

Design and Access Statement to accompany an application for Listed Building Consent;

Subject property: 27 Milverton Crescent, Leamington Spa CV32 5NJ

Listing Status: Grade II

Reasons for listing/special features:

Terrace of 6 houses, now houses and flats. Deeds dated 1837, with later additions and alterations including those of c1902. Builder, John Toone of Leamington Priors; alterations for Frederick W Lee to whole terrace early C20. Brick with unpainted stucco facades scored in imitation of ashlar, Welsh slate roofs and cast-iron railings. EXTERIOR: 3 storeys with basements and attics to rear, 12 first-floor windows, with extensions to rear. First floor has 6/2 sashes throughout; second floor has 3/6 sashes throughout, all with sills and in plain reveals. Ground floor, entrances: part-glazed and 4-panel doors with fanlights with radial glazing in plain reveals, round-arched surrounds. Canted bay windows have 6/1 lights. Basements have French windows otherwise concealed. Ridge stacks with cornices. To rear are mainly 6/6 and 3/6 sashes. Left return: first floor has 6/6 sash with balcony with double-heart-and-anthemion motif.

Proposals:

The proposed works relate to the main hallway flag floor surface and the stone steps leading to the basement rooms.

The stone flag floor to the main hallway has suffered damage to isolated flags and an area of the flags have sunk. The proposals are to restore the floor and to clean this by a specialist floor restoration company. Details of proposed works to be provided.

The steps leading to the basement rooms are uneven, worn, and relatively steep and the treads suffer from wet surfaces due to condensation issues. These defects represent a fall and slip risk to the applicant. There also no handrail to the staircase which further poses a risk of fall to the applicant.

Our proposals are to clad the existing treads and risers with Oak veneers fixed to the existing stone structures. The treads will be levelled by timber packing beneath the veneers which will be mechanically secured to each tread. The handrail will be fixed to the wall to one side 900mm above the new pitch line.