

# Regency House – Flat Roof Replacement

## Heritage Statement



Faithful+Gould on behalf of Regency House (Leamington Spa) Residents' Association

### **Leamington Spa Conservation Area**

The site is located within the Royal Leamington Spa Conservation area. The conservation area covers the majority of Royal Leamington Spa and Lillington Village. Although numerous listed buildings of varying grades are situated within the conservation area, Regency House itself is not listed.

### **Regency House**

Regency House is a substantial 6-storey apartment block located on Newbold Terrace, just north of Jephson Gardens and the River Leam. The building is surrounded by residential properties to the north, east and west, with Jephson Gardens to the south. The rear elevation and roof trim is largely visible from Rosefield Street, with the front elevation and smaller sections of the roof trim visible from Newbold Terrace and Jephson Gardens.

The building comprises concrete frame construction, with a painted render finish, surmounted by a combination of a concrete roof terrace and bitumen felt surmounting the penthouse apartments. Windows are aluminium frame casements; external door sets are aluminium framed glass.

### **Description of Proposals**

The proposed works comprise the removal and replacement of the existing bitumen felt membrane with a new felt system, including partial deck replacement. The flat roof areas are currently exhibiting significant water ingress in localised areas, which has a detrimental effect on the building fabric including timber deck.

The new built-up felt system will include insulation to meet current Building Regulations, which will increase the depth of the flat roof and building height by a maximum of 300mm.

Due to the increased depth of the roof build-up, the existing roof edge trim will be removed and replaced with a new GRP trim. A new fascia board will be installed, approximately 180mm in depth and the new GRP trim will be fitted to cover the remaining 120mm. The new fascia and trim will be identical in colour to the existing, so as to have as limited change to the visual appearance as possible.

### **Impact on Conservation Area**

The flat roof coverings are not visible from ground level in proximity to the building, therefore will have no impact on the aesthetics of the building.

The new GRP roof edge trim is required to accommodate the increased height of the roof as a result of the new thermal insulation achieving compliance with statutory regulations. The new trim will be only partially visible from ground level and identical in colour to the existing trim, resulting in little to no impact on the building aesthetics.

The building is the tallest within the immediate area and the height increase represents a minimal change relative to the overall scale of the existing development. The new roof and edge trim will therefore not be perceptible from adjacent residential properties or surrounding ground level.

### **Conclusion**

The proposals are deemed to have very minimal impact on the Conservation Area, with design and specification is intended to match the existing materials as closely as possible in terms of visual aspects whilst meeting statutory requirements under Building Regulations. We believe that the proposal balances the urgent requirement to provide a weathertight building for residents and prevent deterioration to the building against minimising any visual impact of the proposal.