

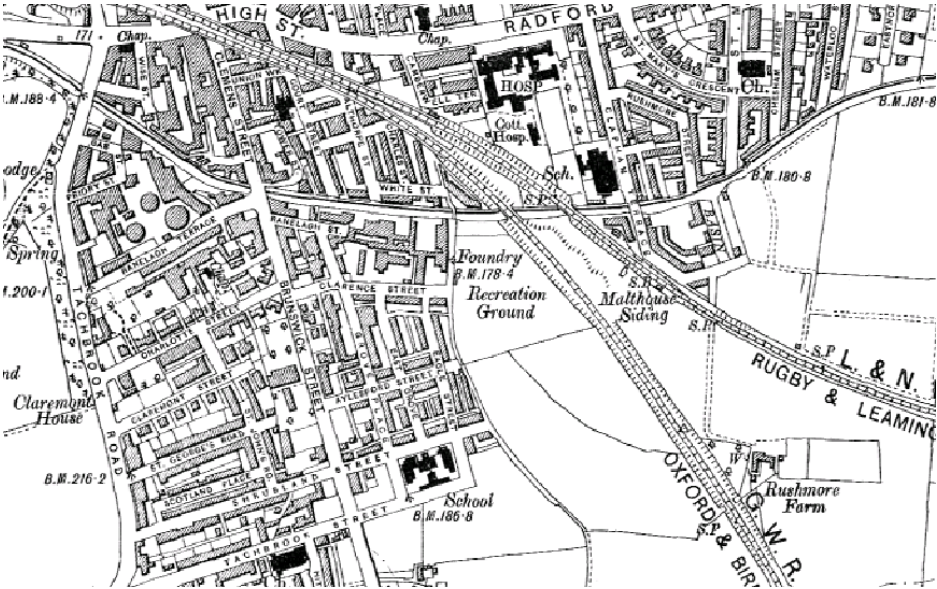
Old Town; Length 5

Tachbrook Road bridge – Bridge 41 to Bridge 35 Radford Road

Grand Union Canal 1929

(Warwick and Braunston 1794 Act to become Warwick and Napton 14th May 1796

The length between Tachbrook Road and the Radford Road bridge is about 2.5km of predominantly urban development, which has had a profound effect on the growth of Leamington as a settlement. As a consequence of this the conservation area joins that already designated. It is overlapping because the character and appearance is special both historically and in the opportunity a sense of place it provides for people to connect across the Southern part of the town.

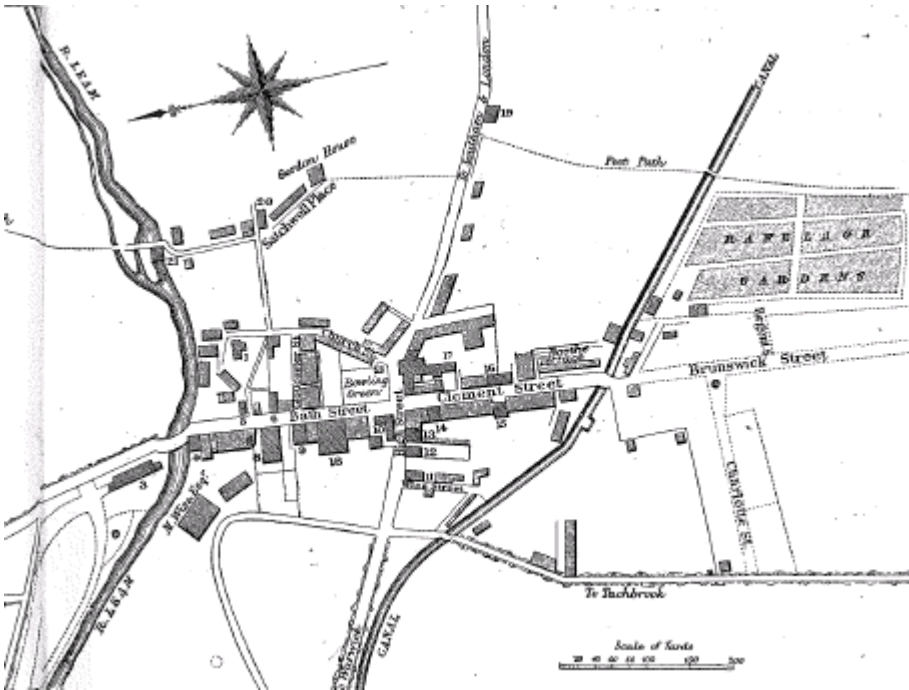


1900

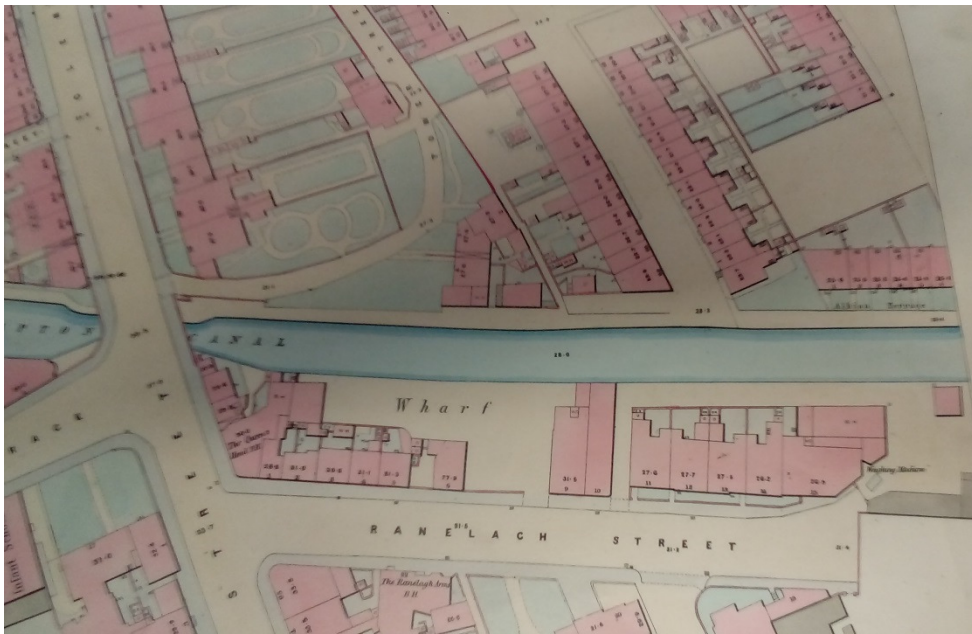
On the towpath side the Canal Conservation Area extends up to the High Street and Radford Road in a series of blocks of around 150m deep. Brunswick Street stretches 700m South from the canal with lateral streets either side between Tachbrook road and the railway, the majority of which forms an important part of the old town of Leamington that developed around the canal.



CLEMENS ST 1822



Particular features are the former gas works, former Eagle foundry, Shrubland Street School and the residual grounds and mature trees of the former home for Incurables. In amongst this is a range of housing from the fashionable streets occupied by the likes of Lord Eastnor and others, that were rented for the season . to the workers housing around Eagle street, associated with Flavels as a major employer during the 19<sup>th</sup> & 20<sup>th</sup> Centuries



1851 1:500 BOARD OF HEALTH MAPS LEAMINGTON LIBRARY



The listed Eastnor Terrace forms the Western perimeter of the block to the East of Clemens Street; part of the central spine that runs right up through the heart of Leamington.







1860 AFTER RAILWAY ARRIVAL

This block contained The Great Western and Crown hotels, Marble Baths, Theatre, Albion House and Albion Row; a terrace of smaller dwellings fronting the canal.

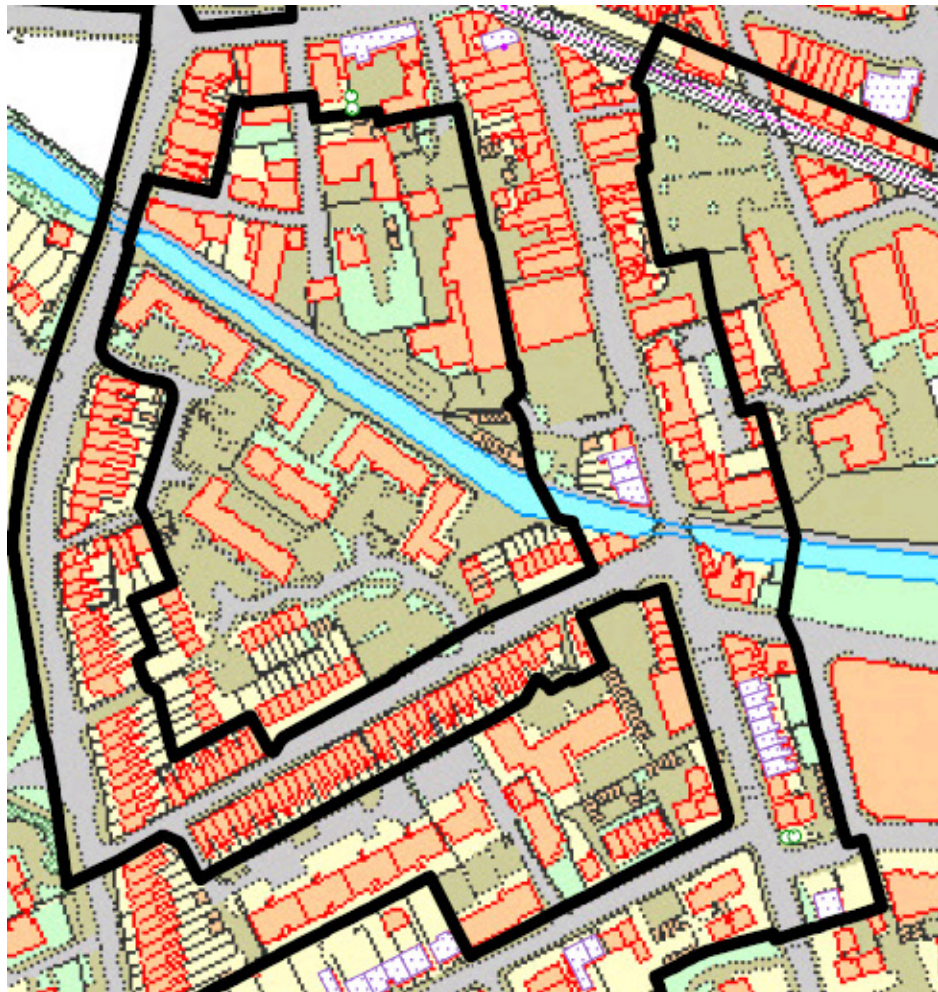


Activity along this length and the connections into the town would have served the boating families as well as local people. Wise street and Wise Terrace were named after the Wise family who were considerable landowners in this part of town [\[see detailed box\]](#).

On the offside there was a wharf and the gas works developed from the 1820's onwards so that Ranelagh terrace which was intended to be laid out as an avenue leading to a villa at the West end, was never completed.







The form of the block to the north of the canal is shattered. Whilst Wise street still exists, Wise Terrace no longer connects through to Tachbrook Road.



Key		
Leamington Spa HTCs		
Canal Basin/Buildings	Allotments	Early Industrial Townhouse
Shops	Social Club	Industrial Townhouse
Offices	Cinema Complex	Rural Historic (Pre 1750)
Storage and Distribution	Public Hall	Rural Historic (Post 1750)
Commercial Transport	Sports Club	Historic Farmstead
Public House	Public Park	Mews
Shopping Centre	Church (Anglican)	School (Primary and Secondary)
Supermarket	Church (Catholic)	Further/Higher Education Establishment
Hotel	Non-Conformist Chapel/Church	Medical Complex (other)
Business Park	Cemetery	Fire Station
Retail Park	Religious (Other)	Hospital
Dairy (Urban)	Vicarage	Public Building/Community Centre
Shopping Precinct	Church Hall	Local/Central Government Offices
Kennels	Parish Room	Library
Commercial Garage	Power Station/Sub Station	Residential Care
Market Garden/Orchard	Telephone Exchange	Police Station
Mill (agricultural)	Recycling/Waste Centre	Town Hall
Brewery	Early Industrial Houses	Law Courts
Work Shops	Mid-Victorian Industrial Houses	Post Office
Industrial Estate	Late Industrial Residential	Car Park
Factory (other)	Inter-War Residential	Railway Station
Museum	Early Suburban	Multi-Storey Car Park
Theatre	Suburban Villa	Green
Sports Ground	Post-War Residential	
Public Garden	Post-Industrial Residential	

There are difficult elements such as the electricity transformer station, there are former works buildings used for both retail and there are some more recent housing blocks, but no real sense of urban form.





A redevelopment of the Mercia metals site alongside the canal occupying the space originally known as Albion Row, could provide the opportunity to re-establish a more beneficial relationship with the canal as public realm. It should have an active edge to the canal, including some places where it is possible to stop and chat or sit in the sun, with views up and down the canal to watch the boats go by and to avoid presenting a hostile or bland façade to those people using the towing path and canal.

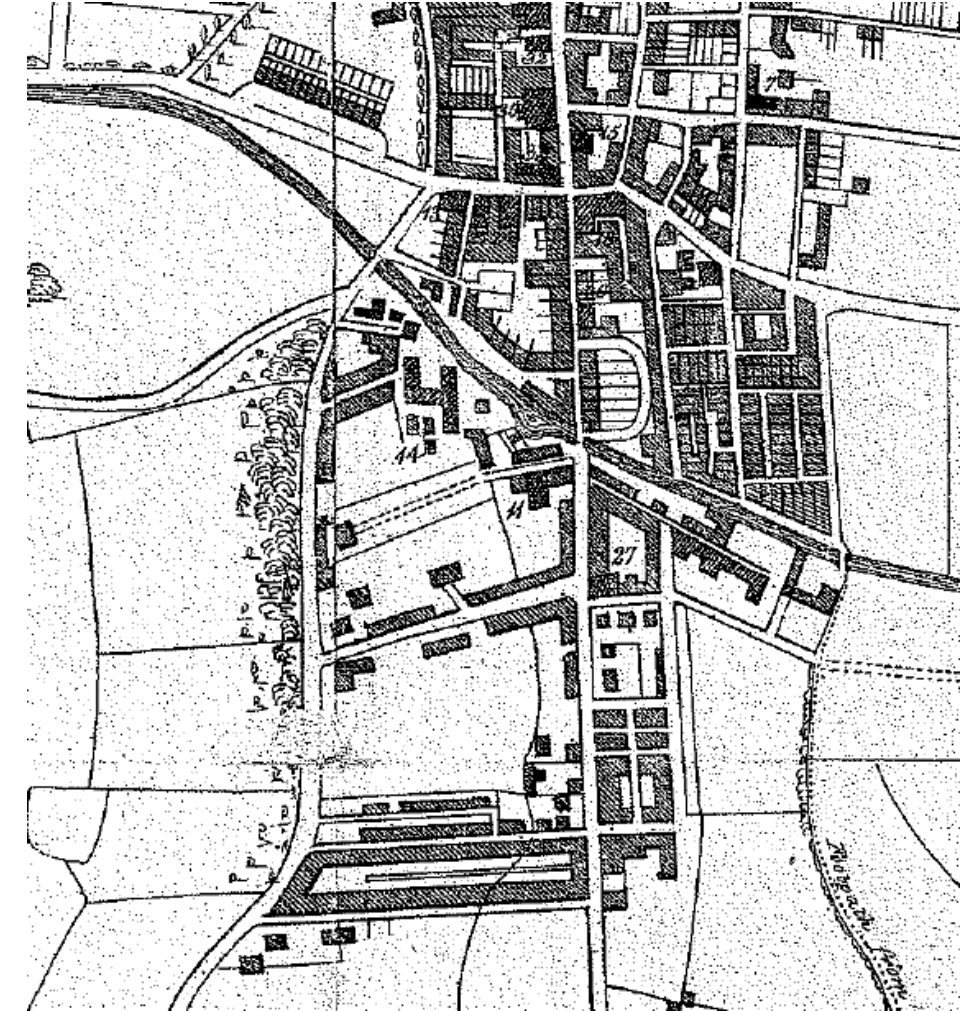


If the uses are gated to provide security then more positive links to the High Street and Clemens Street from the towpath will support the public realm. Ivy and small bushes have softened what is an currently

an ugly boundary, but without the effective enlargement of the towpath margin the opportunity for a continuous green boundary is unlikely. Vegetation on the offside is a change from the former hard gas works use and provides a wildlife corridor for birds, bats and insects.



On the offside a mixture of 2 storey housing and 3 storey apartment blocks set out in a regimented layout aligned to the canal, has replaced the large gas cylinders. The lack of variety in building form, scale and detail has failed to take full advantage of the borrowed outlook across the canal, and one of the key considerations for redevelopment of the back of the towpath is that repeating this formula is at odds with the much more incremental way in which part of the town evolved with a north south alignment of buildings being more appropriate.



JOHN GEORGE JACKSON 1838

The street pattern running east to west follows the packets of the enclosure boundaries, Charlotte street being the first of these. Either side of Brunswick Street the enclosure boundaries followed the line of Grove place to the east and a similar margin occurs on the west side. Charlotte Street was the first street laid out between Tachbrook road and Brunswick Street, again following the alignment of the east west hedgerows and this underlying pattern still exists.







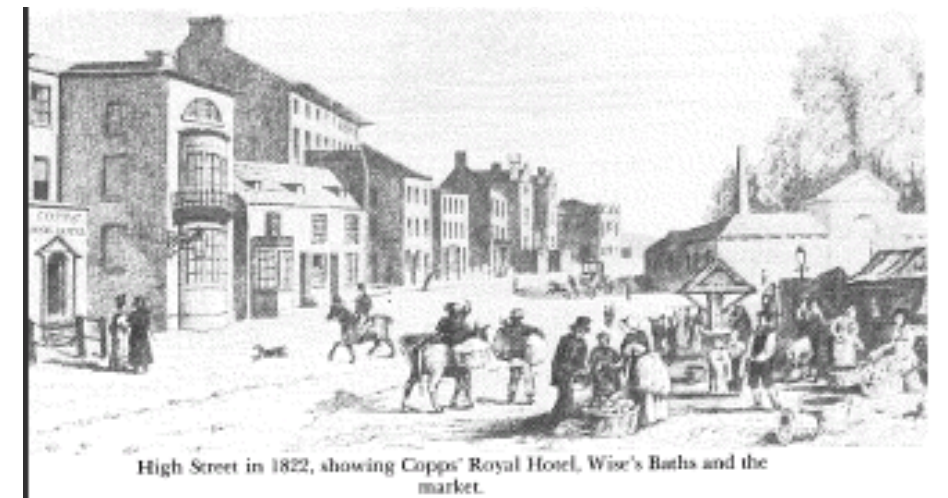
West of Brunswick Street, the current conservation area boundary picks up on the more obvious older buildings, particularly where the joinery and roof materials have not been changed, but ignores the overall character that makes up the area. There is an argument that this restrictive designation approach suggests that everything outside the boundary has little or no value, whereas the sense of place is not quite so discriminatory, and ignores the impact that inappropriate development can have on the setting



The area has grown up with parts of the streets being developed at different times and with different scale and pattern of building, which enriches the overall character of the area.



a whole variety of different past activities, horticultural nursery, churches, workshops interspersed and enriched the residential grain.



Where this has perhaps broken down is with the local authority housing built to replace sub-standard accommodation elsewhere, but particularly around Christine ledger Square and Radcliffe Gardens has disrupted the regular street pattern

