

Heritage Statement

21 High Street, Leamington Spa CV31 1LN

Proposed conversion of loft space into 1 bed flat

Planning Application – W/21/0837



Heritage England Listing

Location

Statutory Address:

21-27, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

SP3265SW HIGH STREET 1208-1/12/173 (North side) 25/03/70 Nos.21-27 (Odd)

GV II

Terrace of 4 houses, now houses and shops. c1818-1836 with later additions and alterations including later C19 and C20 shop fronts. Brick with painted stucco facades with concealed roofs and cast-iron balconies. EXTERIOR: 4 storeys, 9 first-floor windows, that to right to corner curved on plan. Stucco detailing includes horizontal rustication to ground floor at right, surmounted by tall pilaster strips with sunk panel to first and second floors to left and corner of this house and with similar pilasters to third floor, that to left surmounted by segmental pediment. First floor: two 10-pane French windows with overlights with glazing bars; two multi-pane casement windows; four 10-pane French windows with divided overlights all with margin-lights; to angle a 6/9 sash, curved on plan; all in plain reveals and with tooled architraves. Second floor: nine 6/6 sashes, that to right angle curved on plan. Frieze, cornice and third-floor sill band continues around right return. Third floor: seven 3/6 sashes, blind opening, no opening to angle, all in plain reveals and with tooled architraves. Frieze, moulded to Nos 23 & 25, missing to No.27; cornice moulded to Nos 25 and 27. Ground floor: to left (No.21) has a part-glazed, off-centre door in canted, glazed shop front with pilasters to left and continuous frieze. Then (No.23), off-centre double-doors in panelled surround with overlight with margin-lights within shop front with plate glass windows with similar overlights; further entrance to right a 4-panel door with divided overlight. Next (No.25) has to left a 4-panel door with overlight with lozenge glazing bars, shop front has part-glazed door with overlight and window with round-arched glazing. No.27 has left entrance a 6-panel double-door with fanlight; plate glass window; further similar entrance to angle. Tall end and rear stacks with cornices. Right return: 3 first-floor windows. Similar pilasters to right end. Ground floor has three 6/6 sashes; first, second and third floors have central blind window; first floor has tall 6/9 sashes, second floor has 6/6 sashes, third floor has 8/8 and 3/6 sashes. First, second and third floors are in plain reveals and have tooled architraves, those to second floor have sills. Continuous balconies to first floor: No.21 has circle-and-anthemion motif; No.25 has double-harp-and-wheel motif; No.27 has balcony that continues around right return with circle-and-anthemion-motif. INTERIOR: not inspected. HISTORICAL NOTE: High Street was laid out c1810-1813, first known as Warwick Row, it formed part of the former High Road from Warwick to London. Nos 29-33 (odd) and Nos 35-49, Bath Street together with Nos 21-27 (odd) High Street (qqv) form an architectural unit. (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 28; Dept of the Environment List of Buildings: Royal Leamington Spa: 1970-; Manning JC (Facsimile by Warwickshire County Library 1988): Glimpses of our Local Past .. Royal Leamington Spa: Royal Leamington Spa: 1895-).

Listing NGR: SP3203565242

Proposals

The proposal seeks to obtain planning permission for the conversion of the existing loft space into a one-bedroom flat including the addition of two small dormer windows to the rear of the property.

The new dormers will be finished in materials to match the existing property and will not compete with the existing architectural features of the building and maintain the character of the existing property. The size of the proposals does not dominate the building in scale, being subordinate to the property.

Impact on the adjacent Heritage Asset

Due to the existing form of the rear elevation and the additions to other similar properties within the road, it is argued that the proposals in this location will not harm or affect the historical significance of the adjacent property.

Mitigation of Impact

The minor alterations proposed are designed sensitively so as not to impact the historical plan form of the building and minimise the removal of any architectural features as well as protecting the privacy of the neighbouring properties.

Conclusion

These proposals are designed sensitively to impact positively on the area and improve the current building. Overall, it will enhance the character of the heritage asset and ensure its future preservation.

Access & Parking - Pedestrian and Vehicular Access to the property will remain as existing.