

# Vagdia and Holmes

Chartered Architects

## Heritage Statement

In support of an Application for Listed Building Consent for  
Refurbishment of existing House in Multiple Occupation, replacement of dilapidated first floor  
structure to the rear, and new ensembles to bedrooms to  
7A Spencer Street, Leamington Spa, CV31 3NE



Figure 1 – Photograph of 7A Spencer Street, as seen from the street

Rev	Date	Notes	Author
Original	21 <sup>st</sup> Sep '23		DV

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## 1.0 Introduction

- 1.1 This Heritage Statement is written in support of the planned changes, as outlined with Application Reference W/23/1338 LB.
- 1.2 The planned changes include the following –
  - 1.2.1 The removal and relocation of internal, non load-bearing walls, to accommodate a new spatial configuration and new ensembles;
  - 1.2.2 Replacement of the existing, dilapidating structure to the rear, at first floor level.

## 2.0 Location

- 2.1 The Application Site is known as 7A Spencer Street, Leamington Spa, CV31 3NE. The Application Site sits above 7 Spencer Street, and occupies the floors at first, second and loft level. This property is accessed from a rear yard, and external steps.

## 3.0 Heritage Status

- 3.1 The property is recorded as Grade II Listed.

The Historic England website ([5-13, SPENCER STREET, Royal Leamington Spa - 1381536 | Historic England](#)), reports the overview of the Listing as follows –

*Terrace of 5 houses, now flats and shops.*

*c1832-1839 with later additions and alterations including mid-C20 ground-floor shop fronts.*

*Pinkish-brown brick with painted stucco front facade and cement-tile and Welsh slate roofs, tall party-wall stacks with cornices (missing to No.13).*

*EXTERIOR: 3 storeys with attics, 11 first-floor windows arranged 3:2:2:2:2. The window-bay to left is recessed. First floor: 6/6 sash; blind opening, 10-pane French window with divided overlight, 8 tall 6/6 sashes, all except that to left in tooled architraves, windows 2-7 with frieze and cornice on acanthus corbels, missing to windows 8 and 9, blind boxes and floating cornices to windows 10 and 11. Second floor: three 3/6 casements otherwise 3/6 sashes, all with sills. All windows in plain reveals. Frieze, missing to left; cornice, missing to far left; low parapet, copings. Attic dormers to Nos 9 & 11. Ground floor: entrance to No.5 a 6-panel door with overlight, shop front has projecting bay with plate-glass windows, frieze on brackets and cornice. Otherwise glazed entrances in glazed shop fronts.*

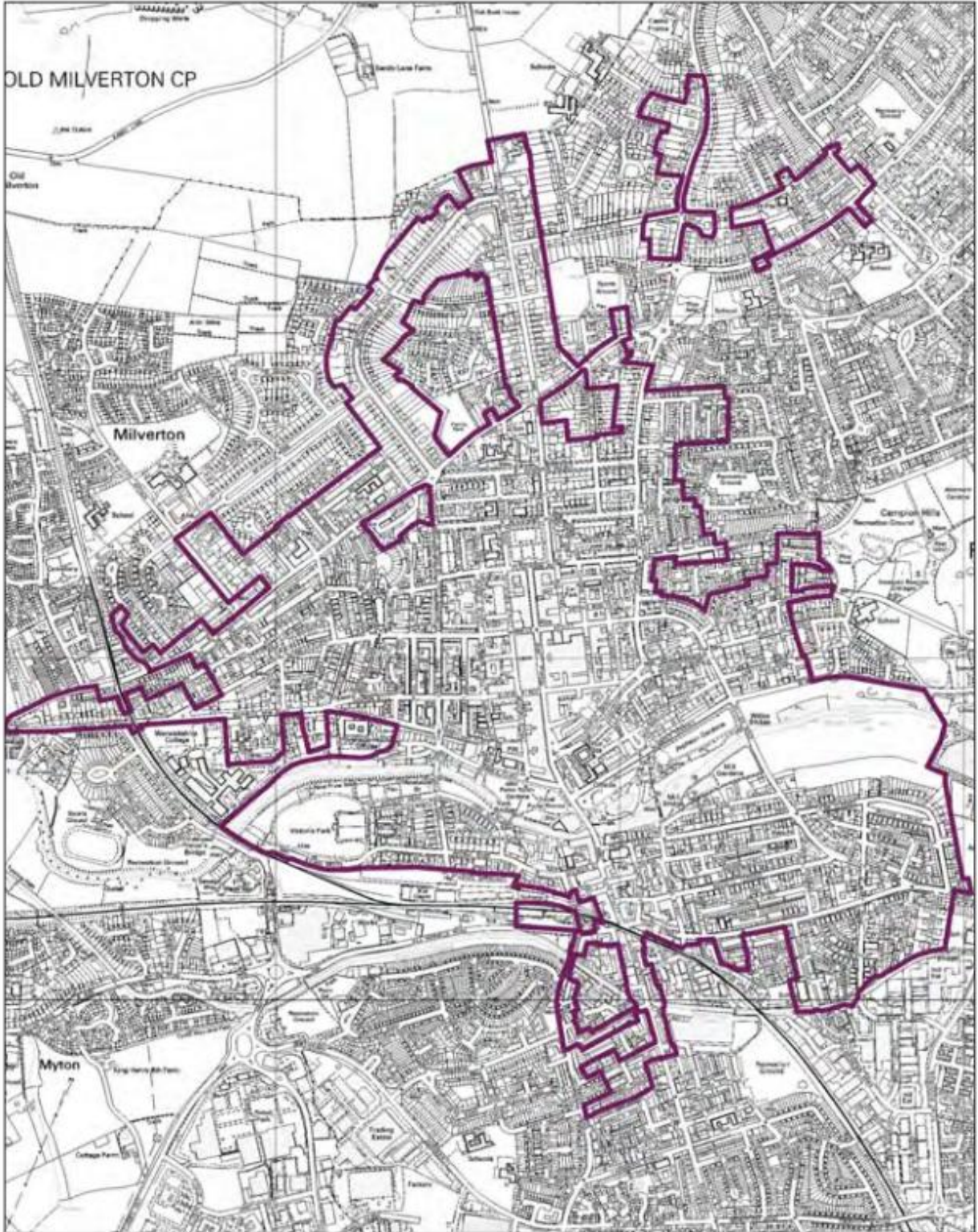
*INTERIOR: not inspected.*



*Figure 2 – Street frontage, showing nos. 5 – 13 Spencer Street, Leamington Spa*

#### **4.0 Context**

4.1 The site sits within the Royal Leamington Spa Conservation Area, shown below.



*Figure 3 – Royal Leamington Spa Conservation Area, A Guide to Conservation Areas, Warwick District Council, ref: LA 100018302 2007*



Figure 4 – Area 6 – Royal Leamington Spa Conservation Area, A Guide to Conservation Areas, Warwick District Council, ref: LA 100018302 2007

Specifically, this part of Spencer Street lies within Area 6. It is noted that this Area is known for;

- It's architectural and historic relationship to the 19<sup>th</sup> Century Bath Street, which was the original north – south thoroughfare for Leamington Priors Village; and
- A number of grander, 19<sup>th</sup> Century buildings in this area, many three or four storeys, which would have been constructed during a boom period of construction, just before Town suffered some depression, and the focus of the Town moved to north of the River Leam.

The Council's comprehensive Guide to the Conservation Area also notes this terrace of properties on the north side of Spencer Street, noting it's projecting shop fronts, probably added in the 20<sup>th</sup> Century.

It is noted therefore that – specifically – the external appearance and urban planning of this group of terraced properties makes a significant contribution to the appearance and character of this part of the Conservation Area, and is part of a wider storey of the development of the Town.

The terrace features a painted stucco finish, with frieze, cornice and window hoodmould detailing.

4.2 There are a number of other Listed Buildings in the immediate vicinity, these include –

The Avenue Public House

NO.15 SPENCER STREET 1208-1/8/377 (North side) SP 3165 SE

GV II

*Pair of houses, now public house. c1832-1839 with later additions and alterations including early C20 bay windows. Pinkish-brown brick with painted stucco front facade and Welsh slate roof. 3 storeys, 4 first-floor windows. First floor has tall 6/6 sashes; second floor has 3/6 sashes, all in plain reveals with tooled architraves and with sills. Frieze, low parapet. Pair of central entrances, board doors with overlights with margin lights in pair of doorcases with Doric pilasters, continuous frieze and cornice. To either side are canted bays with casement windows and cornices. Tall end stacks with cornices, rebuilt to left. INTERIOR: not inspected. (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 32).*

United Reformed Church

SPENCER STREET 1208-1/8/378 (North side) 19/11/53 United Reformed Church (Formerly Listed as: SPENCER STREET (North side) Congregational Chapel) SP 3165 SE

GV II

*Congregational Chapel, now United Reformed Church. 1836-1838. Pinkish-brown brick with Welsh slate roof and painted stucco front facade. Neo-Classical style. EXTERIOR: single tall storey, 3 bays. Double-chamfered plinth. Giant Doric pilasters clasp angles. Flight of 4 steps to tetrastyle pedimented Ionic portico with single column and engaged pilaster to sides, continuous frieze and cornice with parapet to outer bays and behind pediment. Central entrance: triple fielded-panel doors with overlight with glazing bars in tooled architrave and with cornice and low pediment. To either side a tall round-arched window with stained glass in moulded architraves and with sills with feet. Hipped roof. To each return the first bay is stuccoed and projects with Doric pilaster to angles and with entrance a plank door in tooled architrave with cornice on corbels. Tall plinth, 6 similar windows with pilaster strips between; frieze, wide eaves. INTERIOR: has gallery on 3 sides supported on cast-iron columns with second floor gallery on rear wall. HISTORICAL NOTE: Spencer Street laid out 1832-1839. (Manning JC (Facsimile by Warwickshire County Library 1988): Glimpses of our Local Past.. Royal Leamington Spa: Royal Leamington Spa: 1895-; Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 32).*

12, Spencer Street

BATH STREET 1208-1/8/18 (West side) 25/03/70 Nos.26 AND 28 SP 3165 SE

GV II

*Includes: No.12 SPENCER STREET. Two terraced houses, now shops with flats over. c1818-1836 with later additions and alterations including C20 ground-floor shop fronts. Reddish-brown brick in English Garden Wall bond with painted stucco facades, Welsh slate roof and cast-iron balcony. PLAN: terrace continues around corner with angle curved on plan. EXTERIOR: 4 storeys, 7 first-floor windows arranged 3:4. Ground floor projects. Giant Tuscan pilasters through first and second floors to ends, to either side of angle and between three right windows. Stepped frieze, cornice. Moulded second floor band to left. To third floor are pilaster strips above these. First floor: tall blind opening; 2 tall 6/9 sashes; tall blind opening; tall 3/9 sash; 2 tall*

*unequally-hung 1/1 sashes, all in plain reveals. Second floor: seven 6/6 sashes in plain reveals and with sills. Third floor: seven 3/6 sashes in plain reveals, continuous sill band interrupted to curve. Ground floor: to west end a 6-panel door with overlight with glazing-bars in tooled surround, otherwise plate-glass windows and glazed door to angle. Copings, ridge and end stacks. Continuous balcony to first floor, Bath Street facade has Carron Company double-heart-and-anthemion motif. INTERIOR: not inspected. HISTORICAL NOTE: Bath Street was a main street of the C18 village of Leamington. Forms a group with No.30 (qv). (Dept of the Environment List of Buildings: Royal Leamington Spa: 1970-).*

### Bath Assembly Rooms

SPENCER STREET 15-AUG-06 Bath Assembly Rooms 1208-1/0/10018

*II Dance hall and shop premises designed by Horace Bradley. 1926. Red Flemish bond brick and stone with concrete tile roof. Two and three storey. The two storey dance hall is at first floor level above the shop space.*

*Exterior: The entrance front has a taller, symmetrical portion of three bays at left which has a wide, recessed opening to the ground floor with a fascia above. At left is a portion of later-C20 mosaic tiling, and at right are the half-glazed panelled doors of the dance hall beneath an awning hung from suspension-brackets. To the upper levels there is a prominent architectural display with an ashlar centrepiece which has a recessed triple-window at the centre with a large fanlight, leading out to a bowed balcony with metal balustrade. At either side are tall, shell-headed niches. Heavy brackets support a deep cornice which rises in an arch over the fanlight. Above this centre portion the parapet is also arched and has lettering in relief "THE BATH ASSEMBLY". Below the fanlight is further lettering in relief "1926. HALL . EST". At the apex of the façade is a figure of a classically draped young woman with raised arms, perhaps representing Terpsichore. At either side of this central bay are panels of brickwork with oculus windows and large projecting lanterns. To the right of this is a lower portion of the front of two storeys with two doors and a shop window to the ground floor and two casements with arched heads and blank tympana to the first floor.*

*Interior: The interior is little altered. The panelled entrance lobby has a cash desk and niche. From this a wider staircase with terrazzo paving and chequered borders leads up to the dance floor at first floor level. This has a balcony at the north, street end and an apsidal stage or band stand at the opposite end. The room has the original sprung floor and there is parquet flooring to the balcony area. The sitting-out areas at either side of the dance floor take the form of large, segmental apses with plaster friezes of putti to their upper walls. The decoration, which all appears to be original, has lion's head masks and Greek-key ornament and there is a barrel-vault over the central space. The triple-light and oculus windows to the sides all have some panels of stained glass, as does the large fanlight at the north, street end.*

*SUMMARY OF IMPORTANCE: As a building type the dance hall flourished in the inter-war period of the C20 and survived through to the 1950s and early 1960s. Cultural changes have meant that the great majority have been demolished or considerably altered when adapted for other purposes. This example, with its boisterous classical decoration, expressed inside and out, survives in a highly intact state. Its façade mirrors the decorative style of the interior which has an integrated and fluid plan.*

### 1 And 3, Spencer Street

SPENCER STREET 1208-1/8/375 (North side) 25/03/70 Nos. 1 AND 3 SP 3165 SE

GV II

*Pair of semi-detached villas, now house, restaurant and nursery. Dated 1842 on rainwater head, with later additions and alterations. Pinkish-brown brick, whitewashed to front and side facades, with Welsh slate, fish-scale roof. Neo-Tudor style. PLAN: central hallway. EXTERIOR: 2 storeys with basement, 5 first-floor windows of which the 2nd and 4th are in projecting, gabled bays, with further range to rear left of 2 storeys, 1 first-floor window. Main range has double-chamfered plinth. First floor: moulded band to centre, above which first floor projects slightly. 3 small canted oriel windows, that to centre with traceried lights, with 2-light 'mullion and transom' casements between with chamfered surrounds and sills and beneath hollow-moulded hoods. Ground floor: left and central entrances, steps to part-glazed doors, the upper panels arched, in 4-centre-arched surround with hoodmould. 2 canted bay windows with 'mullion and transom' casement windows, to right a 3-light 'mullion and transom' casement with chamfered surround and sill, hoodmould and blind box. Basement has casement windows. Quatrefoil decoration to gable, that to left with hoodmould. Decorative bargeboards. Range to left, first floor has casement window with cambered arch and chamfered surround and sill. Ground floor: board door with unglazed fanlight with ornate ironwork, beneath cogged arch in chamfered surround. Also inscribed to rainwater head: 'JG'. INTERIOR: not inspected. HISTORICAL NOTE: c1872, No.3 was the home of Dr Frederick F Haynes, one of the first players of lawn tennis, a game developed in Royal Leamington Spa. Spencer Street was laid out 1832-1850. (Gibbons WG: Royal Leamington Spa, The Seeds of Lawn Tennis: Coventry: 1986-: 33-35; Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 32).*

These are referenced for context only.

## **5.0 Planning Precedents**

5.1 The following Approvals for similar works in the local area are noted –

*W/08/0106*

*Change of use of upper floors into H.I.M.O. (House in Multi-Occupation for Students), 13 Spencer Street, Approved.*

*W/08/0158/LB*

*Internal Alterations Only, 13 Spencer Street, Approved.*

*W/23/0114*

*Change of use of first and second floors to 3no. 1 bed flats and alterations to front elevation, 60 Bath Street, Registered.*

*W/23/0115/LB*

*Change of use of first and second floors to 3no. 1 bed flats and alterations to front elevation, 60 Bath Street, Registered.*

*W/17/1601/LB*

*Listed Building Consent application for works associated with the change of use from hotel to HMO for students for alterations to internal partition walls, 45-47 Bath Street, Approved.*

*W/17/1096/LB*

*Proposed internal alterations to three flats including removal and re-location of partition walls, 58 Bath Street, Approved.*

*W/17/1095*

*Proposed internal alterations to three flats, 58 Bath Street, Permission not required.*

*W/12/0643*

*Change of use from flats (Class C3) to an 8 bedroom House in Multiple occupation (Class C4) and erection of a first floor rear extension, 39 Bath Street, Approved.*



5.2 The following Approvals are noted at 7A, Spencer Street, Leamington Spa –

*W/95/0403*

*Insertion of a replacement external door and relocation of window at first floor level, Approved.*

*W/95/0404/LB*

*Insertion of a replacement external door and relocation of window at first floor level, Approved.*

## 6.0 Existing Interpretation and Proposals

6.1 The existing floor plans have been briefly analysed for their historic significance. Here follows sketches showing the current understanding, with respect to First, Second and Loft Floors.

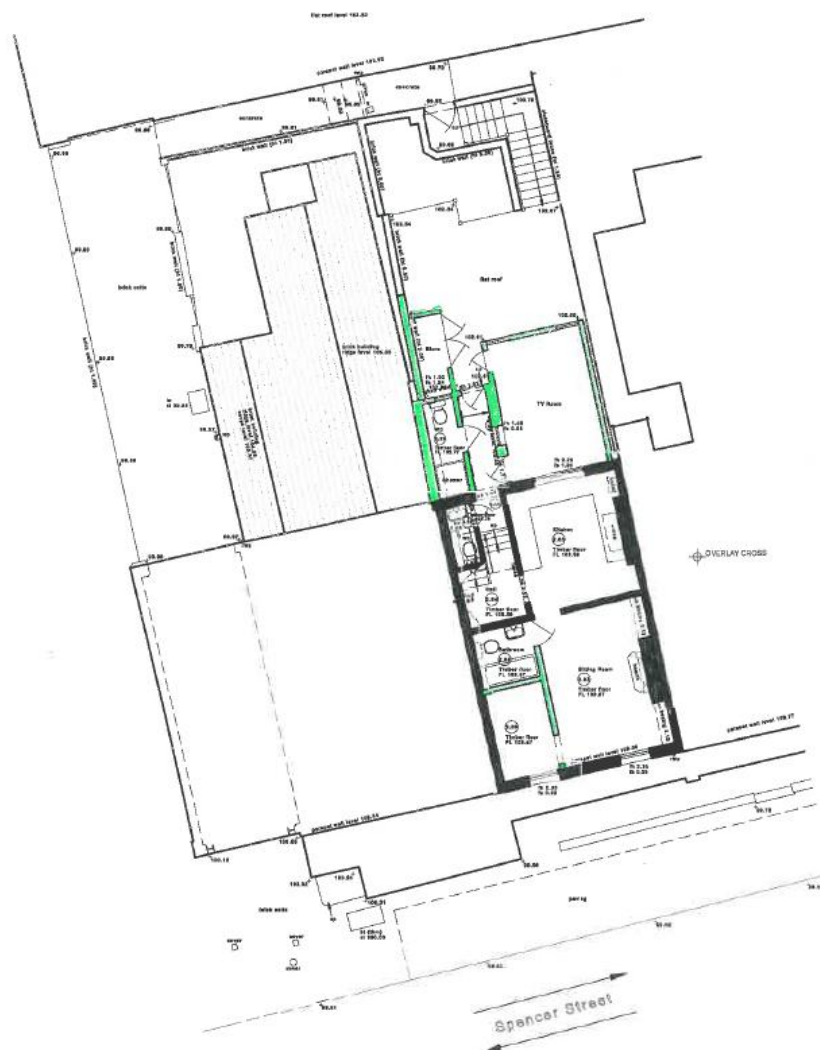


Figure 5 – First Floor Plan, with original building in black, and 1980's additions in green.

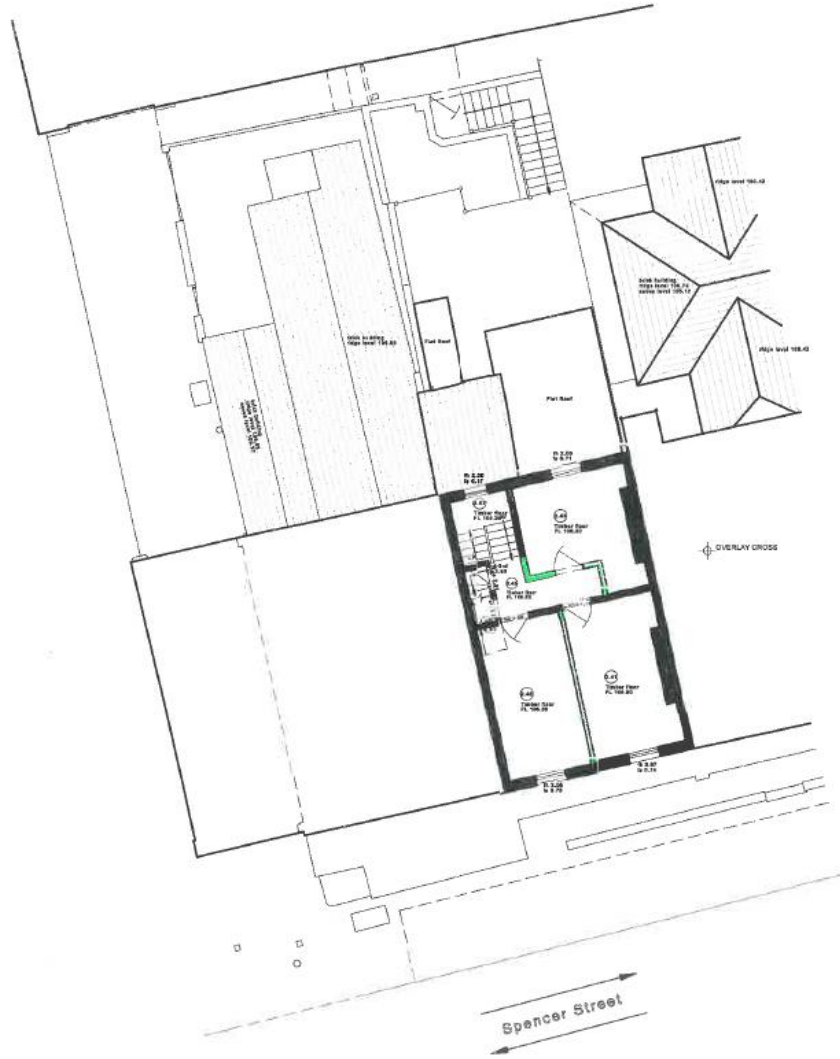


Figure 6 – Second Floor Plan, with original building in black, and 1980's additions in green.



Figure 7 – Loft Floor Plan, with original building in black, and 1980's additions in green.

6.2 The planned changes are for the removal and relocation of internal walls, to create the new spatial configuration.

The walls being removed in part, are shown as follows. They all appear to be historic timber studwork.

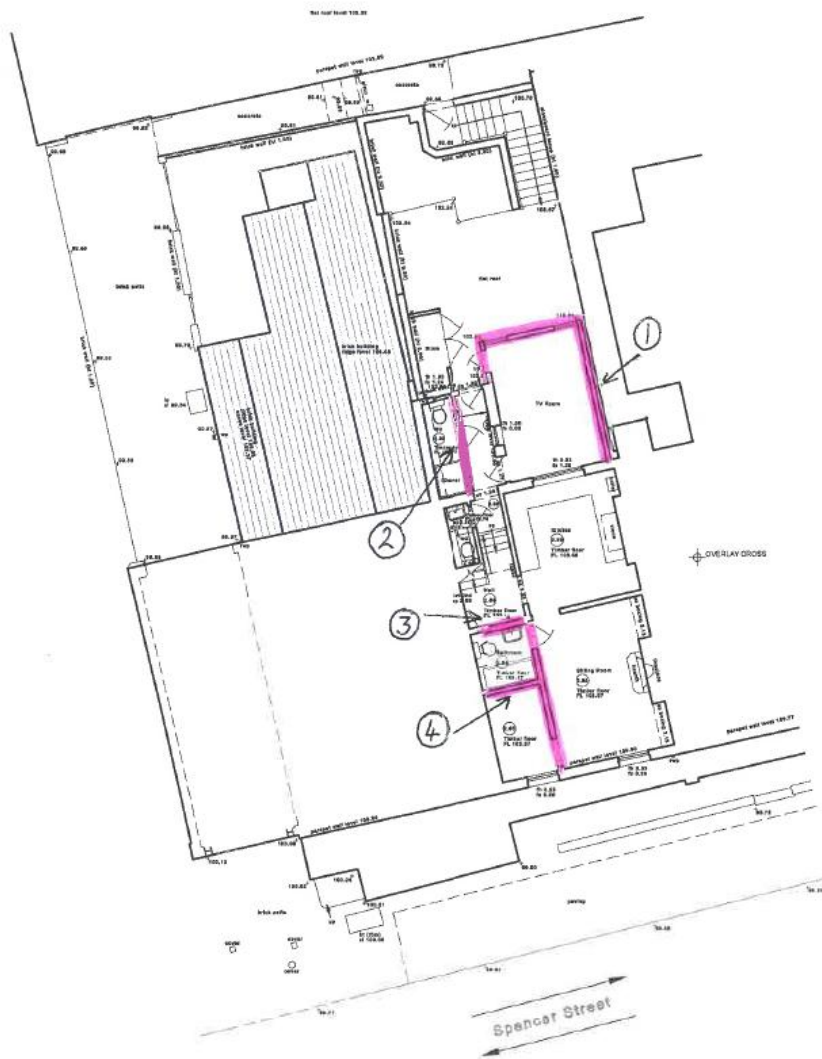


Figure 8 – First Floor Plan, showing work items 1 - 4, as listed in the table in Section 7.1

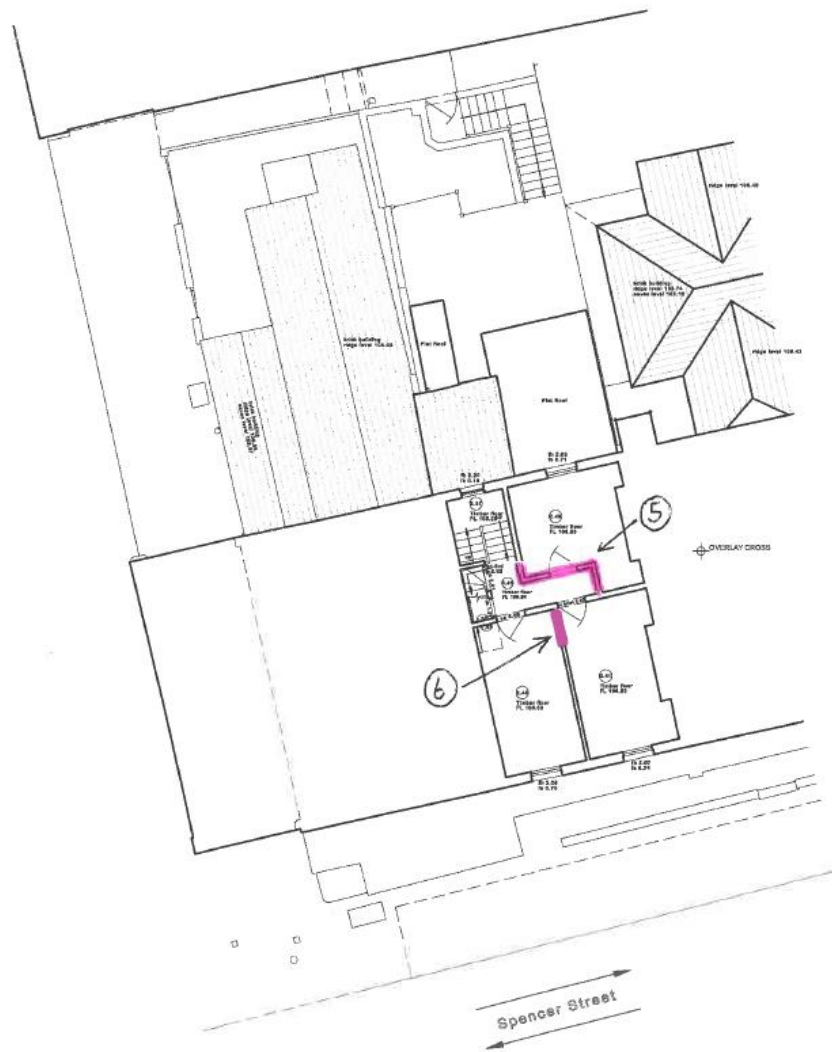


Figure 9 – Second Floor Plan, showing work items 5 and 6, as listed in the table in Section 7.1

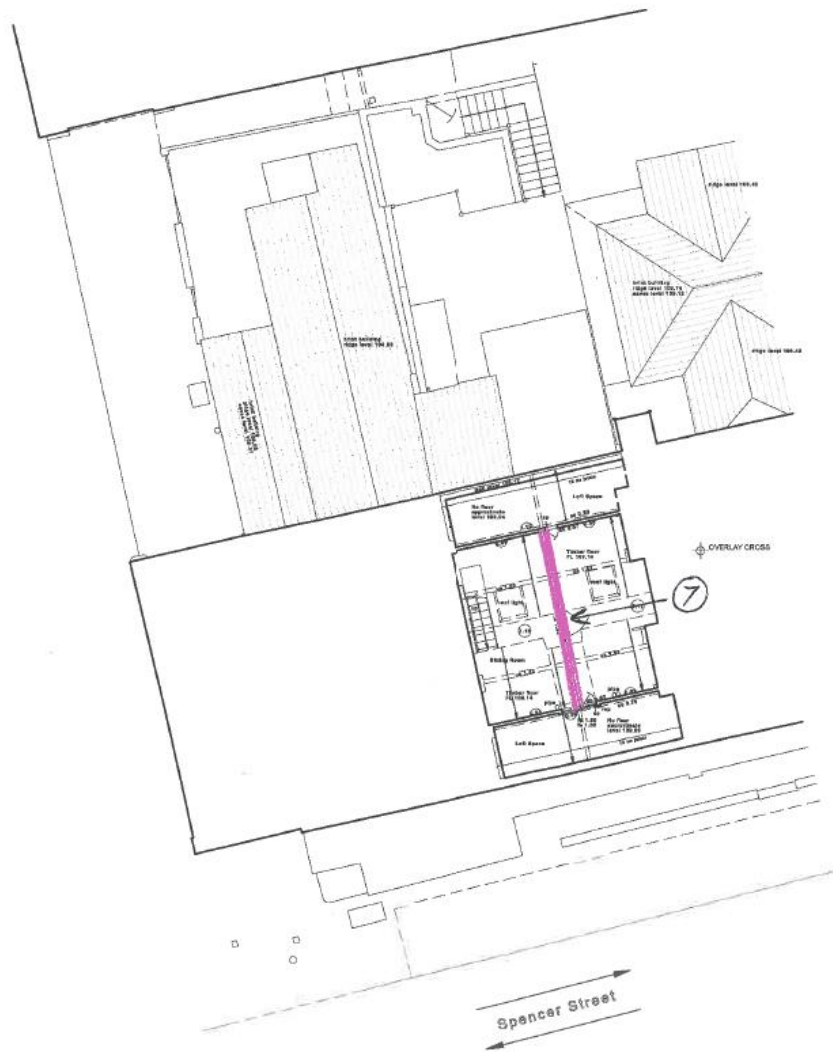


Figure 10 – Loft Floor Plan, showing work item 7, as listed in the table in Section 7.1

- 6.3 The rear dilapidating structure, judging by its materials (largely plastic), is thought to have been added in the 1980s / 1990s.
- 6.4 Drawn proposals can be seen in the accompanying documents.

## 7.0 Significance, Impact and Potential for harm

7.1 The following matrix has been generated to assess the impact and the potential for harm. For the purposes of this analysis, there are five possible ratings for harm, and of these, it is considered two classifications may require mitigation. If this is the case, the mitigation strategy is also detailed herein.

- Very Low
- Low
- Balanced
- High
- Very High

Works Item	Impact	Potential for harm
1. Removal, and replacement of dilapidated structure, to the rear elevation, at First Floor Level.	<p>The works involve the removal of a timber framed structure, clad in uPVC panels, with uPVC framed doors and windows.</p> <p>It is believed that this addition dates from circa 1980s.</p> <p>The replacement works will use facing brickwork, to match existing, light grey concrete copings, and a white framed window.</p>	<p><b><u>Considered very low.</u></b></p> <p>The previous structure is not formed using any materials of a historic significance.</p> <p>Whilst the presence of a structure in this area may also not be of historic significance, some of the properties in the recognised terrace (within the Listing Description) feature some outrigger structures, and some do not.</p> <p>The principle of openings is already deemed acceptable by virtue of the doorways, as these are not aligned, they may well not be original in location or detail.</p>
2. Removal of existing partition, at First Floor level, separating the rear entrance hall and the adjacent Toilet.	<p>The existing partition in this area is modern timber stud, finished with plasterboard and skim.</p> <p>It is likely that this studwork was erected around the same time as the surrounding structure, and therefore dates from around 1980s.</p>	<p><b><u>Considered very low.</u></b></p> <p>This partition forms part of the works to this area, which are considered modern, and of low value, in heritage terms.</p>
3. New breaking through, to create entrance to refurbished Kitchen / Dining Room.	<p>The works will involve the removal of existing masonry, to create a door opening.</p>	<p><b><u>Considered low</u></b> as this work will remove internal masonry only.</p> <p>If mitigation measures are required in the future, either brickwork can be salvaged from other areas, or other sites, and re-used.</p>

<p>4. Removal of existing partitions, at First Floor, to create the refurbished Kitchen / Dining Room.</p>	<p>These partitions are constructed using modern timber, finished with plasterboard and skim.</p> <p>These appear to have been added either in the late 1980s or early 1990s.</p>	<p><b><u>Considered very low.</u></b></p> <p>The removal of these partitions allow the former spatial proportions of this room to be returned as originally designed.</p> <p>The restored space will allow both windows to serve the one space, as it would have originally been designed to do.</p> <p>The continued prevalence of the ceiling finish, and the cornice work, also ratifies that this room was once a larger, single room.</p>
<p>5. Removal of existing “dog-leg” partition, at Second Floor Level, to rear room.</p>	<p>This partition is constructed using timber and plasterboard.</p> <p>The “dog-leg” appears to have been added to allow independent access to the second front room, in this area.</p> <p>It is believed that the front room would have originally been one, large space.</p>	<p><b><u>Considered very low.</u></b></p> <p>The re-configuring of lightweight, modern timber partitions is considered relatively acceptable.</p> <p>What is important in this area of the internal plan, is the preservation of the principle of the interim masonry spine wall (running east to west), as this would have provided the architectural significance of dividing the spaces.</p> <p>Whilst the existing lightweight timber studwork does not contribute to the architectural significance of the primary room divides, its presence does not compromise the understanding of same.</p>
<p>6. Breaking through, at Second Floor Level, between the two front rooms.</p>	<p>This partition is constructed using timber and plasterboard.</p>	<p><b><u>Considered very low.</u></b></p> <p>This break-through is created with modern timber studwork, and plasterboard finish.</p> <p>These materials do not carry any historic significance.</p>
<p>7. Stripping back surface finishes, at Loft Level, to create a more open space.</p>	<p>The stripping back of surface material has revealed the existing, historic timber roof structure.</p>	<p><b><u>Considered very low.</u></b></p> <p>It is believed that this floor would have contained two habitable spaces.</p>



	This timber work is being maintained, and left open to view.	<p>The timber roof structure was finished with plaster and lath, to create two cellular spaces, served by one single, wider aspect loft window.</p> <p>The original timber structure includes for a well-engineered set of vertical trimmers, which also support the roof purlins using diagonal props.</p> <p>It is therefore extremely likely, that the door opening is of historic significance, and is original in principle and placement.</p> <p>The opening is being maintained, and whilst it is disappointing to have lost the plaster and lath finish (replaced by others in the 1990s with plywood), continued examples of plaster and lath still remain in the adjacent wall finishes, in this area.</p>
8. New, internal timber studwork	New partitions, to create modern, fit for purpose living accommodation.	<p><b><u>Considered very low.</u></b></p> <p>The changes created by the new partition work is not invasive to the host structure, and the changes can be easily reversed, should a future owner wish to return to the original plan form.</p>

## 8.0 Conclusions

- 8.1 The internal changes do not create an adverse impact to this property, and as a consequence, it's contribution to the appearance and character to the Royal Leamington Spa Conservation Area.

Whilst the replacement of the rear, dilapidated structure is modern, it will be finished in a significantly more appropriate and sympathetic manner.

- 8.2 The internal changes do not affect the property's recognised architectural and planning contribution to the area, specifically the facade of the terrace, playing its part of the formal elevation of the group.
- 8.3 It is considered that these internal interventions are reversible, and still maintained the architectural significance of the retained masonry structure. This means that the plan form

remains easily readable, and should future occupiers wish to reinstate same, this record herein provides guidance accordingly.

8.4 Overall, the loss of historic fabric and materials of significance is considered low.

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*2040/HS/Sep23*