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HERITAGE STATEMENT

15-17 CLEMENS STREET, LEAMINGTON SPA | PROPOSED CONVERSION



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HERITAGE
STATEMENT

15 - 17 CLEMENS STREET

PROJECT DETAILS

Client Name:	Mr K Sapra
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1.0 | INTRODUCTION

This Heritage 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 care must therefore be taken to keep the refurbishment and extension sympathetic and congruent with the surroundings, whilst maintaining the conservation area streetscape.

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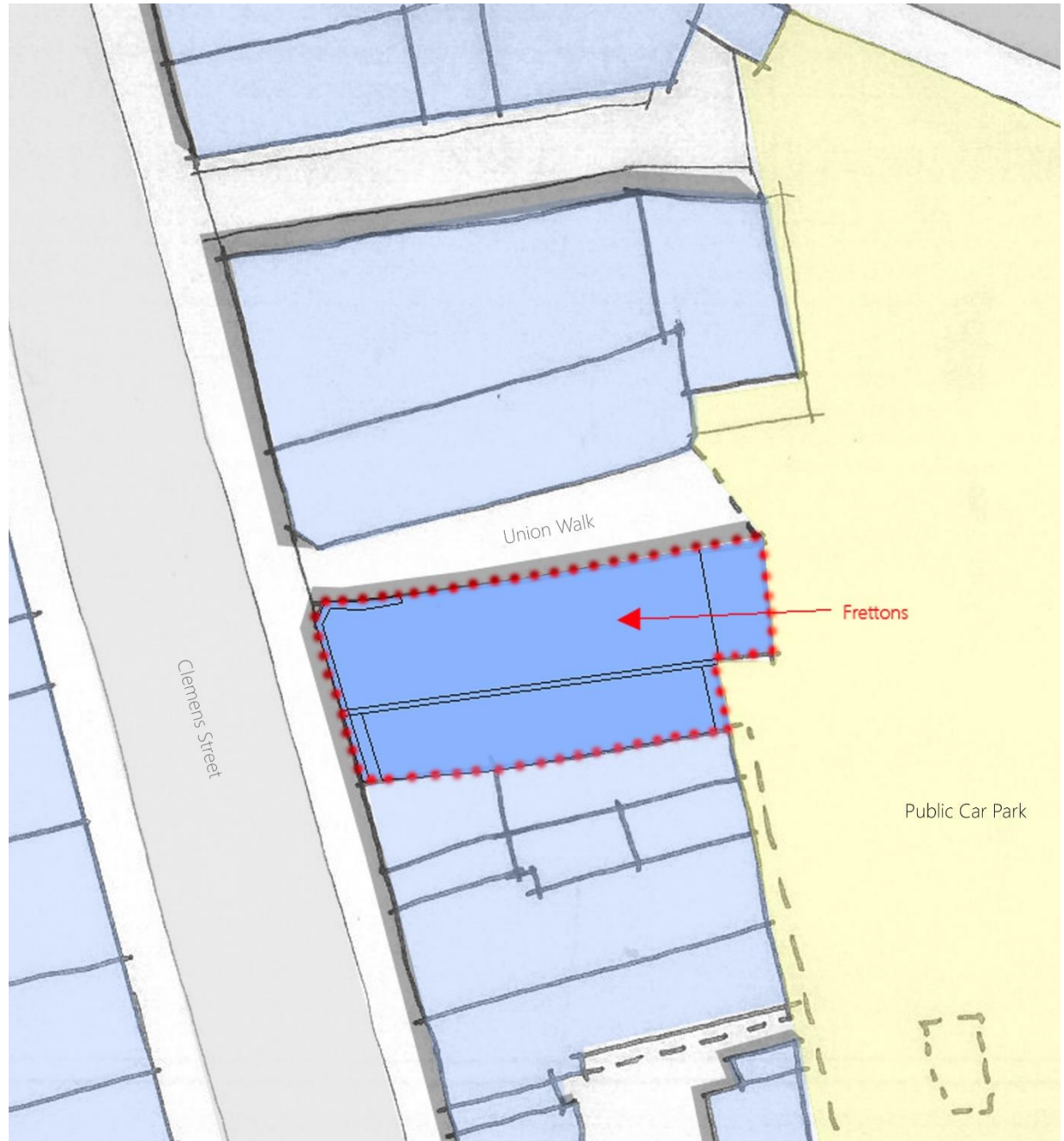
2.0 | SITE ANALYSIS

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.

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 casements windows.



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2.0 | 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



1.



2.



3.



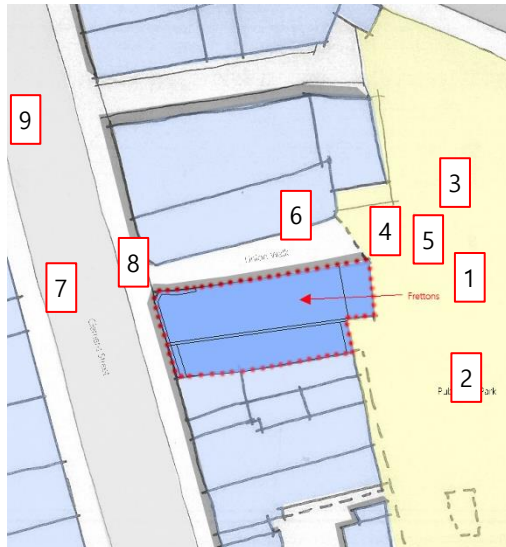
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5.



6.



7.



8.



9.

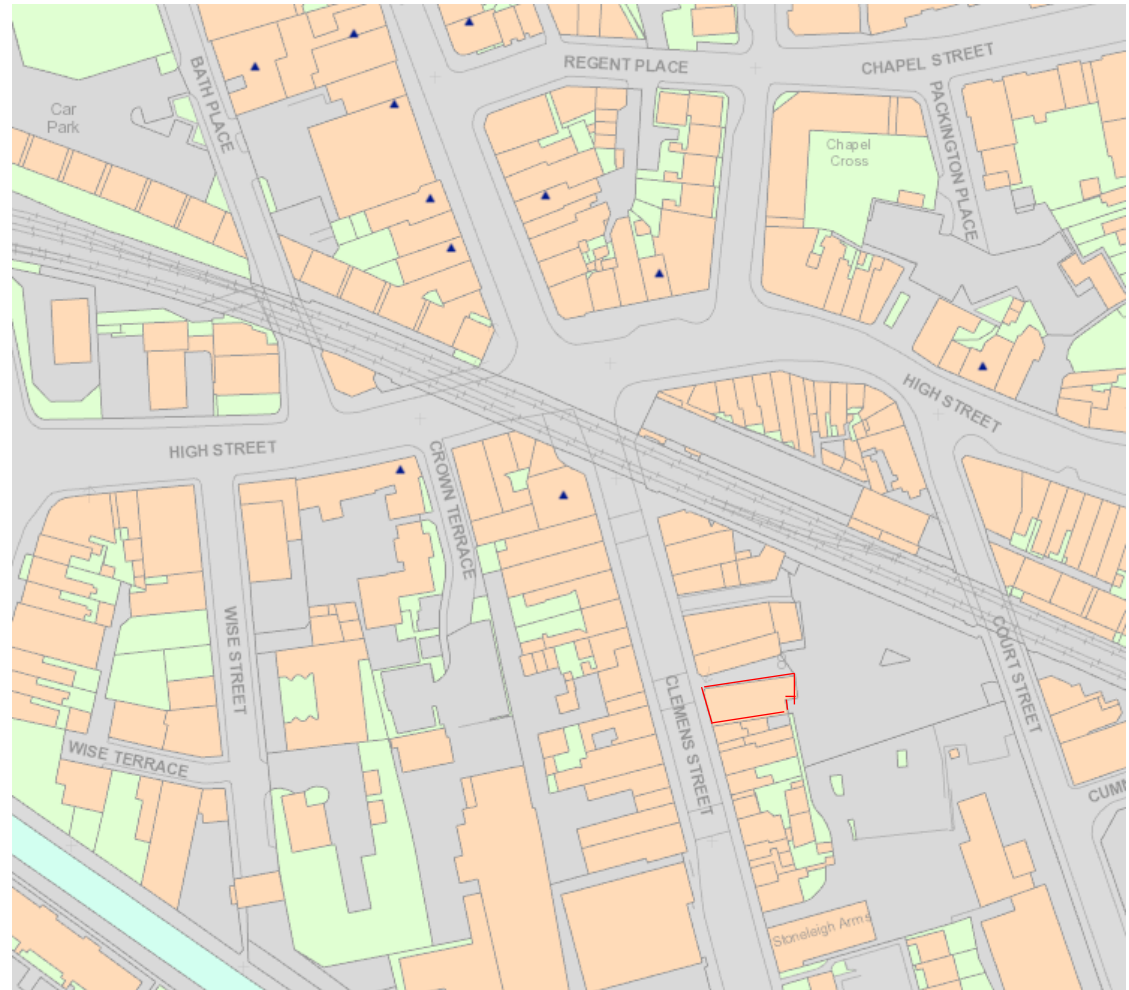
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3.0 | DESIGN AND ASSESSMENT OF SIGNIFICANCE

The site is proposed to be converted from a retail shop with ground and first floor redundant storage areas into a mixed use building with the retail retained on the ground floor and a new one bedroom and new two bedroom flat within the existing storage space. An additional one bedroom flat will be added on the proposed second floor. The existing layout comprises of a retail shop to the front (West elevation) and redundant storage spaces to the rear ground floor and first floor. The intention is to make only minor changes to the front façade, aiming to balance the main features which already exist.

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. 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 design has purposely set back the proposed second floor mass from the frontage to ensure its separation. The slight reduction in height will help keep the extension subservient from the existing building.

Though 5-17 Clemens Street is not a Listed Building, it is near a handful of Listed Buildings such as 4 and 6 Clemens Street and a number of important buildings on Bath Street. Care has been taken to ensure the external changes are not detrimental to the setting of these buildings. The proposed second floor extension will not be visible from any Listed Building.



▲ Listed Building

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4.0 | 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, ensuring the windows are minimal in design and ensuring the top of the parapet follows a similar height to the existing. This mass mimics the dark clad materials found on various Leamington refurbishment and development projects, ensuring it melds seamlessly with the immediate and further surrounding areas.

To further promote the linear approach of the development, it has been proposed to continue the shop window heights. The heads and cills of the new side windows will run horizontally in-line with each other.

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. Blind windows with the same proportion are proposed on the north elevation.

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



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



Fig 2. Adjacent Property with Continuous roof pitch and height





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5.0 | 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 account of the style and the materials of the existing dwelling. It takes into account its effect 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 of the changes on the streetscape and 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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