

RIBA

# ***DESIGN & ACCESS STATEMENT***

*Rickett Architects. Leamington Spa*

# DESIGN & ACCESS

## STATEMENT

Rickett Architects Ltd.

*Team:*  
Paul Watt  
Emma Webster

*Date Issued:*  
April 2021

*Client:*  
Private

*Site Address:*  
16 Cross Street,  
Leamington Spa,  
CV32 4PX

## CONTENTS

*Cross Street, Leamington Spa*

*01. Site Appraisal*

---

*02. Heritage*

---

*03. Involvement*

---

*04. Design*

---

*05. Sustainability*

---

## Introduction

---

Purpose of Document

Summary



16 Cross Street, Leamington Spa

## PURPOSE OF DOCUMENT

*This design and access statement has been prepared to support a full planning application for a residential development*

This design and access statement has been prepared to support a full planning application for residential development in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance.

The site is located within the Warwick District Council area, this document considers the requirements of the established Warwick District Local Plan and ancillary guidance attached thereto.

The proposed development is a residential development of 5 units on Cross Street in Leamington Spa.

This document explains the design rationale and evolution of the proposal and demonstrates how the issues that have been identified have been resolved by the scheme. The document outlines the design cues used to inform the design to reinforce the character of the proposal.

Illustrated in this document is the process that has led to the proposed scheme by explaining and justifying the proposed development relating to:

- Use and amount
- Scale and massing
- Layout and access
- Landscape
- Appearance

## SUMMARY

*This report has been prepared to provide details of a proposal to regenerate the site at 16 Cross Street, Leamington Spa.*

This report has been prepared to provide details of a proposal to regenerate the site at 16 Cross Street Leamington Spa.

The site is slightly offset from the corner at the junction of Cross Street and Wiles Road, opposite Lansdowne Crescent. The existing building is a non-listed, two storey office building located within the Leamington Spa Conservation Area. The building is not in keeping

with the surrounding context and does not compliment the rest of the street, in particular the nearby buildings along Wiles Road and the western end of Cross Street.

The proposals seek to demolish the existing building and replace it with a modern residential terrace. This will be comprised of 5 high quality town houses of 2.5 storeys inclusive of parking, cycle, and bin storage.



## Site Analysis

---

Site Location

Application Site

Local Services and Facilities

Planning History

Opportunities and Constraints

## SITE LOCATION

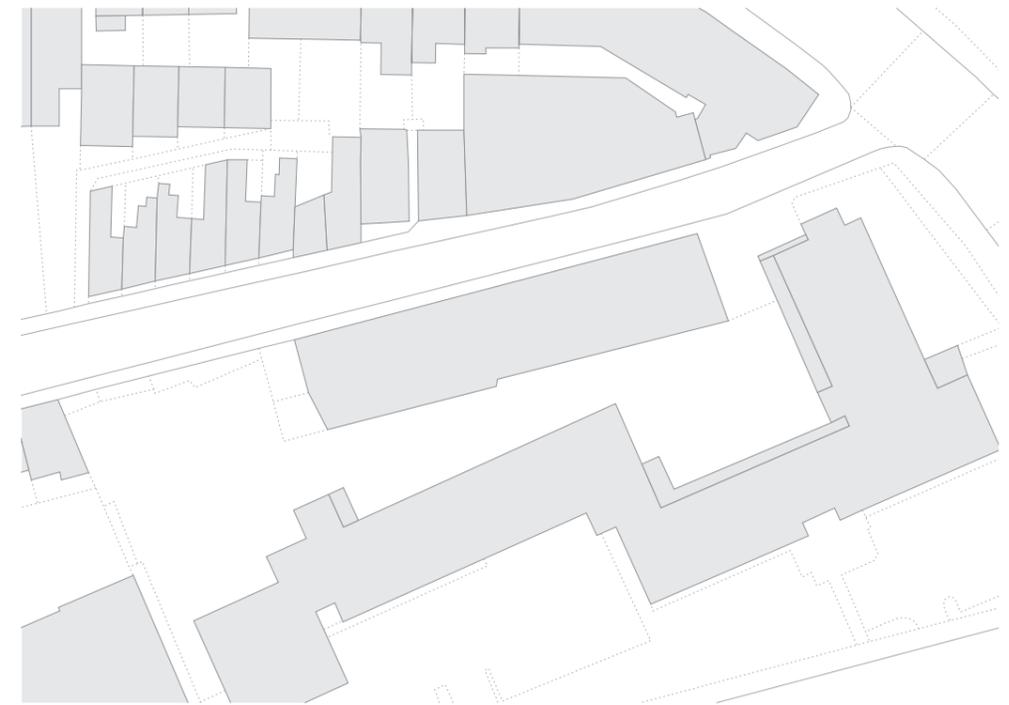
*16 Cross Street,  
Leamington Spa  
CV32 4PX*

The site is located on Cross Street near to the intersection with Willes Road. It is situated within the Royal Leamington Spa Conservation Area on the edge of the town centre, a 0.3 miles (6 minute) walk east of the Parade and 0.2 miles (4 minute) walk north of Jephson Gardens.

Leamington Spa is a town located

in the county of Warwickshire, 9.8 miles (25 minute drive) south of Coventry city centre and 27.1 miles (44 minute drive) south east of Birmingham city centre.

The site is located on the western side of the town and north of the River Leam.





### *Application Site*

There is an existing building currently on the application site that is proposed for demolition. The site is presently use as office space and is proposed to be replaced with residential. Cross Street is a narrow street comprising building of both residential and commercial use. On its western edge, the site is bounded by a relatively small car park. To the south is located Imperial House office building which fronts onto Holly Walk and Brandon Parade. To the east of the site is another section of Imperial House and Willes Road (B4099). The northern edge is bounded by Cross Street and the office buildings opposite.

The site is located outside of the flood zone for the River Leam to the south. It is situated in zone 1 meaning the land has been assessed as having less than 1 in 1000 (<0.1%) annual probability of river or sea flooding.







## EXISTING BUILDING

*The existing building is presently used as office space and is in poor external condition.*

The existing building is presently used as office space and is in poor external condition. It is not in keeping with other buildings along the primarily residential Cross Street, nor is it in keeping with the dwellings and other buildings along Willes Road and Lansdown Crescent. The rear of the existing building is adjacent to a large, four storey office building. This office building is also not in keeping with the surrounding area.

At present the existing building comprises off white painted brick, grey tiled roof and light grey window frames. The predominant materials found in the area are red brick and white or off white render.

This building does not contribute to the local character and is proposed to be demolished.



The image below shows the locations of some of the local services and facilities. Bus stops are illustrated with black circles.

## LOCAL SERVICES AND FACILITIES

*The site is situated in a town centre location with access to local services and facilities within a short walking distance.*

The site is situated in a town centre location with access to local services and facilities within a short walking distance. It is located within close proximity of the Parade, the main street passing through Leamington, where many local services are located including a supermarket, clothing, pharmaceutical, and gift shops, and a variety of independent and chain bars and restaurants. A car is not required in this location to access all necessary services and facilities required for general purposes. To the south of the site is located green space in the form of Jephson Gardens leading into Newbold Comyn Country Park, offering access to outdoor recreational facilities.

A 17 minute (0.8 mile) walk south west of the site is Leamington Spa train station offering regular direct services to the nearby cities of Coventry and Birmingham as well as further afield. This further enforces the site as a sustainable location where no car is required for travel. At the northern end of the Parade, a short distance from the site, is a primary bus stop used by many different bus services.





## Planning History

*Cross street falls within the Warwickshire District Council area.*

A prior approval application was made at the site (16 Cross Street) for the proposed change of use of the building from Office use (B1a) to residential use (C3) under schedule 2, part 3, class O of the GPDO 2015. This application was submitted in January 2020 [REF: W/20/0077] and approved in March of the same year. The prior approval application received no objections from Royal Leamington Spa Town Council, Environmental Health,

WCC Highways, or WCC LLFA. Concerns were however raised that should be addressed in the design of this proposal including concerns over the location of bin storage and the subsequent impacts to neighbouring properties from odour and attraction of rodents. Under previous applications for change of use, concern was raised by Environmental Health regarding the standard of amenity that was be provided to occupiers in terms of noise impact from adjacent commercial buildings.

In June 2019 an application was



16 Cross Street  
REF: W/20/0077  
REF: W/19/1177  
REF: W/18/2244  
REF: W/18/1008  
REF: W/15/1292

*Planning History: Location of the below planning applications.*

made at the site for prior approval for the proposed change of use of 16 Cross Street from office use (B1a) to residential use (C3) under schedule 2, part 3, class O of the GPDO 2015 [REF: W/19/1177]. This application was later withdrawn.

Another previous application was made for the change of use of 16 Cross Street from office to residential [REF: W/18/2244] in November 2018. This application was a resubmission of another previous application for change of use from office to residential at the site [REF: W/18/1008] made

in the earlier in the same year. The November application was withdrawn.

In August 2015 an application was made at the site for the demolition of the existing single storey archive warehouse and replacing it with 4 2.5 storey 3 bed dwelling houses [REF: W/15/1292]. This application was refused. The application received objections from both WDC Highways and WDC Conservation as well as objection from local residents. WDC Conservation considered the design of the proposed dwellings

'overly fussy' and introduced too many materials. The massing was also considered too bulky and unsympathetic to its setting within the conservation area. The height and substantial amount of glazing proposed for the dwellings over an insufficient separation distance of 9m was considered to have a detrimental impact upon the outlook and privacy of neighbouring dwellings. Issued were also raised of overlooking to the rear from the office building.



16 Cross Street, Leamington Spa

## OPPORTUNITIES AND CONSTRAINTS

*The greatest constraint to development on this site is arguably the close proximity of other buildings to both the north and south sides.*

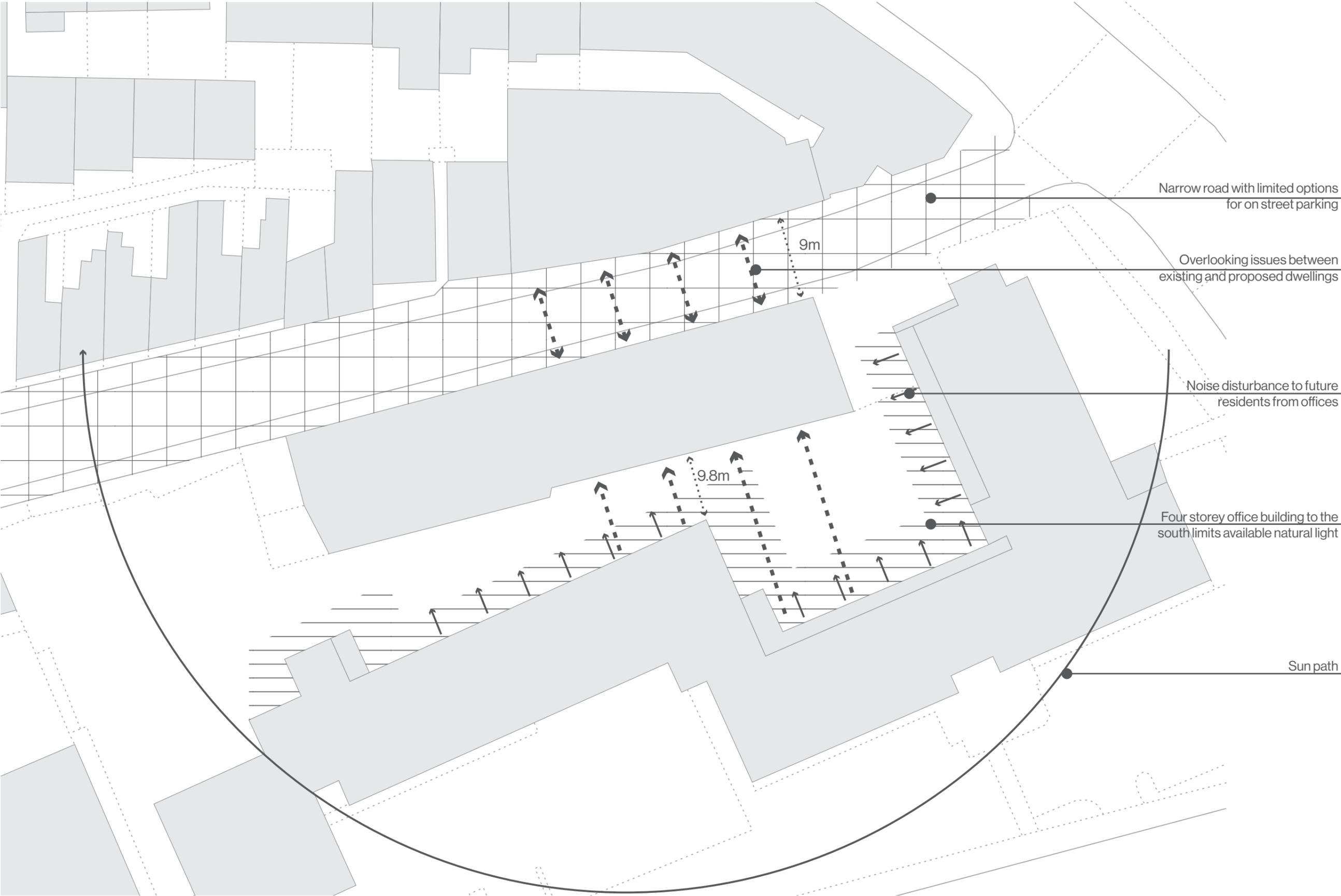
This site is located within the Leamington Spa Conservation Area and proposed development should, therefore, be sympathetic towards its setting. The streetscape of Cross Street is characterised by a variety of gable end and parapet buildings with a mixture of render and brick material palettes but all of a more traditional design and predominantly of 2 and 2.5 storeys in height. This variety in the streetscape creates the opportunity for contemporary design as there is no one style to which all buildings adhere.

To the rear of the application site is a four storey office building (Imperial House). This is on the southern side of the light and so will limit the opportunity for natural light to the rear and has the potential to create overlooking issues. Furthermore noise pollution from the commercial building should be considered within the design and a ventilation strategy should be established that limits the need for opening windows to mitigate this.

To the north of the site are further issues of potential overlooking that need to be addressed in the design of the proposed

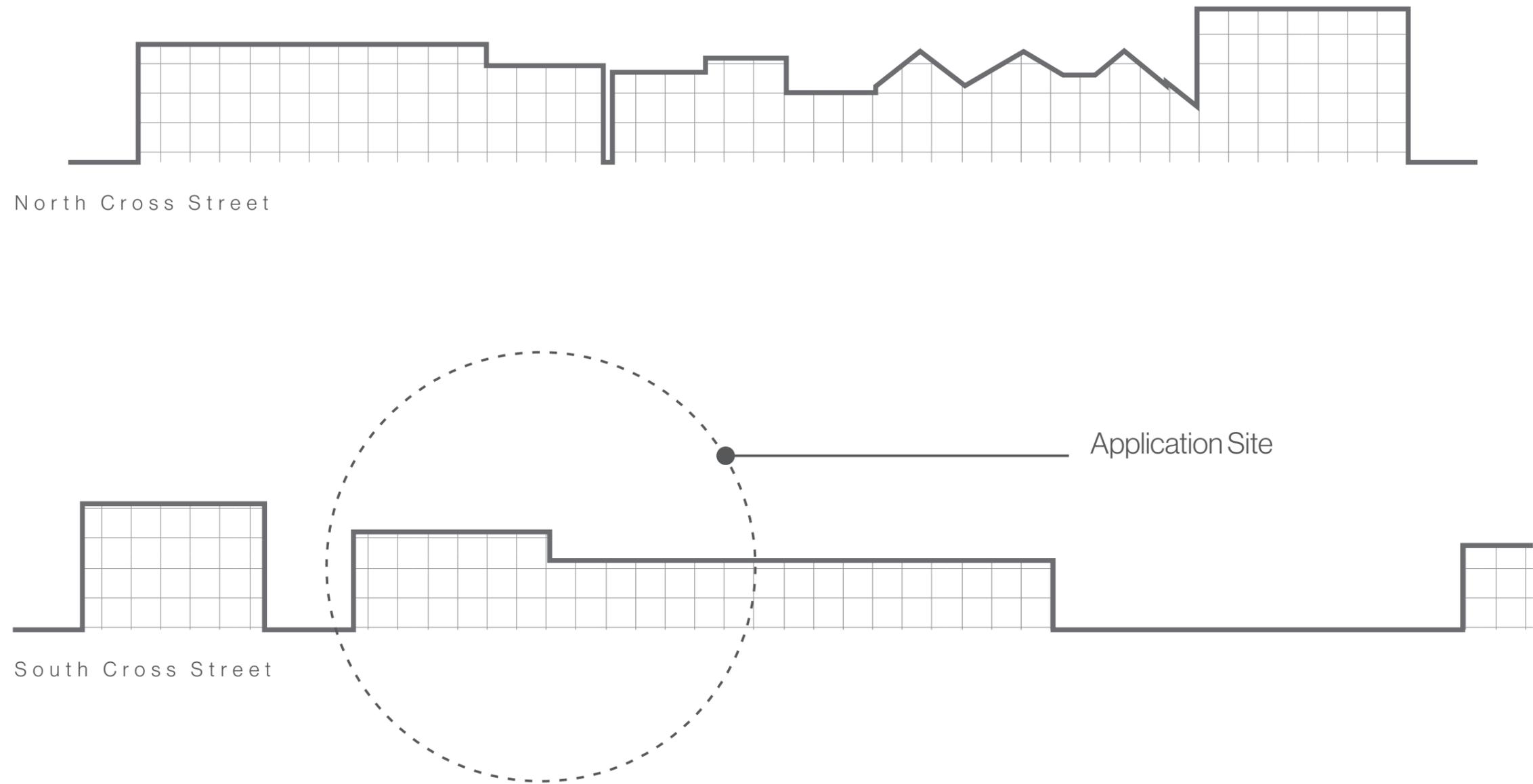
dwelling. The separation distance between buildings over Cross Street is only 9m and therefore measures will need to be taken to avoid overlooking issues between existing and proposed dwellings and mitigate any potential impact to the amenities of the present occupier.

Consideration needs to be given to parking requirements as Cross Street is very narrow and has the potential to cause awkward manoeuvring. The site is, however, in a highly sustainable location within Leamington Spa town centre with easy access to public transport.



### SITE LOCATION

*The diagram below demonstrates the roof line and massing of the buildings to either side of Cross Street and the application site. 16 Cross Street is circled below.*





small openings // roof line



horizontal bands



bay windows

## FACADE ELEMENTS

*The diagrams to the left illustrate some of the facade elements found on Cross Street.*

The building directly opposite the site on Cross Street has small window openings and a gabled roof line.

The red brick terraced houses in the centre of Cross Street have bay windows as a prominent street facing feature.

The buildings at the junction of Cross Street and Willes Road feature horizontal bands, including the four storey office building that wraps around the rear of the site.



Lansdowne Crescent



Jury Place, Warwick



Rosefield Street



Victoria Court, Kenilworth Road

EXAMPLES

*The images to the left are examples of town houses in and near Leamington Spa.*

The examples show that there are a wide variety of different styles of town houses in and around leamington spa ranging from the large white render town houses on Lansdowne Crescent to the modern town house development Victoria Court on Kenilworth Road.

Design

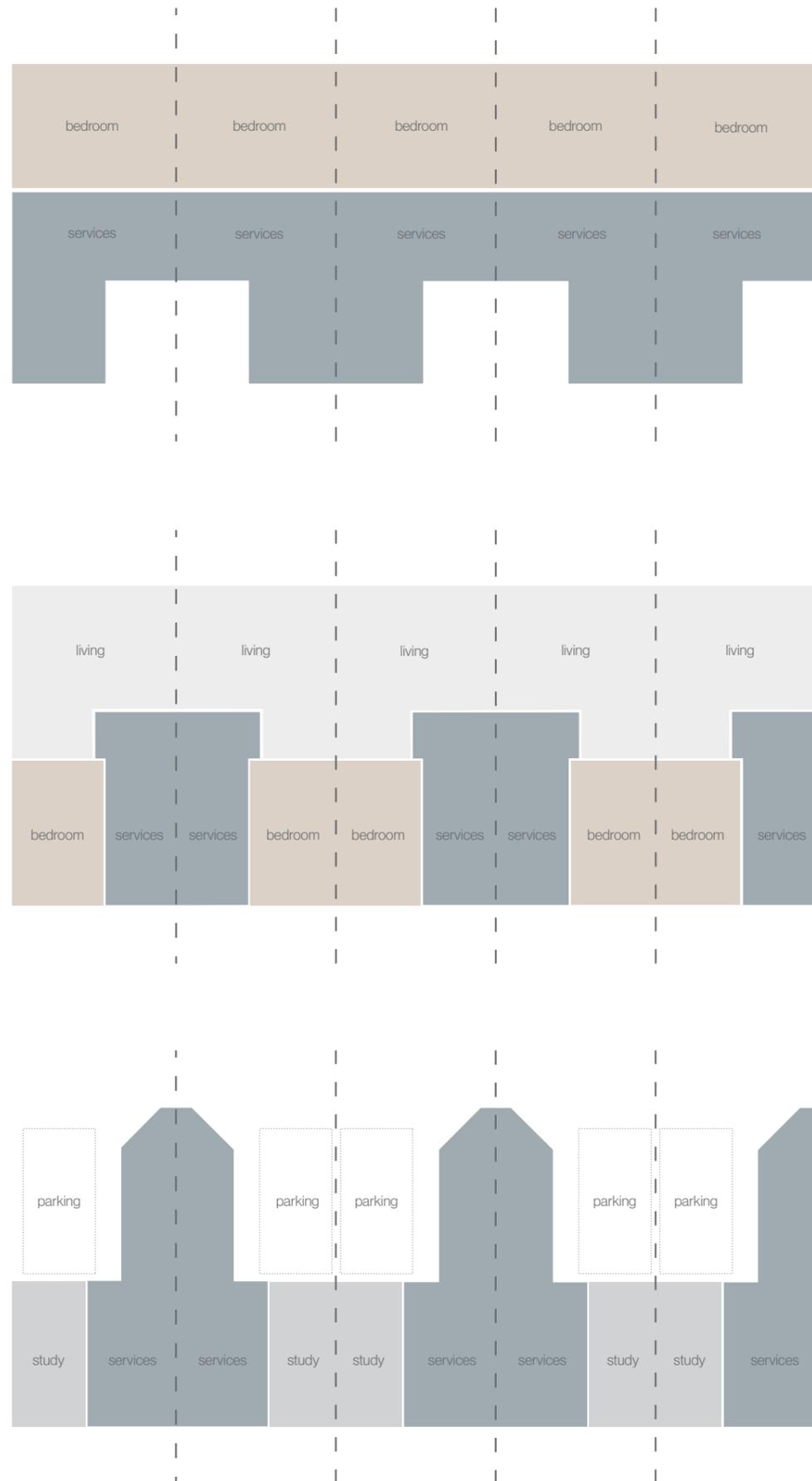
---

Layout // Amount

Scale and Massing

Access and Parking

Appearance



LAYOUT AND AMOUNT

*To the right is a diagram illustrating the layout of spaces within the proposed development of five residential units.*

To the right is a diagram illustrating the arrangement of spaces within the proposed development of five residential units. The illustrated services spaces include bin/cycle storage, utility space, WC, bathrooms, and circulation.

The proposal sits largely within the footprint of the existing building and the size restrictions of the site mean that integrated parking is required within the individual units.

The proposed dwellings have been designed with modern living in mind, therefore the proposed dwellings incorporate large, open plan living/kitchen/dining rooms and private terraces

to the second floor.

On the ground floor, the recess to allow for a parking spaces restricts the potential for natural lighting to this floor and therefore much of the service space is concentrated here such as the utility room and bin/cycle storage. The allows for main living spaces to be placed on the upper two floors where there is improved opportunity for natural lighting.

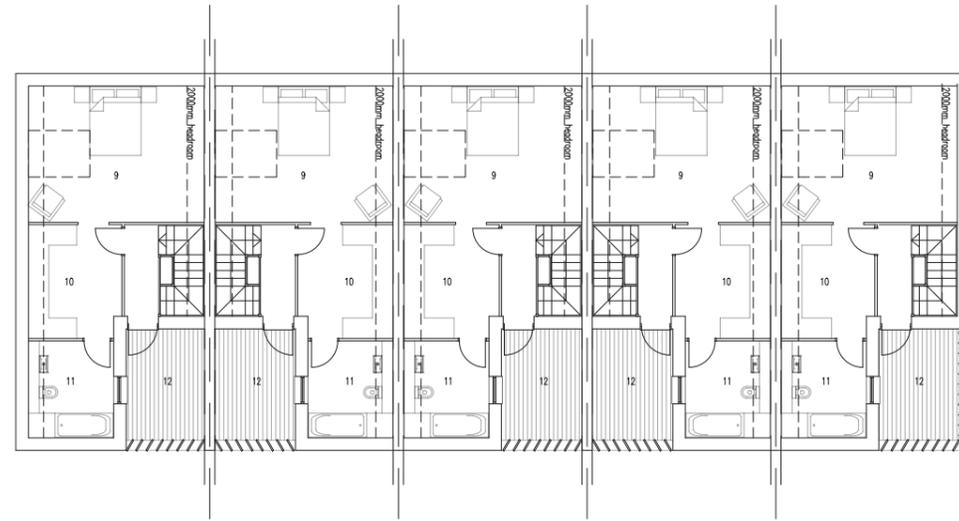
The rear of the proposed dwellings are shaded by the four storey office building to the rear and so the primary living space (living/kitchen/dining room) has been located on the street (northern) side with

windows that look out onto cross street.

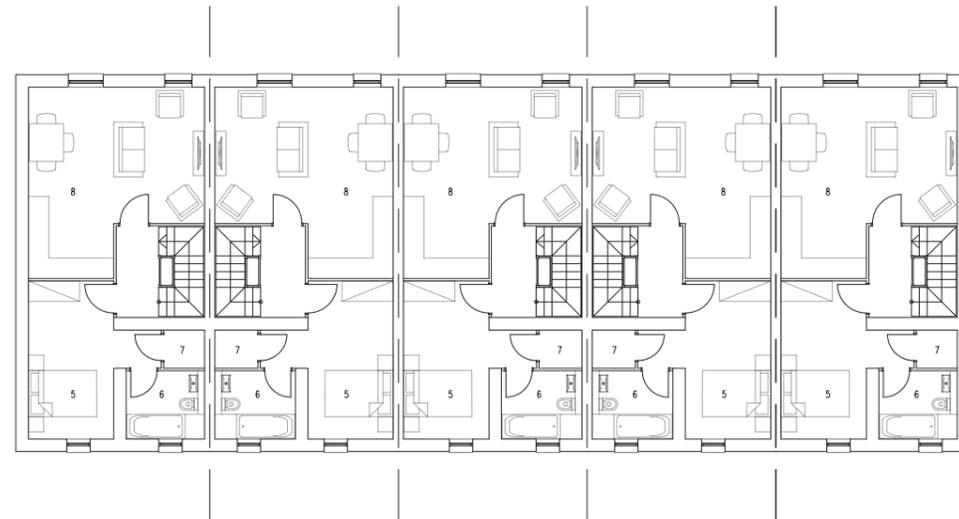
Bedrooms are located upstairs on both the first and second floors and include ensembles to both bedrooms. Both master and second bedrooms are proposed to include built in storage to maximise the available floor space of these rooms.

The proposed master bedroom to the second floor is proposed to use roof lights to avoid any potential overlooking issues with the building opposite along cross street.

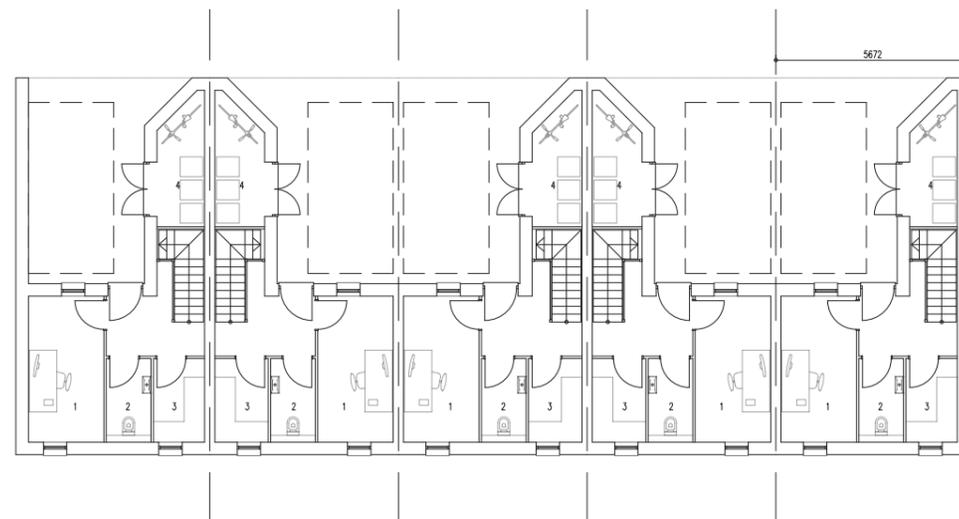
The dwellings are proposed to be 127.9sqm.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

1	9.4sqm	Home Office
2	3.2sqm	WC
3	3.8sqm	Utility
4	5.0sqm	Bin and Cycle Store
5	13.1sqm	Bedroom 2
6	4.7sqm	Ensuite 2
7	1.4sqm	Store
8	24.8sqm	Kitchen/Living/Dining
9	20.7sqm	Bedroom 1
10	9.1sqm	Dressing Room
11	7.1sqm	Ensuite 1
12	7.7sqm	Terrace

TOTAL GIA 127.9sqm

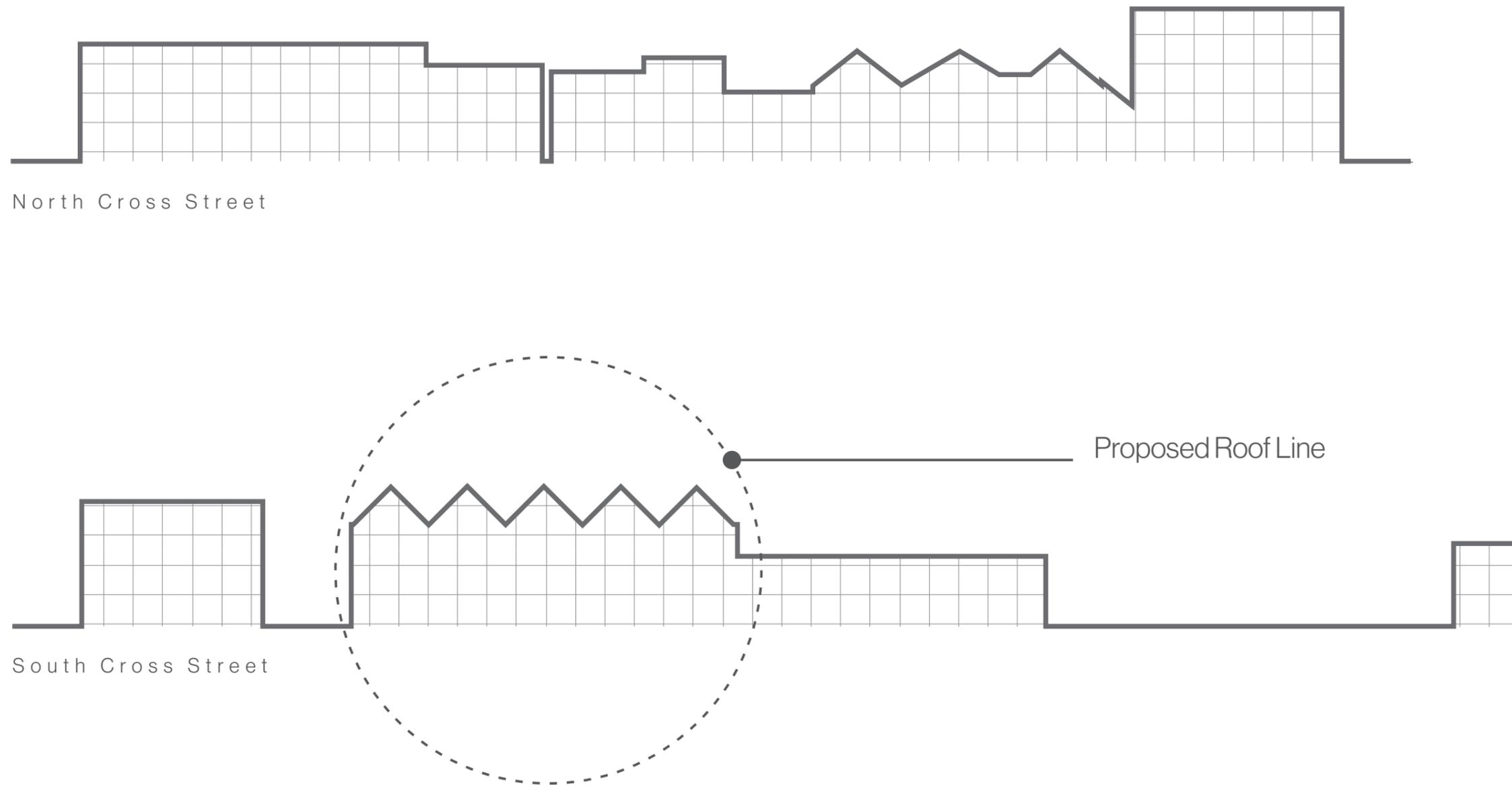
## LAYOUT AND AMOUNT

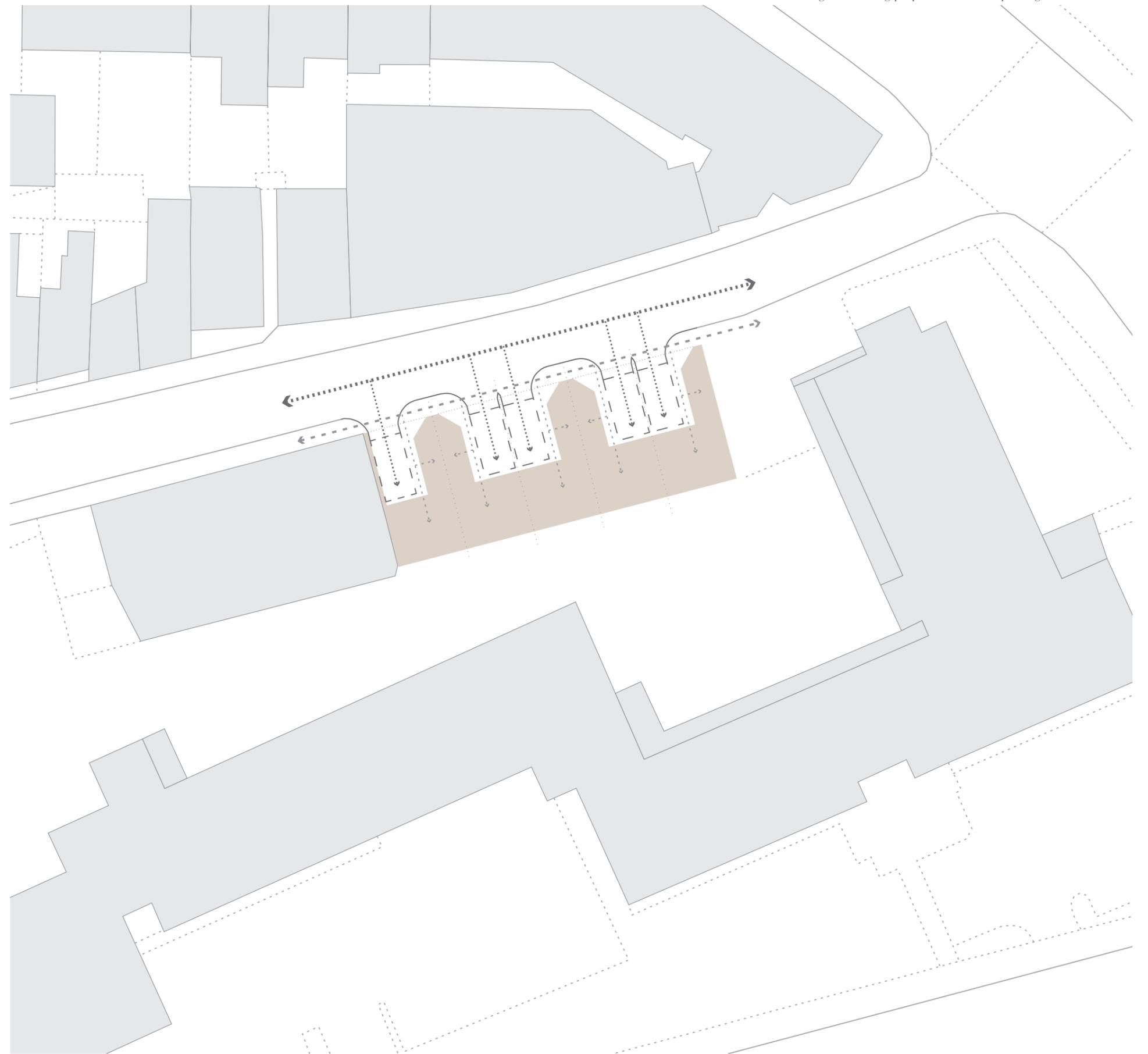
*To the left are the proposed floor plans and accommodation schedule.*

The proposed plans show how the parking spaces have been integrated into the dwellings. The proposed utility spaces are concentrated to ground floor to accommodate for this and the subsequent reduction in available natural light. The entire second floor is dedicated to the master bedroom, giving it privacy and separation from the rest of the dwelling.

### SCALE AND MASSING

*The diagram below demonstrates the roof line and massing of the buildings to either side of Cross Street and the proposed new roof line of 16 Cross Street.*





## ACCESS AND PARKING

*Access and parking for the town houses is proposed to be off of Cross Street.*

The proposed parking is located on five private driveways accessed off of Cross Street. The proposed parking is located in an open front space beneath the first and second floors. Access into the individual houses is proposed to the rear of the parking area with a footpath proposed to lead to it. The access to the bin and cycle store is also proposed to be accessed via this footpath and opens into the parking area.

The location is highly sustainable due to the town centre facilities and public transport links and therefore a car would not be required to live here. Off street parking is required due to the narrow width of Cross Street.

## APPEARANCE

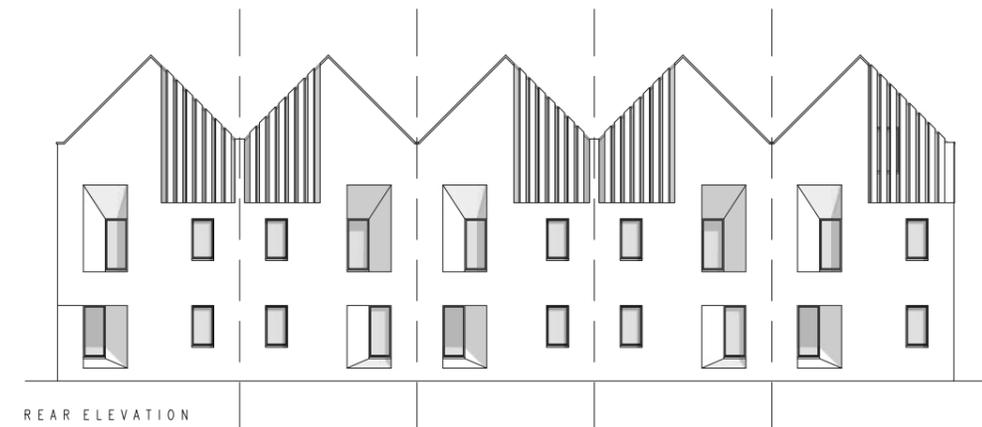
*To the right are the proposed front and rear elevations of 16 Cross Street.*

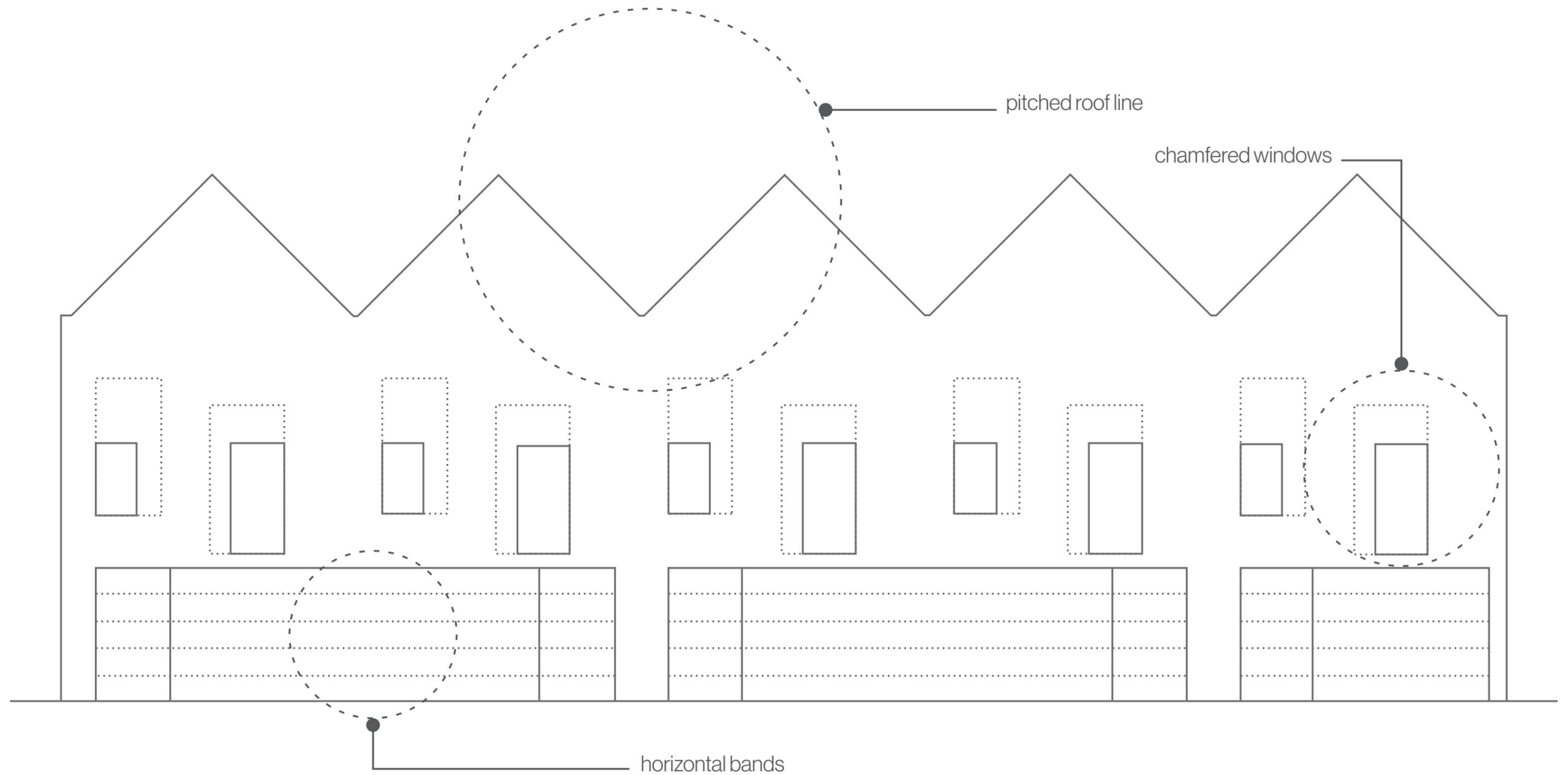
The roof line and gables ends of the proposed dwellings is drawn from the building opposite along Cross Street that has a series of three gable ends on the street facing elevation. This roof line also allows sufficient space for the second storey to accommodate for much of the ground floor being lost to parking space.

The ground floor of the front elevation is proposed to have horizontal brick bands that are drawn from the horizontal bands on the two existing buildings on the corner of Cross Street where it meets Wiles Road. This also helps to visually break up the mass of the ground floor recess.

Windows to the front and rear elevations are proposed to be chamfered and recessed to bring visual interest to the elevation and provide some shielding to the windows from potential overlooking. Windows to the rear are proposed to be smaller due to the poor outlook to the rear onto the car parking for the four storey office building.

The terraces to the rear are proposed to be have timber angled timber posts to give the terraces area privacy from overlooking from the office building to the rear.





Sustainability

---

Construction // Waste Management

Designing for Deconstruction

## CONSTRUCTION/WASTE MANAGEMENT

*Practical project management opportunities will be employed that will assist the process of site based waste management and will include:*

Ordering materials 'just in time' to minimise on site storage, potential damage and loss due to theft.

Keeping accurate cutting lists and quantity surveys to avoid over ordering and subsequent restocking.

Organising site facilities to encourage effective waste management. Council supplied separate waste storage containers will be accommodated on site on designated

hard standing within the curtilage of each plot.

Separating waste materials for recycling and reuse.

## DESIGNING FOR DECONSTRUCTION

Specific detailing for the deconstruction of the buildings will be incorporated where appropriate, aimed at maximising materials and resources and reusing where possible.

Consideration of future requirements and possibilities for reuse, adaptation or alteration of the designed structure will be given to ensure longevity and flexibility of the design.