

Design statement & photos

61 Bedford St

Conversion and roof extension of 2 storey offices into 3 No. Flats Royal Leamington Spa CV32 4AQ

1.0 The existing building

- 1.1 it comprises of ground first floor offices accessed from Bedford st
not in a great state of repair or lots of interest for users.
- 1.2 it is attached to the neighbouring properties to north and south
- 1.3 to the west the quiet back road Bedford st with a mix of business and flats and to
the east the main parade shopping street

2.0 Proposed works

- 2.1 convert the ground and first floors, add a rear first floor extension and add
a further roof apartment above.
- 2.2 The front elevation remains unaltered apart from adding a roof with vellum roof lights
- 2.3 The whole section and usage of the development is sim liar to the approved
scheme for 63 Bedford st

3.0 planning issues

- 3.1 It is in a conservation area and as such needs approval.
for the change of use from office to dwelling and the extensions
- 3.2 the scheme had got to an approved design apart from EHO issues regarding noise
it has thus been redesigned to cater for their comments
- 3.3 the ground on Bedford st has the rear part reserved for bikes and bins so it is
off road and tidy
- 3.4 we have continued the strategy of raised roof line on Bedford street as
approved d at No 63. Bedford St

4.0 noise

4.1 a noise evaluation report is being produced and will be available once complete

4.2 this will now include addition modelling too each facade
and also timings of relevant noise.

4.3 al windows will be upgraded as the report requires with either secondary glazing
or new acoustic spec glazing

5.0 ventilation

5.1 all habitable rooms have opening windows

5.2 kitchens and toilets will have extract fans to the roof

6.0 refuse

6.1 the dwellings will have a bin store on the ground floor entrance to Bedford St
(fire protected from the staircase)

7.0 flood risk

7.1 It is not in a flood risk area

7.2 the proposals do not affect any existing storm water collection
no new footprint area

8.0 ecology

8.1 there is no vegetation or trees what so ever; and none planned.

8.2 the existing construction is all with flat roofs and parapets and so **unlikely** for any
bats to be present