
Design and Access and Heritage Statement

41 PORTLAND STREET, LEAMINGTON SPA, CV32 5EY

1.1 Where an application relates to a heritage asset, or includes one, the National Planning Policy Framework requires that a Heritage Statement be submitted to accompany the application; describing the significance of any heritage assets affected and the details of any impact on the heritage asset or its setting.

All heritage assets are different and it can be difficult to decide what should be included. The scope and degree of detail necessary will vary with each application and the level of detail should be proportionate to the importance of the heritage assets and be no more than is necessary to understand the potential impact of the proposal. However, in certain circumstances, such as sites of archaeological potential, additional expert assessment may be required.

1.2 This Heritage Statement has been produced to support the Listed Building Application for minor internal alterations and extensions at 41 Portland Street Leamington Spa..



Front Elevation



Rear Elevation

1.3 Heritage assets

The site lies within the Leamington Spa Conservation Area, described as Area 29 'Portland Street, Portland Place and Grove Street'

The property is Grade II listed and is described as below;
ROYAL LEAMINGTON SPA

SP3165NE PORTLAND STREET 1208-1/7/323 (East side) 25/03/70 Nos.39 AND 41

GV II

Pair of houses. c1824-1836, with later alterations. Brick with painted stucco front facade and Welsh slate roof. 3 storeys with basement, 4 first-floor window range, arranged 2:2. First-floor band, 6/6 sashes with sills throughout, 2 to left have tooled architraves. Second floor has 3/6 sashes with sills, those to left have tooled architraves. Ground floor: side entrances, 2 steps to 6-panel door and part-glazed, 4-panel door, both with overlights, pilastered surrounds with frieze and cornice; blind box to right. Canted bays, that to left has 2/2 between 1/1 sashes, that to right with 1/1 sashes. Basements: part-glazed door to left, replacement 3/3 sash to right. Ridge stacks. INTERIOR: not inspected.

HISTORICAL NOTE: Portland Street was laid out 1823-1824. (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 39).

Listing NGR: SP3156765818

Date: 08 Apr 2005

Reference: IOE01/14114/20



1.4 Leamington Conservation Area

Portland Street, Portland place in Grove street - Area 29 –Character Appraisal

Part of the gridiron layout of the early 19th century new town.

Portland street is a fine early 19th century Street. Largely 3 Storey stucco houses.

Four Storey villas on the West side. Important development in this part of town

Some mid 20th century houses on the North East part of the street

Significant shop fronts at junction with Regent Street interface with 19th century retail area.

Natural slate roofs hidden behind parapets.

Mature Steet trees

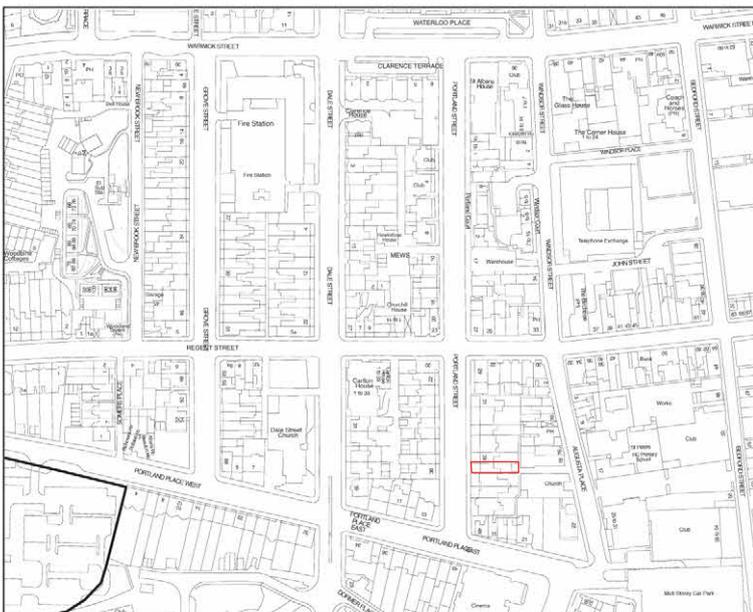
Railings to early 19th century houses, low walls with panelled railings originally on century houses

Grove Street, early 19th century grade two listed two Storey houses on West side h. detailing good stucco detailing.

*Houses on east side occupy site of Dr. Jephson house (now partially occupied by the fire stati
Later 19th century brick houses with slate roofs two stories, no attic windows. (detailing*

Good ironwork on West side of Street.

Some street trees



Area 29 of the Leamington Spa Conservation Area

Interesting 3 Storey houses with eaves detailing at South end of Street.

Some Edwardian infill on east side of Street

Portland place is a mixture of early 19th century houses of two and three Storey. 10 and 12 h. formal classical frontage

Front gardens on the north side and basement areas with good ironwork on the South si

Houses on the South side have designed rear elevations, some with timber balconies

2.0 Proposals

The application seeks minor internal changes to include the following;

1. Refurbishment of basement WC in to shower room
2. Internal reconfiguration of music room to form new WC and utility area
3. Removal of partition between WC and bathroom at first floor to include the blockin of a small side window to allow for the installation of a shower.
4. Replacement of existing 'paddle stair' up in to third floor with new fully compliant s and replacement of 2 No. modern rooflights with 2 No. dormer windows.
5. Removal of window to garage and replacement by timber French doors
6. New heating system utilising air source heat pumps (location within garden area).
7. General refurbishment of external render and rainwater goods where necessary
8. Replacement / refurbishment of existing windows with double glazed units.

None of the above changes are detrimental to the property and Conservation as a wh installation of the dormers will enhance the rear elevation as the modern roofliq removed.

2.1 Windows

Windows in listed buildings and conservation areas. Warwick DC

The use of double glazing is not acceptable in replacement sash or casement wind glazing bars.

It is not possible to obtain the very fine glazing bars in either listed or unlisted k Conservation Areas, required in many instances to support double glazed units and i of the window is distorted by the sandwich effective two sheets of glass. The integr window is also lost as a historical component and the weight is changed considerably in res of the original counterbalances in sash windows. Secondary glazing can be equally effici double glazed units and fitted discreetly, need not affect the character of the building.

Double glazing units are not appropriate in Listed Buildings. The only exception to thi where unsympathetic windows are to be replaced in a less prominent part of the bui not be compromised by the effect of double glazed units

My client wishes to explore replacing or renovating the existing sash windows w glazing. Generally the frame and sash box can be retained with the sash replaced with the e same mullion and transom dimensions but using slimlite glazing.

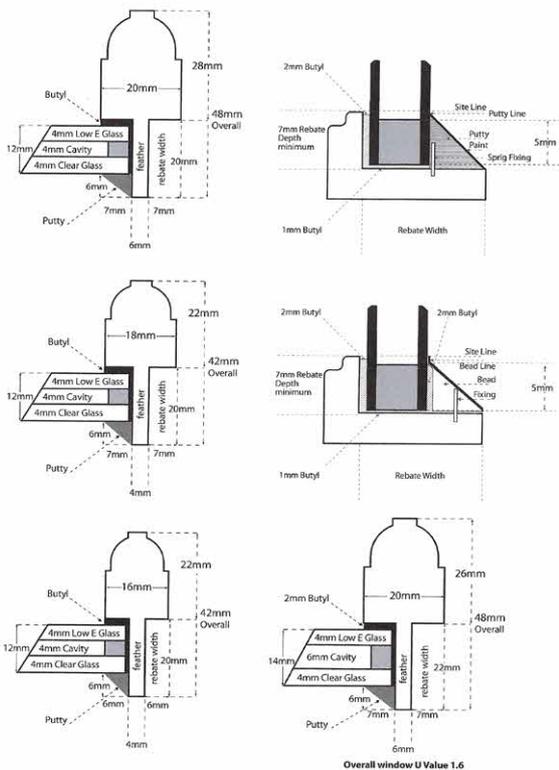
Single glazed timber sash and casement windows are very poor at conserving energy. The h loss through single glazing which has a U value of 5.8 is around 70%.

This is caused by the single pane of glass which will be approximately the same temp as it is outside. In colder conditions in a room at around 20 degrees centigrade the warm contact the cold single glazing and drop downwards at a rate exceeding 2 metres per s often mistaken as a draught through window construction joints.

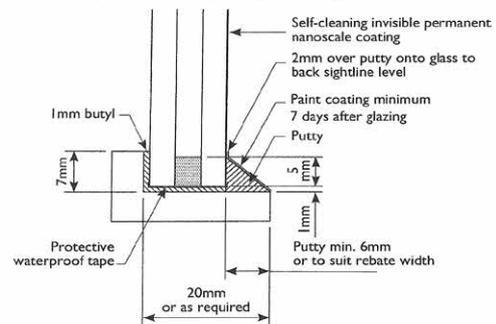
This causes a constant convection in a room where the air is being heated and then coc the cold single glazing resulting in an expensive continual 70% heat loss through the glass

Low E double glazing such a slimlight reduces this heat loss by at least 50% due in par low E glass which reflects the long wave radiation or heat back into the room combi the insulate and inert gases contained in the cavity of slimlite Krypton and xenon which a most effective inert gas insulators.

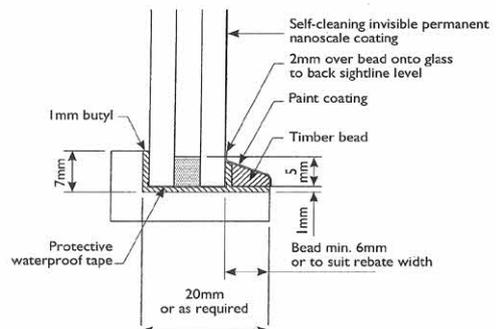
The insulating effect keeps the pane inside, normally the low E glass much warmer outside temperature thereby considerably slowing down the convection mentioned abo reducing heat loss by around 50%. Recent figures estimate that Low E double glaz as slimlight because of the escalating energy costs will provide a payback term of three years



slimlite glazed with putty & butyl



slimlite glazed with beads & butyl



Typical slimlite sections



MACDOUGALL
ARCHITECTURE

Replacement of 1 square metre of single glazing by Low E double glazing will provide a saving of approximately 90KG of carbon dioxide emissions per year

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The new insulation requirements for Windows are a result of the Kyoto agreement to reduce carbon emissions and bring to an end the poor installation of single glazed windows for listed buildings however Edinburgh have recently made a major policy change to require replacement double glazing such as slimlite to be used in listed buildings. Edinburgh has more listed buildings than any other city in the UK except London and other city authorities should reconsider their current policies

Design

The slim double glazed units allow for very small perimeter edge seals of only 5 mm for fitting to most existing single glazed windows or new Windows to maintain the appeal of the slim glazing bar or astragal, contrary to the Council's Windows In Listed Buildings Document. This document fails to recognise the science of how single glazed windows perform suggesting remedial works and draught proofing to 'greatly increase their thermal effectiveness' not acknowledging the dramatic effect of convection and resulting heat loss.

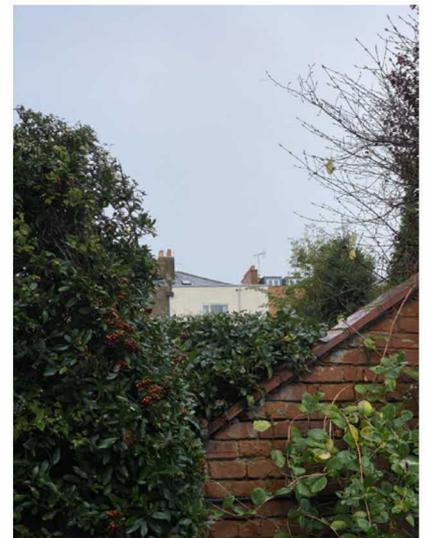
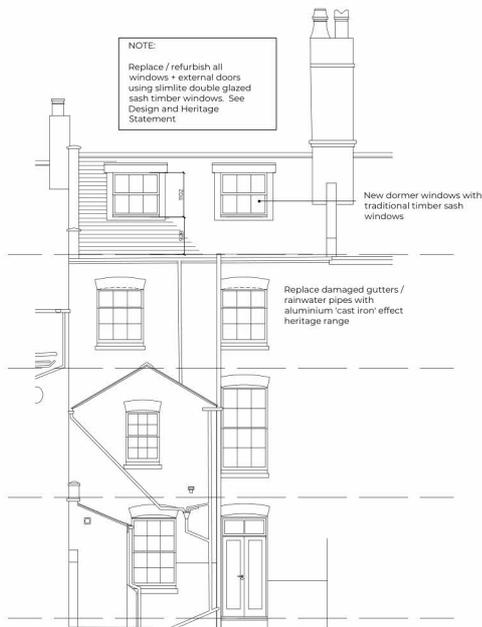
In my view, secondary glazing has a dramatic negative impact on the internal feel and aesthetics and doesn't really address the issues at hand.

Immediate changes to the way we live need to be made to help halt the dramatic climate change and the Council should give consideration to these newer technologies.

2.2 Dormer Windows

The application seeks the formation of 2 No. flat top dormers clad in lead with timber shah windows to the third floor. These will directly replace modern none heritage rooflights and make the space more usable, allowing for the installation of a fully compliant stair, replacing a dangerous paddle arrangement.

There are many examples of dormer windows locally and they are a consistent detail on properties of this type and period.



Rear elevation as proposed



Local examples of dormer windows