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## 1.0 Introduction

This Heritage Statement has been prepared on behalf of the applicant to accompany an application for Full Planning Permission for the redevelopment of 7 Bedford Street, Leamington Spa.

The site is within the centre of Leamington, just west of the City Centre, within the Leamington Spa Conservation Area. It is located east side of Bedford Street adjacent to the Parade.

This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets identified, including the contribution made by setting. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on a heritage asset is being considered (Paragraphs 193-202).

### **National Policy**

#### **Planning (Listed Buildings & Conservation Areas) Act 1990**

The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: “Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

#### **National Planning Policy Framework (2019)**

The revised National Planning Policy Framework (NPPF) was published on 19th February 2019, replacing the previously-published 2012 and 2018 Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.

This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “manner appropriate to their significance” (Paragraph 184).

NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 189).

Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “to avoid conflict between the heritage asset’s conservation and any aspect of the proposal”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.

Paragraph 193 requires that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “clear and convincing *justification*” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II\* listed buildings or registered parks and gardens as well as World Heritage Sites.

In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 196 provides the following:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”*

It is also possible for proposals, where suitably conceived and designed, to result in no harm to the significance of heritage assets.

In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.

The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

With regard to Conservation Areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. Whilst it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

### **Planning Practice Guidance (PPG) (2014)**

The Planning Practice Guidance (PPG) was published in April 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. The document was updated in February 2018.

In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

In particular, the PPG notes the following in relation to the evaluation of harm: “In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest... The harm may arise from works to the asset or from development within its setting.” (Ref ID: 18a-018-20190723)

This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.

In relation to non-designated heritage assets, the PPG explains the following:

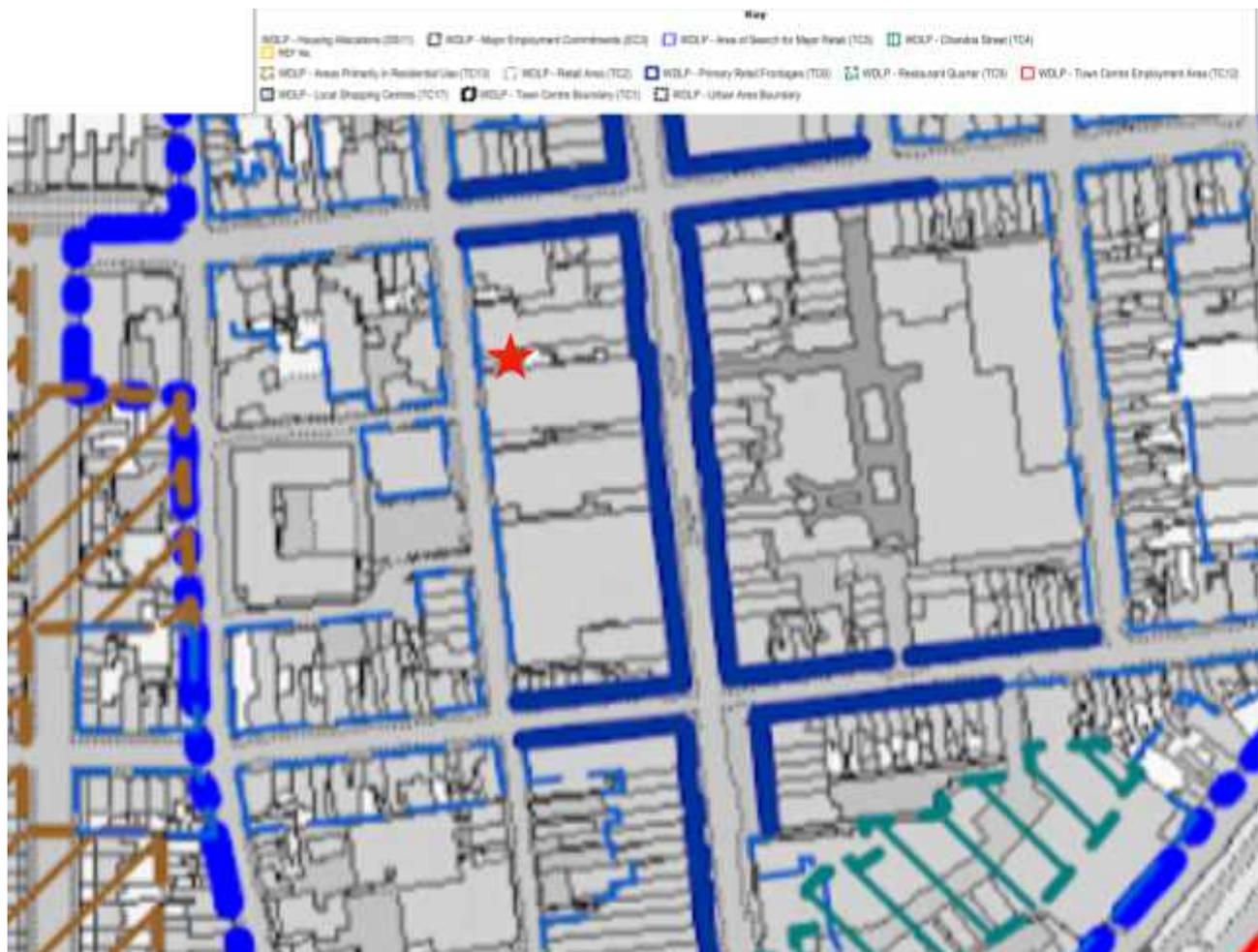
“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” (Paragraph: 039 Reference ID: 18a-039-20190723) It goes on to clarify that: “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

## Local Policy

### Warwick District Local Plan 2011 - 2029

The Warwick District Local Plan 2011 - 2029 was adopted by Warwick District Council in September 2017.

The local plan policies map identified the site as a Retail Area where policy TC2 applies which seeks to maintain a core retail area in Leamington Spa. Policies TC14 and TC15 also appear to be relevant which encourage the use of upper floors of retail buildings to be residential as part of creating diverse and active town centres. Encouraging greater living in town centre locations can also enhance personal safety by increasing natural surveillance. The application site has the potential to provide a positive benefit to Bedford St in the form of introducing a better quality building and bringing forward sustainable residential development on the upper floors.



The site lies within the Conservation Area with Bedford Street briefly referenced in the area appraisal. The appraisal lists Bedford St as a service / mews road. The description attributed to 'Mews Roads in General' doesn't seem to accord to this particular section of Bedford St where buildings are generally large mid 20th Century buildings of 3 - 4 storeys.

The mews road context has been significantly eroded by the introduction of the large rear elevations of the 20th century department stores that face onto Parade and also on the opposite side, the introduction of large department stores, surface car parks and further 20th century development which has eroded the historic plot widths and scale of a mews street in this particular location.

The WDLP sets out the Council's policies and proposals to support the development of the district through to 2029, and will be used to guide decisions on planning, development and regeneration. The following policies are considered relevant:

#### **STRATEGIC POLICY DS4**

**Spatial Strategy** The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.

Allocated housing and employment will be distributed across the district to take account of the following:

- in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;
- where greenfield sites are required for housing, they should generally be located on the edge of builtup areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.
- where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing;
- limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained; e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;
- areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
- taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:

- the availability of alternative suitable sites outside the green belt;
- the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;
- the potential of the site to support regeneration within deprived areas; and
- the potential of the site to provide support to facilities and services in rural areas.

### **TC10 Royal Leamington Spa Area Action Plan (AAP) :**

Given its importance to Warwick District, it is clear that the Council needs to continue to be proactive in managing the future of Royal Leamington Spa Town Centre. The Council will commit to prepare an Area Action Plan for Royal Leamington Spa during the lifetime of this Plan to help ensure the continued vitality and viability of the town centre.

It will be necessary to engage with key stakeholders and the community in this endeavour to make sure that future development, regeneration and management of the town centre is delivered in a cohesive way, in order to provide positive and achievable changes to the town centre over the plan period.

The AAP will look to identify areas for future investment and opportunities for the introduction of appropriate land uses.

Key themes of the Area Action Plan will include:-

- A Master Vision for the town centre
- Examination / identification of the potential for future strategic allocations
- A review of regeneration potential and the identification of development opportunity sites and potential uses (particularly in the Wise Street area and in the vicinity of Spencer's Yard)
- Improvements to the environment / public realm v. Vehicular and pedestrian movement strategies, (including parking)

### **Leamington Spa - Guide to conservation areas**

As the site sits within the Leamington Spa Conservation Area. the document titled "Leamington Spa - Guide to conservation Areas" has been consulted.

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

The application site is located along Bedford Street. This area is described as being “Service Streets off Central Area (mews roads)”. However due to the nature of the site we also believe that the character of the adjacent streets, such as Warwick Street, and the Parade need to be considered as the East side of the street relates more closely to these the character of a mews road. The east side of the street, where the site is located, is made up of the service entrances of the large shops along the Parade, such as WHSmiths (shown below).



Within the Guide there are a number of guidelines which, in association with adopted local and national policies, are designed to mitigate harm caused by changes within the Conservation Area. The following sections are considered to hold relevance:

### **Area 28 - Service Streets off Central Area (mews roads)**

#### Principal Mews Roads

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

#### Mews Roads in General

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

### **Area 17 - Warwick Street**

- Laid out in 1822-26 as part of new town grid iron plan.
- Mainly three storey with taller buildings at junction with Parade.
- Mixture of early and mid 19th Century building mainly all rendered with slate roofs and sash Windows.
- Some non conforming details need restoring.
- Variety of traditional shopfronts.

- Signage needs controlling.
- Nos. 89/98 good terrace part of earlier improvement scheme.
- Some good shopfronts. Some non conforming buildings eg, Co-op, Bewise. There is scope for improvement in these areas.
- Hard landscape, no trees.
- Need to limit street clutter.
- Good views of Lansdowne Crescent at the east end.
- Former view of St. Alban's Church spire acted as western focal point demolished 1960's

#### **Area 15b - Middle Parade**

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

## 3.0 Methodology

The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings.

Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 189 of the National Planning Policy Framework.

Due to the location of the site not being itself a heritage asset, but with there being a large amount within close proximity it is important to address the conservation area as a whole. With this in mind we have highlighted heritage assets along Parade, Warwick Street and Regent Street in section 6 of this report.

## 4.0 Historic Context

Taken from the Leamington Spa - Urban Conservation Area Guide:

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

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

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

Building developments boomed until the mid 1830s. In 1835 all the principal streets and avenues had been laid out although gaps remained for many years as plots were sold off by speculative developers and in certain instances, parts of terraces were never completed. An example of this is Clarendon Place where a shallow crescent has only the two end buildings of early 19th Century origin with later 19th Century villas in the gap between. In 1801 the population was 315 and by 1841 the population had reached 1300. The impression of a spacious, clean and graceful town was correct as regard the main thorough fare but the narrow streets and courtyards behind were often squalid compared with the high standards of the squares and open spaces, particularly in the new town. With the opening of the Royal Pump Rooms to the north of the river, there was a gradual decline and the result in closure of all the smaller Bath houses to the south of the river. By the 1840's the fashion for inland spas had been overtaken by popularity of the seaside and this had a marked impact on the growth of Leamington Spa and there was a time of general depression from the 1840's onwards. However, by 1850, the coming of the railways provided better communications and the familiar railway viaduct across Clemens Street and High Street was constructed on the site of the Royal Copps Hotel which was purchased by

the Railway Company and demolished to make way for the railways. This has tended to blight the south town which has never again regained the elegance of its earlier years. With the increased communications however and the lack of industry in the town centre, Leamington became a fashionable residential area for business men from Coventry, Birmingham and Rugby and this led to another significant period of building of large detached villas particularly in Kenilworth Road and New Milverton areas. By the 1850's circumstances changed to the extent that the first of the many houses in the Parade were being converted into shops. The commercial centre of the town was settling on the Parade with the building of the new Town Hall in 1848 opposite the Pump Room gardens. Emphasis had moved away from the old town. The distinctive original town hall in High Street subsequently became the local police station and is now the Polish Centre.

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

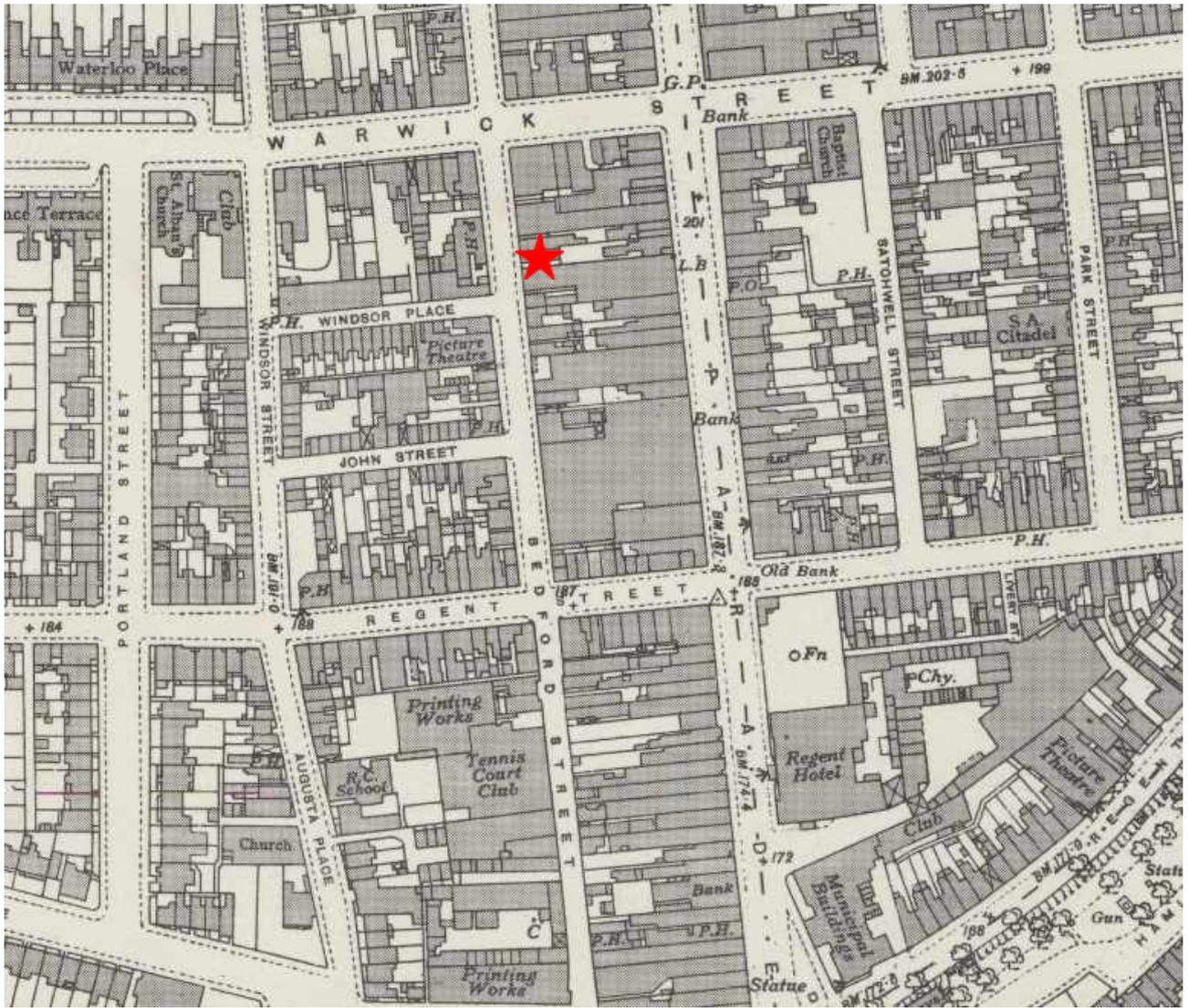
In terms of architectural styles the early buildings were developed as stucco terraces being designed by the local architect William Thomas, including Lansdowne Crescent and parts of Bath Street. With the wane in the popularity of the spa town the next building period of the 1840's and 1850's resulted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

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

### **History of the Site**

An assessment of a selection of available historic maps has been undertaken to assist in the understanding of the site's growth and development. Although such information cannot be considered definitive, experience shows that the mapping is often relatively accurate and reliable, particularly the later Ordnance Survey maps, and can help to refine the history of the site when considered alongside written archival data and the physical evidence.

The map below shows the area in 1974. The grain of Leamington hasn't changed significantly since then, with Bedford Street being subservient to Warwick Street to the North and the Parade to the East.



## 5.0 Existing Site

The site is currently occupied by a 1 storey building which houses a retail store called 'Kong'. To the rear of the site is a vacant courtyard space. Beyond the red line boundary is a 2 storey building which is in use by 'The Works' which fronts onto the Parade (No.58). There is a fire escape and access door to the upper floors located on the ground floor of 'The Works' that exits directly into the application site. There is a legal right of way down the side of the Kong building to emergency fire escape access only. The route down the side of the building is currently closed off with a gate.

The building is flanked on both sides by very large mid 20th Century buildings which were constructed to increase the size of the retail units on Parade. It is understood that both buildings are not in use above ground floor level. To the left hand side of the site is the WHSmith building with a large roller shutter loading bay directly adjacent to the site. To the right handside is the rear of 'H&M', again with a large loading bay adjacent to the site boundary and former entrance doors which are no longer in use.



This side of Bedford Street does not feel like a retail frontage due to the large expanses of large loading bay doors, large expanses of blank elevations and disused shopfronts along its length, shown in the images below. The focus of the buildings is very much towards the Parade.



Opposite the site is The Bedford Street Bar which is a public house/drinking establishment and a mix of E-class uses (formerly A1/A3 prior to the change to the Use Classes Order on September 1st 2020), shown in the images below.



## 6.0 Heritage Assets

This section identifies heritage assets which surround the development site. In the case of this application the following heritage assets are local to the proposed development and have been identified as whilst they may not be affected they hold significance in the design of the current proposal. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.

Although there are no heritage assets along Bedford Street itself which are therefore directly affected by the proposal there are a number of assets within the local surrounding area. Many of these are along Parade, Warwick Street and Regent Street. The location and significance of many of them results in them having no perceptible individual relationship with the proposed site.

For this reason, only the heritage assets which may be considered to be an influence on the proposed development have been identified.

In the case of this application, the following designated heritage assets have been highlighted due to their proximity to the site:

1. 58 and 58A, Parade - Grade II Listed
2. 66 and 68, Parade - Grade II Listed
3. 63-77, Regent Street - Grade II Listed
4. 62 & 64, Warwick Street - Grade II Listed

Where we consider the effect on Conservation Areas, we are considering the Conservation Areas as a term of designation but also with reference to the built assets which they contain; in other words, we do not assess the Conservation Area in two dimensions but rather as a grouping of buildings and spaces and the manner in which these relate to their surroundings. Thus, consideration of effects on the setting of a Conservation Area also takes into account potential effects on the setting of built assets within that designated area.

## 7.0 Proposed Scheme



It is proposed to maintain the A1 use at Ground floor and it is intended this space would be used by 'Kong'. The retail floor space will be increased in area which is a positive addition to the site and conforms with policy TC2. Above the retail unit will be 1 x bedroom and 3 x 2 bedroom apartments, which have the principle living room to the street frontage, providing day time natural surveillance, with bedrooms located towards the rear, away from the noise of the street. This configuration would conform to policy TC14 and TC15 in encouraging 'living over the shop'.

Due to the slim nature of the site, it is not possible to have a residential entrance direct from the street as it would significantly erode the available retail frontage, which is key to 'Kong's future and aspirations to grow as a leading independent retailer in Leamington Spa. Their confidence in aspiring the grow their retail area bucks the trend of many town centre retailers and will have a positive effect on Bedford St and the town centre shopping area.

The site is a unique site in Leamington in that it is wedged in between two rear elevations of large department store buildings. Each flanking building, whilst appearing as 3 storey is the equivalent of 4-5 residential floors in height. The ground floors of the adjacent buildings are 'dead' in that they contain blank elevations with large roller shutter loading bay doors.

It is proposed to infill the gap with a 5 storey building in a similar form to that consented in 2001. However our reference is to take the form of a Regency style townhouse, although detailed in a contemporary way. The overall height of the building would transition from the WHSmith building to the H&M building.

In order to give maximum visibility into the retail space, which is key to 'Kongs' business plan, a large shop front window is required to provide views from the street to encourage passers by to go into the store.

The elevations submitted and visuals show our intention, a simple and well detailed contemporary building that has its roots in Regency architecture without resorting to a pastiche copy, which wouldn't account for the sites individual character and that required by Kong as part of their established brand. It is envisaged that the building would be faced in white brickwork to draw on the heritage of Leamington as a Regency Town in its colouration, but has texture that a brick facade can bring, particularly on Bedford Street which is a polar opposite in character when compared to Parade and Warwick Street. The windows proposed are black metal "Crittall" style and draw on the heritage of the regency architecture of the area in their form and rhythm, but have a more contemporary finish. This finish relates to the more direct context of Bedford Street as opposed to the Parade and Warwick Street.



## 8.0 Impact Assessment

In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal.

As mentioned in Section 5 the East side of Bedford Street is made up of the very large mid 20th Century buildings which were constructed to increase the size of the retail units on Parade. It is understood that both adjacent buildings are not in use above ground floor level. To the left hand side of the site is the WHSmith building with a large roller shutter loading bay directly adjacent to the site. To the right hand side is the rear of 'H&M', again with a large loading bay adjacent to the site boundary and former entrance doors which are no longer in use.

This side of Bedford Street does not feel like a retail frontage due to the large expanses of large loading bay doors, large expanses of blank elevations and disused shopfronts along its length. The focus of the buildings is very much towards the Parade

An important aspect of the project was how it sat within the context of Bedford Street. This was developed through 3D modelling the street scene to assess the impact of the stepped top storeys and the scale of the front fenestration. This again lead us to favour the stepped roof option over the mansard.

### 58 and 58A, Parade - Grade II Listed



When considering the impact of the proposal on the Leamington Spa Conservation Area as a whole, it should be noted that it is the overall effect of the proposals on the character or appearance of the Conservation Area which should be considered. This is why 58 and 58A, Parade, which is Grade II Listed, has been singled out as an important example.

In this regard, the infill of the site, which currently has a negative contribution to the character and appearance of Bedford Street, with the provision of the new high-quality structure which respects the surrounding historic built form would have a positive impact on the contribution that the site makes to the character and appearance of the Conservation Area.

Therefore, the scheme is not considered to be in conflict with Section 72 of Planning (Listed Buildings & Conservation Areas) Act 1990 and will have **minor/medium beneficial impact** on the character and appearance of the Leamington Spa Conservation Area.

## 9.0 Conclusion

This Heritage Statement has been prepared on behalf of the applicant to assess the impacts of the proposed development of 7 Bedford Street.

This report considers the impact of the proposed scheme, including the demolition of the existing site, on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act of 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 193-202).

In summary, we feel that the proposals accord with national and local planning consent and are a positive contributor to the Conservation Area through a greater intensity of use of the site and in the design, materiality and standard of accommodation to be provided. It is considered that the proposed scheme would result in a **minor/medium beneficial** impact.

The proposed demolition of the existing site will have **no impact** upon the significance of the identified heritage assets, providing a good quality building is constructed in its place.