
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