

Conservation Areas: Are designated under Section 69 of the 1990 Planning Act which defines Conservation Areas as “Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

There are many different kinds ranging from whole town centres to squares, terraces and village centres as is evident from the different characteristics of each conservation area within Warwick District.

Conservation areas may be designated by Local Authorities, the Secretary of State and English Heritage in London. Local residents can apply to local planning authorities to have their areas designated.

The designation of a conservation area has several formal consequences as set out below. These are designed to protect the best qualities of the Conservation Area for the benefit and enjoyment of everyone.

The demolition of most buildings is controlled, requiring conservation area consent from the local authority. It is always preferable to consult the Local Authority before carrying out demolition in a Conservation Area. Partial demolition is not always controlled and advice can be given on this by a Planning Officer at the local authority.

- Notification of Trees Works. Notification must be made to a local authority if works are proposed on a tree with a trunk of 75 mm diameter, or greater, at a height of 1.5 metres from the ground. If tree removal for thinning purposes is proposed then the diameter raises to 100 mm. The Act does refer to trees and not shrubs as this applies to timber which is 1.5 metres high with the requisite diameter trunks. All shrubs and hedges lower than 1.5 metres can be cut back without the requirement to make a notification. Any overhanging branches or hedges onto a highway can be cut back under the Highway Act without the requirement for notification. Pruning fruit trees within the bounds of good horticultural practice is permitted without the need for notification.
- Once notification has been made the Local Planning Authority may do one of three things, make a tree preservation order in the interests of the amenity of the area, decide to do nothing within a six week period after which the proposed works may be carried out or decide not to make a tree preservation order and inform the applicant.

It is an offence to carry out works to trees which fall within the category of notification without first going through this process.

- The amount of “Permitted Development” which can be built without Planning Permission is more limited, although some minor extensions are still permissible without planning approval. The Local Authority Planning Department should always be contacted before carrying out any development.

Article 4 Directions gives the local planning authority the power to restrict, selectively, certain permitted development rights in conservation areas and could cover:- the painting of external facades, replacement of roofs, replacement of rainwater goods, replacement of windows, replacement of doors, external boundary treatment. Where Article 4 Directions have been designated Planning Permission will be required to carry out works covered by the designation.

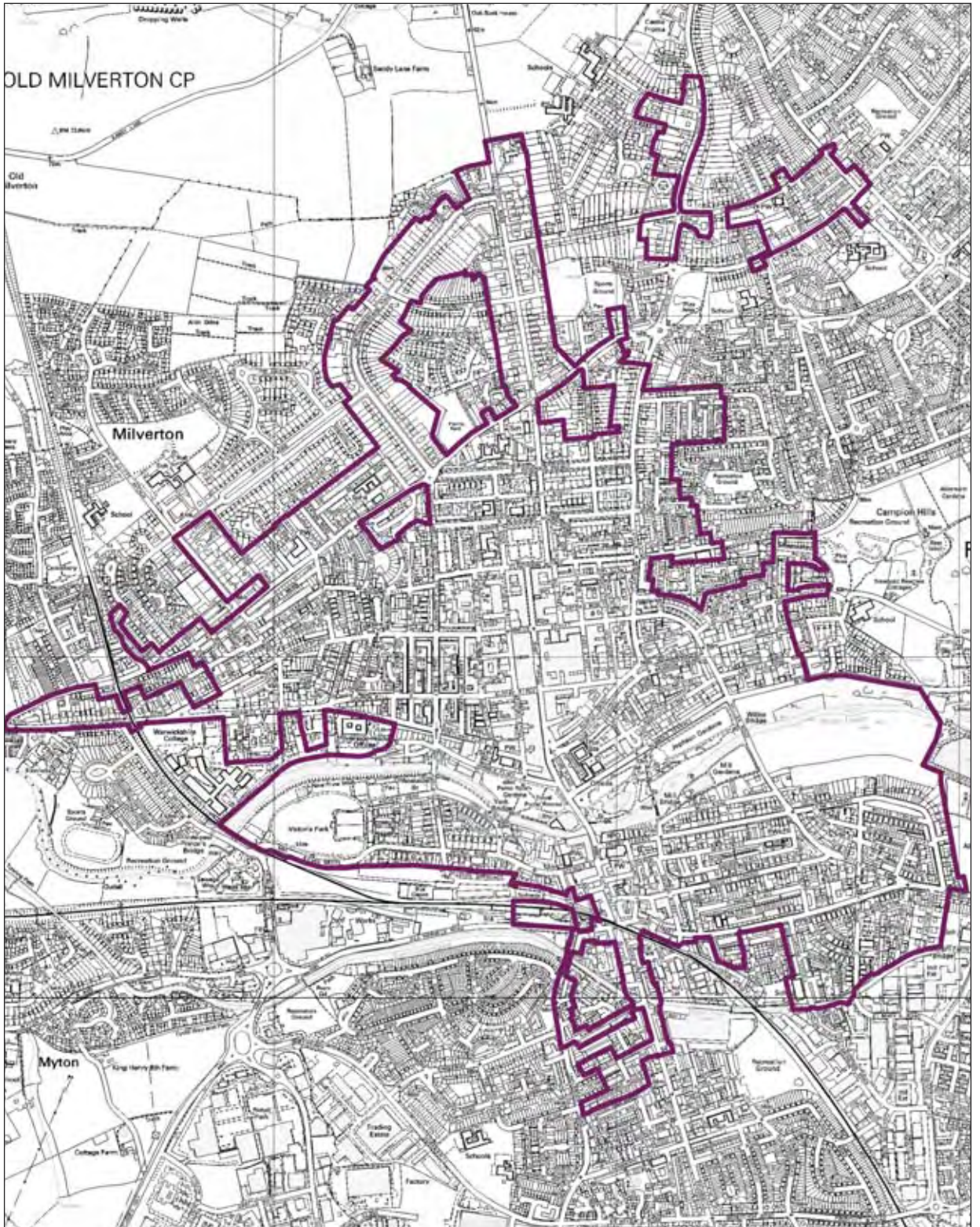
- A Local Authority may apply to the Secretary of State, to designate a conservation area as an area of special control of advertisements. Which largely effects commercial properties in the conservation areas.
- A Local Authority Planning Department must give special consideration to any new developments or alterations to existing buildings or requests to demolish a building, to ensure that the proposal will enhance and not detract from the quality of the Conservation Area.

Various guidance leaflets relating to Conservation Areas are available on request from Warwick District Council and some are available on the Council’s website [www.warwickdc.gov.uk](http://www.warwickdc.gov.uk) and Planning Officers at the District Council are always happy to discuss any issues relating to Conservation Areas in the District.

Further information concerning land uses within the Conservation Area is available within Warwick District Councils Local Plan which is also available on the Council’s website.



## Royal Leamington Spa Conservation Area



Leamington Spa began life in humble circumstances as a village known as Leamington Priors taking its name from the River Leam which ran to the north of the original village and from Kenilworth Priory to which the village once belonged. The history of Leamington Spa as a town is closely linked with the mineral waters discovered in the original village and developed largely during the 19th Century as the Spa town of today.

The Spa waters were first recorded in the late 15th Century. It was not until the Earl of Aylesford provided a free well in the late 18th Century in front of the Parish Church the waters became available for public use. The success of other Spa towns such as Bath and Cheltenham provided a spur the development of the springs by local landowners namely Abbot & Wise which led to series of seven privately owned Bath Houses being developed to the south of the river namely in the Bath Street and Clemens Street area. Although the Spas were first developed to dispense medical treatment it then became a fashionable residential resorts which led to the distinctive form of architecture developed alongside the development of the bath houses. Clemens Street was one of the earliest streets to be development to the south of the town as was recorded as the most elegant street in Leamington Spa containing a number of hotels where fashionable members of society stayed.

The future shape of Leamington was determined in 1806 when a group of businessmen formed a consortium to develop land north of the river with the floodplain and this became known as Union Parade, now the Parade. Foundation stones were first laid for houses in 1808 to the designs of Richard Saunders. This first phase of development was completed with the building of the Bedford Hotel (now HSBC Bank) in 1811 and the upper Assembly Rooms (part occupied by the former Woodward Department Store). Development of the north of the river led to the need to provide the Pump Room in that location and not until 1814 that the new Pump Rooms and Baths later to be known as the Royal Pump Rooms and Baths were open to the north of the river. Their success contributed to the shifting of the centre of gravity of the town northwards from the old village a passing point between High Street, Bath Street and Clemens Street. In 1818 the Regent Hotel was built to the designs of London architect Samuel Beazley. Queen Victoria stayed at the Regent Hotel and subsequently paid a visit to the town in 1838 after which the town was granted the style Royal Leamington Spa.

Building developments boomed until the mid 1830s. In 1835 all the principal streets and avenues had been laid out although gaps remained for many years as plots were sold off by speculative developers and in certain instances, parts of terraces were never completed. An example of this is Clarendon Place where a shallow crescent has only the two end buildings of early 19th Century origin with later 19th Century villas in the gap between. In 1801 the population was 315 and by 1841 the population had reached 1300. The impression of a spacious, clean and graceful town was correct as regard the main thorough fare but the narrow streets and courtyards behind were often squalid compared with the high standards of the squares and open spaces, particularly in the new town. With the opening of the Royal Pump Rooms to the north of the river, there was a gradual decline and the result in closure of all the smaller Bath houses to the south of the river. By the 1840's the fashion for inland spas had been overtaken by popularity of the seaside and this had a marked impact on the growth of Leamington Spa and there was a time of general depression from the 1840's onwards. However, by 1850, the coming of the railways provided better communications and the familiar railway viaduct across Clemens Street and High Street was constructed on the site of the Royal Copps Hotel which was purchased by the Railway Company and demolished to make way for the railways. This has tended to blight the south town which has never again regained the elegance of its earlier years. With the increased communications however and the lack of industry in the town centre, Leamington became a fashionable residential area for business men from Coventry, Birmingham and Rugby and this led to another significant period of building of large detached villas particularly in Kenilworth Road and New Milverton areas. By the 1850's circumstances changed to the extent that the first of the many houses in the Parade were being converted into shops. The commercial centre of the town was settling on the Parade with the building of the new Town Hall in 1848 opposite the Pump Room gardens. Emphasis had moved away from the old town. The distinctive original town hall in High Street subsequently became the local police station and is now the Polish Centre.

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Leamington Spa became a Borough in 1875 and parts of the surrounding areas of Milverton and Lillington were incorporated. With the Town Hall new public buildings included the Post Office of 1870, The Theatre Royal in Regent Grove in 1882 (now demolished) and the Pump Room Public Baths which were added to the Pump Rooms in the 1890's. The facilities added to the Pump Rooms included Turkish Baths and slipper baths and all of these buildings are now incorporated into the fully restored Royal Pump Rooms which contains the Library, Art Gallery, Museum, Tourist Information Centre, café and fully restored assembly room (which is the original early 19th Century part of the building).

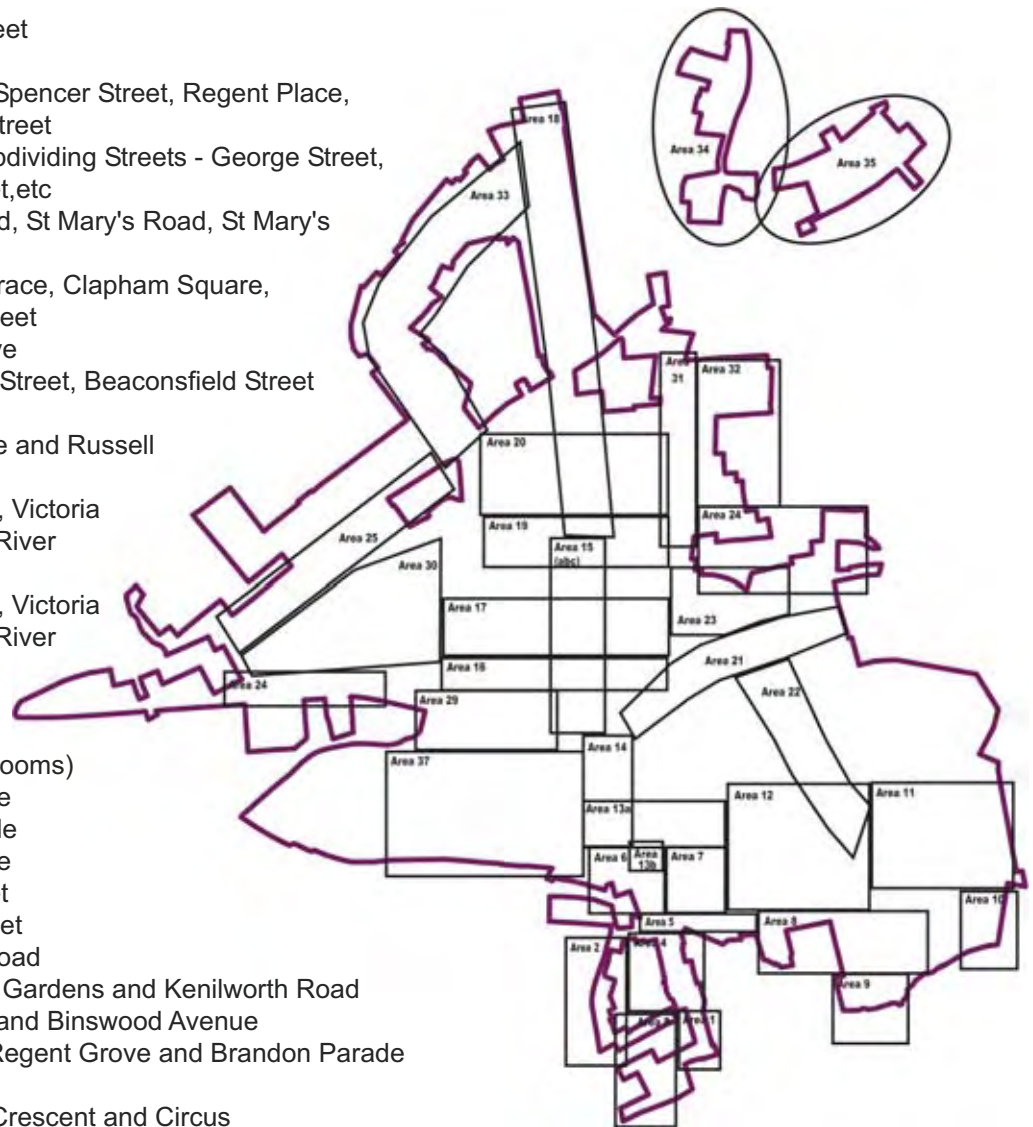
In terms of architectural styles the early buildings were developed as stucco terraces being designed by the local architect William Thomas, including Lansdowne Crescent and parts of Bath Street. With the wane in the popularity of the spa town the next building period of the 1840's and 1850's resulted in a series of villas again using stucco detailing with an Italianate influence. The final significant building period occurred in the late 19th Century and early Edwardian period when a number of brick developments occurred significantly at York Walk and Priory Terrace where large semi-detached houses were constructed. Between 1851 and 1901 the population increased from 16,000 to 27,000.

There was a gradual development of small terraced streets often being occupied by the ranks of people supporting the great houses, as in many cases servants lived out and these continued to be developed with the expansion of the town both to the south and north east of the town in the Shrubland Street and Tachbrook Street areas and Waller Street and Brownlow Street areas. To support the growth of the town there were a significant number of schools established in the town including fashionable establishments for ladies to the Leamington College for boys in Binswood Avenue. Numerous churches also were developed the most prominent being the growth of the Parish Church from a Medieval village church to a large Gothic building of almost cathedral proportions, largely developed by the Reverend Craig during the mid 19th Century. There are various non-conformist chapels and churches which remain in different guises in the town today, often retaining the classical stucco details used in the various residential areas.

With the development of the town to the north of the river, Newbold Gardens was soon incorporated into the town as a public park named after Dr Jephson who is the figure most associated with the popularisation of the spa waters in the early 19th Century. A further park was established alongside the Pump Rooms now known as the Pump Room Gardens and further to the west Victoria Park was developed thus giving a green belt running right through the town centre from east to west and following the line of the River Leam. A permanent memorial was provided for Dr Jephson by public subscription in the form of a temple in the Jephson Gardens. The gardens have in the recent past been enhanced by the inclusion of a temperate house and the restoration of many of the original features in this very significant historic public park.

The town continued to grow in the 20th Century and although not suffering from the level of demolition encountered by other Midland towns, other areas of smaller terraced housing were removed as slum clearance. In the town centre new developments have occurred at The Royal Priors Shopping Centre and Regent's Court at the rear of The Regent Hotel.

1. Southern Approach - Brunswick Street
2. Southern Approach - Tachbrook Road
3. Southern Approach - Charlotte Street, Claremont Road, Ranelagh Terrace
4. Clemens Street
5. High Street
6. Bath Street, Spencer Street, Regent Place, Gloucester Street
7. Old Town subdividing Streets - George Street, Church Street, etc
8. Radford Road, St Mary's Road, St Mary's Crescent
9. Clapham Terrace, Clapham Square, Chesham Street
10. Eastnor Grove
11. Lower Leam Street, Beaconsfield Street Area
12. Leam Terrace and Russell Terrace
- 13a. Church Walk, Victoria Terrace and River Crossing
- 13b. Church Walk, Victoria Terrace and River Crossing
14. The Civic Centr (inc Pump Rooms)
- 15a. Lower Parade
- 15b. Middle Parade
- 15c. Upper Parade
16. Regent Street
17. Warwick Street
18. Kenilworth Road
19. Christchurch Gardens and Kenilworth Road
20. Beauchamp and Binswood Avenue
21. Holly Walk, Regent Grove and Brandon Parade
22. Willes Road
23. Lansdowne Crescent and Circus
24. Warwick New Road
25. Rugby Road
26. Campion Terrace, Princess Street, Duke Street and Leicester Street
27. The Classical Set Pieces
28. Service Streets of Central Area (mews roads).
29. Portland Street, Portland Place and Grove Street
30. New Milverton (excluding Rugby Road and Warwick New Road)
31. Clarendon Street, Lillington Road
32. Waller Street, Brownlow Street and Granville Street
33. Northumberland Road
34. Lillington Road North
35. Lillington Village
36. Parks and Gardens
37. Adelaide Road, York Road, Avenue Road & Victoria Streets



# Southern Approach Brunswick Street



- Part of early 19th Century planned south town development which was never completed.
- Early 19th Century Classical, Charlotte Street.
- Elements of run down buildings, Brunswick Street.
- Interface with the canal.
- Southborough Terrace 1960 Development.
- Scope for appropriate redevelopment/infilling in non Conservation Area part of Brunswick Street.
- Hard landscape.
- Character change at canal between Brunswick Street and Clemens Street.
- Part of original spine route through the town.
- Historically largely three storey houses.

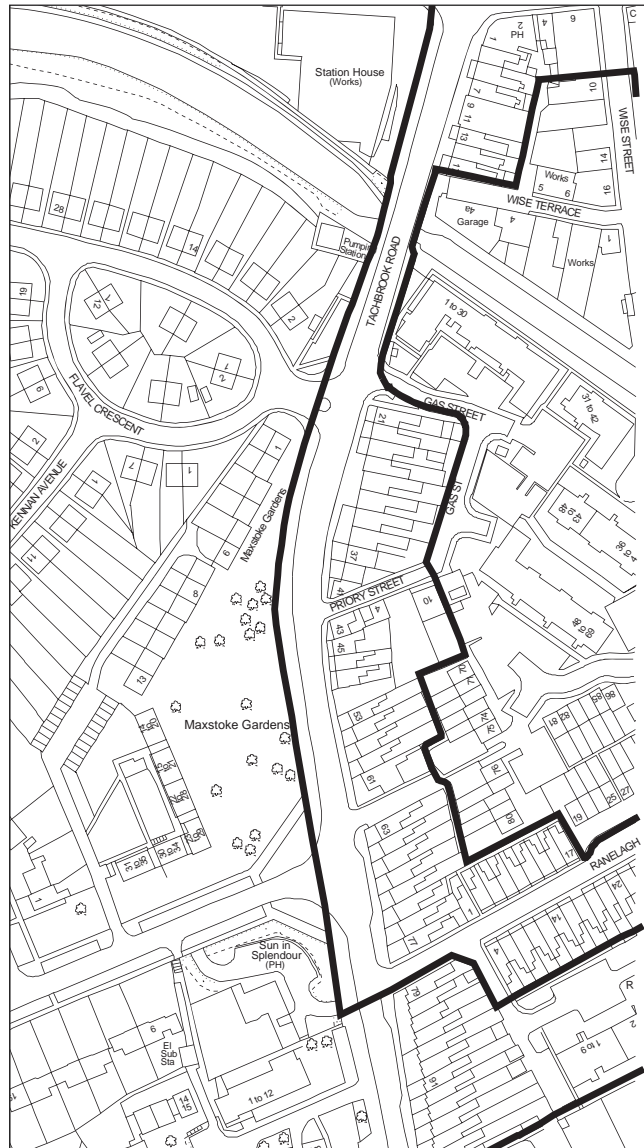
Royal Leamington Spa Conservation Area

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# Southern Approach Tachbrook Road



- Original roadway to Bishops Tachbrook.
- Mixture of early and mid 19th Century developments on east side of road.
- West side of road developed late 1940's to 1970's, as social housing on the site of Shrubland Hall.
- Eastern terrace at North end of road is early 19th Century stepped terrace, partially restored. Scope for improvements and restoration.
- Distinctive three storey terrace with diagonal windows into turrets at nos 29-37.
- Stepped terraces up to junction with Ranelagh Terrace.
- Scope for traditional window and boundary treatment reinstatements.
- 2 & 3 storey scale.
- Small front gardens should be reinstated where possible.
- Originally important residential area overlooking Shrubland Hall grounds- character now very different.
- The listed railway station forms an important element at the junction with Old Warwick Road.



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AREA  
2

# Southern Approach Charlotte Street, Claremont Road, Ranelagh Terrace



- Part of early 19th Century planned south town which was not completed.
- Charlotte Street contains part of early 19th Century grand scale terraces (all listed).
- North side of Charlotte Street early 19th Century terraces distinctly different to South side which was developed late 19th Century as smaller houses.
- Original social difference of both sides of the street defined by the architecture.
- Ranelagh Terrace small late 19th Century terraces on south side, and redeveloped gas works site on north side.
- Claremont Road mid 19th Century distinctive development of Chalet style house with later infill on north side.
- Maintenance of unlisted houses in Claremont Road important - Need for significant reinstatements and restoration.
- Important historical development from large houses in Charlotte Street and Claremont Road to smaller terraces developed in late 19th Century, indicates changing character of this area in the 19th Century.



Royal Leamington Spa Conservation Area

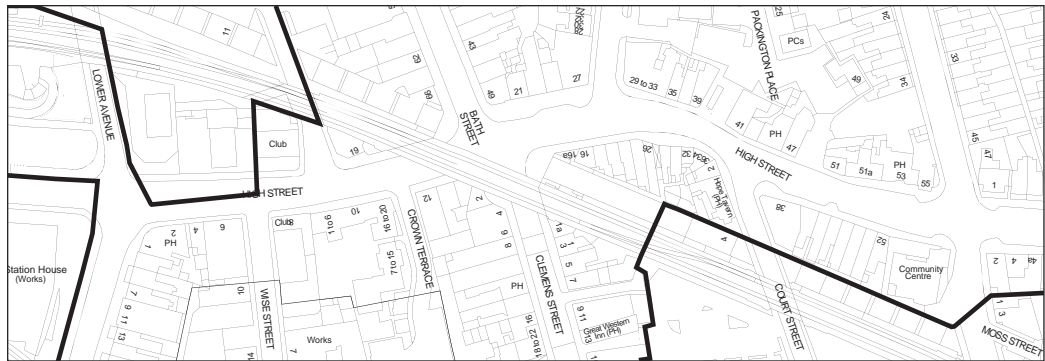
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- Originally Leamington's most fashionable street in the early 19th Century.
- Part of the Southern spine route through the town.
- Fine early 19th Century Listed and unlisted buildings.
- Local shopping centre.
- Significant shopfront improvements.
- Timber painted shop fronts of traditional designs.
- Significant buildings, former theatre, former Blenheim Hotel, No 6 Apollo Room, No 8 Marble Baths.
- Important concentration of street frontages needs retaining.
- Mainly Stucco building, some early brick buildings at nos 33-37.
- Interface with the canal.
- Scale 2 & 3 storeys.
- Early 19th Century style.
- Sash windows.
- Former site of Bath houses noted by plaques.
- Distinctive hard landscape character introduced in 2000 improvements.
- Distinctive street furniture (green)
- Area dominated by railway bridge.
- Street clutter needs limiting.





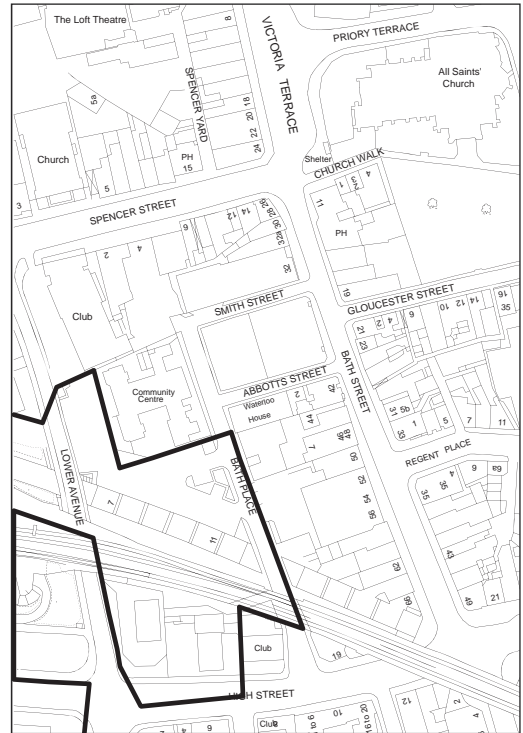
- Original routeway east-west, Warwick to Southam.
- Part of Leamington Priors old village. High Street curves around site of original village pond/green.
- Centre for original spa baths in early 19th Century marked by plaques.
- Early 19th Century and mid 19th Century buildings 3 storey scale.
- Originally fashionable area of hotels and residential properties.
- North side redeveloped by William Thomas in early 19th Century as fashionable residences.
- South side redeveloped after 1845 after railway bridge built on site of Cops Royal Hotel.
- Good 19th Century shopfronts - some in need of restoration.
- One of few streets in conservation area not on grid iron pattern therefore interesting views.
- Street clutter needs limiting.
- Public realm improvements needed.
- Significant buildings - Polish Club (former Town Hall), 21-27 (by William Thomas) 15 & 17 (early 19th Century terrace). No 6, former chapel, no 10 former Crown Hotel.
- Area dominated by railway bridge.
- Clear distinction between early 19th Century and late 19th Century buildings both architecturally and in terms of scale.

## Royal Leamington Spa Conservation Area

# Bath Street, Spencer Street, Regent Place



- Bath Street is fine early 19th Century Street.
- Bath Street originally thoroughfare of Leamington Priors village.
- Part of North South spine route through town.
- Noticeable increase in scale from High Street and Clemens Street.
- Grand early 19th Century 3 and 4 storey building.
- Predominantly stuccoed with fine detailing.
- Traditional shopfronts in all streets, many have been restored, further restoration to be encouraged.
- East side redeveloped by William Thomas early 19th Century.
- Fine balcony ironwork.
- Non compatible buildings, Nisa Supermarket and former Comet building.
- Building colours controlled by Article 4 directions in Bath Street.
- Site of former bathhouses recorded by plaques.
- Railway bridge dominates this area.
- Street clutter needs limiting.
- Significant buildings, no's 33 to 47 by William Thomas no's 41-45 Waterloo House, No 58 - 60 and 62 - 64 early 19th Century set pieces.
- Regent Place early 19th Century rendered buildings and mid 19th Century terrace - good small set pieces.
- Gloucester Street - good early 19th Century building and smaller scale late 19th Century 2 storey shops with aspect over churchyard good boundary treatment to churchyard.
- Spencer Street - North side early 19th Century listed terrace with projecting shopfronts. Former Bath Assembly Hall and Clifton Cinema on south side good 1930's building with scope for restoration. Former Spencer Street Church has a good classical portico.
- Interface with mid 19th Century villas. From Spencer Street Church to Adelaide Road at Manor Cottages.



Royal Leamington Spa Conservation Area



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# Old Town and Subsidiary Streets - Church Street / Chapel Street / George Street



- Part of former Leamington Priors village (Satchwell Place) was an original footpath to Whitnash.
- Grid iron plan evident.
- Predominantly 2 storey.
- Rendered buildings, early 19th Century, sash windows, pilasters, cornices and parapets.
- Scope for window improvements.
- 3 storey infill in Chapel Street and George Street.
- A C Lloyd Offices 1980's building.
- Significant buildings in George Street and Church Terrace, Leamington Spa Mission, Priory House and No 1 Church Street.
- Churchyard, significant open space with good boundary treatment.
- Significant early 21st Century infill in Chapel Street are improvements to former garage and industrial sites.



Royal Leamington Spa Conservation Area

# Radford Road, St Mary's Road, St Mary's Crescent



- Radford Road - eastern link into town for Southam.
- Gateway streets to town centre.
- Mid 19th Century residential development.
- St Mary's Road early 19th Century development around St Mary's Church.
- St Mary's Church early 19th Century stucco building by J.G.Jackson.
- Distinctive early 19th Century villas with private drives with verandahs in St Mary's Road, are a mixture of brick and stucco.
- Interface with canal.
- Series of three distinctive villas with red brick and stone dressings in St Mary's Road (nos 9, 11 and 13).
- Large semi detached mid 19th Century stucco house in St Mary's Crescent.
- Street trees.
- Large brick and rendered mid/late 19th Century terraced houses in Radford Road.
- Important views towards St Mary's Church, along St Mary's Crescent and St Mary's Road.
- Good survival of traditional windows.
- 2 storey scale with slate roofs.
- Radford Road Church is a distinctive mid 19th Century building.
- Some original boundary treatment but needs some careful reinstatements.

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AREA  
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# Clapham Terrace, Clapham Square, Chesham Street



- Small scale mid late 19th Century terraces.
- Various windows, scope for reinstatements.
- Small front garden.
- Various boundary treatments could be reinstated.
- Slate and concrete tile roofs.
- Interface with canal.
- Canal frontage of various periods
- Small public open space.
- Wall mural.
- Talbot Inn Traditional Public House.
- Clapham Square larger scale houses with sash window. Terracotta and Stucco detailing on brickwork.
- Clapham Terrace School - very fine 19th Century School, terracotta detailing, lead spires and original ironwork.



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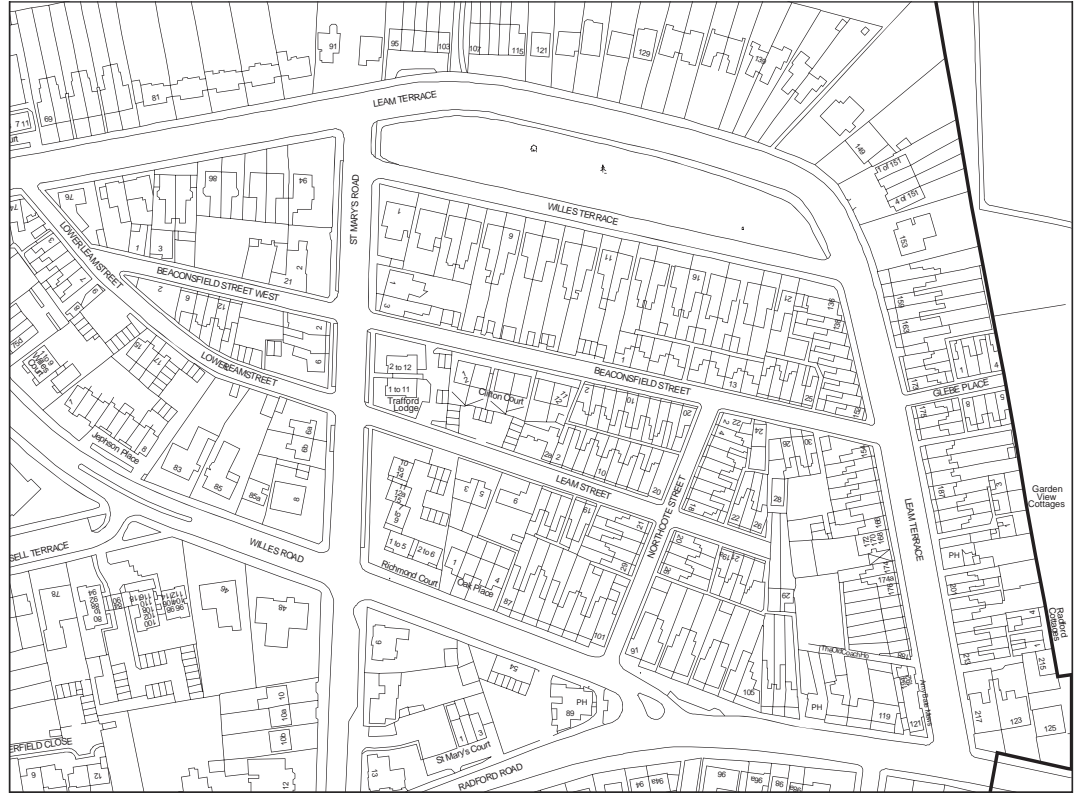
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- Large brick Victorian Villas built as a unified scheme.
- Fine late 19th Century development.
- Fine distinctive detailing to casements, doors, porches, dormer windows all with coloured brick detailing.
- Tile and slate roof.
- Original boundary treatment.
- Cul-de-sac.
- Established gardens and trees.
- Protect gardens from infill and development.
- Two smaller non conforming houses at entrance need improving.

Royal Leamington Spa Conservation Area

AREA  
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- Small scale mid/late 19th Century terraced houses.
- No front gardens.
- Small bay windows, mixed window types scope for reinstatements.
- Brickwork, slate with concrete roof.
- Narrow streets.
- High walls enclosing rear garden.
- Narrow back access passages with bricks and granite set.
- Some old lampposts.
- The Cloisters - former stables - significant rendered mews building with clay tile roof.
- Former bakery building of significance - now converted to housing.g.

Royal Leamington Spa Conservation Area

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# Leam Terrace and Russel Terrace

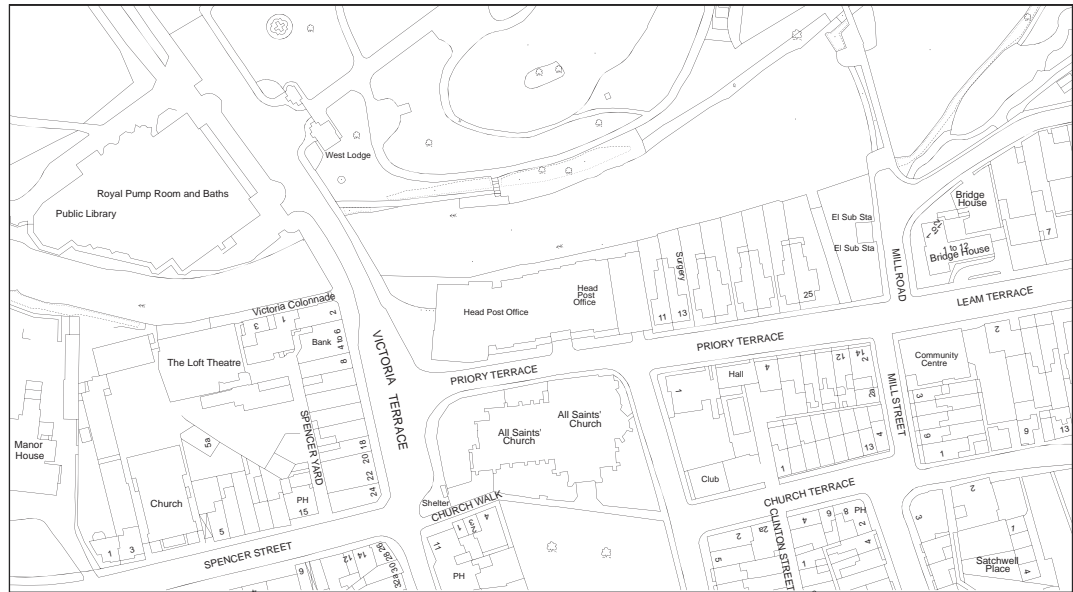


- Major survival of early 19th Century planned layout to south of river. Part of early Spa Towns Development.
- Major early 19th Century residential developments, laid out from 1828 onwards.
- Only partially developed in early 19th Century as classical terraces
- Completed in mid 19th Century with Stuccoed 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.

Royal Leamington Spa Conservation Area

AREA  
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# Church Walk, Victoria Terrace and River Crossing



- Interface between Old Town and New Town.
- Parish Church is Grade II\* Listed, originally small medieval church. Enlarged by J. G. Jackson in conjunction with Dr. John Craig the Vicar. Tower by Sir Arthur Blomfield.
- Church Tower is a pivotal point.
- Forecourt was originally part of the churchyard. Important public open space.
- Important views from Victoria bridge to, Royal Pump Rooms, Parish Church, Victoria Terrace, The Parade and Mill Bridge.
- Church Walk, originally separate street has a selection of 2/3/4 storey stucco buildings with good shopfronts.
- Post office occupies a key position at the corner of Priory Terrace.
- The stucco buildings act as a foil for the Gothic Church.
- The Churchyard off Church Walk is now a public open space with very fine views of All Saints Church.

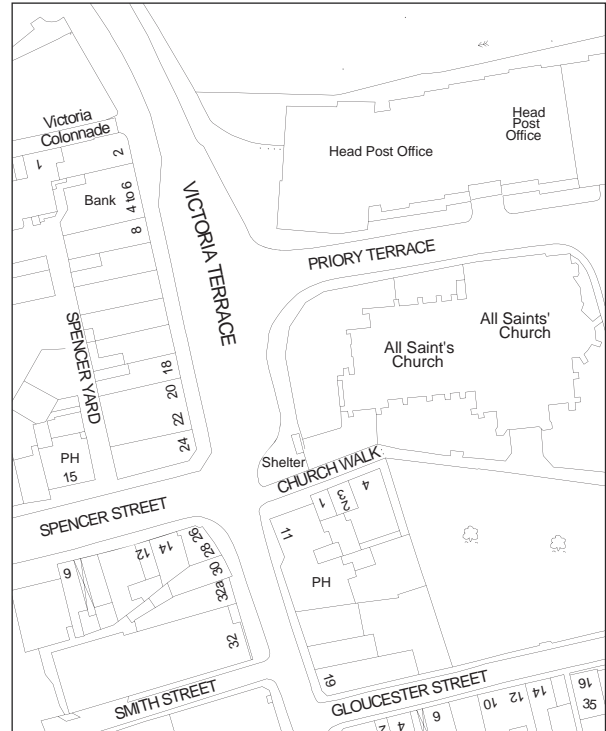
Royal Leamington Spa Conservation Area

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13a

# Church Walk, Victoria Terrace and River Crossing



- Interface between Old Town and New Town.
- Interface with river and Victoria bridge.
- Victoria Terrace on west side is a very fine early 19th Century terraces by William Thomas, originally houses converted to shops (with co-ordinating shopfront in 19th Century), some good shopfronts, with scope for continued improvements.
- Victoria Colonnade part of terrace fine riverside colonnade.
- All Saints Church on east side. Landmark building.
- Traffic dominant between two halves of space.
- Site of original well head in Church Walk, site for public art.
- Church Walk 2 and 3 storey building.
- Significant views into the space from the Parade.
- Gateway to Bath Street.
- Significant buildings Victoria Terrace and Colonnade, All Saints Church, The Post Office.
- Strong visual link with the Royal Pump Room Complex.
- Mainly hard landscaping, some visual link with trees in Jephson and Pump Room Gardens.
- Loft Theatre 1960's building with scope for redevelopment as a sensitively handled building alongside Victoria Colonnade.



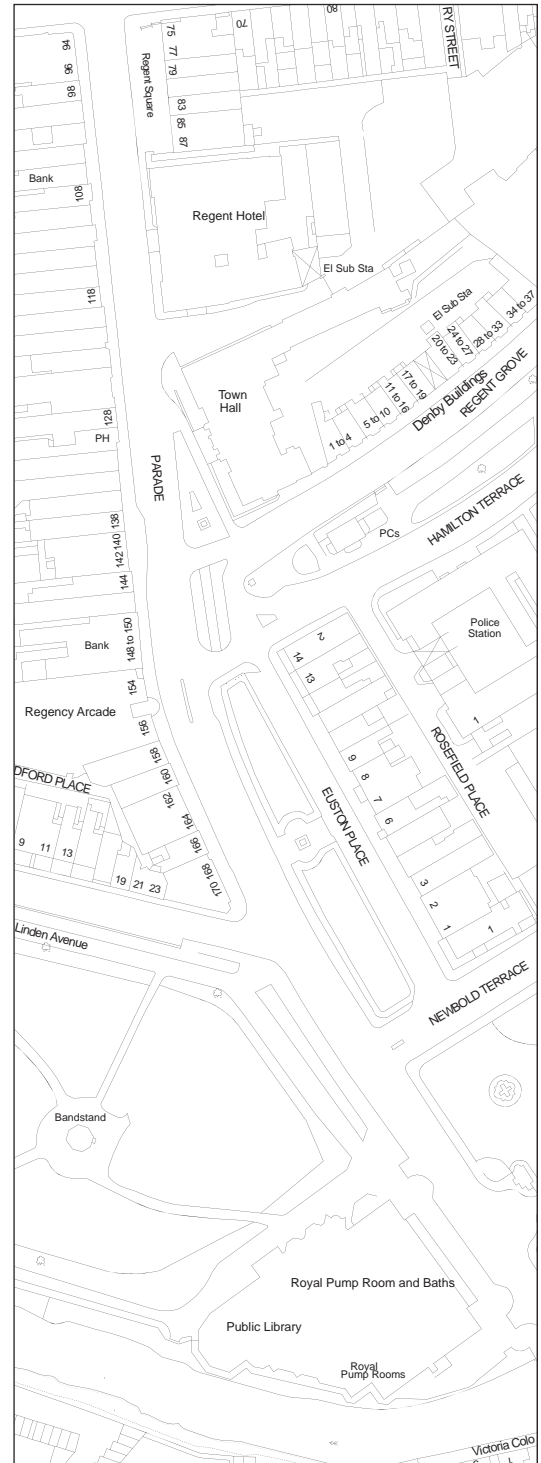
Royal Leamington Spa Conservation Area

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# The Civic Centre (including Pump Rooms)



- Historic core area.
- River Crossing.
- Interface with the Green spaces (Jephson Gardens and Pump Room Gardens) which are registered gardens.
- Pump Room subdued elegance Grade II Listed. Key historic building restored 2000.
- Fine early 19th Century Euston Place Grade II Listed.
- War memorial & garden setting for Euston Place.
- Gentle sweep of the Parade.
- Town Hall, major civic building by Cundall, Italianate Jacobean Style Grade II Listed.
- Gateway to the Parade.
- View of the Parade is revealed gradually. Important sweep at bottom of Parade.
- Impact of traffic signs and road markings needs restraining.
- Important use of good materials and street furniture. Major improvements to public realm 2005.
- Value of trees in the gardens.
- Principal building, - Pump Room, Town Hall, Euston Place.
- Major link point between Old Town and New Town Area.



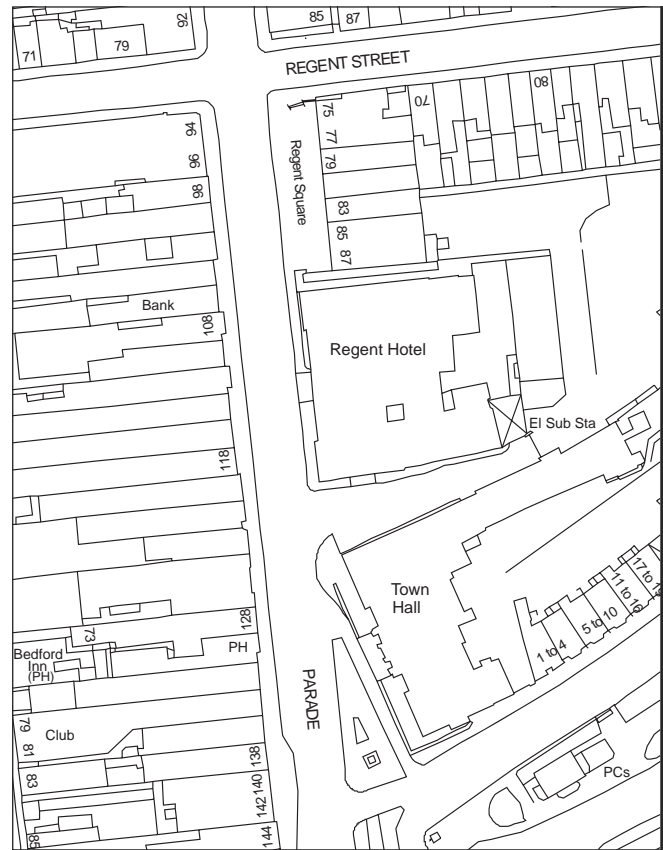
Royal Leamington Spa Conservation Area



AREA  
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- Formal carriage drive through the town, originally known as Union Row.
- 3-4 Storey Regency Scale.
- Predominance of listed buildings.
- Classical terraces, first brick faced terraces built 1810-1818
- Magnificence of Regent Hotel by CS Smith 1818. Restored 2005. Grade II Listed.
- Contrast between Regent Hotel and Town Hall.
- Importance of set back at Regent Square maintains the feel of the Regent Hotel Gardens.
- Importance of surface materials, street furniture and restrained signage.
- Important to keep traffic flow, retains feel of historic carriage drive.
- Trees only in Regent Square.
- Former Woodward's significant corner building, redeveloped retaining facade.
- All building colours controlled by Article 4 Directions.
- Strong central emphasis created by lampposts.
- Good shopfronts in accordance with Shopfront Design Guide.
- Need to maintain strong control over shop fronts and signage



Royal Leamington Spa Conservation Area



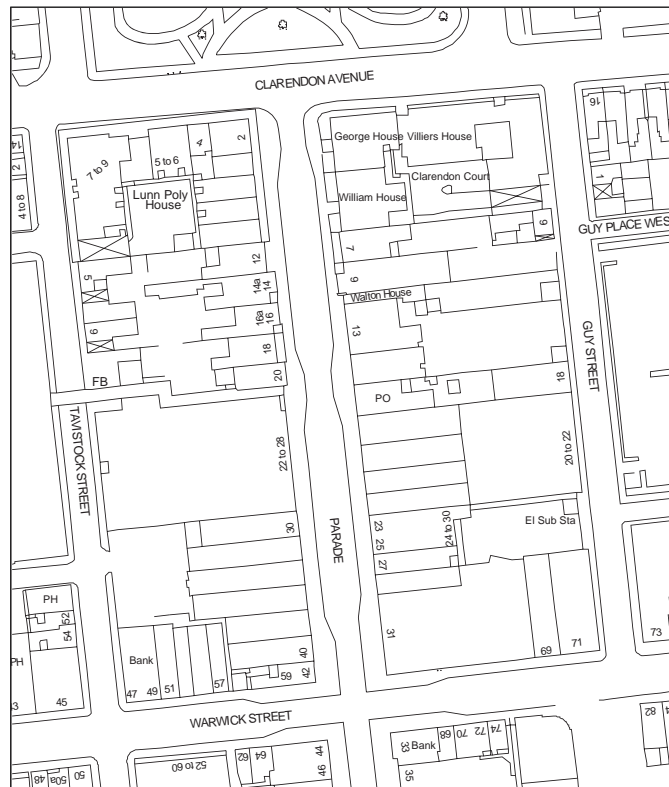
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- Classical elegance of Regency buildings.
- Later 19th Century infill at House of Fraser building - typical department store architecture.
- Woolworths, Marks and Spencer and Burtons early and mid 20th Century retail architecture.
- Appropriate to the scale of the east side. Appropriate shopfronts and signage need to be Maintained.
- Classical portico's remain between shopfronts on east side.
- Entrances to Royal Priors Shopping Centre which was carefully designed behind classical facades.
- Good shopfronts and signage in accordance with Shopfront Design Guide.
- Need to maintain strong control over shop fronts and signage.

## Royal Leamington Spa Conservation Area

AREA  
15b



- Formerly known as Union Row and Union Parade completed between 1824/40.
- Formal classical early 19th Century terraces originally built as houses of high architectural merit.
- Regency stucco details, some original entrances retained.
- Nos 1-31 (eastside) are Grade II listed and Nos 12-42 (west side) are Grade II\* listed.
- Porticos, sash windows, shallow slate roofs.
- Strong central emphasis created by lampposts.
- Former Christ Church Tower at head of Parade demolished 1960's.
- Bus stops need containing with no advertisements.
- High quality materials and restrained signage to be maintained, hanging signs and projecting canopies inappropriate.
- Good shopfronts and signage in accordance with Shopfront Design Guide.
- Need to maintain strong control over shop fronts and signage

Royal Leamington Spa Conservation Area

**AREA  
15c**



- Originally known as Cross Street laid out in 1808-14.
- Part of the main grid plan of early 19th Century.
- Significant shopping/specialist shops.
- Fine early and mid 19th Century buildings, Listed and unlisted.
- 2 and 3 storey scale mix, except at junction with Parade.
- Some early 19th Century brickwork.
- Slate roofs.
- Traditional shopfronts in accordance with Shopfront Design Guide. Some improvements needed.
- Important views at both ends.
- Interface with Parade.
- Good contemporary infill at corner of Livery Street.
- Important pedestrian linkage between Regent Court and Royal Priors.
- Some good Regency residential properties at west end of Regent Street.





- Laid out in 1822-26 as part of new town grid iron plan.
- Mainly three storey with taller buildings at junction with Parade.
- Mixture of early and mid 19th Century building mainly all rendered with slate roofs and sash Windows.
- Some non conforming details need restoring.
- Variety of traditional shopfronts. Signage needs controlling.
- Nos. 89/98 good terrace part of earlier improvement scheme. Some good shopfronts.
- Some non conforming buildings eg, Co-op, Bewise. There is scope for improvement in these areas.
- Hard landscape, no trees.
- Need to limit street clutter.
- Good views of Lansdowne Crescent at the east end.
- Former view of St. Alban's Church spire acted as western focal point demolished 1960's.



- Laid out 1834-8.
- Series of large villas from mid 19th Century.
- Villas are similar styles, similar spacings with minor variations.
- Rendered, with rusticated quoins, shallow pitched roofs, bay windows.
- Prominent front gardens, no basement areas, verandas on some properties.
- Some properties Listed, not all.
- Slate roofs, tall chimney stacks.
- Original houses had rear wing at mezzanine level.
- Boundary treatments, some balustraded walls remain. Other boundary treatments are mixed. Need for restoration and consistency in boundary treatments.
- Repetitive vehicular access points to each property.
- Good trees, established gardens.
- Formal gateway to town centre.
- Southern end of road interface to face with Christchurch Gardens and Clarendon Avenue.
- Late 1980's focal point building at end of Kenilworth Road.
- Junctions of Cloister Crofts and Woodcote Road are discrete and within rhythm and planting of the road.
- Rhythm of villas broken in certain places with modern intrusions, should not override the maintenance of the rhythm in any future developments in the road.
- Arnold Lodge School buildings and adjacent property (Homewood) are stone/artificial stone finished. Distinctive quality for this part of the road only.
- Brick house on corner of Woodcote Road distinctively different.
- Large house at top of Kenilworth Road (The Gables) with a mature treed garden. Important entrance area to Kenilworth Road.
- Similar mature gardens to former new college now developed as residential properties. Need to maintain tree screening around both properties. Gardens of Ince House need to be restored in a similar manner.
- Buildings at southern corner of Lillington Road junction are 1940/50 smaller scale, increasing scale here would be appropriate.



# Christ Church Gardens and Kenilworth Road



- Originally laid out as formal square.
- One section of early 19th Century building, Former Town House Hotel. Large scale (part of an incomplete terrace).
- Interface with Kenilworth Road and Clarendon Avenue.
- Focal point at head of Parade, former Episcopal Church demolished in 1960. Possible place for future focal point building and/or monument.
- Popular seating/leisure area. Tennis courts. Beauchamp Avenue/Holy Trinity Church, well screened from gardens by planting.
- Hall Road occupied by buildings of Kingsley School and Corner Garage buildings. Remains of formal terracing along south side of Clarendon Avenue. Important shopfronts, particularly corner of Tavistock Street.
- 1960's York House building. Refurbishment as flats.
- Former Clarendon Hotel buildings, George and William House, form part of key note 1980's building at head of Kenilworth Road. Important view down Parade. Need to maintain planting in gardens in a traditional manner. Informal arrangement of square now works well given the diversity of uses on each side. Residential, educational, partial retail and commercial.
- Some contemporary developments at Kingsley School.
- Shell garage at western corner, non conforming use.

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# Beauchamp and Binswood Avenues



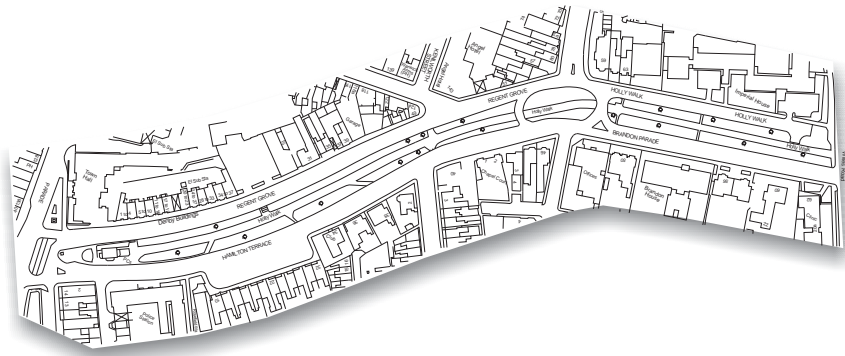
- Important formal avenues laid out in east/west direction commencing in 1828.
- Intersected by Kenilworth Road. Important junctions with Kenilworth Road.
- South side of Beauchamp Avenue is interfaced with Christchurch Gardens, Clarendon Square and on the south side of eastern section is important collection of largely non-listed buildings representing a variety of mid to late 19th Century styles in stucco. The north side of Binswood Avenue, eastern section, has interface with Clarendon Square with a late 1960's development of quality at end of square and Edwardian houses on remainder of the western section as far as Holy Trinity Church. These replaced early 19th Century terraces.
- Holy Trinity Church and mid 19th Century buildings to corner of Kenilworth Road. Eastern section of north side has important layout with private drive. Commenced early 19th Century, only one block built at that stage and later villas infilled on private drive. All listed and very important buildings.
- Remainder of north side has mid to late 19th Century brick and render properties with deep front gardens. Largely single dwellings. Important residential area.
- South side of Binswood Avenue, western section, mid 19th Century stuccoed villas and semi-detached houses with small 19th Century section at western end. East side of south elevation has early and mid 19th Century villas all listed set in own grounds. The north side western section has Binswood Hall School, by D G Squirehill of Leamington. Early 19th Century terrace, formerly laid out as a crescent then occupied by Binswood Hall, all Listed buildings.
- Junction with Kenilworth Road has private drive with early 19th Century Listed properties. East side of northern elevation has mixture of 1960's/1970's replacement flats and some mid 19th Century properties. Maintain mature planting in these areas. Both avenues very wide grass verges and mature tree lined. Both currently used for extensive parking.
- Possible future improvements to define parking areas and carriageway with different materials. Ideal would be to remove parking altogether.

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# Holly Walk, Regent Grove and Brandon Parade



- Originally became a public thoroughfare in 1820s and laid out for building in 1833. Previously known as Lillington Lane this formed the boundary between the Willes and Greatheed estates.
- Laid out as formal area for promenading in early nineteenth century.
- Tree lined central garden area now has simple landscaping. The original lampposts and Holly trees have now gone.
- Two ancient Plane trees at junction with Parade from backdrop to Brights Obelisk. Trees also home to ancient rookery.
- Important changing streetscape of buildings on progression up the walk.
- South side:- Police station 1960's building. Contemporary glass building designed by Glenn Howells, next to Hamilton Terrace which is an early 19th Century listed terrace. Unfortunate car parking area to front of terrace should be reinstated as garden. 19th Century brick, chapel and villa now converted to office use. Marlborough House and Job Centre, unsympathetic 1960's office buildings, replacing former villas. Scale predominantly 2 storey.
- North side Corner junction with massive scale of Town Hall and clock tower. Denby Buildings adjacent late 19th Century Scottish baronial style terrace successfully restored in 1990's. Distinctive stone shopfronts and signage needs maintaining. Contemporary stucco infill on former theatre site. Buildings from no 31 to Lantern Corner to be restored. Interesting mixture of scales and styles with scope for limited infill.
- North side beyond Clarendon Street junction has late 19th Century terraced buildings, St Paul's School and Imperial House:- Good streetscape Imperial House 1960's building, improved 1990's.
- Area dominated by street parking.
- Upper Holly Walk different character - lined by mid and late 19th Century villas. Originally private when first laid out.
- Fine houses some front garden, boundary treatment reinstatement needed (e.g. Liberal Club).
- Some Holly trees remain.

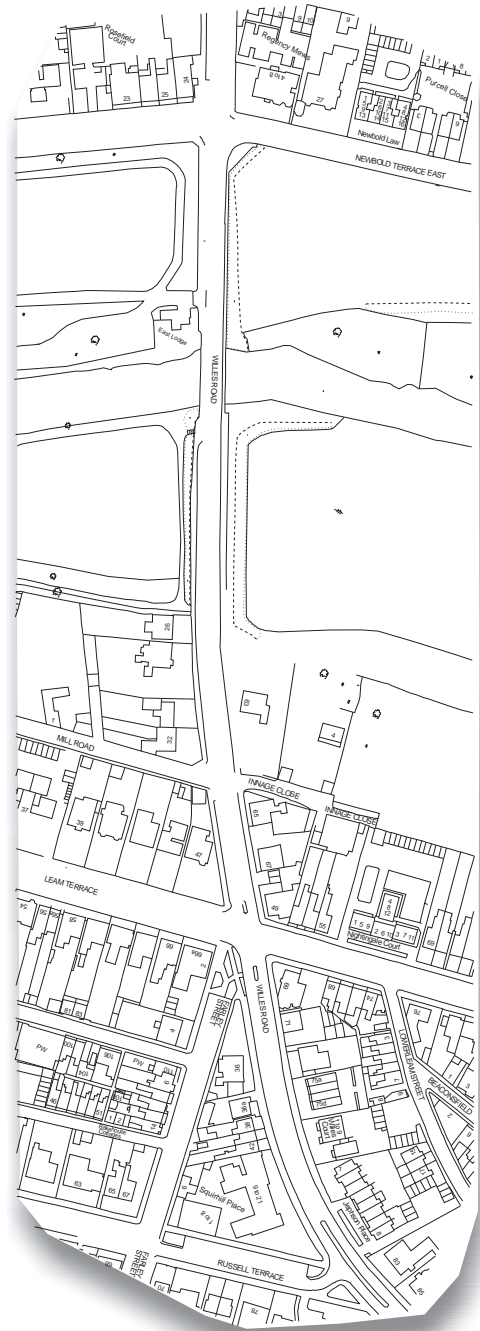
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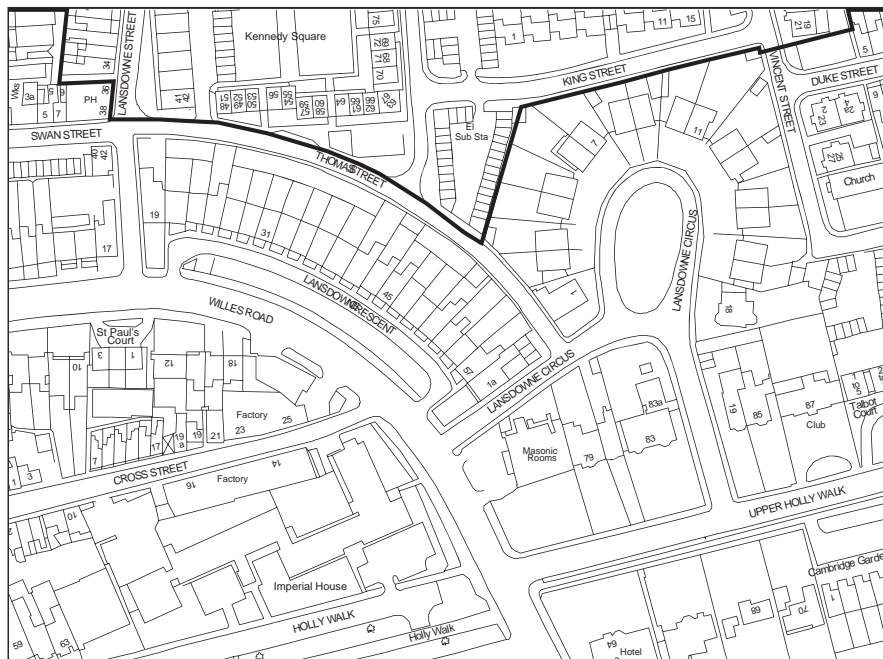
- Original eastern approach from Southam to Lillington incorporated into Spa town layout in 19th Century.
- Residential use.
- Northern end incorporates early 19th Century terraces including Lansdowne Crescent (see separate page). Mixed treatments to terrace frontages.
- Good pastiche building on former garage site at junction with Cross Street. Good remodelled building at junction with Holly Walk.
- Interface with Holly Walk.
- Mixture of villas, mainly stuccoed with slate roofs early and mid 19th Century styles
- Smaller terraced houses at southern end.
- Oak Inn key building at junction with Radford Road.
- Squirhill Place significant late 19th Century building with brick and painted dressings.
- Good street trees.
- Interesting interface at junction of Leam Terrace and Farley Street key villa facing north up Willes Road.
- Important views of Mill Garden, Jephson Gardens and Willes Meadow.
- No28 is surviving unpainted stucco villa.



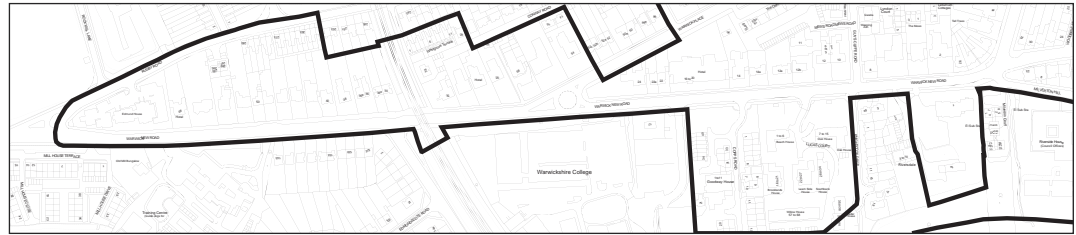
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# Lansdown Crescent and Circus



- Principal architectural set pieces by William Thomas 1834/38.
- Stucco, with sash windows, French casements, fine ironwork verandahs and railings.
- Colour White. Controlled by Article 4 Direction.
- Private garden space in front of Lansdowne Crescent protected from parking by cast iron bollards.
- Private garden in centre of Lansdowne Circus, still controlled by residents.
- Railings to front gardens of Lansdowne Circus removed, reinstatement should only be permitted as complete reinstatement by all houses to retain unity.
- Railings missing to front of Lansdowne Crescent.
- Fine gate piers at entrance to Crescent.
- All buildings are Grade II\* Listed.
- Rear elevations important brick elevations, any works should be carefully considered.
- Need to maintain unity throughout.
- Trees in front of Crescent important to its setting.
- Victoria House important villa of same scale as the Crescent and important Listed building relative to the setting of the Crescent.



- Northern route to Warwick part of mid 19th Century development of New Milverton.
- Mid/late 19th Century residential development to west of town centre.
- Gateway western approach.
- Principally villas set in own grounds with earlier stucco villas to eastern end.
- Falstaff Hotel formed from three villas with poor linkage buildings and rear development scope for improvements.
- South side at eastern end has very large villas in own grounds facing South over the river. The grounds are now redeveloped as subsidiary residential buildings. Important visual quality of the boundary walls to this area.
- Some modern infills, nothing detracting, but further infill would detract from areas quality.
- Western end, north side has red brick villas, good detailing, some window losses need reinstating.
- Office development of 1980's on site of two villas at the junction with Rugby Road.
- Railway arch, brick good 19th Century feature gateway into eastern end of the road, and approach to town centre.
- Striking interface with Milverton Terrace, Church Hill and Milverton Hill.
- Westgrove Terrace is a relatively unaltered late 19th Century terrace set behind the high wall of the garden of the Villa in Warwick New Road. Traditionally no vehicular access.





- Former routeway from Cubbington and Lillington to Warwick incorporated into Leamington residential layout late 19th Century.
- Made up of series of terraces, principally on the south side ranging from early 19th Century to Edwardian.
- Various styles - stucco, stucco with dutch gables, Edwardian with tile hanging and half timbering.
- Some smaller scale brick terraces at eastern end, some very altered.
- Survival of windows and detailing generally good.
- Rugby Road School good 19th Century brick building with stone dressing.
- St. Marks Church by George Gilbert Scott (junior) dominates west side. Good lychgate and boundary treatment. Important Listed building.
- Maintain and reinstate boundary treatments.
- Garage on north side not in Conservation Area but non conforming visually.
- Mid 19th Century terrace on north side not in Conservation Area but works to terrace would affect setting of the Conservation Area.
- Good 19th Century retaining wall at west end.
- Early 20th Century detached houses at west end retain good detailing.



# Campion Terrace, Princess Street, Duke Street, Leicester Street



- Late 19th Century eastern expansion of town towards Campion Hills.
- Mainly two storey brick terraced houses with strong rythm.
- Variety of good details including sash windows, bay windows, interesting glazing bar patterns.
- Duke Street is a good survival of small terraced properties with timber window detail surviving.
- Mainly brick with slate roofs, some concrete tile replacements.
- Need to maintain detailing, reinstate where possible, resist modern replacement details.
- Some street trees in Campion Terrace.
- Houses in Campion Terrace tend to be larger with interesting mixture of architectural detailing.
- Pressure in these areas for loft conversions has resulted in some unsympathetic roof extensions. Careful guidance needed and in certain instances loft conversions need to be resisted.
- St Paul's Church and Church Rooms are important landmarks and Grade II Listed buildings.

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## Leamington's Classical Set Pieces

The structure of Leamington Spa's Conservation Area is distinguished by a series of classical set pieces all dating from the early 19th Century and all Listed buildings. They are essential to the understanding of Leamington Spa as an early 19th Century Spa town. Whilst they all take the form of Regency architecture they are all very different expressions in the form of square, a crescent or a terrace. The maintenance of the historic fabric and its setting is paramount.

- Clarendon Square Laid out by 1832 to original plans by P F Robinson Architect of Mayfair, Oak trees planted in central garden. Major set piece of stucco buildings all Listed Grade II. Colours covered by Article 4 Direction. Interesting link with countryside planned at north west corner with Binswood Lawn. Two contemporary houses building 1990's. Set pieces of terraces and villas on west side has good boundary treatment.
- Waterloo Place Classical stucco terrace, now offices, private access road, private garden and railings now lost. Colours controlled by Article 4 Direction and Listed Grade II. Waterloo Place and Clarence Terrace form a gateway to centre of town.
- Clarence Terrace Classical terrace still in residential use significant scale with rear southern aspect with bow windows, one of the few buildings in Leamington with mansard roof. Restored 2003, Grade II Listed building.
- Clarendon Crescent Crescent of large early 19th Century villas originally facing onto private dell now entered from rears. All different, some with bow windows and fine ironwork verandahs facing south. Former mews buildings on east side of Clarendon Crescent, now dwellings of different scale but do affect setting of Crescent (see also Area 30).
- Lansdowne Crescent and Lansdowne Circus (see separate sheet).
- Victoria Terrace (see separate sheet).
- Euston Place (see separate sheet).
- Hamilton Terrace (see Holly Walk).

# Service Streets off Central Area (mews roads)



## Principal Mews Roads

- Trinity Street
- Plymouth Place
- New Street
- Gordon Street
- Russell Street
- Bedford Street
- Tavistock Street

## Mews Roads in General

- Character of mews road should be retained.
- Significant part of infrastructure of grid iron plan.
- Early 19th Century mews generally have mews buildings for stabling, later developments from mid 19th Century onwards have no separate stabling. This principle should be maintained where new developments are proposed and Mews buildings should be avoided in areas which traditionally had no buildings.
- Small scale buildings originally stabling normally 1½ storeys.
- Brick and slate roofs.
- Small windows, sometimes metal casements on cast iron frames.
- High brick walls with red terracotta copings.
- Mature trees play an important part in softening existing mews situations.
- The small scale character of Mews Roads should always be retained.

# Portland Street, Portland Place and Grove Street



- Part of gridiron layout of early 19th Century new town.
- Portland Street is a fine early 19th Century street. Largely 3 storey stucco houses.
- 4, two storey villas on west side. Important development in this part of the town.
- Some mid 20th Century houses on north east part of the street.
- Significant shopfronts at junction with Regent Street interface with 19th Century retail area.
- Natural slate roofs hidden behind parapets.
- Mature street trees.
- Railings to early 19th Century houses, low walls with panelled railings originally on late 19th Century houses.
- Grove Street, early 19th Century Grade II Listed two storey houses on west side have stepped 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 storeys, no attic windows to fronts. Good brick detailing.
- Good ironwork on west side of street.
- Some street trees.
- Interesting three storey houses with eaves detailing at south end of street.
- Some Edwardian infill on east side of street.
- Portland Place has mixture of early 19th Century houses of two and three storey. 10 & 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.



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# New Milverton (excluding Rugby Road and Warwick New Road)



- Mid/late 19th Century extension of residential area.
- Various two storey terraced houses, some with good brick detailing, a mixture of scale and sizes.
- Predominance of timber sash windows.
- Mature front gardens, some with good trees.
- Bertie Terrace is good set piece.
- Interesting two and three storey stuccoed houses and villas in Milverton Terrace.
- Milverton Crescent is an unpainted terrace and the only example of such in Leamington Spa.
- Walkway between Milverton Crescent east and west was the original approach to both terraces and need preserving and enhancing. (See also Area 27).
- Clarendon Crescent is a fine set piece of early nineteenth century villas overlooking a private dell which follows the line of the River Bin.
- The Dell, which also follows the course of the culverted River Bin, is on a 19th Century public garden set below street level with tree lined boundaries.
- Heath Terrace has distinctive late 19th Century facades with half timber detailing and rendered villas and houses.
- East side of Clarendon Crescent has been developed as mews buildings. Small scale, brick and slate roofed buildings important to maintain this contrast with the Crescent villas.

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# Clarendon Street / Lillington Road



- Clarendon Street developed as eastern boundary of the town in 1830's.
- Clarendon Street distinguished by largely two storey rendered terraced houses on east side.
- West side of Clarendon Street is a mixture of brick and rendered buildings with some contemporary inclusions.
- Former Chapel/Goray,(Clarendon Hall) building to be restored good street scene building part of Leamington mixed ecclesiastical heritage.
- Lower Clarendon Street west side has good range of three storey rendered houses.
- Important junction/interface with Warwick Street, 117/119 is a 1960's building on north west corner.
- Boundary treatments need to be consistently handled originally small scale iron railings.
- No street trees in Clarendon Street.
- Lillington Road includes Sherbourne Place, a distinguished series of three storey houses some retaining dutch gables.
- Interfaces between the ends of Beauchamp and Binswood Avenues include conclusions of villas and junction with terraced houses.
- Lillington Road has late 19th Century brick villas on east side with good detailing and significant early 20th Century houses on the west side.
- Street trees in Lillington Road.



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# Waller Street, Brownlow Street and Granville Street



- Predominantly late 19th and early 20th Century terraced areas.
- Good detailing.
- Predominantly brick and slate.
- Good survival of timber windows and door cases.
- Original rooflines retained.
- Rear dormer windows to be avoided unless small scale.
- Most original boundary treatments missing.
- Original side walls to garden on intersecting streets.
- Retained ridgelines, chimneys important element of detail.



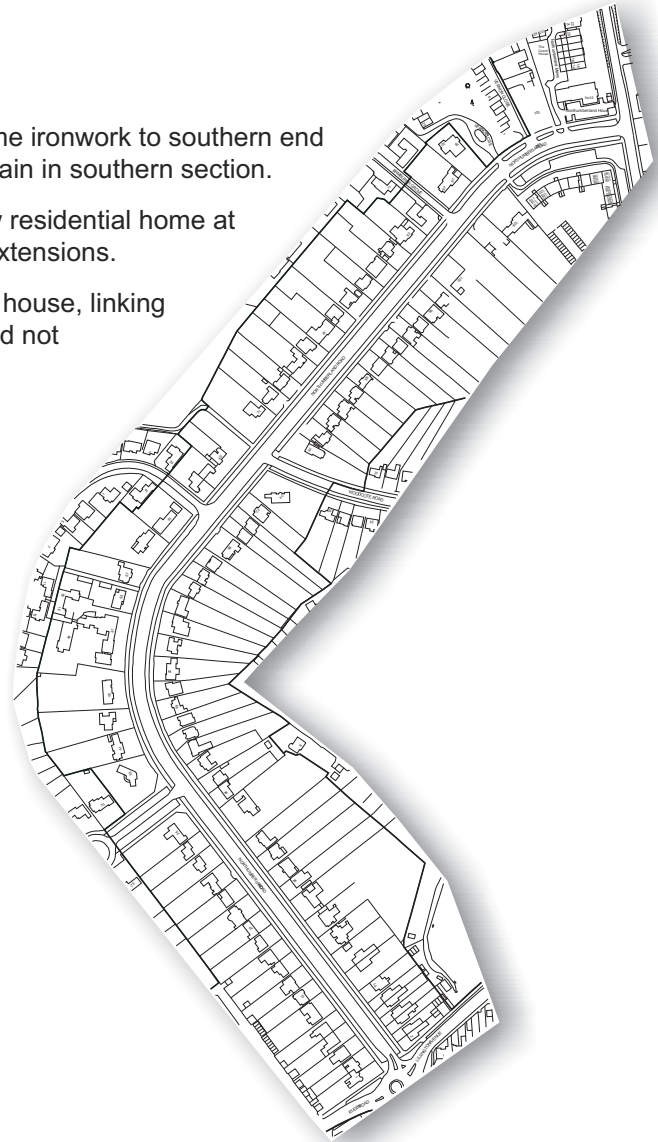
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- Part of planned town layout from late 19th Century.
- North end development late 19th Century with villas.
- Very good street trees.
- South end development with Edwardian houses.
- Larger middle section individually designed interwar houses some 1950's infills.
- Good detailing, some imaginative designs.
- No.38 is a good 1930's house.
- Good garden trees.
- Varied boundary treatment some ironwork to southern end good brick walls with plinth remain in southern section.
- Large late Victorian house, new residential home at mid point, has unsympathetic extensions.
- Gardens important to setting of house, linking of plots for redevelopment would not be appropriate.



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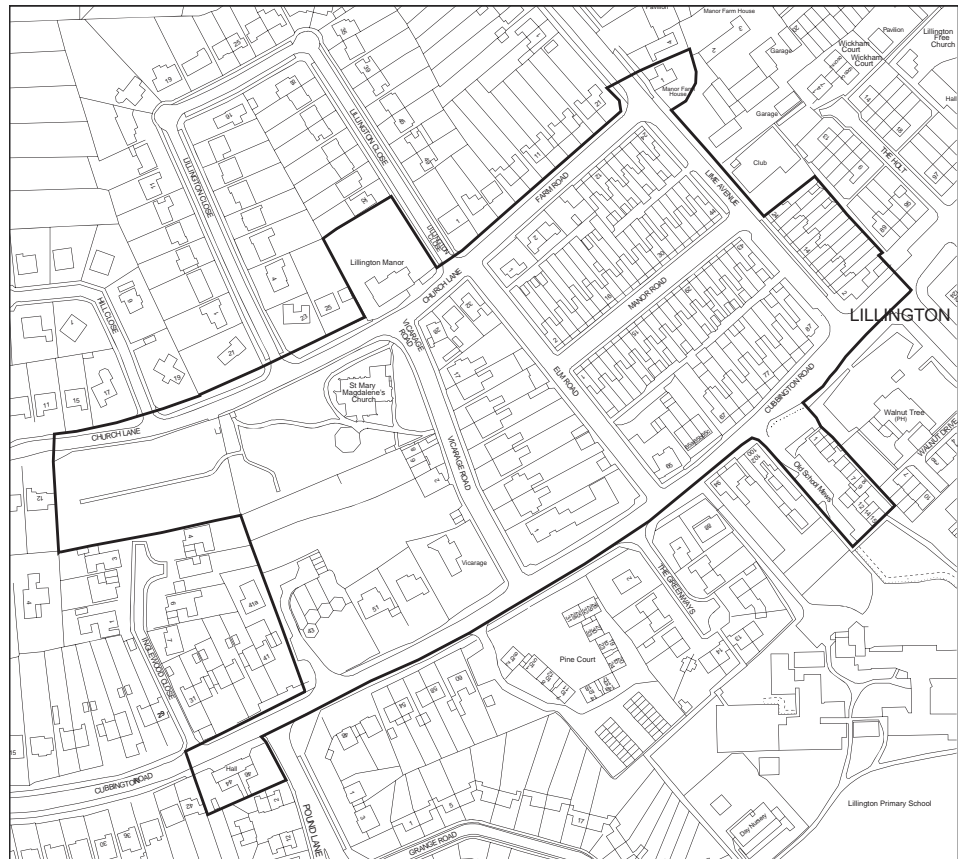


- Late Victorian extension of Leamington with large villas, makes the interface with later developments.
- Street trees and good garden trees.
- Brick and slate buildings, good detailing.
- Number 77 is gateway building into the Conservation Area. Each house has individual detailed design.
- Houses set in own grounds gardens important to setting of houses.
- Linking of plots for redevelopment would be inappropriate.
- Good brick wall boundary treatments.



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- Originally separate village from Leamington Spa.
- Character of village around the church retained.
- Church, Manor House and former Vicarage are significant buildings.
- Mature garden trees.
- Setting of church important.
- Other isolated important buildings, 'The Old Library', 'The Old School' and 'The Hexagonal houses'.
- No. 1 Lime Avenue (Manor Farm House) is an interesting eighteenth century house that forms a full stop at the end of Farm Road.
- Good Edwardian houses in Vicarage Road.
- Manor Road and Farm Road have good late 19th Century terrace houses with good survival of timber window and door details.

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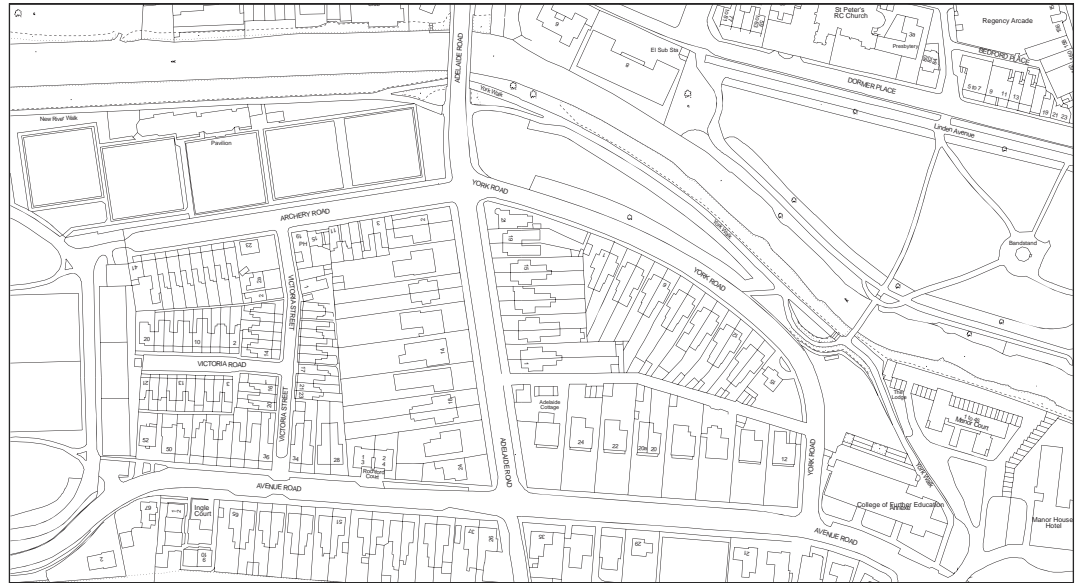
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- Jephson Gardens, Victoria Park, York Promenade, Mill Gardens, Willes Meadow and Upper Newbold Walk, form a very significant green belt through central Leamington - each with a distinctive character.
- Jephson Gardens is a very significant historical urban parks incorporating historic structures and contemporary temperate house. Views in and out of Jephson Gardens are important in overall townscape quality.
- Pump Room Gardens now has open character as the boundary treatment was removed. Linden Avenue and archways are significant features with the bandstand. Some archways removed from Linden Avenue. Important relationship with the River.
- Victoria Park - incorporates bowling greens, tennis courts and two pavilions together with the children's play area. Enclosed park with entrances on main interfaces.
- Willes Meadow - water meadow leading to open countryside - important views out of the urban area.
- Clarendon Square - laid out by 1832 with oak trees planted in 1830. Important Regency square garden, no longer enclosed.
- Christchurch Gardens - originally intended as formal square, but now a significant urban park at head of Parade with location for possible feature on former church site. Incorporates original private churchyards.
- Lansdowne Circus - privately owned, maintained as garden for residents. Hedges and trees form important boundary treatment.
- The Dell - an interesting sunken park on the line of the River Bin. (See also Area 30).
- Clarendon Crescent - a private area, extending from The Dell shared by residents of the Crescent - important open space for setting of the Crescent, with significant trees.
- Milverton Crescent - originally a walkway with the gardens of the terrace on both sides - now some gardens are enclosed the original ambience is lost some original railings remain. (See also Area30)
- York Promenade - important relationship to the River.
- Upper Newbold Walk - important openspace fronting Newbold Terrace East.



# 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.

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