

Design and Heritage Statement

Full Planning, Listed Building and Advertisement Consent

5 Euston Place, Leamington Spa, Warwickshire, CV32 4LN



(1) Photograph of shop front prior to change

Plan Burrito

5 Euston Place | Leamington Spa | Warwickshire | CV32 4LN | Tel: 07359 479474 | Email: leamington@planburrito.co.uk

Introduction

The present Planning, Design, and Heritage Statement is submitted in conjunction with the applications for planning, listed building consent, and advertisement consent pertaining to changes to the current shopfront located at 5 Euston Place, Leamington Spa, CV32 4LN.

Location

Situated near the south end of Parade in Leamington Spa Town Centre, 5 Euston Place is one of 14 properties within a terrace that holds Grade II listing and falls within the Leamington Town Conservation Area.

The architecture of 5 Euston Place comprises a three-storey structure, adorned with light-coloured lime and sand render. Noteworthy features include cast iron railings at the first-floor level. Plan Burrito is set to occupy the ground floor, while Design Buro will be housed on the first and second floors.

Adjacent to 5 Euston Place, both number 4 and number 6 are four-storey buildings, with their ground floors serving commercial purposes and featuring shop frontages.

Design

The shop front itself protrudes from the dwelling and the design of the fascia seems to be a simple box without any projecting architraves or cornice with only a tube light, whilst only the lower window and door wood frames consists of stallrisers mentioned within 'Historic Building Guidance – Shopfronts & Advertisements – Warwick'.

In relation to preservation of its entirety this has been maintained to respect the listing and conservation.

The shop front design is a simple design consisting of a central door and its hardware to remain original with removal of paint applied to all shop front windows to be kept free from advertisement clutter.

The design sets out to change the existing shopfront fascia, window and door frame colour from its current deep bright industrial looking blue to a grey which compliments the higher levels of frontages on all Euston Place row.

The signage is located only on the shop fronts fascia in the form of acrylic lettering and symmetrical acrylic logos, this is mounted via locator fixings and sized to maintaining a visual appearance proportionate with Euston Place 14 commercial properties, all whilst avoiding special illumination as advised within 'Historic Building Guidance – Shopfronts & Advertisements – Warwick'.

Please see drawing 2.1 – Store Front Sign for details.

Accessibility

To remain in its existing state.

Sustainability

Design

The design enables a future sustainability due to its neutral colour and is more acceptable by potential future commercial occupancies.

Material

The paint applied is of an exterior grade with the ability to preserve the traditional shop front material and is cleanable using non-chemically harmful substances also to avoid regular intervals to recoat.



(2) Photograph of shop front current, after change

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Statutory

The planning (Listed Buildings and Conservation Areas) Act 1990.

“72 General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National

The National Planning Policy Framework (NPPF) was updated on 5 September 2023 and sets out the government’s planning policies for England and how these are expected to be applied.

In effort to make a colour change to enhance:

“Considering potential impacts

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

With consideration to making use, enhancing all while demonstrating preservation:

“197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;”

Local

Euston Place is situated within the Leamington Spa town and falls under the location of the Town Centre Conservation Area, as indicated by the Warwick District Local Plan 2011-2029. Consequently, the pertinent policies outlined in the Local Plan is as follows:

*“HE1 Protection of Statutory Heritage Assets
Development will not be permitted where it will adversely affect the setting of a Listed Building.”*

Heritage Impact Assessment

To assess the potential impact of the changes on the listed building and town conservation area, the initial step is to evaluate the heritage importance of 5 Euston Place.

The official list entry is of grade 2 and includes all Euston Place statutory addresses together as originally built together.

See below list entry:

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1381282

Date first listed:

19-Nov-1953

Date of most recent amendment:

30-Nov-1999

List Entry Name:

AGRICULTURE HOUSE AND ATTACHED RAILINGS NUMBERS 1-13 AND 13A AND ATTACHED RAILINGS TO NUMBERS 6 AND 12 AND 13 AND 13A

Statutory Address 1:

2, HAMILTON TERRACE

Statutory Address 2:

AGRICULTURE HOUSE AND ATTACHED RAILINGS, 1 AND 1A, NEWBOLD TERRACE

Statutory Address 3:

NUMBERS 1-13 AND 13A AND ATTACHED RAILINGS TO NUMBERS 6 AND 12 AND 13 AND 13A, 1-13A, EUSTON PLACE

County:

Warwickshire

District:

Warwick (District Authority)

Parish:

Royal Leamington Spa

National Grid Reference:

SP 31866 65671

Amongst the details the most relevant directly mention to 5 Euston Place is shown to be highlighted.

“Includes: Nos.1 AND 1A Agriculture House and attached railings NEWBOLD TERRACE. Includes: No.2 HAMILTON TERRACE. Terrace of 15 houses, now apartments, shops and offices. Numbered right to left, with No.2, Hamilton Terrace to left and left return, and Agriculture House, No.1 and 1A Newbold Terrace to right and right return, described left to right. Originally built 1832-1835, destroyed by fire in 1839 and rebuilt, with later additions and alterations, including mid-late C20 shop fronts to Nos 3, 4, 5, 9, 10 and 11. Pinkish-brown brick in Flemish bond with painted stucco front and side facades, Welsh slate roof with tall brick and stucco ridge stacks, mainly with cornices; cast-iron railings, balconies and porch (to right return).”

Also mentioned further through the details is the below:

“No.7 has similar staircase from ground floor mezzanine with wreathed handrail and stick balusters, ornate friezes, shutters. Similar staircases with stick balusters to Nos. 6, 5 and 4, the latter with fireplaces and shutters to some rooms.”

This has been taken into consideration and actioned to avoid any changes to above and decision to maintained its special architectural or historic interest.

Summary

The suggested changes minimally impact the historical structure of the building. The external aesthetic is improved by replacing the discordant elements.

The proposed design aims to safeguard the existing timber structure, applying a fresh coat of exterior paint. Consequently, these measures are anticipated to extend the building's lifespan and curtail further decay.

In summary, the design seamlessly integrates with both the building and the surrounding area, harmonizing well with other shop fronts and commercial premises along Euston Place. The proposed design not only revitalizes the current shop front but also demonstrates no adverse impact on the Leamington Spa conservation area.