

Statement of historic significance

November 2023

Site ID and location:

Grade: II

Date Listed: 30 November 1999

English Heritage Building ID: 1381490

29 Regent Street, Leamington SPA CV32 5EJ

1.0- Introduction:

The application site is an early 19th century 3 storey building, part of a terrace of houses and flats now mixed use of shops, offices and flats. The site has been subjected to many and varied use, alterations and modification during its life span. This statement is provided to demonstrate the analysis of historic fabric so as to ensure that historically important areas of the site are preserved and enhanced as part of the proposal.

2.0- Existing building and site

The site is a three storey mid-terraced plot, located on the north of Regent Street. There is a access for goods delivery and refuse collection to the rear of the property leading to Windsor Street, this is shared between ground floor retail unit and flats above.

3.0- History

Regent Street, originally known as Cross Street until the visit of prince Regent in 1819, was among the first of the 'New Town' streets to be laid out c1808-1808. The site has been subjected to many and varied modifications and alteration over its life span and each generation appear to have changed its use, altered and added the complex of the buildings.

Below is a brief summary of such changes and alteration.

2014 – (W/13/1653), Change of use from shop (Use Class A1) to restaurant (Use Class A3). Granted

1976 – (W/76/0802) Erection of roof over yard at rear. Granted

1974 – (W/74/0881) Installation of illuminated projecting sign. Granted

1972 – (W/74/0089) Illuminated projecting sign. Refused

In general, on the ground floor and basement, there is no or little evidence of original internal features.

4.0- Important site features

The external walls of the building are constructed using solid bricks, with facing bricks at the rear elevation. The front elevation is rendered and painted in an elegant cream colour. The second floor features two wooden symmetrical sash windows, adding a touch of classic charm to the facade. The first floor front elevation is adorned with two sets of symmetrical wooden double doors, complete with a Juliet balcony for an enchanting touch. Additionally, the ground floor shop unit front elevation boasts a wooden full-height window in three equal bays, allowing an abundance of natural light to grace the interior. The ground floor front elevation includes a side entrance door, neatly recessed for added aesthetic appeal.

All these remarkable features are situated beneath a pitched roof, which appears to be covered with Welsh slates, enhancing the overall character of the building.

5.0- Element of the new design due to proposed change of use

The proposed work comprises internal alterations, requiring no external work except the proposed flue at the rear; hence the proposed change of use will not impact the external appearance of the existing building.

The internal alteration will involve partitioning of some rooms with timber studded partition walls, with ceiling decoration and plastering to match existing.

6.0- Conclusion

The scheme seeks to renovate the ground floor and basement of the building so that can once again be used and enjoyed in a suitable manner and by the customers.

We believe that the scheme proposed strikes the right balance between cosmetic internal alteration with minor intrusive works and the wider benefit of ensuring a new use in serving the community which justifies the minor internal alterations that are necessary.

We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.