale, form and detailing of buildings along them. The contrast conveys a fundamental component of the planned townscape, helping to promote Victoria House as a significant and primary designed feature of it.

3.3.40 Overall, the Site makes a neutral contribution to the ability to experience the architectural and historic interest of Victoria House. There is limited intervisibility between the Site and the building, with its contribution limited to the boarder experience of Victoria House as a feature of elevated status in the wider townscape.

Discussion and Impact

3.3.41 The proposed development will neither enhance nor detract from the ability to appreciate the Grade II listed Victorian House from within its setting. The relative status the Masonic Hall in the wider townscape will be sustained, and the integrity of its wider setting will be sustained.

3.3.42 Overall, the proposed development will have a neutral impact upon the ability to appreciate the architectural and historical interest of Numbers 103 and 105 Clarendon Road.

103 AND 105, CLARENDON STREET



Map reference: 4

Grade II listed NHLE Reference: 1381257

Architectural and historical interest

Abridged and adapted from the National Heritage List for England

3.3.43 Two early to mid-19th century houses, with later alterations. Constructed in pinkish-brown brick in stretcher bond with painted stucco front facades and cement-tile roof. Two storeys

plus basements, and two bays each (four total). Set back from footway by low brick wall, railings and small forecourts.

- 3.3.44 103 has two storey canted bay window with two over two timber sashes and plain stucco mullions. First floor window has modillion cornice and plain two over two sash to right. Entrance at ground floor has Gothic-panelled door with overlight with Doric pilaster surrounds. Pedimented gable.
- 3.3.45 105 has ground floor canted bay window with plain mullions and cornice, and timber sashes. Entrance to right is Gothic-panelled door with overlight with Doric pilaster surrounds. First floor has pair of two over two timber sashes with plain surrounds. Eaves cornice.
- 3.3.46 Across both houses is a deep continuous frieze with moulded bands between ground and first floors.
- 3.3.47 The pair of houses hold strong historical interest through their illustration of the development of high-status residential dwellings in Leamington Spa during the 19th century, when the town experienced a period of rapid growth.

Contribution made by Site

- 3.3.48 The prevailing character and physical surroundings of the Grade II Numbers 103 and 105, Clarendon Street is set out above in Section 3.2 and should be read in conjunction with the following.
- 3.3.49 Cross Street forms part of the planned resort town of Royal Leamington Spa, and therefore shares degree of historical association and pedigree with Numbers 103 and 105, Clarendon Street. The buildings are located at the corner of Cross Street and Clarendon Street, with the side (northern) elevation of Number 103 facing onto Cross Street. The elevation is blank and entirely comprises stock brick, with limited architectural and historical interest.
- 3.3.50 Views towards and from the principal elevations of the buildings are experienced entirely from Clarendon Street and those to the rear (east) are constrained by later development, creating a defined and intimate setting.
- 3.3.51 The Site lies in the distant backdrop of easterly views of the houses from Clarendon Road and play a limited role in enabling the appreciation of their heritage significance. Intervening development includes Victorian terraces and 20th century industrial development adjacent to the Site, creating a limited sense of historical integrity. The appearance of Imperial Court above the Site distils the quality of the experience further.
- 3.3.52 Overall, the Site makes a neutral contribution to the ability to experience the architectural and historic interest of Numbers 103 and 105, Clarendon Street.

Discussion and Impact

- 3.3.53 The proposed development will neither enhance nor detract from the ability to appreciate the Grade II listed buildings from within their settings. The character, integrity and quality of views of the buildings' principal elevations will not be altered in any way that detracts from the appreciation of the principal elevations of the buildings from Clarendon Street.

- 3.3.54 The relatively higher scale of the buildings proposed may screen elements of Imperial Court within easterly views towards the buildings and along Cross Street, potentially improving the quality of views to a minor degree, although not to an extent that would generate a palpable improvement in the appreciation of the significance of Numbers 103 and 105 Clarendon Street.
- 3.3.55 Overall, the proposed development will have a neutral impact upon the ability to appreciate the architectural and historical interest of Numbers 103 and 105 Clarendon Road.

4 CONCLUSIONS & POSITION

CONCLUSIONS

- 4.1.1 The proposed development will have a neutral impact upon the character and appearance of the Royal Leamington Spa Conservation Area.
- 4.1.2 Cross Street is a secondary road within the designed layout of the 19th century residential spa resort and is characterised by a mixture of service and domestic buildings dating from the 19th and 20th centuries. The current contribution of the Site to the conservation area is neutral, with the proposed development demolition of existing buildings bringing no harm to its architectural or historical interest.
- 4.1.3 The proposed development successfully draws upon many of the positive aspects of the street's character. Those aspects that consciously deviate from it will have a localised impact on the character of the conservation area and are justified in part due to the need to provide for off-street car parking.
- 4.1.4 Due to the development's low scale, intervening modern development in the form of Imperial House and the nature of views east/west along Cross Street, the proposed development will have a neutral impact upon the setting of designated heritage assets including the Grade II listed buildings of Numbers 103 and 105, Clarendon Street and Victoria House (Masonic Hall) alongside the Grade II* Lansdowne Terrace and Railings.

POSITION

- 4.1.5 In bringing about a neutral impact upon the character and appearance of the Royal Leamington Spa Conservation Area, the proposed development fulfils the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.1.6 In preserving the ability to appreciate the architectural and historical interest of surrounding listed buildings from within their settings, the proposed development fulfils the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.1.7 In bringing about a neutral impact upon the significance of heritage assets, both directly and indirectly, the proposed development aligns with policies set out in Chapter 16 of the National Planning Policy Framework.
- 4.1.8 In respect of the Warwick District Local Plan (adopted September 2017), the Site can be identified as an eligible location under criteria a) and e) of Strategic Policy DS4: Spatial strategy. This report demonstrates that the design of the proposed development aligns with criteria a, b, and c of Strategic Policy DS3, of the Plan and accords with policies SC0: Sustainable Communities criteria k), BE1: Layout and design criteria a, c, d, f, g, h, alongside Policies HE1 and HE2.
- 4.1.9 In conclusion, the proposed development is due no weight in the planning balance, either for or against, under the prevailing framework of legislation and policy associated with the historic environment at national and local levels.

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Mapping

Range of Historic Ordnance Survey mapping, available through the *National Library of Scotland*

<https://maps.nls.uk/geo/find/#zoom=15&lat=52.28910&lon=1.52585&layers=101&b=1&z=0&point=52.29183,-1.52513> and *Old Maps* services

<https://www.oldmaps.co.uk/#/Map/432168/266062/10/101322>

APPENDIXES

APPENDIX 1: ASSESSMENT METHODOLOGY

Aims and Scope

The aim of this assessment is to assess the magnitude of any potential impacts which may be imposed upon the historic environment resource by the proposed development.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England document Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017) have been followed.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, Conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

Sources

The following sources of heritage and planning data and information were consulted as a minimum:

Designated Heritage Asset data

These datasets are available from Historic England and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data were consulted in May 2021.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References of the main report.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in May 2021, and are detailed in Appendix 2.

Assumptions and Limitations

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The local Historic Environment Record is a record of known archaeological and historic environment features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

APPENDIX 2: PLANNING POLICY

Table 1: National Legislation relevant to the proposed development.

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 2: National Policy relevant to the proposed development

Title	Content
<p>NPPF Chapter 16, Paragraph 184</p>	<p>Heritage assets range from Sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p>
<p>NPPF Chapter 16, Paragraph 185</p>	<p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most</p>

	<p>at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 189	<p>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a Site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
NPPF Chapter 16, Paragraph 190	<p>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</p>
NPPF Chapter 16, Paragraph 192	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 193	<p>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</p>
NPPF Chapter 16, Paragraph 194	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p>

	<p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck Sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p>
NPPF Chapter 16, Paragraph 195	<p>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the Site; and</p> <p>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the Site back into use.</p>
NPPF Chapter 16, Paragraph 196	<p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p>
NPPF Chapter 16, Paragraph 197	<p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>
NPPF Chapter 16, Paragraph 198	<p>Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p>
NPPF Chapter 16, Paragraph 199	<p>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>
NPPF Chapter 16, Paragraph 200	<p>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p>
NPPF Chapter 16, Footnote 63	<p>Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>

Table 3: Policies extracted from the Warwick District Local Plan (adopted September 2017), relevant to the proposed development and the historic environment.

Policy	Content
<p>Strategic Policy DS3: Supporting sustainable communities</p>	<p>The Council will promote high quality new development including:</p> <ul style="list-style-type: none"> a) delivering high quality layout and design that relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs; b) caring for the built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability. <p>The Council will expect development that enables new communities to develop and sustain themselves. As part of this, development will provide for the infrastructure needed to support communities and businesses, including:</p> <ul style="list-style-type: none"> a) physical infrastructure (such as transport and utilities); b) social infrastructure (such as education, sports facilities and health); c) green infrastructure (such as parks, open space and playing pitches).
<p>Strategic Policy DS4: Spatial strategy</p>	<p>The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</p> <p>Allocated housing and employment will be distributed across the district to take account of the following:</p> <ul style="list-style-type: none"> a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement; b) where greenfield sites are required for housing, they should generally be located on the edge of built up areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available. c) where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing; d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained; e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;

	<ul style="list-style-type: none"> f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and g) taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances: <ul style="list-style-type: none"> i. the availability of alternative suitable sites outside the green belt; ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere; iii. the potential of the site to support regeneration within deprived areas; and iv. the potential of the site to provide support to facilities and services in rural areas.
<p>SC0: Sustainable Communities</p>	<p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> a) deliver high-quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully co-ordinated; c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision; d) ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking; e) take account of community safety, including measures to prevent crime and road accidents; f) provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space; g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate; h) ensure proposals are adaptable to climate change; i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets; j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity; k) protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and

	<ul style="list-style-type: none"> l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding
<p>BE1: Layout and design</p>	<p>New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use; b) relate well to local topography and landscape features (see policy NE4); c) reinforce or enhance the established urban character of streets, squares and other spaces; d) reflect, respect and reinforce local architectural and historical distinctiveness; e) enhance and incorporate important existing features into the development; f) respect surrounding buildings in terms of scale, height, form and massing; g) adopt appropriate materials and details; h) integrate with existing paths, streets, circulation networks and patterns of activity; i) incorporate design and layout to reduce crime and fear of crime (see policy HS7); j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1); k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4); l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features; m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment; n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender; p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance

	<p>Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p>
<p>HE1: Designated heritage assets and their setting</p>	<p>Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> a) The nature of the heritage asset prevents all reasonable uses of the site; and b) No viable use of the heritage asset itself can be found that will enable its conservation; and c) Conservation by grant funding or charitable or public ownership is not possible; and d) The harm or loss is outweighed by the benefit of bringing the site back into use. <p>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>
<p>HE2: Conservation Areas</p>	<p>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area.</p> <p>Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.</p>
<p>HE3: Locally listed heritage assets</p>	<p>Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset.</p> <p>Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p>
<p>HE4: Archaeology</p>	<p>Development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.</p> <p>There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.</p> <p>The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.</p>

	<p>Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p>
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