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# 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 works within their setting, 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 incorporated. 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 needed 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



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### 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

CV 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 late 19th century houses*

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

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

*Good ironwork on West side of Street.*

*Some street trees*



Area 29 of the Leamington Spa Conservation Area

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*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 have formal classical frontage*

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

*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 blocking up 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 stair 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. Replace door to basement on front elevation

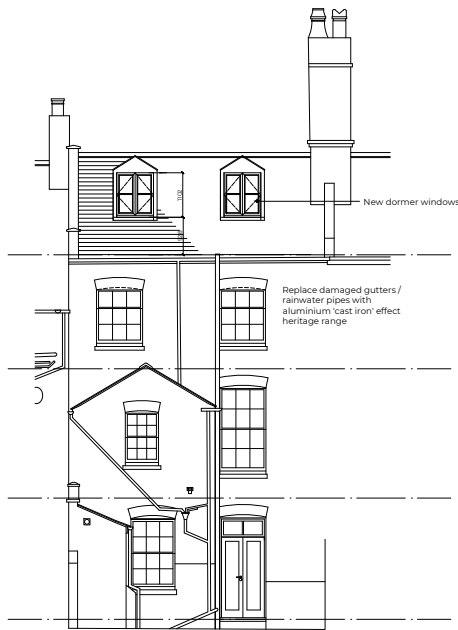
None of the above changes are detrimental to the property and Conservation as a whole, the installation of the dormers will enhance the rear elevation as the modern rooflights will be removed. This application is a re-application of W/21/2160/LB and W/21/2159 which sought the above changes but also included changing the single glazed sashes for double glazed units. We no longer seek to apply for replacing these windows, however the other items listed above have undergone a series of reviews by both the case officer and Conservation officer and were deemed acceptable.



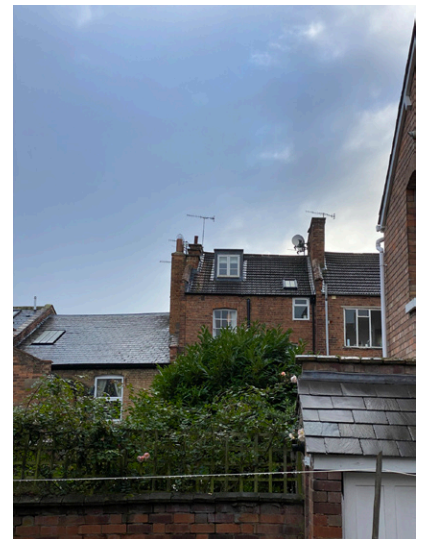
## 2.1 Dormer Windows

The application seeks the formation of 2 No. dormers with casement 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. This type of pitched roof dormer was requested by the Conservation officer.



Rear elevation as proposed



Local examples of dormer windows