

HERITAGE STATEMENT

Job 2105 The Cricketers Arms 19 Archery Road Leamington Spa CV31 3PT

Proposed development:

- Remove existing decking to courtyard. Remove store and bin enclosure
- Replace first floor rear window with timber door;
- Install new external steel fire escape stair and replacement bin store.

Prepared by Taylor and Co

Appendix A: Extracts - WDC guide to Leamington Spa Conservation Area

Appendix B: Historic England listing information for Victoria Park

Appendix C: Historic OS maps from 1885 to 1939



AERIAL PHOTOGRAPH SHOWING SITE CONTEXT - PARK/BOWLS CLUB TO NORTH



AERIAL PHOTOGRAPH OF SITE



PHOTOGRAPH LOOKING SOUTH WEST FROM ARCHERY ROAD TO SIDE ELEVATION



PHOTOGRAPH LOOKING NORTH EAST TO REAR OF PUB, ARCHERY ROAD BEYOND



PHOTOGRAPH LOOKING NORTH TO REAR OF PUB FROM EXTERNAL TRADE AREA

SITE DESCRIPTION

The application site is located in the Leamington Spa Conservation Area to the south side of the Archery Road and faces onto the bowling greens and pavilion belonging to the Royal Leamington Spa Bowling Club which forms part of the Grade II listed Park.

The site occupies a corner position at the junction of Archery Road and Victoria Street and comprises a public house with the main entrance to the north side with a small yard area to the south side which is used as an external drinking area and for waste storage. There is a steel gate providing access to the yard with a 1.6m high painted brick wall to the west boundary either side of the gate

The site is 'L' shaped with dimensions 26.5m long and 8.7-18.0m wide, with an area of 280m². The yard/external drinking area (6.5x18m) extends behind the rear garden and brick boundary wall belonging to No. 15 Archery Road.

The pub is mostly 2-storey and the historic maps show that it was originally 'L' shaped; the single-storey flat roof element is post-war infill to the west side which squares off the building.

The pub has a stucco external finish to the front and side elevation scored to give the impression of cut stone, with 3 large sash windows to the front elevation. The rear side of the pub is plainer with red brickwork and a mix of casement and sash windows. The later single-storey element is painted brickwork with a flat felt roof. The main roof is double-hipped with slate tiles and has 4 tall brick chimneys in good condition. The internal layout suggests that the pub may have been built originally as a house.

The rear yard area has painted brick walls to all sides and a canopy formed from corrugated plastic; it is used for waste storage and as an external drinking space. The yard adjoins a Victorian house, No. 1 Victoria Street, and the south boundary to the site is the external wall to the dwelling. The site also adjoins the rear brick garden wall to No.15, and the rear garden wall to No. 4 Adelaide Road.

The surrounding residential area, including Victoria Street, Victoria Road, Adelaide Road, Avenue Road and York Road is characterised by considerable variety to the size, form and appearance of the houses which were mostly built in the Victorian and Edwardian eras. Victoria Street/Victoria Road is a development of more modest terraced brick Victorian

houses, compared to the large, detached stucco Regency villas to the west side of Adelaide Road, and the 3-storey Edwardian semi-detached houses to the east side of Adelaide Road.

The pub forms the west end of a terrace comprising 9 buildings, the rest of which are dwellings. Unlike the adjacent streets, there is little uniformity to this terrace which contains 2 and 3 storey Victorian houses with an unusual 1960's infill house between the pub and No.11, which appears from the historic OS maps to have replaced 3 small buildings. The terrace to the west side of Victoria Street is very uniform by comparison, containing 9 almost identical houses and a Regency style detached house to the corner opposite the pub.

To the north side of the pub are the bowling greens and club, with Victoria Park and tennis courts further to the west, which are part of the Grade II listed Spa Gardens which comprise a linked series of gardens and parks running east/west alongside the River Leam for just over a kilometre through the centre of Leamington Spa. The park was originally attached to the Spa Pump Rooms but developed throughout the 19th and early 20th Century as attractive, open amenity space for use by both tourists and local residents, and have the same use and important value today. Please see the Historic England entry below for full details.

The Bowling Club website contains a history of the club which started in the early 1900s. The 1923 OS map shows a small pavilion, with a larger pavilion appearing on the 1939 map.

PROPOSED DEVELOPMENT

The applicant wishes to install a steel fire-escape stair to allow the upper floor bedrooms to be used as rentable accommodation, which will require improvements to fire escape provision. As part of this proposed development, the external drinking area will be refurbished and substantially improved in appearance.

The development comprises minor changes which will improve the appearance of the rear side of the pub. The unsightly bin and store will be removed and replaced with a single new, purpose designed timber enclosure which will be mostly hidden behind the brick boundary wall. The old decking will be removed and the existing ground surface made good.

The proposed new fire escape stair will be a thin steel construction with open risers and painted black. This is in keeping with the type and character of the building and a typical material for Victorian buildings and many of the nearby houses have black steel railings to the front boundaries.

HERITAGE STATEMENT

Include a description of the asset and its significance - If, for example, your building is listed you should as a minimum consult the Historic England listing entry and the local historic environment record.

The pub is an attractive but individually unremarkable Victorian building which has value in contributing to the overall character of the area, and as part of the overall setting in relation to the Grade II Park opposite. The front elevation has more impact to the conservation area and potential impact to the park than the rear, but this is unchanged in the development.

Victoria Street similarly contains attractive but individually unremarkable buildings; its value is as part of the overall setting and providing access and views to the park and bowling greens beyond from the south.

Include An assessment of the impact - Outline how your proposed works affect heritage significance, including any impact on architectural and historic merit or setting. Common examples may include damage to historic fabric, removal or blocking of architectural features, and division of a historic layout. You could also include positive impacts that support your application, including revealing historic features and reinstating original proportions.

The rear side of the pub can be viewed obliquely from Victoria Street when looking north to the park, and in this respect the development has a potential impact to the park. The proposed development is minimal though, with a reduction and improvement in appearance of the yard storage and removal of the old decking. The replacement of the rear window with a door and new black steel external escape stair will be in keeping with this type of Victorian building, many such buildings have a similar external rear stair access. This development will appear natural and in keeping with the site and area generally. Note also that there are no windows to the side flank wall of the adjoining house, so in this respect No. 1 is unaffected by the development.

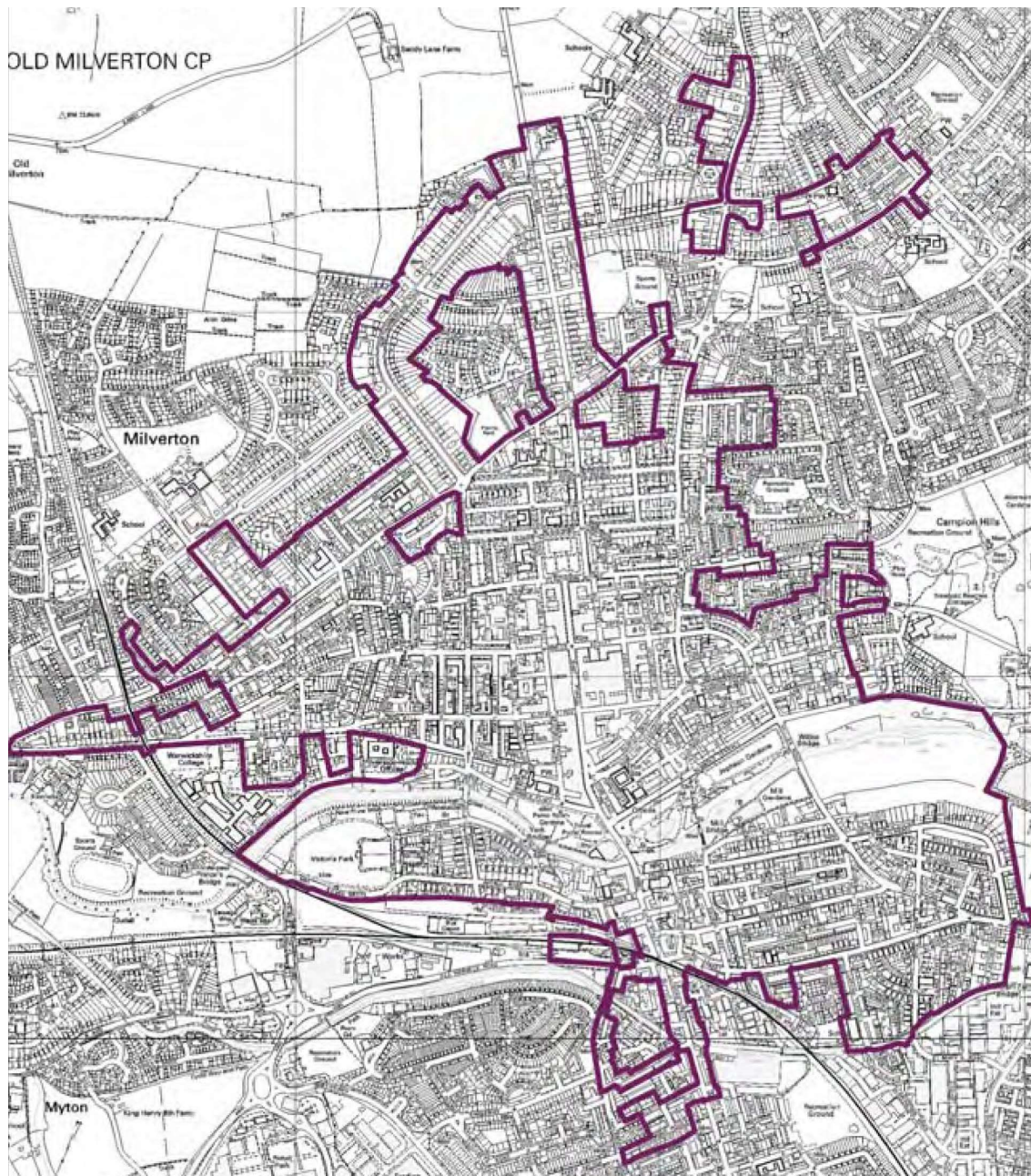
Include proposed mitigation measures - Outline how you have designed your proposals to limit detrimental impact to heritage significance. Common examples may include choosing historically sympathetic materials and developing a sensitive design that responds to the historic context of the site or area.

The new rear door will be painted timber to match the existing external joinery. The new escape stair will be a thin steel construction painted black, and in this respect similar to the steel railings found to the front of the pub and to the front of nearby houses in Victoria Street.

CONCLUSION

This is a minor development which is in keeping with the host building and area generally. It will have no adverse impacts on the adjoining properties, the conservation area or the park and bowling club beyond. On this basis, we ask that planning permission be granted.

APPENDIX A: WDC GUIDE TO LEAMINGTON SPA CONSERVATION AREA



MAP SHOWING LEAMINGTON SPA CONSERVATION AREA

Adelaide Road, York Road, Avenue Road and Victoria Street



- Interface with Old Town.
- Avenue Road has Grade II Listed Regency villas and rendered terraces.
- Open space at Bowling Club.
- Relationship with Station Approach important in terms of future development of this area.
- Former Library and Art Gallery are significant Listed buildings.
- Former Manor House now restored as flats is a significant building blending restoration of an old building with contemporary extensions. Original 18th Century Manor House restored at rear.
- Adelaide Road has stucco villas on west side and large semi detached Edwardian houses on east side.
- York Walk is entirely Edwardian large, semi detached houses. Good details and retention of traditional doors and windows throughout.
- York Walk important link with Pump Room Gardens and Victoria Park.
- Victoria Street area has smaller scale late 19th Century brick and slate terraced houses.
- Principal entrances to Victoria Park from this area.
- Important views of Manor House, from York Walk and rear of former library.

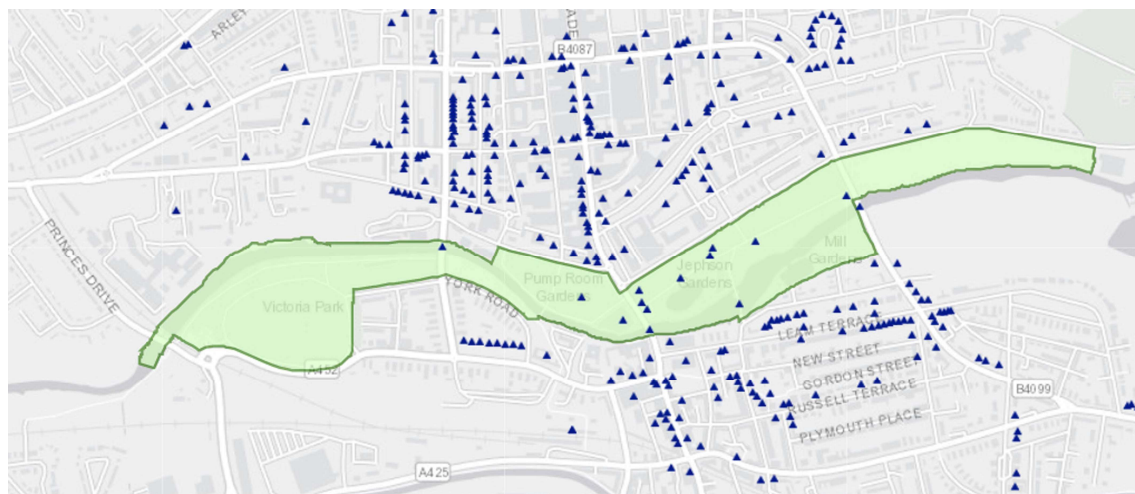
Royal Leamington Spa Conservation Area



**AREA
37**

EXTRACT FROM GUIDE COVERING ADELAIDE ROAD, YORK ROAD, AVENUE ROAD AND VICTORIA STREET

APPENDIX B HISTORIC ENGLAND LISTING INFORMATION FOR VICTORIA PARK



MAP SHOWING LISTED BUILDINGS AND PARK

Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000498

Date first listed: 01-Feb-1986

Location

County: Warwickshire

District: Warwick (District Authority)

Parish: Royal Leamington Spa

National Grid Reference: SP 31851 65527

Details

Kilometre-long chain of riverside walks, gardens and parks, created at various dates between 1814 and 1903, running through the centre of Leamington Spa.

HISTORIC DEVELOPMENT

The village of Leamington Priors, at the south end of a bridge across the River Leam, began to be developed as a spa resort in the last years of the C18. The first bath houses to be erected were south of the river; urban development on a far larger scale, crucially on open land, began when a spring was discovered north of the Leam. Immediately north of the bridge the land was owned by Bertie Greatheed, whose income from his West Indian sugar plantations had been much reduced by the French wars. In 1808 he formed a partnership with Warwick businessmen to develop a new town on his land focused on a Pump Room, opened in 1814, alongside which the Pump Room Gardens were laid out. Development of the surrounding land began only after it was inherited in 1820 by Edward Willes. He brought in the London architect P F Robinson to lay out Clarendon and Beauchamp Squares and the surrounding streets, with land on the east side of the town being laid out in the later 1820s and 1830s to plans by John Nash and his partner James Morgan, and by J G Jackson, a pupil of Robinson's who in 1832 was appointed Willes' agent. Jackson's schemes included wide promenades and open spaces and what in time became known as Jephson Gardens.

Leamington doubled in size between 1831 and 1841, but growth then slowed leaving large numbers of plots still vacant. The nature of the town changed in the mid century; the fashion for spa treatments waned, the town gained a higher proportion of residential middle-class professionals, while from the 1850s day trippers came by rail. In 1862 the Local Board of Health created the New River Walk on completion of its works to speed the flow of the sewage-laden Leam by raising and straightening its banks. The town gained borough status in 1875, and using powers granted by the 1875 Public Health Act extended New River Walk to the Pump Room Gardens. Additional Powers under the Leamington Spa Corporation Act 1896 enabled the acquisition of land for Victoria Park as a 'people's park'. The final component of Spa Gardens, Mill Garden, opened in 1903.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Spa Gardens comprise a linked series of gardens and parks, in all c 20ha, running east/west alongside the River Leam for just over a kilometre through the centre of Leamington Spa. From either end of the Gardens there is access to further green space. West of Victoria Park is a sports ground, Edmondscote, and open fields reaching to St Nicholas Park, Warwick, and on past the Castle to Warwick Castle Park (qv). To the east, along the river, is Welch's Meadow, a local nature reserve, and Newbold Comyn, where a country park was established in 1973.

GARDENS AND PLEASURE GROUNDS The original Pump Room Gardens lie on the north bank of the river in the centre of the Spa Gardens. Some 350m long from north-west to south-east and up to 100m wide, they are

bounded to the north by Dormer Place and to the north-east by the Parade, at the south end of which, immediately east of the Pump Room, is Victoria Bridge (J G Jackson 1840, replacing one of 1808). The main entrances are alongside the Pump Room and at the north-west corner of the Gardens, off Dormer Place. The Royal Pump Room itself (listed grade II), which opened in 1814, was designed by C S Smith (fl 1790-1839), rebuilt by J Cundall in 1861-3 and extensively renovated with a baths extension by W de Normanville in 1890. Once its construction was completed the surrounding Gardens were planted by the nurseryman John Cullis (d 1849). Their interior is now largely open grassland with a small number of mature specimen trees. Running around the northern perimeter is the Lime Avenue. The Pump Room and Gardens were bought by the Local Board of Health in 1868, and soon after free access to the latter was granted as a 'people's recreation ground' (Hodgetts 1997). The bandstand in the eastern part of the Gardens was added in the late C19.

Immediately east of the Pump Room Gardens, and also on the north bank of the river, here broad and lake-like, are Jephson Gardens. These, 500m long from south-west to north-east and 100m wide, are bounded to the north-west by Newbold Terrace and to the north-east by Willes Road, which is carried over the Leam by Willes Bridge. The Gardens are entered by gates adjoining West Lodge, which is opposite the Pump Room. From this a straight, axial path runs north-east through the Gardens to East Lodge, on Willes Road. Both lodges are of 1847; the former (sometimes known as Parade Lodges; listed grade II), a pair in the Classical style, was designed by David Squirhill, the latter by J G Jackson in what he called his Old English style. A third gate, in the centre of the Gardens' north-west side, gives access from Newbold Terrace. Some 20m south-west of those gates is the start of Mill Passage which runs southwards through the Gardens as a right of way from Newbold Terrace to Mill Bridge. Other paths run around the Gardens' perimeter and around the 100m long Lake (dug 1846-7) east of West Lodge. East of the east end of the Lake, adjoining the north end of Mill Bridge, is the site of the Nursery. About 200m to the north-east, on the river bank, is the Riverside Restaurant. The Gardens contain large numbers of other structures, many of them commemorative. These include the Hitchman Fountain (listed grade II) 30m north of West Lodge, a neo-gothic structure by J Cundall erected in memory of Dr Hitchman (d 1867) who had had a great influence on the town's layout; the Willes Obelisk (listed grade II) of 1875, 100m north-east of the West Lodge; a stone arbour of the 1860s 50m north of the Obelisk on the perimeter walk; the Jephson Temple (listed grade II), a white marble statue of Dr Jephson by Peter Hollins which stands in the centre of the Gardens in a circular, stone, domed pavilion of 1848-9 by David Squirhill; the Aviary (listed grade II), originally opened in 1899 as a buffet, 100m east of the Jephson Memorial; and 30m north-west of the pavilion the Davis Clock Tower of 1925. Around these various structures the Gardens are well planted with mature trees and shrubs and have numerous flower beds, mostly symmetrical. The Gardens originated as a meadow which c 1831 was fenced off and laid out to a design by J G Jackson (with planting by John Cullis) as Newbold Gardens (or Newbold Wood Walks), a commercial pleasure ground. A subscription of 1846 allowed the lease of the Gardens to be assigned to trustees and for them to be improved and opened to the public in 1847 as Jephson Gardens. The name honoured Dr Henry Jephson, promoter of a moderate diet, exercise and taking the waters, who established his practise at Leamington in 1828 and subsequently drew many visitors to the town.

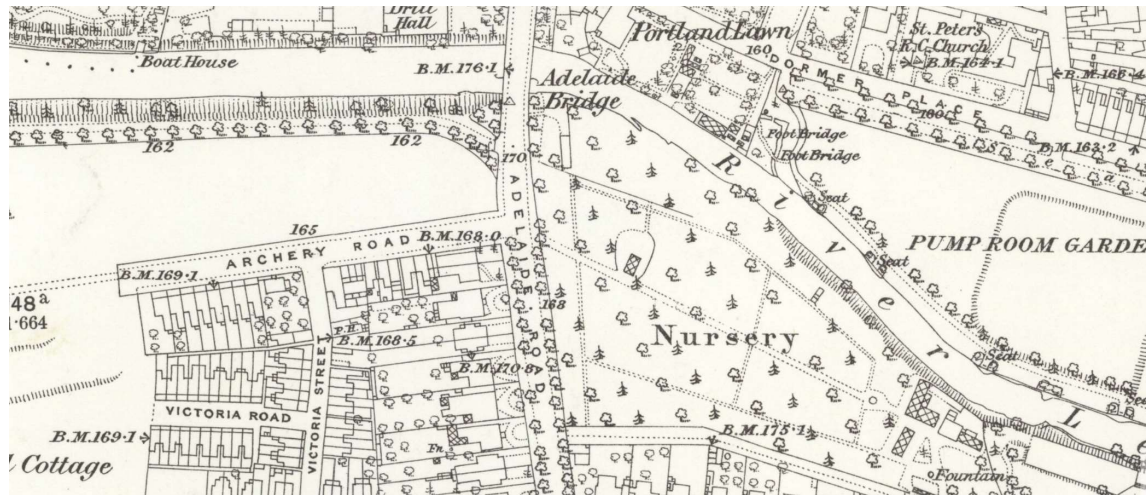
Willes Bridge, at the east end of Jephson Gardens, allows access to Mill Gardens, which run along the south bank of the Leam, opposite Jephson Gardens. They are 320m long and extend south-west to a gate at the west end of Mill Road. The gate adjoins the south end of Mill Bridge (listed grade II), a suspension footbridge which crosses the Leam to the central portion of Jephson Gardens. The Gardens include, in their central part, an 80m long boating pool with boathouse. Mill Gardens were created largely as a children's playground as part of the Mill improvement scheme of 1903. That included the construction of a new weir, the bridge, boathouse and boating pool, all designed by the borough surveyor William de Normanville. Previously the area had been settlement ponds, a mill and an open-air swimming pool.

York Bridge, a footbridge on the centre of the south side of Pump Room Gardens, gives access across the Leam to the south-east end of York Promenade. Bounded by York Road to the south-west, the Promenade forms a 250m long and 50m wide garden along the south bank of the river running north-west to Adelaide Road, Adelaide Bridge (1891) and the sports grounds and Victoria Park beyond. York Promenade was named after the Duke of York and opened in 1893 to commemorate his marriage. Previously the Promenade formed part of Perkins Gardens, a commercial nursery to which, since the 1830s, the public had enjoyed access.

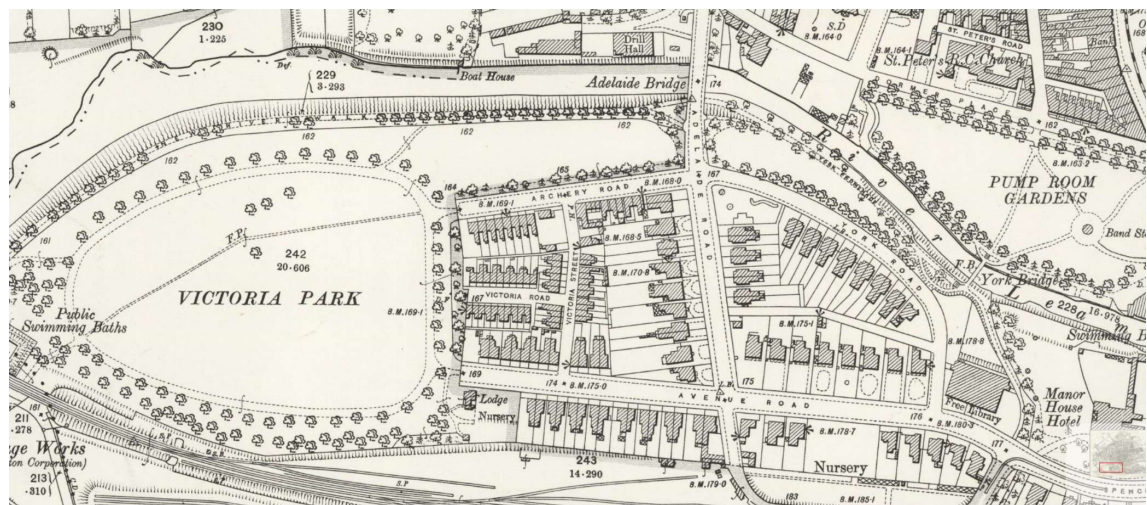
The sports grounds west of Adelaide Road, beneath which an underpass was created c 1893, occupy a 200m long and 75m wide strip along the south bank of the river. Their east half is a bowling green, the west a tennis ground. They occupy the eastern third of New River Walk, opened by the Local Board of Health in 1862 and designed by Anthony Morgan, the borough surveyor.

The west side of the tennis ground abuts the north-east corner of Victoria Park, which is roughly oval, 350m from east to west, and again bounded to the north by the Leam. The Park is entered by gates to its north-east (off Archery Road), south-east (off Avenue Road) and south-west. Adjoining the last is a swimming bath, next to which is a lodge. The interior layout of the park is simple, and was designed to accommodate events for large numbers of people with areas for football, cricket and other sports, while around its perimeter is a track for running and cycling. North of its centre is a bandstand. The park, designed by William de Normanville, opened in 1897. It incorporated the western two-thirds of the New River Walk, to which was added land used for fifty years as a cricket and archery ground since it was leased in 1848 by the leading cricketers George Parr (d 1891) and John Wisden (d 1884), the latter later to become better known as the compiler of the eponymous cricket almanac.

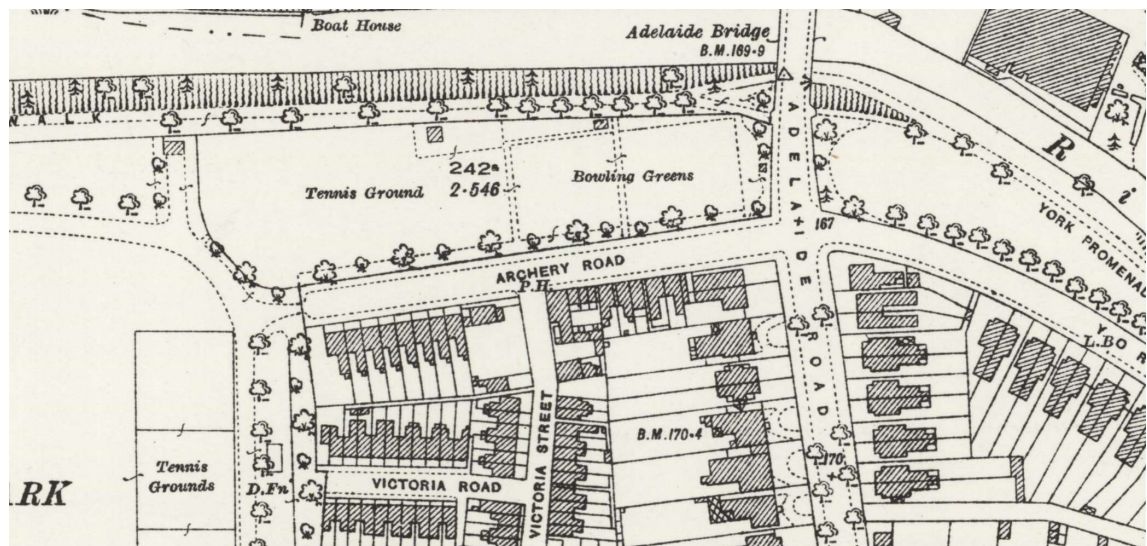
APPENDIX C HISTORIC OS MAPS



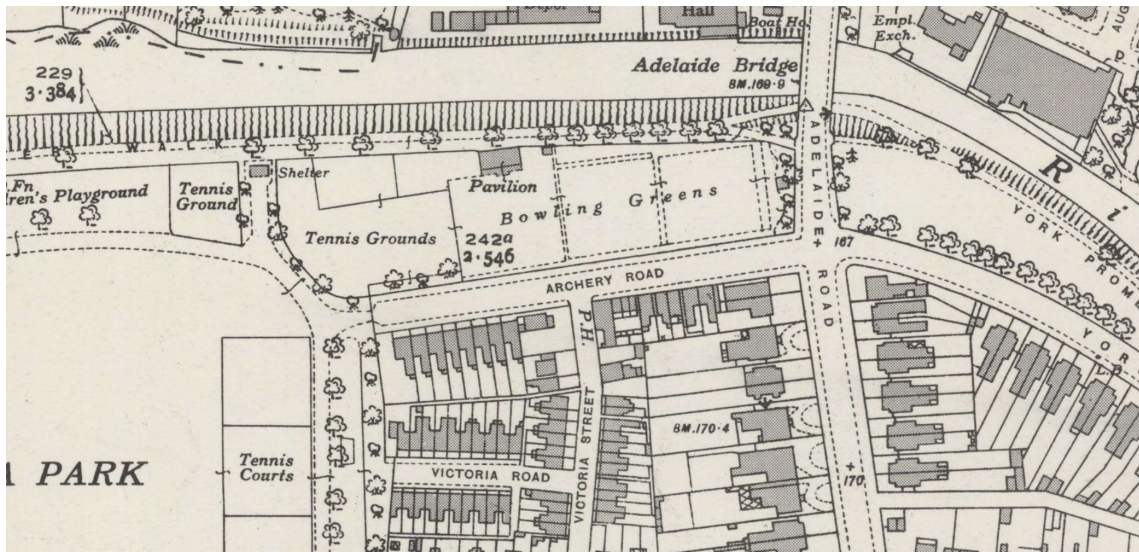
1885 OS MAP



1904 OS MAP



1923 OS MAP SHOWING BOWLING GREENS



1939 OS MAP SHOWING LARGER PAVILION