

# Heritage Statement

## Rear of 25 Leam Terrace, Leamington Spa.

Proposed 3-bedroom apartment over existing garages.



**Heritage England Listing** - The property is not listed on the Heritage England website.

**The Property falls within the Leamington Spa Conservation Area 12.**

Features include the following,

- Major survival of early 19th Century planned layout to south of river. Part of early Spa Towns Development.
- Major early 19th Century residential developments, laid out from 1828 onwards.
- Only partially developed in early 19th Century as classical terraces
- Completed in mid-19th Century with Stuccoed Villas.
- East end of Leam Terrace mid- late 19th Century character with 2/3 storey brick terraces and 1930/40's semi-detached housing on north side.
- Important mix of buildings
- Three lined avenues.
- Wide streets.
- Variety of boundary treatments with scope for reinstatements, mainly as railings.
- Good ironwork railings and balconies.
- West end of Russell Terrace and Priory Terrace end of Leam Terrace have different characters - 2 storey early 19th Century houses (similar to George Street) and later large Edwardian semi-detached houses.
- Interface with Willes Road.
- Mature gardens.
- Stucco and slate.
- Paint colours important.

- Significant buildings - 3 storey classical terraces and Gothic revival villas in Leam Terrace. 19th Century Villas set a predominant rhythm in Russell Terrace.

## **Proposals**

The proposal seeks to construct a new 3-bedroom apartment retaining the existing garage structure and extending above and to the side to reflect a number of similar developments within the area.

## **Impact on Heritage Asset**

Due to the existing varied form of the site and the additions to other similar properties within the terrace, it is argued that such development in this location will not harm or affect the historical significance of this building.

## **Mitigation of Impact**

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

Facing brickwork and clay roof tiles will match the adjacent developments with brick head details and fascia's suitable for the conservation area.

## **Access & Parking**

Pedestrian and Vehicular Access to the property will remain as existing with access to the car parking retained from New Street. The two existing garages will be used as car parking for the new dwelling.

## **Conclusion**

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