



ATARCHITECTS

DESIGN AND ACCESS STATEMENT

15-17 CLEMENS STREET, LEAMINGTON SPA | PROPOSED CONVERSION



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15 - 17 CLEMENS STREET

PROJECT DETAILS

Client Name:	Mr K Sapra
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1.0 | INTRODUCTION

This Design and Access Statement forms part of the Planning Application for:

Proposed Partial Conversion of Retail into Residential Accommodation at 15-17 Clemens Street, Leamington Spa, CV31 2DW

This proposal seeks to gain approval for a change of use from retail storage to residential, with the addition of a modern, in keeping second floor, maintaining a sustainable design throughout whilst still conserving the history in this location of Leamington Spa.

The building is not Listed but it is located in a conservation area and therefore care must be taken to keep the refurbishment and extension sympathetic and congruent with the surroundings, whilst maintaining the conservation area streetscape.



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2.0 | PLANNING HISTORY

Reference	Date	Description
W/08/0494	08/04/2008 – Refusal	Display of 2no. internally illuminated window signs
W/19/1574	18/11/2019 - Withdrawn	Change of use from part of retail storage at ground and first floor to provide a total of 5no. residential flats (4no. 1 bedroom and 1no. 2 bedroom) with the addition of a second floor and external alterations.



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2.0 | PLANNING HISTORY

Reference	Date	Description
W/19/2106	11/03/2020 – Withdrawn	Ground floor extension and change of use of part of ground floor to provide access for residential flats above, with the addition of a second floor and alterations to provide a total of three flats (resubmission of W/19/1574).
W/20/0840	18/11/2019 - Withdrawn	Proposed alterations to ground floor to provide three retail units, change of use from retail storage to residential flats (2x 1 bedroom and 1x 2 bedroom) with the addition of a second floor and external alterations.



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2.0 | PLANNING HISTORY

Reference	Date	Description
W/20/1527	04/12/2020 – Refusal	Change of use from retail storage to 3no. residential flats, with the addition of a second floor and alterations to shop fronts.



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3.0 | PLANNING POLICIES

Policy H1 directs new dwellings to urban areas. The proposal site is located within Leamington Spa therefore dwellings are acceptable in this location in principle.

Policy TC1 seeks to protect and enhance the existing town centre and changes of use in this area need to be supported by other town centre policies. This proposal does not compromise the shopping function, nor is it out of scale with regard to other similar approved developments in the area. The proposal also brings into use areas which are presently out of use, thus aiding regeneration.

Policy TC3 looks to safeguard existing and potential retail floor space. The proposal does not reduce the existing retail space, only reuses redundant storage space. A slight increase in retail floor space is proposed by moving the shop entrance door forward, gaining approximately 1sqm.

Policy HE1 and HE2 refers to the appropriate regard to the significance of heritage assets and to the Conservation Area. The proposal aims to retain as much of the character of the building as possible by ensuring existing materials are matched, including brickwork, render, shop front aesthetic, roof slate, timber sliding sash windows etc.

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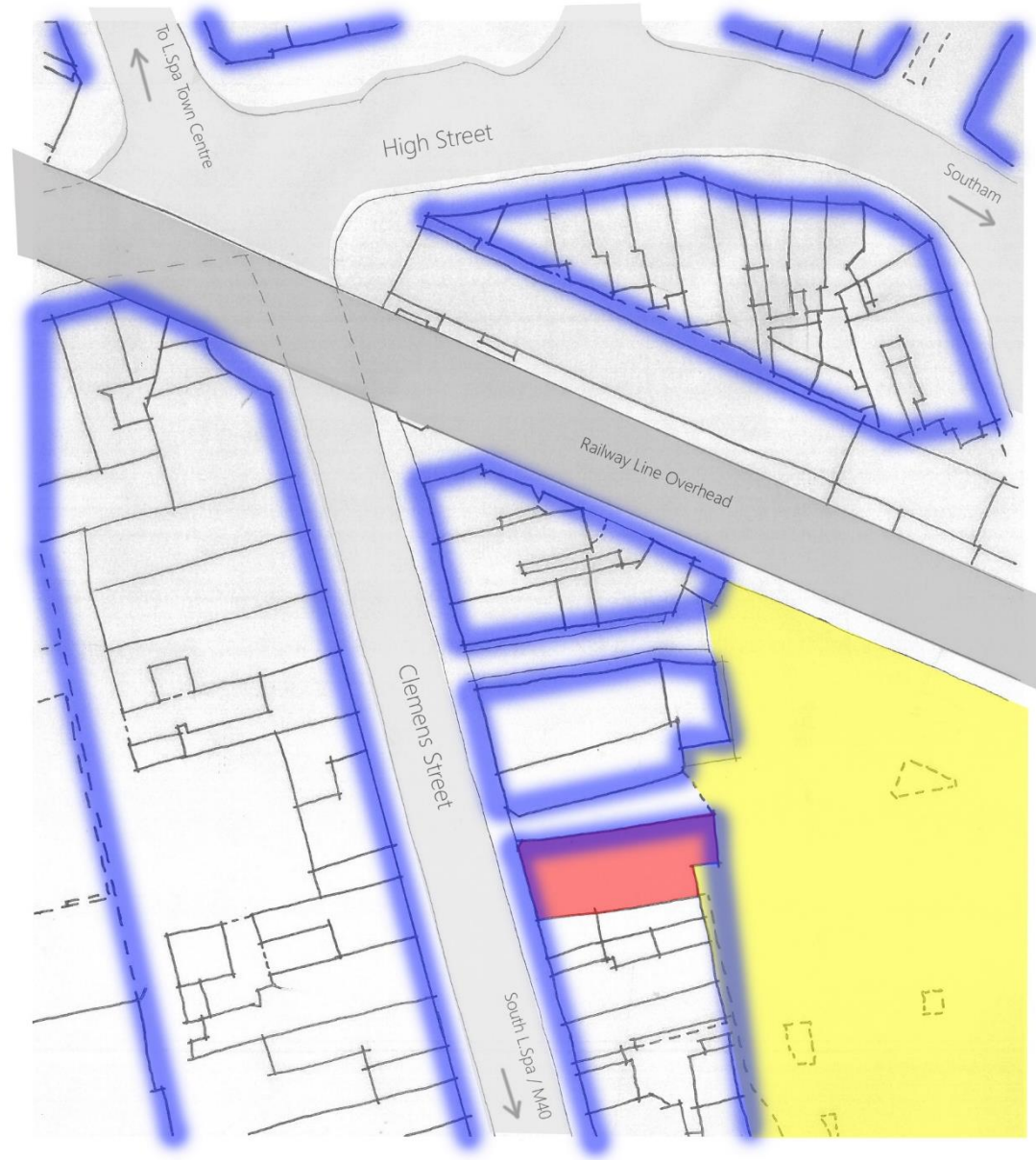
4.0 | SITE ANALYSIS

SITE LOCATION

The site is situated on Clemens Street, a street located in the centre of Leamington Spa's Old Town, Warwickshire. It is located within an area of high retail activity, however there are a number of residential developments, conversions and new builds within close proximity.

The original Clemens Street was laid out in 1808, and throughout the early 19th Century was regarded as one of Leamington Spa's most fashionable thoroughfares.

-  Existing Public Car Park
-  WDLP – Retail Area (TC2)
-  15 Clemens Street – Site Location



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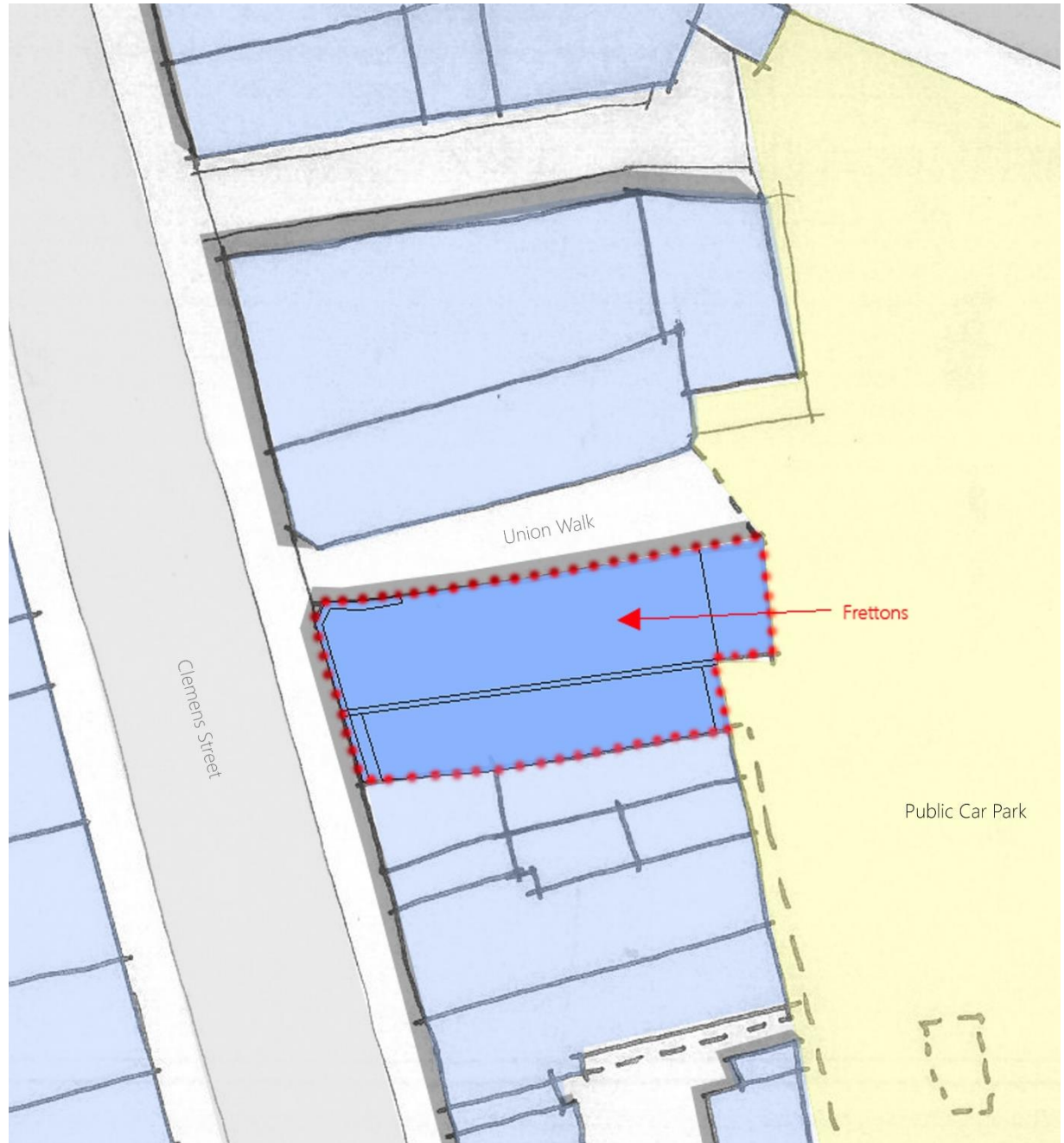
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4.0 | SITE ANALYSIS

The site is occupied by a Victorian two storey property comprised of retail and retail storage areas, close to the junction of High Street, Bath Street and Clemens Street. The property is not listed but does fall within a designated Conservation Area and is surrounded by a mixture of two and three storey, predominately Georgian style buildings.

The site consists of ground floor retail space and storage, with additional storage on the first floor. The style comprises of white render on the primary façade and facing brick work on the side and rear elevations. It has various pitched roofs, but is dominated from the front elevation by some intricate mouldings, sliding sash windows and large glazed shop front windows which run around the west and north elevations at ground floor level. The windows on the less predominant elevations are a mixture of traditional sliding sash and casement windows.



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4.0 | SITE ANALYSIS

IMAGES OF THE EXISTING BUILDING

1. Existing East Elevation from Rear Car Park
2. Existing South Elevation from Rear Car Park
3. Existing North Elevation from Rear Car Park
4. View of Union Walk from Rear Car Park
5. Adjacent Building from Rear Car Park
6. Existing North Elevation from Union Walk
7. Existing West Elevation from Clemens Street
8. View of Union Walk from Clemens Street
9. View from Clemens Street



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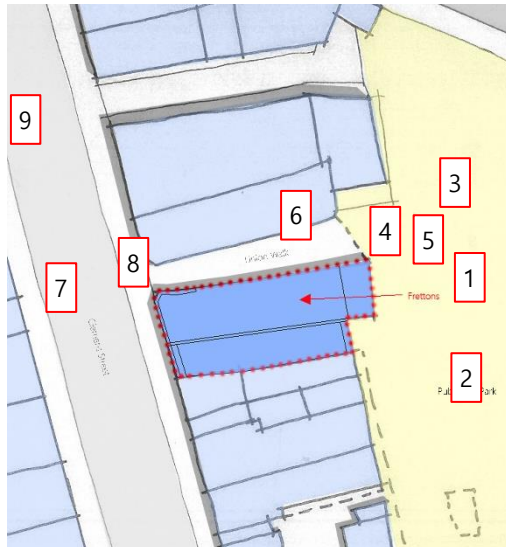
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5.1 | USE

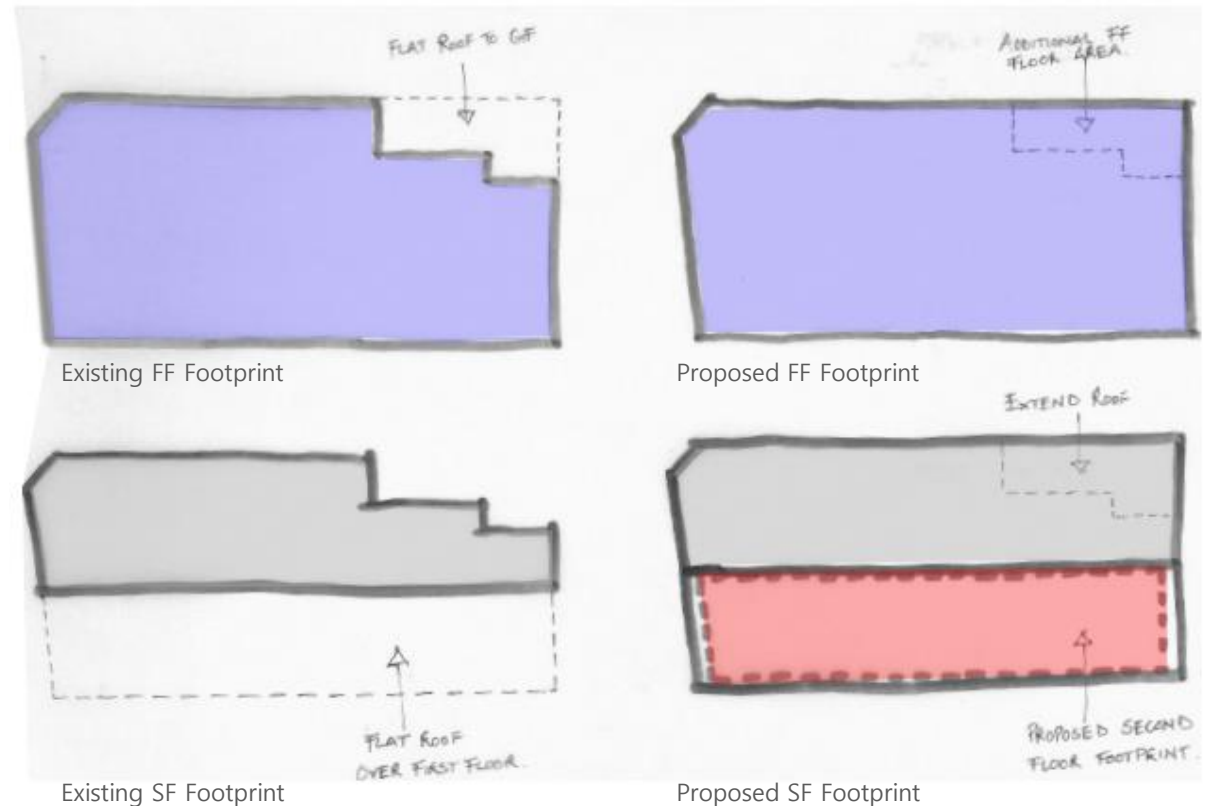
The site is proposed to be converted from a retail shop with first floor redundant storage areas into a mixed use building with the retail retained on the ground floor and one new one bedroom flat and one new two bedroom flat within the existing storage space. An additional one bedroom flat will be added on the proposed second floor. Due to the sensitivity of the Conservation Area, we have given special consideration to the existing appearance and features, endeavouring to retain and reuse as much of the existing fabric as possible.

5.2 | AMOUNT

The proposal seeks to provide living accommodation, predominantly aimed at younger professionals, providing them with a 1/2 bedroom flat equipped with its own shower/bathroom and open plan living/kitchen/diner arrangement. The current and proposed structure's GIAs are as follows:

Ground Floor -	Existing	181.25sqm.
	Proposed	175.5sqm
First Floor -	Existing	150.69sqm
	Proposed	165.7sqm
Second Floor -	Existing	NA
	Proposed	60.32sqm

The overall footprint of the building and site is 195.05sqm and this will not increase.



5.3 | LAYOUT

The existing layout comprises of a retail shop to the front (West elevation) and redundant storage spaces to the first floor.

The proposed change of use has considered the original structure and aims at retaining much of its original fabric, reducing the need for internal, structural alteration and keeping traditional windows and doors where possible .

The ground floor has been internally rearranged to allow for flexible retail spaces ensuring any additional fenestration follows the character of the existing shop front.

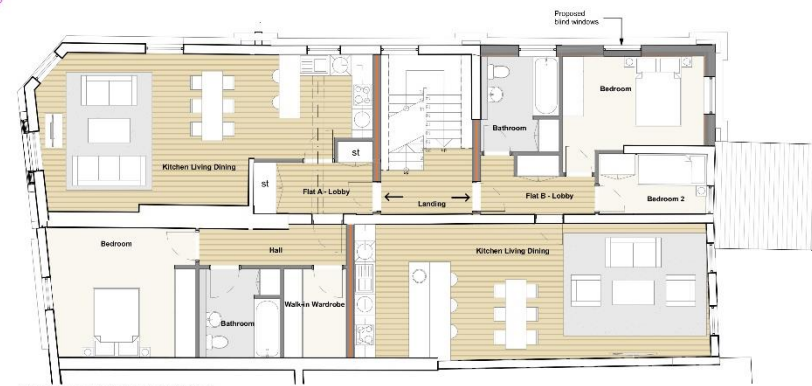
Outlook from communal areas has been focussed to the West and East elevations which overlook open spaces, prioritising the areas where the majority of time will be spent by the inhabitants.

The communal staircase, which is accessed from the north elevation, is located within existing walls where feasible and endeavours to match the character of the existing ground floor shop. Entering from Union Walk helps give a degree of separation from the busy main thoroughfare to the West and public car park to the East, providing a level of privacy.

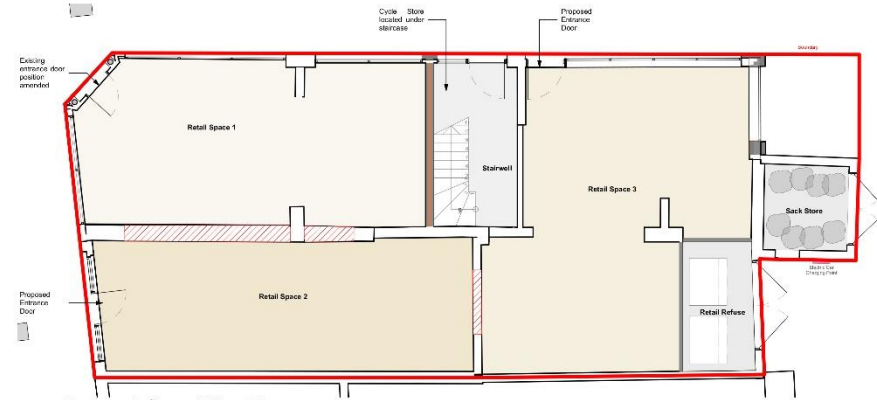
Identifying the need for a bin store led the design to utilise a single storey outbuilding to the rear. The existing structure is situated off the public car park on the East elevation which is ideal for refuse collection.



Proposed Second Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Ground Floor Plan
1:100

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Fig 1. Existing site view showing Variable roof pitches, heights and extensions



Fig 2. Adjacent Property with Continuous roof pitch and height

5.4 | SCALE

The proposal intends to extend the main pitched roof along the sites full length to gain the necessary height for the living accommodation - this also aids the harmony with the adjacent building and helps frame Union Walk, giving it symmetry and importance as a connection between the main thoroughfare and public parking.

The second floor extension has been designed to be subservient to the original front façade. This has been achieved by setting the facing wall back, following the roof pitch of the existing adjacent building, ensuring the windows are similar in design to the existing and ensuring the top of the ridge follows a similar height to the existing. This mass mimics the dark clad/slate materials found on various Leamington refurbishment and development projects, ensuring it melds seamlessly with the immediate and further surrounding areas.

The balance of window and door heights has been continued into the residential spaces, with the replication of the traditional sliding sash windows continued on all prominent elevations. A blind window with the same proportions is proposed on the north elevation.



Proposed West Elevation
1:100

Proposed East Elevation
1:100



Proposed North Elevation
1:100

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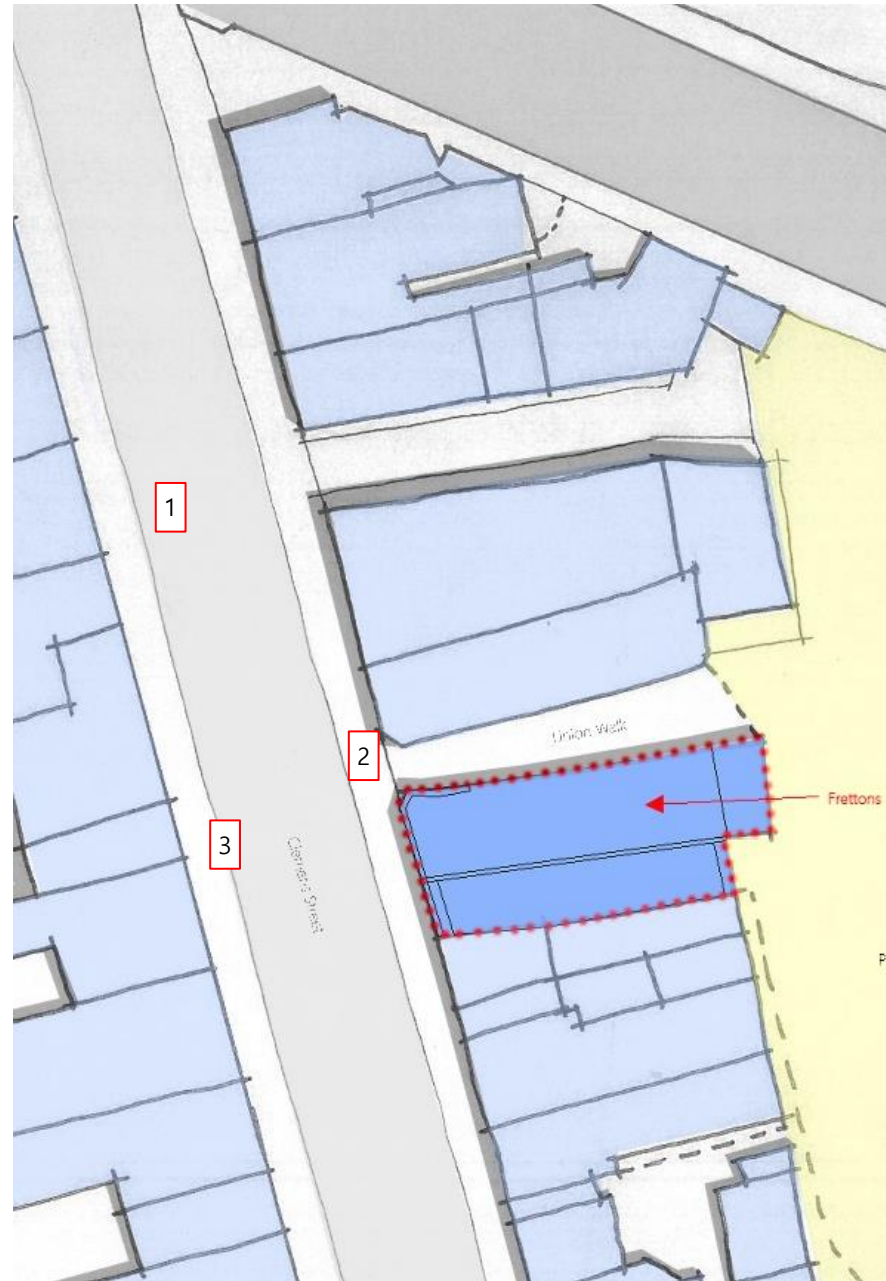
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5.5 | STREET VIEWS

The existing frontage, coupled with the adjacent building, provides a great presence on Clemens Street. It frames a route through (Union Walk) to the public car park at the rear of the property and is a prominent focal point and feature for those passing through.

We intend to retain the existing fabric, making only minor changes to the front façade, aiming to balance the main features which already exist.

The design has purposely set back the proposed second floor mass from the frontage to ensure its separation.



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5.6 | APPEARANCE

The existing North and East elevations have had various extensions to the first floor which have been poorly designed. There has been little thought given to its relationship with the existing site and adjacent structures. The proposal aims to restore an aesthetic which focuses on the promotion of the conservation area and a harmony between surrounding buildings.

The extension to the second floor will be clad in brick to the side and rear, with a slate tile to the prominent front elevation with the design aiming to create a likening to a roof material aesthetic throughout. Proposed windows will be timber sliding sash and of a similar colour.

On the North elevation, head and cill heights of windows will be uniform and windows will retain the same proportion, whether they be traditional sliding sash or blind windows. Windows and doors will be lined-up vertically where possible to help promote the Regency vernacular of Union Walk and the surrounding area. The existing retail glazing will be continued to create further useable retail space.

The existing building materials comprise of red Leamington bricks [1], white render [2], black painted timber [3] and a slate roof .

This palette does not introduce any abnormal materials to the town and replicates the modern approach adopted on many refurbishment and development projects in the area.



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Proposed Visual from Clemens Street

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6.0 | ACCESS

The proposed entrance location provides a close relationship between the residents, Clemens Street, the cycle store, bin store and the public carpark.

The close, but private, connections provide an ease of use. Clemens Street is accessed safely and without restriction, whilst the cycle and bin store can be accessed quickly, the latter helping promote the regular use of the refuse area.

From the front, the existing shop entrance is disconnected from the residential entrance and stores to the rear, ensuring the separation from the main thoroughfare.

Union Walk creates a definitive route to the entrance from either direction, helping link amenities from the front and rear of the property.

Internally, the upper floor flats benefit from corridors ranging from 1100-1200mm wide, coupled with roof lights on the new proposed second floor, creating a spacious, airy atmosphere throughout.

It is proposed to agree a Unilateral Undertaking in order to relieve the area of any strain on parking from additional cars. There is a public car park directly to the rear of this property.



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7.0 | SUSTAINABILITY

The change of use from retail storage into residential will warrant an upgrade in insulation exceeding that recommended by the Building Regulations.

The induction of natural light will erase the overuse of artificial light and reduce the energy usage across all 3 flats. Roof lights have been proposed in the new second floor extension, thus inducing further natural light into areas which are typically not a priority.

The use of highly energy efficient, insulated glazed units which reduce the amount of heat loss throughout the building, but also allow heat in from the sun, are proposed.

An 'AAA' rated gas boiler will be installed in each proposed dwelling and energy efficient lighting will be used in all locations that require artificial lighting.

Finally, the build will endeavour to use materials specified from the 'Green Guide to Specification' to ensure materials used have sufficient accreditation.

7.1 | AIR QUALITY MITIGATION PLAN

It is proposed to include an electrical charging point to the rear of the property near the bin store to encourage the use of electric vehicles.





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8.0 | CONCLUSION

The proposed change of use and extension to the property provides a much needed upgrade to the existing use which will ensure a sustainable and functional use for years to come. The development has been designed sympathetically, taking into account of the style and the materials of the existing building. It takes into account the affect on the conservation area and the neighbouring properties, as well as the views from Clemens Street. It retains the frontage as the dominant element of the building and is carefully designed to minimise the visual impact on the streetscape and endeavours to avoid any impact on the neighbouring properties or heritage assets.

It provides much needed accommodation for young professionals and looks to regenerate the old town, whilst still considering its importance to the history and vernacular of Royal Leamington Spa as a whole.



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