

AN ARCHAEOLOGICAL  
DESK-BASED ASSESSMENT  
AT  
TACKBROOK ROAD,  
LEAMINGTON SPA, WARWICKSHIRE



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## **An archaeological desk-based assessment Tachbrook Road, Leamington Spa, Warwickshire**

Andrew Walsh

### **Summary**

A desk-based assessment was undertaken at Tachbrook Road, Leamington Spa, Warwickshire (centred on NGR SP 3179 6484). It was undertaken on behalf of Willmott Dixon Housing Ltd, in advance of proposed re-development for which a planning application is in preparation. The site lies about 400m from the historic core of Leamington. This report describes and assesses the significance of the heritage assets (and potential heritage assets) that are potentially affected by the application. The setting of heritage assets is considered. The potential impact of the application, and the need for further on-site evaluation, is assessed.

The assessment did not identify any prehistoric, Roman or early medieval remains on or near to the proposed development site. The site appears to have been in agricultural use from at least the medieval period until the mid 20<sup>th</sup> century, and it is likely to have formed part of the wider agricultural landscape of the village of Leamington Priors. Leamington grew rapidly as a Spa town in the 19<sup>th</sup> century. The site lay in the grounds of a 19<sup>th</sup> century private estate, which later became a girl's academy, and it remained unaffected by the surrounding development of the town. However by 1939 the school had closed and part of the site was in use as a recreation ground. By 1972 the whole site had been developed with terraced housing along Kingsway, Fetherston Court social housing, a public house on the corner of Tachbrook Road and Kingsway and an electricity substation, the construction of which involved terracing of the previous topography.

It is concluded that there is a **low potential** for the survival of archaeological remains on the site. The proposed development will have an impact on the setting of part of Royal Leamington Spa Conservation Area, although the effect of this impact has not been established as it will depend on the final design of the development.

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## Report

### 1 Background

#### 1.1 Reasons for the project

A desk-based assessment was undertaken at Tachbrook Road, Leamington Spa, Warwickshire (centred on NGR SP 3179 6484). It was undertaken on behalf of Willmott Dixon Housing Ltd, in advance of a proposed residential development for which a planning application will be submitted to Warwick District Council. The proposed development site is considered to include heritage assets and potential heritage assets, the significance of which may be affected by the application.

The project conforms to a project proposal produced by Worcestershire Archaeology (WA 2014) and the *Standard and guidance for historic environment desk-based assessment* (IfA 2012).

#### 1.2 Planning background

Present government planning policy is contained within the *National Planning Policy Framework* (DCLG 2012). This is supplemented by detailed guidance which had related to earlier government policy but which is at least partially still relevant to the present policy (DCLG/DCMS/EH 2010).

The draft Warwick District Local Plan (WDC 2014) was due to be considered at a full council meeting during the writing of this assessment. If approved, it will be subject to a six week period of Public Consultation and will then be submitted to the Secretary of State who will appoint an Inspector to conduct an Examination in Public later this year. Once adopted, it will form the framework for planning within the District. The plan notes that:

*5.139 Warwick District has a reputation as a desirable place to live, work and visit. Fundamental to this reputation is the rich history of the area that has left a legacy of fine historic buildings and areas. Warwick has a mediaeval town centre and has become a popular national tourist destination focussing on its famous castle. Royal Leamington Spa grew in size and prominence during the 18<sup>th</sup> and 19<sup>th</sup> centuries and this has left a fine legacy of Regency and Georgian buildings. Kenilworth's history focuses on its castle, the largest ruined castle in England.*

*5.140 The District also contains many other important historic buildings, areas and parklands, ranging from formal Victorian gardens to historic Deer Parks. The district also contains a range of fine historic houses including Stoneleigh Abbey (which underwent a major restoration a few years ago) and Packwood House and Baddesley Clinton, now both owned by the National Trust (WDC 2014, 145).*

The plan contains the following policies relating to heritage which are potentially applicable to the proposed development:

#### **HE1 Protection of Statutory Heritage Assets**

*Permission will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.*

*Development will not be permitted where it will adversely affect the setting of a Listed Building.*

*Changes of use of Listed Buildings from their original use will only be permitted where:*

- a) the original use has been demonstrated to be no longer appropriate or viable, and;*
- b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building and enhances the significance of the heritage assets.*

*Restoration of, and alteration to, Listed Buildings will only be permitted using traditional, natural materials and appropriate colours and finishes (WDC 2014, 145-6).*

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**HE2 Protection of Conservation Areas**

*Development will be expected to respect the setting of Conservation Areas and important views both in and out of them.*

*Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted.*

*Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.*

*There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.*

*Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve and enhance the Conservation Area.*

*New development within Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Area.*

*Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas (WDC 2014, 147-8).*

**HE4 Protecting Historic Parks and Gardens**

*Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map. Development that would cause less than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage register as defined on the Policies Map, should be weighed against the public benefits of the proposal, including securing optimum viable use.*

*Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and settings of locally important Historic Parks or Gardens included in the Warwick District Local List should be weighed against the public benefits of the proposal, including securing optimum viable use (WDC 2014, 150).*

**HE6 Archaeology**

*Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances*

*There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.*

*The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.*

*Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development (WDC 2014, 152).*

**2 Aims**

The general aims of this assessment are to:

- 
- establish the nature and extent of the heritage assets;
  - assess the significance of the heritage assets within the application site and those affected by the proposed development;
  - assess the impact of the application on the heritage assets
  - identify any need for further assessment or mitigation strategies

### **3 Methods**

#### **3.1 Personnel**

The project was undertaken by Andrew Walsh BSc MSc AlfA FSA Scot who joined Worcestershire Archaeology in 2013 and has been practicing archaeology since 2004. The project manager responsible for the quality of the project was Tom Vaughan BA MA AlfA. The illustrations are by Carolyn Hunt MlFA.

#### **3.2 Documentary research**

All relevant information on the history of the site and past land-use was collected and assessed. Records of known archaeological sites and monuments were obtained from Warwickshire Historic Environment Record and English Heritage. Copies of historic maps from the Warwickshire County Record Office were studied, and relevant online resources including *A Vision of Britain Through Time*, *British History Online* and *Leamington History* were also searched.

The results are mapped on Figures 2-8 and the details of individual features of the historic environment are given in Appendices 1-3. Due to copyright issues it is only possible to illustrate a small number of the cartographic sources consulted during the project.

#### **3.3 List of sources consulted**

##### *Cartographic sources*

- 1610, Warwickshire by John Speed
- 1695, Warwickshire by Robert Morden
- 1728, Knightlow Hundred by Henry Beighton
- 1770, Warwickshire by Thomas Jefferys
- 1820, Matthew Wise's Estate by T C Banister
- 1828, Leamington, unattributed
- 1852, Leamington Priors by J Lyon Alexander
- 1<sup>st</sup> edition Ordnance Survey 1889, scale 1:2,500
- 1905, Ordnance Survey, scale 1:2,500 (Fig 6)
- 1925, Ordnance Survey, scale 1:2,500 (Fig 7)
- 1939 Ordnance Survey, scale 1:2,500 (Fig 8)
- 1951-52, Ordnance Survey, scale 1:2,500
- 1972-74, Ordnance Survey, scale 1:10,000
- 1982, Ordnance Survey, scale 1:10,000
- 2014, Ordnance Survey, scale 1:10,000 (Figs 1-5)
- BGS *Geology of Britain* viewer, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 24 April 2014

### Documentary sources

- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
- DCLG/DCMS/EH 2010 *PPS5 Planning for the historic environment: historic environment planning practice guide*, Department for Communities and Local Government/Department for Culture, Media and Sport/English Heritage
- English Heritage 2011 *The setting of heritage assets*, English Heritage
- IfA 2012 *Standard and guidance for historic environment desk-based assessment*, Institute for Archaeologists, updated 16 November 2012
- Institute for Name-studies 2014 *Key to English Place-names*, <http://kepn.nottingham.ac.uk/map/county/Warwickshire> , accessed 24 April 2014
- WA 2014 *Standard proposal for a desk-based assessment*, Worcestershire Archaeology, Worcestershire County Council
- Williams, A and Martin, G H, 2003 *Domesday Book: A Complete Translation*, Penguin Books
- WDC 2007 *A Guide to Conservation Areas: Royal Leamington Spa Conservation Area*, Warwick District Council, [http://www.warwickdc.gov.uk/download/downloads/id/468/a\\_guide\\_to\\_conservation\\_areas\\_-\\_royal\\_learmington\\_spa\\_part\\_1](http://www.warwickdc.gov.uk/download/downloads/id/468/a_guide_to_conservation_areas_-_royal_learmington_spa_part_1), accessed 24 April 2014
- WDC 2013 *Warwick District: Local Plan, 2011-2029, Publication Draft*, Warwick District Council, <https://estates3.warwickdc.gov.uk/cmis/Meetingdates/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/1807/Committee/57/Default.aspx>, accessed 23 April 2014
- WoW 2014 *Photograph of Leamington Spa. Shrubland Hall Estate Date: 1930 – 1939 (c.)*, Windows on Warwickshire <http://www.search.windowsonwarwickshire.org.uk/engine/resource/default.asp?resource=4686>, accessed 23 April 2014

### 3.4 Other methods

A site visit was undertaken on 25 April 2014 to identify any potential heritage assets not recorded by the baseline sources.

### 3.5 Impact assessment criteria

The criteria cited in Table 1 have been used.

**Major Beneficial:** Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II\* listed buildings, grade I/II\* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area's significance.

**Beneficial:** Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).

**Not Significant:** Impacts that have no long-term effect on any heritage asset.



<p><b>Minor Adverse:</b> Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Moderate Adverse:</b> Minor harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Major Adverse:</b> Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Severe Adverse:</b> Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p>
<p><b>Unknown:</b> Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

*Table 1: Impact assessment criteria for heritage asset*

## 4 The application site

### 4.1 Location and size

The proposed development site (centred on NGR SP 3179 6484) is located approximately 1km south of the centre of Leamington Spa. The proposed site covers an area of approximately 0.8ha, and is bounded by Kingsway road to the north, the B4087 Tachbrook Road to the east and residential properties to the south and west. The study area included the application site and an area of 1km around the site (Figure 1) in order to provide a broader understanding of the local context.

### 4.2 Topography, geology and soils

The proposed development site lies on land currently occupied by residential and commercial properties. The land generally slopes gently from a height of approximately 66m AOD in the south-west, down to approximately 60m AOD to the north-east, although there has been significant terracing on site. The underlying geology is mapped as Mercia Mudstone overlain by superficial river terrace deposits of sand and gravel (BGS 2014).

### 4.3 Current land-use

The north-eastern part of the site is occupied by *The Sun* public house, its associated car park and landscaped gardens (Plates 1 and 2). The southern part of the site is occupied by Fetherston Court, a suite of 28 retirement flats in seven blocks located around a small cul-de-sac off

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Tachbrook Road (Plate 3). Four privately occupied houses fronting onto Kingsway are located in the north-western part of the site (Plate 4). An electricity substation is located between these units and *The Sun*.

## 5 Heritage assets

This section provides an overview of the archaeological and historical background of the study area, in order to understand the context and significance of the cultural heritage resource that may be affected by the proposed development. The designated heritage assets which are identified by the assessment are discussed below with reference to their National Heritage List (NHL) number. The undesignated heritage assets identified during the assessment are discussed with reference to their Warwickshire Historic Environment Record (MWA or EWA) number, given in **bold**. Due to the volume of post-medieval and modern assets recorded on the HER, only those key to understanding the development of the proposed site and surrounding area are discussed in the text. All monuments are catalogued in Appendix 1, listed buildings in Appendix 2 and archaeological events in Appendix 3. The heritage assets are mapped on Figures 2-5.

### 5.1 Designated heritage assets

There are no designated heritages assets within the proposed development site. Within the wider study area there are 165 listed buildings, one conservation area and one registered park and garden. Due to the limited impact the development will have on the setting of the designated heritage assets only those within 250m are discussed below. Details of all listed buildings within the study area are presented in Appendix 2.

#### 5.1.1 Listed buildings

Number 7 Charlotte Street (NHL1381199) is a grade II listed building located about 85m south-east of the proposed development site. It is an early 19<sup>th</sup> century house with later additions and alterations, and is now flats.

Number 9 and Attached Railings (NHL1381200) is a grade II listed building located on Charlotte Street, about 100m south-east of the proposed development site. It is an early 19<sup>th</sup> century house with later additions and alterations, and is now flats.

Number 11 and 13 Charlotte Street (NHL1381211) is a grade II listed building located about 110m east of the proposed development site. It is a pair of early 19<sup>th</sup> century houses with later additions and alterations, and is now flats.

Number 15 and 17 and Attached Railings to Number 17 (NHL1381212) is a grade II listed building located on Charlotte Street, about 130m east of the proposed development site. It is a pair of early 19<sup>th</sup> century houses with later additions and alterations, and is now flats.

Number 19 and Attached Railings (NHL1381213) is a grade II listed building located on Charlotte Street, about 145m east of the proposed development site. It is an early 19<sup>th</sup> century house with later additions and alterations, and is now flats.

Number 46 Charlotte Street (NHL1381214) is a grade II listed building located 195m east of the proposed development site. It is an early 19<sup>h</sup> century house with later additions and alterations.

Number 48 Charlotte Street (NHL1381215) is a grade II listed building located 200m east of the proposed development site. It is an early 19<sup>h</sup> century house with later additions and alterations, and is now flats.

#### 5.1.2 Conservation Area

The proposed development site lies on the southern edge of Royal Leamington Spa Conservation Area, which includes the whole of the town centre. The Conservation Area includes the east side of Tachbrook Road to the north of the site, as well as parts of Ranelagh Terrace, Charlotte Street and Claremont Road. Originally Tachbrook Road was important residential area overlooking the grounds of Shrubland Hall. The grounds of the hall were developed as social housing during the

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mid 20<sup>th</sup> century and the character and setting of the houses along the road is now very different (WDC 2007, Areas 2 and 3). All the listed buildings on Charlotte Street (Section 5.1.1) lie within the Conservation Area.

## **5.2 Undesignated heritage assets**

### **5.2.1 Palaeolithic (c 500,000 BC – 10,000 BC) and Mesolithic (c 10,000 BC – 4000 BC)**

The earliest recorded human activity in the region is from the Palaeolithic, although very little is known generally about occupation in region at this time and there have been no finds from the study area. During the Loch Lomond interstadial (11,000 BC – 10,000 BC) Britain was abandoned due to the extremely cold conditions. The post-glacial landscape comprised largely a treeless tundra, but by around 8000 BC this began to give way to woodland as the climate improved. This environmental change increased the potential for human activity as the spread of woodland increased plant and animal resources. However, the nomadic nature of Mesolithic groups mean they have left few occupation remains, and archaeological evidence is often limited to flint implements. No sites or finds of Mesolithic date have previously been recorded within the study area.

### **5.2.2 Neolithic (c 4000 BC – 2400 BC) and Bronze Age (c 2400 BC – 700 BC)**

The Neolithic period is characterised by the domestication of plants and animals and the introduction of farming. This appears to have had increasingly dramatic effects on the environment as woodland was cleared and areas of grassland and cereal production increased. The period also saw the introduction of large ritual and funerary monuments such as henges, stone circles and long barrows. No Neolithic sites have been recorded within the study area.

The Bronze Age saw the limited introduction of metal working and a change in burial practices from collective to single burials, often placed beneath barrows. No Bronze Age sites have been recorded in the study area.

### **5.2.3 Iron Age (c 700 BC – AD 43) and Roman (AD 43 – 410)**

During the Iron Age evidence of settlement and occupation becomes more visible as hillforts and oppida (proto-urban settlements) were established and areas enclosed with ditches, although funerary practice became even less evident. Activity in the upper Avon valley and its tributaries is primarily represented by farmsteads although no Iron Age activity has been recorded in the study area.

By the late Iron Age the study area was located in the tribal territory of the *Dobunni* who were quickly subsumed into the Roman empire after the invasion in AD 43. Although Roman finds have been recorded in the wider Leamington Spa area no activity has been recorded in the study area except for a 3<sup>rd</sup> century AD coin (**MWA1379**) found in a garden in 1965 off St Mary's Road, about 1km north-east of the proposed site.

### **5.2.4 Early medieval (AD 410 – 1066) and medieval (AD 1066 – 1539)**

Following the end of Roman rule in AD 410 the former province fragmented into a number of smaller kingdoms and the study area was subsumed into the Kingdom of Mercia. No evidence of early medieval activity has been recorded in the study area.

Leamington derives its name from the Old English name *tun* meaning farm or settlement and the nearby River Leam, although the origin of the river name is unknown (Institute for Name-Studies 2014). The manor of Leamington was listed in the Domesday Survey of 1086, under the ownership of Roger de Montgomery, Earl of Shrewsbury. The survey records that there were twelve households, with six ploughs, 26 acres of meadow, and two mills (**MWA1471**) and the manor was worth £4 in 1086 (Williams and Martin 2003).

The manor was held by Kenilworth Priory from the 13<sup>th</sup> century and the village became known as Leamington Priors, in distinction from the nearby village of Leamington Hastings. The medieval core of the village was located on the south side of the River Leam, about 400m to the north-east

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of the proposed development site. Records listed on the HER from this period include the old parish church of All Saints (**MWA5196**) which is believed to be 13<sup>th</sup> century in origin, and a possible medieval fishpond (**MWA1451**).

Leamington Priors appears to have developed very little during the medieval period and the Hearth Tax of 1663 names 29 householders with 49 hearths liable to the tax, and 17 households of one hearth each who were exempt, giving an estimated total population of 230. The proposed development site appears to have been located in the agricultural hinterland of the village and there is no evidence of medieval remains on or near to the proposed settlement site.

### 5.2.5 Post-medieval (AD 1540 – 1800) and modern (AD 1801 – present)

During this period the production of maps begins to increase, enhancing our understanding of the landscape surrounding the village. Early historic maps of Warwickshire by Speed (1610), Morden (1695), Beighton (1728) and Jeffery (1770) record all of Leamington Priors but they only show simplistic illustrations of the village adjacent to the River Leam and surrounded by open land.

Historic records also indicate that there appears to have been little further development of the village in the post-medieval and by 1730 only 45 households are recorded. The mill (**MWA1471**), which was located about 750m north-east of the proposed site, is recorded again in 1520, 1635 and 1684. It appears to have survived into the early 20<sup>th</sup> century. A windmill (**MWA1455**), which was demolished in 1965, was located about 950m south of the proposed development site.

Leamington Priors was enclosed in 1768 although no accompanying map survives in the county record office. The 1801 census records 67 houses and a population of 315. By this time saline springs had been identified and Leamington developed rapidly as a spa town during the 19<sup>th</sup> century. The new spa town was laid out on the north side of the River Leam, about 1km north of the proposed site. In 1838 Queen Victoria authorised the town to style itself Royal Leamington Spa and by 1851 the census records that the population of the parish was over fifteen thousand. Seven early 19<sup>th</sup> century baths (**MWA1395**, **MWA1454**, **MWA1461**, **MWA1467-9** and **MWA 1472**) are recorded with the study area.

The earliest large scale mapping to show the proposed site in detail is a survey of the estate of Matthew Wise by T C Banister dated 1820. This shows the historic core of Leamington Priors as well as much of the south side of the parish. Tachbrook Road is recorded with the site of proposed development lying in a field called Mallins Hill Field 1<sup>st</sup> Part. The field is illustrated in green suggesting it was a meadow or possibly an orchard at the time of the survey, rather than in arable cultivation.

Although the Warwick and Napton Canal (later part of the Grand Union Canal **MWA4300**), was built around 1800 it did not provide a physical barrier to the southward expansion of Leamington that is recorded on the 1820 map. Brunswick Street and Charlotte Street have been laid out to the east of the proposed site while Renelagh Terrace (*sic*) is only a short stub of road. Only a few buildings are recorded along these roads, although the area is clearly being readied for development. To the south of Charlotte Street, Tachbrook Road is illustrated as a track or path rather than a wide road. To the south-west of the site a small unnamed farm complex is recorded in a field called New Farley Meadow. No significant features are recorded on the site of the proposed development. The plan also appears to have some later additions drawn in pencil including Shrubland Farm located to the west of the site, and a line which appears to represent a bank of trees planted alongside Tachbrook Road, across the proposed development site. It is not known when these additions were made.

An unattributed plan of the town of Leamington, dated May 1828, also records the area of the proposed site although the survey to the west of Tachbrook Road does not appear to be complete and so the reliability of this plan is not assured. The plan does show the rapid development of housing along Charlotte Street, and Shrubland Hall is also recorded, although the access road is only partially illustrated and Shrubland Farm is not recorded at all. Shrubland Hall was built around 1822 by Matthew Wise whose family owned land in the parish. The hall was surrounded by

landscaped gardens (**MWA12945**), which included boundary tree planting alongside Tachbrook Road across the site of the proposed development. Shrubland Farm was located about 100m west of the proposed development site and was probably built at the same time as the hall, possibly replacing the earlier unnamed farm recorded to the south on the 1820 plan.

A plan of Leamington Priors for the local health board dated 1852 also records part of the study area, although the area to the west of Tachbrook Road, including the proposed development site, is not illustrated on the detailed street plans (Sheets 18 and 21). These sheets illustrate the continued southwards expansion of Leamington to the east of Tachbrook Road. A gas works (**MWA7072**) is located on Ranelagh Terrace and adjacent to the canal (**MWA4302**), and roads and housing now extend southwards as far as Tachbrook Street, although gaps in the street layout and housing remain. A cover sheet, which is at a much smaller scale than the street plan sheets, does illustrate the area around the proposed development site to the west of Tachbrook Road. On this sheet Shrubland Hall and Farm are illustrated, as well as the layout of the grounds. No significant features are illustrated on the proposed development site.

After the death of Matthew Wise in 1864, Shrubland Hall passed to Charles John Wise who lived there until his death in 1886. Leamington Tennis Club (the oldest recorded lawn tennis club in the world, founded in 1872) used Shrubland Hall to host some early competitions. After 1886 the Hall became a Girl's Academy. The 1<sup>st</sup> edition Ordnance Survey (OS) map (1889; not illustrated) shows little change to the west of Tachbrook Road and the proposed development site, whilst Shrubland House and Farm remain relatively unchanged. The tree planting along Tachbrook Road which extends across the eastern part of the proposed development site is illustrated as a mixture of broad leafed and coniferous trees. The western part of the site is recorded as part of field. To the east of Tachbrook Road most of the gaps in the street layout visible on the 1852 plan have been infilled with blocks of terraced housing.

No significant change to the study area or surrounding area is recorded on the OS edition of 1905 (Fig 6). However by the 1925 edition (Fig 7) housing has been built on a field to the south of the site. The site, as well as Shrubland Hall and Farm, appear relatively unchanged on online versions of this map, although a film copy of this edition held by the County Record Office illustrates development of housing over the northern part of the estate. This copy may be a later revision as it shows that the main block of the former hall has already been demolished and replaced by housing.

The Girls Academy at Shrublands closed in the 1930s. The HER records that the hall was demolished in 1939 (**MWA12945**). The 1939 OS map (Fig 8) shows the development of the whole area in progress, with new roads laid out across the former estate and new housing in the northern area. Kingsway, the road which forms the northern boundary of the proposed site, is recorded for the first time and a photo taken at this time shows it being built, complete with Tachbrook Road and the gas works off Ranelagh Terrace (**MWA7072**) in the background (WoW 2014). The proposed development site lies to the right of this photograph. The 1939 OS map also illustrates a recreation ground with a pavilion and an access track on the southern part of the proposed site, although much of the bank of trees along Tachbrook Road still survives.

The 1951-52 OS map records that the pavilion has been replaced with a 'Day Nursery' and the recreation ground is no longer recorded, although it appears to survive as open ground. Semi-detached housing has been built along Kingsway, including two pairs of houses located within the proposed development. The bank of trees still survives alongside Tachbrook Road. By the 1972-4 OS map the remaining open areas on the site of the proposed development have been infilled with buildings and the area has taken on its current form (Fig 1). The existing buildings on the site therefore all date from the 1940s-early 1970s. No significant changes are recorded on later OS maps.

### 5.2.6 Archaeological Investigations

Although no significant archaeological sites have been identified during this assessment, a number of stray finds have been recorded in the immediate vicinity of the site. A 16<sup>th</sup> century coin

(**MWA5940**) was found near Nevill Close, which lies south-west of the proposed site, by metal detectorists around 1990. An 18<sup>th</sup> sword (**MWA9914**) was found during works at Tachbrook Court, located south of the proposed site, in 2004, although a subsequent watching brief on the area failed to identify any archaeological remains (**EWA7463**).

Other archaeological works have taken place in the wider study area (**EWA906**, **EWA907**, **EWA9112** and **EWA9960**) although they have not produced any significant results relevant to the proposed development site. A series of site visits by J Lovie in 1996 are also recorded by the HER within the study area (see Appendix 3), including one to Shrubland Hall garden (**EWA9834**) but no details about these visits are recorded.

## **6 Assessment of the significance of heritage assets**

### **6.1 Designated assets**

#### **6.1.1 Listed buildings and Conservation Area**

The primary significance of the seven grade II listed buildings located along Charlotte Street is derived from their fabric, although their setting also makes an important contribution. They are located together on Charlotte Street within the Royal Leamington Spa Conservation Area. However there is no intervisibility between any of the listed buildings and the proposed development site. There is intervisibility between the Leamington Spa Conservation Area, along Tachbrook Road, and the proposed development area. The original setting of these buildings, which would have overlooked the grounds of Shrubland Hall, has been significantly altered by the construction of 20<sup>th</sup> century social housing.

### **6.2 Undesignated assets**

#### **6.2.1 Nature of the archaeological interest in the site**

No prehistoric, Roman or early medieval archaeological remains have been identified on, or near to, the proposed development site. The site appears to have been in agricultural use since the medieval period, when it is likely to have formed part of the wider agricultural landscape of the village of Leamington Priors.

#### **6.2.2 Physical extent and relative importance of the archaeological interest in the site**

No prehistoric, Roman or early medieval archaeological sites have been identified on, or near to, the proposed development site. It is therefore considered that there is **low potential** for settlement or other significant archaeological remains to exist on the site.

## **7 The impact of the development**

### **7.1 Existing impacts**

The impact of the recreation ground and pavilion on any potential archaeological remains is likely to have been minimal. However the development of the site between the 1950s and early 1970s with housing, a public house and an electricity substation is likely to have had a severe impact on any remains. There is clear evidence of terracing around the *The Sun* public house and at the end of the Fetherston Court cul-de-sac. Service trenches associated with the electricity substation are likely to be located across the site, potentially truncating any remains. The foundations of the buildings, service runs, and any cellars, are also likely to have disturbed or destroyed any remains.

### **7.2 Impacts during construction**

As the nature, extent and date of any potential archaeological features has not been established it is difficult to predict the impact of the proposed development on the archaeological resource. However, construction operations in advance of re-development within a brown-field site typically require piecemeal but extensive below ground disturbance. This will involve the demolition of existing buildings, grubbing out existing roads, foundations, floors and cellars, excavation of trenches for new foundations, service runs, soakaways and larger areas of soil stripping for new

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roads and car parking. These operations can damage or remove any surviving buried archaeological remains and therefore have the potential to have a **minor to moderate adverse** effect on any potential heritage assets.

### 7.3 Residual impacts

The setting of the seven listed buildings along Charlotte Street, as well as the 159 other listed buildings and the one registered park and garden located in the wider study area will not be altered. Therefore it is considered that the proposed development is will have a **not significant** impact on these designated assets.

The proposed development site lies outside the Royal Leamington Spa Conservation Area, although Tachbrook Road and the terraced housing to north-east of the site form a small part of the area and the development will affect this setting. The proposed site is currently a public house, electricity substation and number of residential properties, which were built in an unsympathetic style during the mid 20<sup>th</sup> century. Depending on the final design of the proposed scheme, the development has the potential to enhance or harm the setting of this part of the conservation area. Therefore the impact of the development may range from **beneficial to minor adverse**.

## 8 Publication summary

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

*A desk-based assessment was undertaken at Tachbrook Road, Leamington Spa, Warwickshire (centred on NGR SP 3179 6484). It was undertaken on behalf of Willmott Dixon Housing Ltd, in advance of proposed re-development. The site lies about 400m from the historic core of Leamington.*

*The assessment did not identify any prehistoric, Roman or early medieval remains on or near to the proposed development site. The site appears to have been in agricultural use from at least the medieval period until the mid 20<sup>th</sup> century, and it is likely to have formed part of the wider agricultural landscape of the village of Leamington Priors. Leamington grew rapidly as a Spa town in the 19<sup>th</sup> century. The site lay in the grounds of a 19<sup>th</sup> century private estate, which later became a girl's academy, and it remained unaffected by the surrounding development of the town. However by 1939 the school had closed and part of the site was in use as a recreation ground. By 1972 the whole site had been developed with terraced housing along Kingsway, Fetherston Court social housing, a public house on the corner of Tachbrook Road and Kingsway and an electricity substation, the construction of which involved terracing of the previous topography.*

*It is concluded that there is a low potential for the survival of archaeological remains on the site. The proposed development will have an impact on the setting of part of Royal Leamington Spa Conservation Area, although the effect of this impact has not been established as it will depend on the final design of the development.*

## 9 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project; Graham Tait (Senior Design Co-ordinator, Willmott Dixon Housing Ltd), Giles Carey (Assistant Historic Environment Officer, Warwickshire County Council), and the staff at the Warwickshire County Record Office.





## Appendix 1: Monuments recorded by Warwickshire HER

Monument Number	Name	Monument type	Period	Summary
MWA1379	Findspot - Roman coin	FINDSPOT	Romano-British	Tetradrachma. From Alexandria. Probus (276-282 AD) minted in 277 AD. Found in a garden in St Mary's Road, Leamington, and brought in as an enquiry in 1965.
MWA1388	Church of All Saints, Leamington Spa	CHURCH	Imperial	The Parish Church of All Saints, replacing a Medieval building on the same site. This church was built in the Imperial period, with some alterations later in the 19th Century. The church is located roughly 175m south west of the Mill Bridge, Leamington Spa.
MWA1393	Church of St Mary, St Mary's Road, Leamington Spa	CHURCH	Imperial	The church of St Mary was built in the Imperial period and stands in St Mary's Road.
MWA1394	Roman Catholic Church of St Peter, Dormer Place, Leamington Spa	CHURCH	Imperial	The Roman Catholic Church of St Peter was built during the Imperial period, it was completed in 1864 but in 1883 everything except the tower, burnt down. It was then rebuilt in red brick and it stands on Dormer Place.
MWA1395	Royal Pump Room and Baths, Leamington Spa	SPA, BATHS, WELL	Imperial to Modern	A 6th spring was discovered at Leamington in 1810. The New Pump Room and Baths, later to become The Royal Baths and Pump Room, were built in 1814. The building has been frequently altered. It is situated to the north west of Victoria Bridge, Leamington Spa.
MWA1396	The Parthenon, Bath St, Leamington Spa	CIVIC CENTRE	Imperial to Modern	A Civic Centre, that comprised a dance hall, was built in the Imperial period and has been used for various purposes including a Music Hall. By 1873 it was used as the reference library and in 1979 the lower floor housed a supermarket. It is situated on Bath Street.
MWA1397	Roman Catholic Chapel of St Peter, George Street, Leamington Spa	CHAPEL, ROMAN CATHOLIC CHAPEL	Imperial	St Peter's, a Roman Catholic Chapel, built in the Imperial period. It is situated in George Street.
MWA1398	Jephson Memorial, Jephson Gardens, Leamington Spa	COMMEMORATIVE MONUMENT, STATUE	Imperial	The Jephson Memorial, a white marble statue of Dr Jephson erected in the Imperial period. It is situated in Jephson Gardens, south west of the clock tower.

Monument Number	Name	Monument type	Period	Summary
MWA1399	Victoria Bridge	BRIDGE, ROAD BRIDGE	Imperial	Victoria Bridge, a stone bridge in the Gothic style, was built in the Imperial period, close to the site of an earlier brick bridge. It crosses the River Leam at the north end of Victoria Terrace, Leamington Spa.
MWA1400	Railway Bridge, High St, Leamington Spa	RAILWAY BRIDGE, BRIDGE	Imperial	A railway bridge which was constructed in the Imperial period. It was demolished when the line was closed in 1959 and all that remains are two stone piers. The bridge stood 500m south east of the Pump Room Gardens.
MWA1451	Site of Fishpond at Junction of High St and Bath St	FISHPOND	Medieval to Post-medieval	A map of 1783 locates this as the site of a Medieval/Post Medieval fishpond, used for the breeding and storage of fish. Now built over, it was situated at the junction of High Street and Bath Street, Leamington Spa.
MWA1454	Site of Lord Aylesford's Well, Leamington Spa	BATHS, WELL	Imperial	The site of Lord Aylesford's Well, a well and baths dating to the Imperial period. It was situated to the west of All Saints Church.
MWA1455	Site of Leamington Windmill	WINDMILL, TOWER MILL, STEAM PLANT	Imperial	The site of Leamington Windmill which was first recorded as being in use during the Imperial period. It was situated in the area of Tachbrook Road, Whitnash but was demolished in 1968.
MWA1458	Site of Avenue Road Station	RAILWAY STATION	Imperial	The site of Avenue Road Railway Station which was built during the Imperial period. The buildings were demolished in 1965 and on the site there now stands a garage.
MWA1461	Site of Read's Baths, High Street	BATHS, WELL	Imperial	The site of Read's Baths, discovered in 1806. Six baths were built over the spring, of which there is no longer any trace. The site is in High Street, Leamington Spa.
MWA1465	Church of St John the Baptist, Tachbrook Street, Leamington Spa	CHURCH	Imperial	The Church of St. John the Baptist which was built during the Imperial period. It is situated on Tachbrook Street, Leamington Spa.
MWA1467	Site of Smart's Baths, Clemens Street	BATHS, WELL	Imperial	The site of Smart's Baths, a spring discovered in 1819. They were called the Marble Baths. The building, now demolished, was later used as a carriage works. The site is on the west side of Clemens Street, Leamington Spa.
MWA1468	Site of Abbott's Baths, Bath Street, Leamington Spa	BATHS, WELL	Imperial	The site of Abbott's Baths built over a saline spring discovered in 1784. The baths, in Bath Street, Leamington Spa, were demolished in 1867.

Monument Number	Name	Monument type	Period	Summary
MWA1469	Robbins' Baths, Victoria Terrace, Leamington Spa	BATHS, WELL	Imperial	The traces of Robbins Baths, later Victoria Baths, that survive in the colonnaded buildings facing the river. The baths dated from the Imperial period, and were situated on Victoria Terrace, Leamington Spa.
MWA1471	Site of Leamington Mill	WATERMILL, MILL	Medieval to Imperial	The site of a watermill for which there is documentary evidence from the Medieval period to the Imperial period. The site, to the north west of Mill Road, Leamington Spa, is now built over.
MWA1472	Site of Wise's Baths, High Street	BATHS, WELL	Imperial	The site of Wise's Baths which were built over a saline spring in the Imperial period. They were demolished in 1850. They were situated in High Street, Leamington Spa.
MWA1474	Site of 19th century Kiln at Priory Terrace	PIT, KILN	Imperial	A brick lined pit, possibly a 19th century kiln, was found and excavated during building work. It was situated at Clinton Street, Leamington Spa.
MWA1477	Leamington Station	RAILWAY STATION	Imperial to Modern	Leamington Railway Station was built during the Imperial period and was reconstructed in 1936. It stands 300m south of Pump Room Gardens.
MWA1856	Mill Bridge, Mill Gardens/ Jephson Gardens	BRIDGE, FOOTBRIDGE	Imperial	Mill Bridge, a suspension footbridge erected in 1903 to connect Mill Gardens and Jephson Gardens across the River Leam. It is situated to the north of Mill Road, Leamington Spa.
MWA2401	Congregational Chapel, Spencer Street, Leamington Spa	CHAPEL, CONGREGATIONAL CHAPEL	Imperial	A Congregational Chapel dating to the Imperial period. It is located on Spencer Street, Leamington Spa.
MWA2403	Leamington Town Hall, The Parade	TOWN HALL	Imperial	Leamington Town Hall was built during the Imperial period to replace the Old Town Hall and it is situated on The Parade, Leamington Spa.
MWA2404	Old Town Hall, High Street, Leamington Spa	TOWN HALL	Imperial	Old Town Hall was built in 1831 and when a new town hall was built later in the century it became a police station. It is situated on the High Street, Leamington Spa.
MWA2405	Union Chapel, Clemens Street	CHAPEL, NONCONFORMIST CHAPEL	Imperial	The site of Union Chapel, a nonconformist chapel built in the Imperial period. It was located in Clemens Street, Leamington Spa.

Monument Number	Name	Monument type	Period	Summary
MWA2410	Cemetery, Brunswick Street	CEMETERY	Imperial	A cemetery dating from the Imperial period which is located on Brunswick Street, Whitnash. Recommended for inclusion on Local List by Lovie.
MWA2411	Chapel at Cemetery, Brunswick Street	MORTUARY CHAPEL, CHAPEL	Imperial	A mortuary chapel which was built during the Imperial period. It was situated in the cemetery on Brunswick Street, Leamington Spa, but has been demolished.
MWA2412	Chapel at Cemetery, Brunswick Street, Leamington Spa	CHAPEL	Imperial	A mortuary chapel which was built during the Imperial period and which was situated in the cemetery on Brunswick Street, Leamington Spa. The chapel has been demolished.
MWA2413	Site of Nonconformist Chapel, Mill Street	CHAPEL	Imperial	The site of a nonconformist chapel which opened in 1829 though it was never fully completed. It was demolished in 1902 and stood in Mill Street.
MWA2414	Chapel of St Luke, Augusta Place	CHAPEL	Imperial	The site of the Chapel of St Luke built in the Imperial period. By the end of the 19th century it was no longer a place of worship. It was located in Augusta Place, Leamington Spa.
MWA2416	Site of Primitive Methodist Chapel, High Street	CHAPEL, PRIMITIVE METHODIST CHAPEL	Imperial	The site of a Primitive Methodist Chapel built in the Imperial period and located at the junction of Wise Street and High Street, Leamington Spa.
MWA2419	Trinity Methodist Chapel, Radford Road	CHAPEL, METHODIST CHAPEL	Imperial to Modern	Trinity Methodist Chapel built in the Imperial period and located on the Radford Road. It is still a place of worship.
MWA2421	Anglican Chapel, Charlotte Street, Leamington Spa	CHAPEL	Modern	An Anglican Chapel of modern date which is situated on Charlotte Street, Leamington Spa.
MWA4300	The Grand Union Canal	CANAL	Imperial to Modern	The Grand Union Canal, a waterway used for transporting goods. It dates to the Imperial period, when it was the Warwick and Napton Canal, and part of the link between Birmingham and London.
MWA4302	Site of Gasworks, Tachbrook Road	GAS WORKS, CANAL WHARF	Imperial	The site of a canal wharf and gasworks, where vessels would have loaded and unloaded goods during the Imperial period. It was located between the end of Priory Street and the Grand Union Canal.
MWA4315	Canal Features on Grand Union Canal	CANAL, CANAL BASIN, CANAL WHARF	Imperial	Documentary evidence suggests that a small canal basin and two canal wharves, where vessels would have loaded and unloaded goods, existed on the Grand Union Canal to the north west of Clapham Terrace, Leamington Spa. The features date from the Imperial period.

Monument Number	Name	Monument type	Period	Summary
MWA4804	Turnpike Road from Warwick to Northampton via Southam	TOLL ROAD, ROAD	Imperial	A toll road which was established in the Imperial period and ran between Warwick and Northampton via Southam.
MWA5196	Site of Medieval Church of All Saints, Leamington Spa.	CHURCH	Medieval	The site of the Medieval Church of All Saints which was entirely rebuilt in 1843. The old church was a small building consisting of a chancel and nave, which was enlarged during the early 1800s. A drawing of the church in 1820 exists. It is situated 400m north of the hospital.
MWA5940	Findspot - Post Medieval coin	FINDSPOT	Post-medieval	Find spot - a Post Medieval coin was found near Nevill Close, Whitnash.
MWA6420	Site of Canal Wharf, Tachbrook Road	CANAL, CANAL WHARF	Imperial	The site of a canal wharf, where vessels would have loaded and unloaded goods during the Imperial period. It was situated south of the canal and north of Gas Street, and was marked on the Ordnance Survey map of 1887.
MWA7062	Engine Shed W of Leamington Station	ENGINE SHED	Imperial	The site of an engine shed which was built and used during the Imperial period and is marked on the Ordnance Survey map of 1886. It is situated west of Leamington Station.
MWA7063	Signal Box S of Park Drive	SIGNAL BOX, RAILWAY	Imperial	The site of a railway signal box, built during the Imperial period, and marked on the Ordnance Survey map of 1886. It was located just south of Victoria Park, Leamington Spa.
MWA7064	Drill Hall on Adelaide Road	DRILL HALL	Imperial	The site of a drill hall which was in use during the Imperial period. It is marked on the Ordnance Survey map of 1904. It is situated on Adelaide Road.
MWA7065	Smithy on Clemens Street	FORGE	Imperial	The site of a forge which was in use during the Imperial period and is marked on the Ordnance Survey map of 1886. It was situated on Clemens Street, Leamington Spa.
MWA7072	Gas Works on Ranelagh Terrace	GAS WORKS	Imperial	The site of a gas works which was in use during the Imperial period. It was situated on Ranelagh Terrace, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7073	Midland Counties Home For Incurables, Leamington Spa	HOSPITAL, BUILDING	Imperial	Midland Counties Home for Incurables, a hospital which was in use during the Imperial period. It was situated on Tachbrook Street, Leamington Spa, and is marked on the Ordnance Survey map of 1886.

Monument Number	Name	Monument type	Period	Summary
MWA7074	Wharf NW of Ranelagh Street, Leamington Spa	CANAL, CANAL WHARF	Imperial	The site of a canal wharf, where vessels would have loaded and unloaded goods during the Imperial period. It was located to the north east of Ranelagh Street, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7075	Wharf at Eagle Foundry	CANAL, CANAL WHARF	Imperial	The site of a canal wharf, where vessels would have loaded and unloaded goods, which was in use during the Imperial period. It was situated east of Ranelagh Street, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7076	Wharf at Eagle Foundry	CANAL, CANAL WHARF	Imperial	The site of a canal wharf, where vessels would have loaded and unloaded goods, which was in use during the Imperial period. It was situated north east of Clarendon Street, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7077	Malthouse on Clapham Terrace	MALT HOUSE	Imperial	The site of a malt house on Clapham Terrace, Leamington Spa, where grain was malted during the brewing process. It was in use during the Imperial period and is marked on the Ordnance Survey map of 1886.
MWA7078	Signal Box South of Clapham Terrace	SIGNAL BOX	Imperial	The site of a signal box dating from the Imperial period. It was located south of Clapham Terrace, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7079	Canal Basin on St Mary's Road	CANAL, CANAL BASIN	Imperial	A canal basin, an open area of water surrounded by wharves and warehouses, which was in use during the Imperial period. It was situated on St. Mary's Road, Leamington Spa, and is marked on the Ordnance Survey map of 1904.
MWA7080	Eagle Iron Foundry on Clarence Street	FOUNDRY	Imperial	The site of Eagle Iron Foundry which dates from the Imperial period. It was situated on Clarence Street, Leamington Spa, and is marked on the Ordnance Survey map of 1886.
MWA7162	Site of Iron Foundry on Old Warwick Road	IRON WORKS, FOUNDRY	Imperial	The site of an iron works which was in operation during the Imperial period. It is marked on the Ordnance Survey map of 1886.
MWA7163	Site of Cattle Pens on Old Warwick Road	POUND	Imperial	The site of a pound used for penning livestock during the Imperial period, marked on the 1886 Ordnance Survey map. It was situated 100m west of the timber yard north of the Grand Union Canal.

Monument Number	Name	Monument type	Period	Summary
MWA7164	Site of Goods Shed N of Old Warwick Road	GOODS SHED	Imperial	The site of a goods shed which was built and in use during the Imperial period. It is marked on the Ordnance Survey map of 1904. It is situated on Old Warwick Road, Leamington Spa.
MWA7165	Site of Electricity Sub-station on Wise Street, Leamington Spa	ELECTRICITY SUB STATION	Imperial	The site of an electricity substation marked on the Ordnance Survey map of 1904.
MWA7166	Site of Signal Box E of Leamington Station	SIGNAL BOX, RAILWAY	Imperial	The site of a railway signal box, built in the Imperial period, and marked on the Ordnance Survey map of 1904. It was situated at the east end of Leamington Spa Station.
MWA7167	Site of Signal Box at Leamington Station	SIGNAL BOX, RAILWAY	Imperial	The site of a railway signal box which was in use during the Imperial period. It is marked on the Ordnance Survey map of 1886. It was situated at Leamington Station.
MWA7168	Site of Signal Box at Leamington Station	SIGNAL BOX, RAILWAY	Imperial	The site of a railway signal box which was in use during the Imperial period and is marked on the Ordnance Survey map of 1886. It was situated at Leamington Station.
MWA7404	Jephson Gardens	ORNAMENTAL GARDEN, GARDEN, GARDEN FEATURE	Imperial	Jephson Gardens, established as a public garden in the Imperial period, were first known as Newbold Gardens. They are now named after Dr. Henry Jephson. Garden features include pathways, a lake and ornamental trees. They are situated in Leamington Spa.
MWA7426	Former LNWR Rugby-Leamington	RAILWAY	Imperial	The site of the former LNWR Rugby to Leamington Railway Line, in use from the Imperial to the Modern periods. It is marked on the Ordnance Survey first edition 25" map.
MWA7838	LNWR Railway (Duplicate of MWA7426)	RAILWAY, SITE	Imperial	Duplicate record.
MWA9203	Site of a Church, Leam Terrace.	CHURCH	Imperial	The site of a church marked on the Ordnance Survey map of 1905. It was situated in Leam Terrace, Leamington Spa.
MWA9914	Sword found at Tachbrook Court	FINDSPOT	Imperial	Sword found at Tachbrook Court.

Monument Number	Name	Monument type	Period	Summary
MWA12865	Danby Cottage (Denby Cottage/villa), Leamington Spa	GARDEN	Imperial to Unknown	Villa garden with lawns, trees, shrubbery and walks. Demolished and site redeveloped in 19th century.
MWA12870	Euston Place Gardens, Leamington Spa	GARDEN	Imperial to Modern	Gardens in front of Euston Place with trees, mixed planting. Survives as open space in front of Regency-style buildings.
MWA12871	Fern Nursery, St Helen's Road, Leamington Spa	NURSERY GARDEN	Undated	Nursery with glass houses and mixed planting, redeveloped with housing.
MWA12884	Holly Walk/Regent Grove, Leamington Spa	WALK	Imperial to Modern	Public open space comprising a straight walk lined with holly trees, gate piers at W end and railings.
MWA12911	Manor House Hotel gardens, Spencer Street, Leamington Spa	GARDEN	Imperial to Modern	Villa-style pleasure grounds with walks and mixed planting. Recommended for inclusion on Local List by Lovie.
MWA12914	Midland Home garden, Tachbrook Street, Leamington Spa	GARDEN	Imperial to Modern	Large site with formal gardens. Site redeveloped as housing, some mature tree planting survives. Recommended for inclusion on Local List by Lovie
MWA12918	New River Walk, Leamington Spa	PUBLIC PARK	Imperial to Modern	Riverside walk on south bank of river with tree planting.
MWA12937	Pump Room gardens, Leamington Spa	PUBLIC PARK	Imperial to Modern	First public open space in Leamington (1814). Walks, lawn and tree/shrubbery planting. Recommended for addition to Register by Lovie. Recommended Listed Building Status for cast-iron arches by Lovie.
MWA12940	Ranelagh Gardens/Cullis' Nursery, Leamington Spa	PUBLIC PARK	Imperial	Opened in 1811 as the Ranelagh Pleasure Gardens and Exotic Nursery; the spa's first public pleasure gardens. Closed c 1860. Site redeveloped.
MWA12945	Shrubland Hall garden, Leamington Spa	GARDEN	Imperial to Modern	Villa with paddocks, pleasure grounds, walks, kitchen garden. Demolished 1939. Lovie recommends TPO: cedars
MWA12969	The Priory garden, Priory Terrace, Leamington Spa	GARDEN	Imperial	Town house with steps down to riverside garden with terrace, lawns and shrubs. House and garden demolished 1870.



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Monument Number	Name	Monument type	Period	Summary
MWA12976	Victoria park, public park, Leamington Spa	PUBLIC PARK	Imperial to Modern	Public park opened 1897. Incorporates New River Walk.
MWA12979	Warneford Hospital gardens, Radford Road, Leamington Spa	GARDEN	Imperial to Modern	Formal gardens behind hospital building. Site redeveloped 1995/6.
MWA12993	York Promenade, Leamington Spa	PUBLIC PARK	Imperial to Modern	Riverside walk with trees and planting on south bank of river Leam. Linked to Victoria Park by underpass.

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**Appendix 2: Listed buildings**

National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381115	2 and 2a, Abbots Street	II	SP 31948 65312	
1381116	Adelaide Bridge	II	SP 31467 65675	
1381119	Windsor Cottage	II	SP 31637 65813	
1381120	22, Augusta Place	II	SP 31616 65781	
1381121	Gatcombe	II	SP 31642 65458	
1381122	14, Avenue Road	II	SP 31624 65461	
1381123	Mayola Lodge	II	SP 31606 65462	
1381124	Kingston Lodge (Number 18) and Kingston Cottage (Number 18a)	II	SP 31589 65463	
1381125	20 and 20a, Avenue Road	II	SP 31571 65465	
1381126	Adams House	II	SP 31551 65466	
1381127	24 and 24a, Avenue Road	II	SP 31532 65468	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381128	Cranbourne (Number 26) and Adelaide Cottage (Number 26a)	II	SP 31515 65469	
1381129	The Emporer's Cantonese Restaurant	II	SP 31936 65292	
1381130	11, Bath Street	II	SP 31959 65386	
1381131	The Chair and Rocket Public House	II	SP 31965 65374	
1381132	12, Spencer Street	II	SP 31932 65381	
1381133	Numbers 1, 3, 5, 5a and Attached Railings	II	SP 31988 65303	
1381135	30, Bath Street	II	SP 31937 65375	
1381137	4, Regent Place	II	SP 32007 65261	
1381138	Number 42 and Attached Railings	II	SP 31960 65314	
1381139	Waterloo House	II	SP 31960 65300	
1381141	The Parthenon	II	SP 31970 65283	
1381142	56 and 58, Bath Street	II	SP 31979 65260	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381144	60, 62 and 64, Bath Street	II	SP 31984 65248	
1381145	Church Of All Saints	II*	SP 32001 65428	
1381163	Former Racquets Court attached to north side of Number 50 and within curtilage of Number 48	II	SP 31680 65844	
1381165	Leamington Real Tennis Club	II*	SP 31693 65829	
1381193	Numbers 15 and 17 and Attached Railings	II	SP 32112 64929	
1381194	Numbers 19-27 and Attached Railings	II	SP 32119 64910	
1381195	33, Brunswick Street	II	SP 32142 64844	
1381196	43, Brunswick Street	II	SP 32165 64761	
1381197	Numbers 45-51 and Attached Railings to Numbers 47 and 49	II	SP 32169 64745	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
<b>1381199</b>	<b>7, Charlotte Street</b>	II	SP 31928 64797	House, now flats. c1818-1827, with later additions and alterations, including mid-C20 attic dormer. Reddish-brown brick with painted stucco facades, Welsh slate roof with cast-iron balcony. Central hallway plan. EXTERIOR: 3 storeys with basement and attic, 5 first-floor windows. Horizontal rustication to ground floor. From first to second floors a central slightly recessed panel, 1 window wide. First floor: 8-pane French windows with margin-lights, and divided overlights with louvred windows. Second floor has 6/6 sashes with sills. Frieze, modillion cornice. Ground floor: central entrance, 2 steps to 3-panel door, the lower panel roll-moulded, with overlight within distyle Doric porch with deep frieze and cornice. Otherwise 6/6 sashes. Basement has blocked openings. All openings in plain reveals. Raised gable ends with copings, block of end stacks. First floor has continuous balcony with Carron Company double-heart-and-anthemion motif balustrade. Lion-and-wreath door knocker. INTERIOR has central, narrow-openwell staircase with stick balusters and wreathed handrail.
<b>1381200</b>	<b>Number 9 and Attached Railings</b>	II	SP 31942 64803	House, now flats and attached railings. 1818-1827 with later additions and alterations including mid-C20 attic dormers. Reddish-brown brick with painted stucco facades, Welsh slate roof and cast-iron railings and balcony. EXTERIOR: 3 storeys with basement and attic, 5 first-floor windows, with extension to rear. Horizontal rustication to ground floor. Through first and second floors a central slightly recessed panel, 1 window wide. First floor has central French window, partly boarded, otherwise 8-pane French windows with divided overlights, all with margin-lights. Second floor has 6/6 sashes with sills. Frieze, modillion cornice. Ground floor: 3 steps to central entrance a 3-panel door with roll-moulded lower panel with overlight within distyle Doric porch with frieze and cornice. Otherwise 6/6 sashes with sills. Basement has concealed entrance below porch, otherwise blocked openings. All windows in plain reveals. Raised gable ends with copings. Tall end stacks. Balcony to first floor has Carron Company double-heart-and-anthemion motif balustrade. INTERIOR: not inspected. SUBSIDIARY FEATURES: area railings abut sides of porch and have mainly fleur-de-lys finials, some replaced, and newel posts with urn finials; gate to basement has spikes.

National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
<b>1381211</b>	<b>11 and 13, Charlotte Street</b>	II	SP 31959 64812	Pair of houses, now flats. 1818-1827 with later additions and alterations. Reddish-brown brick with painted stucco facades, Welsh slate roof and cast-iron balconies. EXTERIOR: 3 storeys with basements and attics to gables, 4 first-floor windows, with recessed 2-lower-storey, 1 first-floor window entrance bay to each end. Horizontal rustication to ground floor. Central narrow recess from ground to second floor. First floor: 10-pane French window with divided overlight with margin-lights; 3 part-blocked, 6-pane French windows with divided overlights, all with margin-lights, except to right a 3-pane overlight. End ranges have 3/3 sash to left and 3/6 sash to right. Second floor has 6/6 sashes with sills. Frieze; modillion cornice to left. Ground floor has 6/6 sashes with sills. All windows in plain reveals. Entrances: elliptically-arched openings with recessed 3-panel doors, the lower panel roll-moulded, part-glazed to right, and with overlights. Blocked openings to basement. Raised gables with copings, end stacks. First floor has 2 balconies with Carron Company double-heart-and-anthemion motif balustrade. INTERIOR: not inspected
<b>1381212</b>	<b>Numbers 15 and 17 and Attached Railings to Number 17</b>	II	SP 31975 64819	Pair of houses, now flats and attached railings to right. 1818-1827 with later additions and alterations. Reddish-brown brick with painted stucco to front facade; concealed roof, cast-iron railings and balconies. EXTERIOR: 3 storeys to left (No.15) and 4 to right with basements, 5 first-floor windows, (2:3), 2-lower-storey, 1 first-floor window entrance bay to left. Horizontal rustication to ground floor. Recessed central panel from ground to second floor. First floor: two 8-pane French windows with margin-lights and divided overlights; three tall 1/1 sashes with horns; to left a 3/6 sash with horns and sill. Second floor: 6/6 sashes, 3 to right with blind boxes, sills. Frieze, modillion cornice. Ground floor: entrance to left, elliptically-arched opening to recessed 3-panel door, the lower panel roll-moulded, with overlight. Entrance to right, 3 roll-edged steps to similar door with overlight with glazing bars, panelled reveals in elliptically-arched surround. Windows: two 6/6 sashes and three 2/2 sashes. All windows in plain reveals. Blocked openings to basement. Raised gable ends with copings. Right end stack. First floor, to left a continuous balcony with Carron Company double-heart-and-anthemion motif balustrade, to right are individual balconies with scrolling motif on ornate brackets. INTERIOR: not inspected. SUBSIDIARY FEATURES: railings to right to sides of steps and across front have bars with fleur-de-lys finials and newel posts with urn finials, gate to basement has bars and 2 levels of rails.

National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
<b>1381213</b>	<b>Number 19 and Attached Railings</b>	II	SP 31990 64828	House, now flats and attached railings. 1818-1827 with later additions and alterations including mid-C20 attic dormer. Reddish-brown brick with painted stucco facade, concealed roof and cast-iron railings. EXTERIOR: 3 storeys with basement and attic, 5 first-floor windows. Horizontal rustication to ground floor. To first and second floors a central, slightly recessed panel of 1 window width. First floor has 6-pane French windows with divided overlights, mostly with margin-lights. Second floor has 6/6 sashes with sills. Frieze, modillion cornice. Ground floor has central entrance, 4 steps to 3-panel door, the lower panel roll-moulded, overlight with glazing bars, in panelled reveals and within distyle Doric porch with deep frieze and cornice. Otherwise 6/6 sashes. Basement has two 8/12 sashes otherwise blocked openings. All windows in plain reveals. End stacks. First floor has continuous balcony with double-heart-and-anthemion motif. INTERIOR: not inspected. SUBSIDIARY FEATURES: railings with fleur-de-lys finials to sides of porch and abutting house to right and left.
<b>1381214</b>	<b>46, Charlotte Street</b>	II	SP 32042 64823	House. 1818-1827 with later additions and alterations. Brick with painted stucco facades and unpainted stucco to rear extension, Welsh slate roof and cast-iron balconies. 2 storeys, 3 first-floor windows with extension to rear. First-floor band surmounted by plain end pilasters. 2 tall 6/6 sashes and 6/6 sash all in plain reveals, that to right with sill. Ground floor, entrance to right: step to 6-panel door in doorcase with ribbed half-colonnettes and frieze. 8/8 sash and narrow 4/4 sash in plain reveals with sills. Moulded cornice. First floor has individual balconies to 2 left windows with double-heart-and-anthemion with scroll motif. INTERIOR: not inspected.
<b>1381215</b>	<b>48, Charlotte Street</b>	II	SP 32048 64826	House, now flats. 1818-1827 with later additions and alterations. Reddish-brown brick with scored and painted stucco front facade and Welsh slate roof with cast-iron balcony. 3 storeys with basement, 2 first-floor windows. First floor: 6-pane French windows with divided overlights and margin-lights in plain reveals. Second floor has 3/6 casement and 3/6 sash with flat sills and plain reveals. Ground floor, entrance to left: flight of steps to part-glazed door with overlight. Two 1/1 sashes in plain reveals. Basement has part-glazed door and casement window. Eaves band. Right end stack, rebuilt with cornice. First floor has continuous balcony with elongated-figure-of-eight and double-harp-and-circle motif. INTERIOR: not inspected.
1381219	Commonwealth Club and Attached Railings	II	SP 32058 65410	
1381220	Numbers 5-13 and Attached Railings to Numbers 7 and 13	II	SP 32064 65370	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381221	15 and 17, Church Street	II	SP 32073 65349	
1381222	4 and 6, Church Terrace	II	SP 32098 65396	
1381223	The Shakespeare Inn	II	SP 32112 65399	
1381224	1-4, Church Walk	II	SP 31974 65394	
1381259	4 and 6, Clemens Street	II	SP 32012 65188	
1381260	62 and 64, Clemens Street	II	SP 32062 65021	
1381261	66, Clemens Street	II	SP 32064 65009	
1381277	39, Dale Street	II	SP 31492 65803	
1381278	Numbers 9-15 and Attached Railings	II	SP 31753 65660	
1381279	17-23, Dormer Place	II	SP 31785 65645	
1381280	Roman Catholic Church of St Peter	II	SP 31681 65696	
1381281	Presbytery of the Roman Catholic Church of St Peter	II	SP 31710 65678	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381282	Agriculture House and Attached Railings Numbers 1-13 and 13a and Attached Railings to Numbers 6 and 12 and 13 and 13a	II	SP 31866 65671	
1381283	Farley House and Attached Railings	II	SP 32492 65521	
1381284	Monmouth House	II	SP 32497 65487	
1381285	14, Farley Street	II	SP 32507 65442	
1381286	1, Forfield Place	II	SP 32236 65290	
1381287	Numbers 4 and 6 and Attached Railings	II	SP 32116 65383	
1381288	Numbers 5 and 5a and 7 and Attached Railings	II	SP 32142 65379	
1381289	Numbers 8 and 10 and 12 and Attached Railings	II	SP 32121 65368	
1381290	9, 11 and 13, George Street	II	SP 32149 65361	
1381291	Ashton House	II	SP 32157 65351	
1381292	Leamington Spa Mission	II	SP 32168 65338	
1381293	6, Gloucester Street	II	SP 31992 65342	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381303	Numbers 10-32 and Attached Railings	II	SP 31956 65770	
1381304	Stratton Lodge	II	SP 31980 65819	
1381305	36 and 36a, Hamilton Terrace	II	SP 31990 65832	
1381307	10, High Street	II	SP 31972 65194	
1381308	21-27, High Street	II	SP 32035 65242	
1381309	The Guards Inn	II	SP 32114 65220	
1381310	Former Town Hall	II	SP 32168 65169	
1381320	Aviary	II	SP 32151 65690	
1381322	Hitchman Fountain	II	SP 31898 65580	
1381324	Jephson Memorial	II	SP 32060 65675	
1381325	Mill Bridge and Weir with Walls and Railings Adjoining	II	SP 32119 65552	
1381326	West Lodge	II	SP 31903 65555	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381327	West Lodge	II	SP 31915 65539	
1381328	Willes Obelisk	II	SP 31988 65608	
1381357	5, Leam Terrace	II	SP 32174 65504	
1381358	7, Leam Terrace	II	SP 32182 65507	
1381359	Brock House with Attached Wall and Railings	II	SP 32189 65517	
1381360	Riverside and Attached Wall	II	SP 32200 65518	
1381361	Number 13 and Attached Wall	II	SP 32210 65521	
1381362	Clifton Lodge and Attached Railings	II	SP 32224 65525	
1381363	Trinity House	II	SP 32252 65477	
1381364	Numbers 17 and 19 with Attached Wall and Railings	II	SP 32243 65529	
1381365	Numbers 21 and 23 with Attached Walls and Railings	II	SP 32260 65532	
1381366	29, Leam Terrace	II	SP 32331 65543	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381367	Numbers 30-42 and Attached Railings	II	SP 32343 65494	
1381368	Cumnor Lodge	II	SP 32366 65549	
1381369	Florence House and Attached Walls	II	SP 32414 65560	
1381370	Numbers 48 and 50 and 52 and Attached Railings	II	SP 32392 65503	
1381373	54, Leam Terrace	II	SP 32408 65506	
1381374	56 and 56a, Leam Terrace	II	SP 32422 65508	
1381375	58, Leam Terrace	II	SP 32433 65511	
1381376	60, Leam Terrace	II	SP 32445 65514	
1381377	62, Leam Terrace	II	SP 32456 65517	
1381378	64, Leam Terrace	II	SP 32468 65518	
1381379	66, Leam Terrace	II	SP 32479 65521	
1381395	Numbers 4-16 and Attached Railings	II	SP 32036 65826	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381396	Newbold Tavern	II	SP 32052 65803	
1381422	Regent Hotel	II*	SP 31807 65840	
1381423	Street Railings to Number 77 Regent Hotel	II	SP 31792 65843	
1381426	112-120, Parade	II	SP 31771 65819	
1381427	122 and 124, Parade	II	SP 31771 65801	
1381428	Midland Bank	II	SP 31772 65789	
1381429	132, Parade	II	SP 31775 65767	
1381430	134 and 136, Parade	II	SP 31775 65760	
1381431	138, Parade	II	SP 31775 65750	
1381432	144 and 144a and 146, Parade	II	SP 31782 65728	
1381433	148 and 148a, Parade	II	SP 31785 65719	
1381434	Refuge House	II	SP 31786 65709	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381435	152-164, Parade	II	SP 31787 65678	
1381436	166, Parade	II	SP 31803 65653	
1381437	168 and 170, Parade	II	SP 31808 65641	
1381438	Obelisk to Henry Bright	II	SP 31823 65732	
1381439	Royal Pump Room and Baths	II	SP 31863 65517	
1381440	Statue of Queen Victoria	II	SP 31808 65749	
1381441	Town Hall	II	SP 31818 65780	
1381442	Victoria Bridge	II	SP 31921 65496	
1381443	War Memorial	II	SP 31838 65654	
1381447	Oban House (Number 9)	II	SP 31514 65796	
1381449	13, Portland Place	II	SP 31530 65788	
1381451	Numbers 15 and 17 and 19 and Attached Railings	II	SP 31574 65777	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381453	Numbers 26-32 and Attached Railings	II	SP 31447 65776	
1381454	Number 34 and Attached Railings	II	SP 31493 65766	
1381455	Numbers 36-44 and Attached Railings	II	SP 31524 65757	
1381456	46 and 48, Portland Place	II	SP 31545 65752	
1381471	39 and 41, Portland Street	II	SP 31567 65818	
1381472	47, Portland Street	II	SP 31567 65792	
1381473	Number 4 And Attached Railings	II	SP 32079 65450	
1381474	6, Priory Terrace	II	SP 32087 65452	
1381475	Bandstand	II	SP 31771 65566	
1381476	2 and 4, Radford Road	II	SP 32198 65173	
1381479	Denby Buildings and Attached Gate Pier to Number 1	II	SP 31874 65792	
1381518	6-14, Russell Terrace	II	SP 32199 65304	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381519	15 and 17, Russell Terrace	II	SP 32216 65334	
1381520	16, Russell Terrace	II	SP 32231 65307	
1381521	Numbers 19 and 21 and Attached Railings	II	SP 32227 65336	
1381522	35 and 37, Russell Terrace	II	SP 32286 65354	
1381523	51, Russell Terrace	II	SP 32386 65379	
1381524	55, Russell Terrace	II	SP 32422 65388	
1381525	Gordon House and Gordon Passage	II	SP 32187 65358	
1381532	25, St Mary's Road	II	SP 32726 65189	
1381533	Church of St Mary	II	SP 32723 65160	
1381534	1-4, Satchwell Place	II	SP 32174 65385	
1381535	1 and 3, Spencer Street	II	SP 31838 65385	
1381536	5-13, Spencer Street	II	SP 31886 65396	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1381537	The Avenue Public House	II	SP 31907 65401	
1381538	United Reformed Church	II	SP 31857 65405	
1381539	Church of St John the Baptist	II*	SP 32122 64521	
1381540	2-24, Victoria Terrace	II	SP 31923 65435	
1381568	28, Willes Road	II	SP 32412 65643	
1381569	Leam Hotel	II	SP 32530 65485	
1381570	Numbers 38 and 40 and Attached Railings	II	SP 32549 65461	
1381574	69 and 69a, Willes Road	II	SP 32540 65529	
1381575	Trevor House	II	SP 32546 65516	
1381576	73, Willes Road	II	SP 32563 65505	
1390496	Leamington Spa Station, including Attached Platform Structures	II	SP 31753 65276	
1391731	Bath Assembly Rooms	II	SP 31888 65351	

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National Heritage List Number	Name	Grade	NGR	Summary (only for assets within 250m of the proposed site)
1391810	Royal Leamington Spa Library and Art Gallery	II	SP 31697 65440	
1392235	Sewer Gas Exhaust Pipe approximately 20m south of Number 39 Leam Terrace	II	SP 32415 65533	
1392236	Sewer Gas Exhaust Pipe approximately 20m south of 21 Leam Terrace	II	SP 32258 65503	
1418452	Former Post Office and Royal Mail Offices, Royal Leamington Spa	II	SP 31965 65469	

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### Appendix 3: Events recorded by Warwickshire HER

Event Number	Type	Name	Summary
EWA906	Evaluation	Archaeological Evaluation at Site M, Tachbrook Park, Warwick	Two trial trenches excavated at Tachbrook Park in 1995; no archaeological remains were recorded.
EWA907	Evaluation	Archaeological Evaluation at Site V2, Tachbrook Park, Warwick	No significant archaeological remains were recorded during an evaluation at Tachbrook Park in 1994.
EWA7463	Watching brief	Tachbrook Court, Tachbrook Road, Leamington Spa	A watching brief was carried out in March 2004 after the discovery of a sword at the southern end of Tachbrook Court. The sword was found during the excavation of the foundation trenches for new disabled ramps.
EWA9112	Watching brief	Archaeological observation at All Saints Church, Leamington Spa, Warwickshire	Observation at All Saints Church in 2007; a brick barrel-vaulted burial chamber was recorded in the area of the graveyard, together with the stone base of a probable memorial. 19th and 20th century building foundations were also recorded.
EWA9747	Site visit	Site visit to Danby Cottage (Denby cottage/villa) gardens, Leamington Spa by J Lovie c1996	None recorded
EWA9752	Site visit	Site visit to Euston Place Gardens, Leamington Spa by J Lovie c1996	None recorded
EWA9753	Site visit	Site visit to Fern Nursery, St Helen's Road, Leamington Spa by J Lovie c1996	None recorded
EWA9764	Site visit	Site visit to Holly Walk/Regent Grove by J Lovie c1996	None recorded
EWA9773	Site visit	Site visit to Jephson Gardens, Leamington Spa by J Lovie c1996	None recorded
EWA9780	Site visit	Site visit to Leamington Spa cemetery, Brunswick street by J Lovie c1996	None recorded
EWA9789	Site visit	Site visit to Manor House Hotel gardens, Spencer Street, Leamington Spa by J Lovie c1996	None recorded

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Event Number	Type	Name	Summary
EWA9797	Site visit	Site visit to Midland Home garden, Tachbrook Street, Leamington Spa by J Lovie c1996	None recorded
EWA9801	Site visit	Site visit to New River Walk park. Leamington Spa by J Lovie c1996	None recorded
EWA9823	Site visit	Site visit to Pump Room Gardens, Leamington Spa by J Lovie c1996	None recorded
EWA9826	Site visit	Site visit to Ranelagh Gardens/ Cullis' Nursery, Leamington Spa by J Lovie c1996	None recorded
EWA9834	Site visit	Site visit to Shrubland Hall garden, Leamington Spa by J Lovie c1996	None recorded
EWA9857	Site visit	Site visit to The Priory garden, Priory Terrace, Leamington Spa by J Lovie c1996	None recorded
EWA9863	Site visit	Site visit to Victoria Park, public park, Leamington Spa by J Lovie c1996	None recorded
EWA9865	Site visit	Site visit to Warneford Hospital gardens, Radford Road. Leamington Spa by J Lovie c1996	None recorded
EWA9879	Site visit	Site visit to York Promenade, Leamington Spa by J Lovie c1996	None recorded
EWA9960	Building recording	Building recording at former Ford Foundry, Leamington Spa, Warwickshire	The Ford foundry was recorded in 2011 with sketches, photographs and a building survey.

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## Plates



*Plate 1: The Sun public house occupies the north-eastern part of the site*



*Plate 2: The site has been subject to terracing around The Sun*

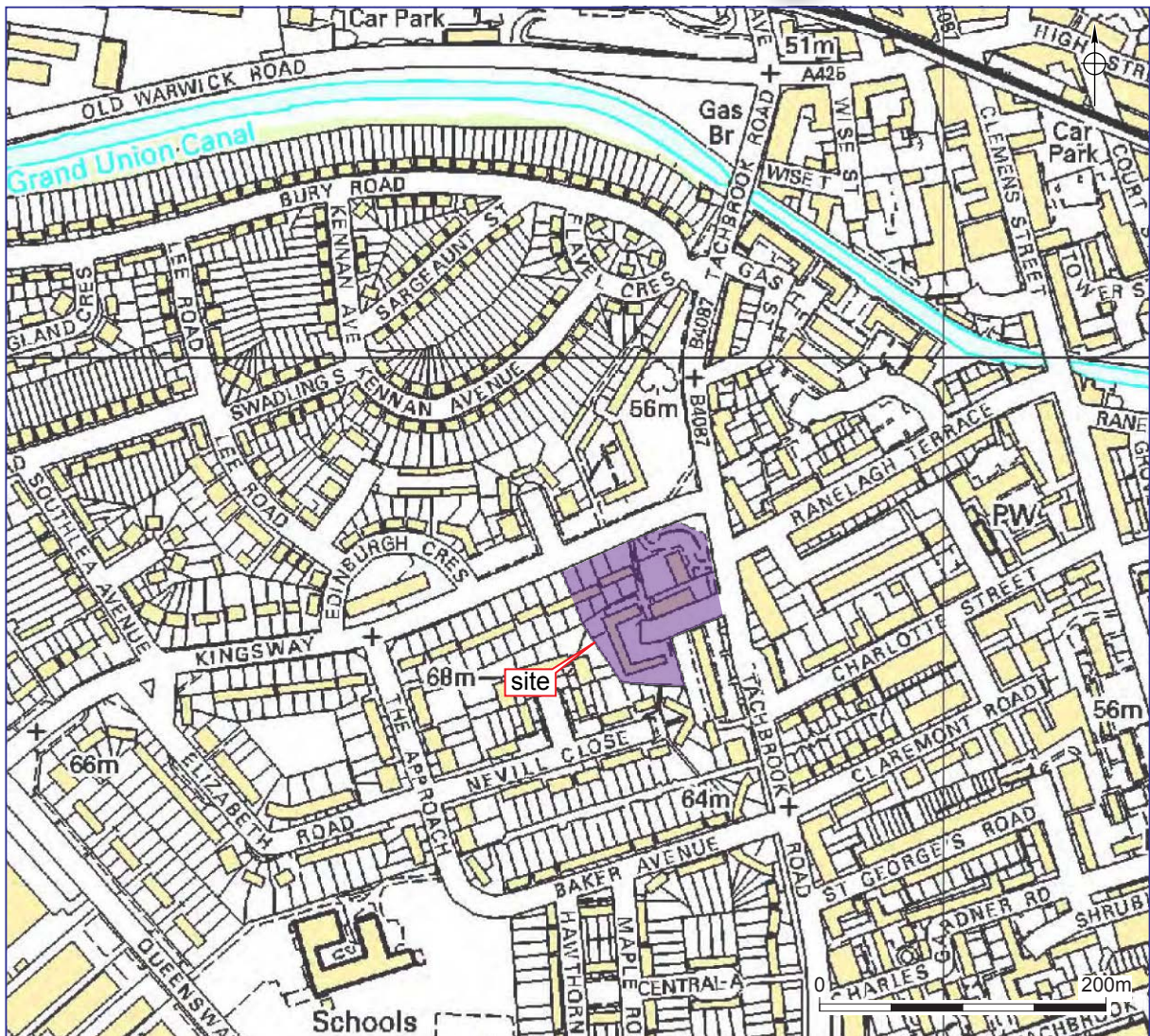
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*Plate 3: There has also been more limited terracing around Fetherston Court, which is located around a short cul-de-sac on the southern part of the proposed site*



*Plate 4: Two pairs of privately occupied semi-detached houses located on the north-western part of the site*



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Location of the site

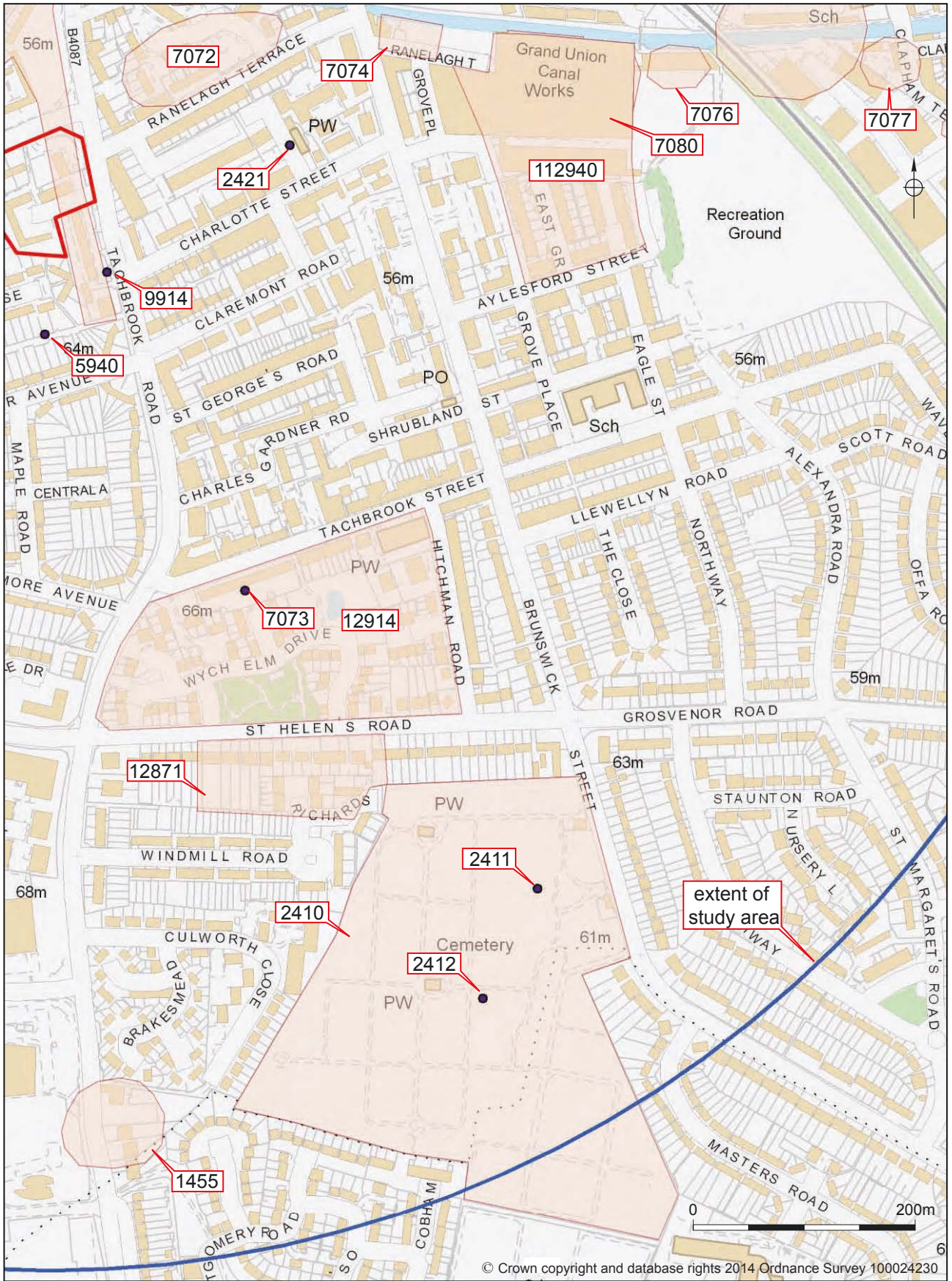
Figure 1



Monuments recorded on Warwickshire HER: northern area

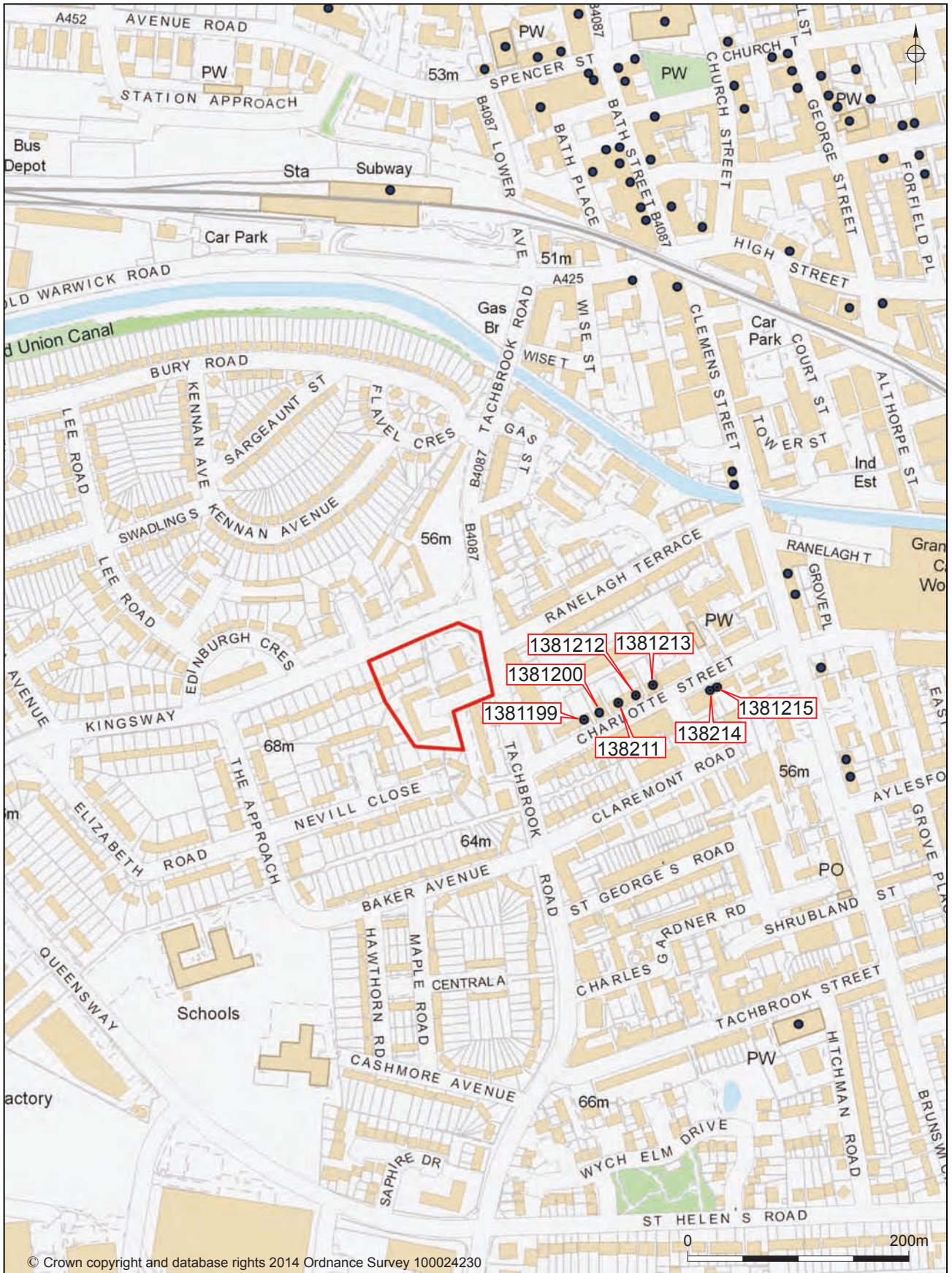
Figure 2





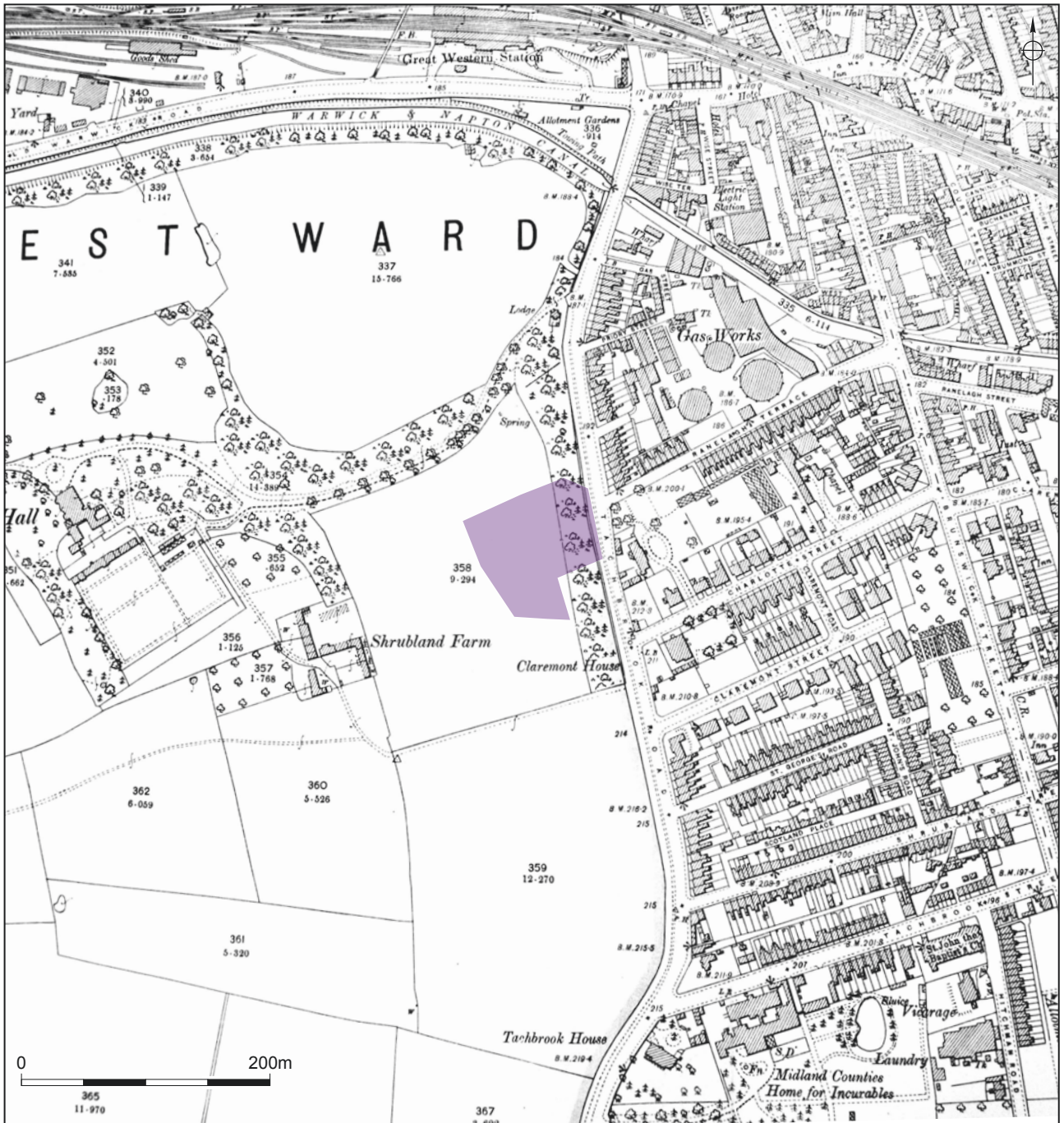
Monuments recorded on Warwickshire HER: southern area  
 (No monuments are recorded to the south-west of the proposed development site)

.Figure 3



Listed buildings (only those within 250m of the proposed development site are labelled) Figure 4





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Extract from 1905 OS (from the County Record Office)

Figure 6



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Extract from 1925 OS (from the County Record Office. This revision appears to contain later revisions)

Figure 7



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Extract from 1939 OS (from the County Record Office)

Figure 8