

PROPOSED REFURBISHMENT

57 & 59 REGENT STREET, LEAMINGTON SPA CV32 5EE

5222

**EXISTING GROUND FLOOR RETAIL UNIT TO BE DIVIDED INTO TWO RETAIL UNITS
EXISTING UPPER FLOOR FLAT TO BE TO BE DIVIDED INTO TWO FLATS
(ONE ON EACH FLOOR)
FRONT ACCESS TO UPPER FLOOR FLATS TO BE PROVIDED FROM REGENT STREET
NEW SHOPFRONT & INTERNAL ALTERATIONS**

HERITAGE STATEMENT

**ADDENDUM JAN 23 TO ACCOMPANY APPLICATION W/23/1720 submitted 28/11/2023
(AMENDMENT OF SHOPFRONT DESIGN) – see end of statement**

Existing Site.

The application site is located to the North of Regent Street in the town centre of Leamington Spa. It comprises of Nos 57 and 59 Regent Street and has a frontage of 9.4m and a depth of 15m.

The site area is 141 sqm.

The buildings form part of a three storey terrace along the North side of Regent Street.

Nos 39 – 61 are Listed as a group and a copy of the listing is attached.

The terrace, originally residential now provides retail accommodation on the ground floor with residential accommodation above. The building dates from c1810 – 1830 with later additions and alterations.

The ground floor of nos 59 and 61 has at some point been opened up into one unit and the internal walls and staircase removed. The original floor has been removed and has been replaced with a floor consistent with the street level. A shopfront has replaced the original front wall, the upper floor being supported on posts behind the shopfront. The upper floor residential accommodation is currently accessed from a back alley via a modern rear staircase.

The building is finished in brickwork (white painted on the front elevation) and has a slate tiled roof. The front elevation has a shopfront assembly at ground floor level, tall ‘victorian style’ sash windows at first floor level and squat ‘georgian style’ sash windows at second floor level. All the front elevation windows have expressed keystone heads and stone sills (all painted).

The site, located within the core retail area of Leamington Spa is currently unoccupied and is in need of refurbishment so that it can once again contribute to the vibrancy of the town centre.

Proposed Development

It is proposed to refurbish the existing buildings.

The proposals seek to retain original fabric where possible – however, much of the original structure and fabric has been removed at ground floor level and to a lesser extent at upper floor levels.

Sections of party wall are to be rebuilt to facilitate the splitting of the retail area into two units.

Rather than wholesale removal of internal walls upstairs it is generally preferred to widen existing openings where required. It is proposed to remove modern interventions such as the rear approach staircase from the back alley as they make no contribution to the heritage asset of the building.

The existing stair rising from the first floor to the second in the centre of the floorplate with winders has a corresponding outrigger on the rear elevation may well be original. It is proposed to retain this staircase.

The existing ground floor retail unit is to be subdivided into two retail units (this reflects the designation of two street numbers to the site) and provides optimal sized retail premises for specialist end users which typically occupy the street. A party wall is to be inserted on the line of the original to facilitate the split. Accessible staff wc facilities and kitchenette facilities are to be provided at the rear of each shop unit.

The total area of retail accommodation remains constant.
Two 56 sq m retail units replace the former single 112sqm unit.

The existing residential accommodation extends over the first and second floors and has an unsatisfactory access from a blind back alley via a modern rear access staircase.

It is proposed to provide a front access to the upper floor flats from Regent Street.

A new stair is to rise to first floor level to give access to the flats.

It is proposed to divide the existing residential accommodation into two flats, one at first floor and one on the second floor.

The first floor flat has a living room / dining kitchen on the frontage. One bedroom is also located on the front elevation and this has ensuite facilities.

A second bedroom is located on the rear elevation and this also has ensuite facilities.

The second floor flat is accessed by the retained existing staircase with winders that rises from the first floor to the second in the middle of the floorplate.

The second floor flat has a living room / dining kitchen on the frontage. The bedroom is also located on the front elevation and this has ensuite facilities.

The area of residential accommodation and the number of bedrooms/occupancy remains as per the existing.

The existing flat extending over first and second floors has an area of 99 sq m.

The proposed first floor flat has an area of 55 sq m and the proposed second floor flat 44 sq m.

A new shopfront is proposed to reflect the splitting of the retail accommodation into two and the provision of a front door access from Regent Street for the flats.

It is proposed that the new shopfront matches the existing format incorporating doors to the retail units and flat entrance with signboards, pilasters, stall risers, doors etc to follow the existing pattern.

The shopfront will be made from timber and have a painted finish with rendered stall risers.

See elevation drawing for appearance – note that finite detail /colour / lettering details are not available at this time, the end users having not yet been identified.

A new conservation rooflight is proposed to the rear elevation to light the ensuite bathroom

Other than the shopfront and conservation rooflight there are no proposed changes to the elevations.

Sustainable Development

The site is in a very sustainable location in the centre of Leamington Spa which provides a wide range of town centre amenities - shopping, financial, entertainment, transport, leisure facilities, educational facilities, parks and gardens etc.

Frequent bus services operate along The Parade to Warwick, Warwick University, Stratford, Coventry and beyond which offer a wider range of amenities.

Rail connections and Stagecoach bus services offer frequent services to destinations throughout the land.

Employment opportunities are available in Leamington Spa and nearby towns.

The refurbishment of the residential accommodation at the site to provide two town centre flats is inherently sustainable.

The flats will be adaptable to incorporate home office facilities to enable the occupants to work from home so that it will not be necessary for the owners to commute to work.

The design of the proposed alterations is grounded in the use of local renewable resources thus reducing transport impacts whilst benefiting local suppliers and craftsmen

The alterations are to be undertaken with sustainable materials thus reducing the energy footprint of the development.

The development meets sustainability criteria and seeks to use a currently under utilized site to provide much needed residential accommodation.

Conclusion

Refurbishment of the building will fit in with the established pattern of development in the area and the provision of an additional flat will help to meet the commitments of Warwick District Council's housing policy.

The total area of retail accommodation remains constant.

The area of residential accommodation and the number of bedrooms/occupancy remains as per the existing.

No on site parking is provided for the existing retail and residential accommodation, this being a town centre site.

No on site parking is provided for the proposed retail and residential accommodation, this being a town centre site.

The refurbishment constitutes sustainable development.

The volume and form of the building remain as existing – the works have minimal impact on the surrounding properties.

The painted brick and slate tiled finishes of the building are retained together with and the pattern of fenestration.

The improvement of the under-utilized site and the provision of an additional flat will enhance the area.

The listed building is not compromised by the proposed development, nor is its setting.

Indeed the sensitive refurbishment of the building will lend it a new lease of life and enhance the prospects of the listed building.

Neighbouring properties will not be adversely affected by the proposals.

The listed building will not be adversely effected by the proposals.

No element warranting the listed status of the existing building is adversely effected by the proposals.

The heritage asset of the existing buildings will not be diminished by the proposals.

MAB/5222/ HERITAGE

ADDENDUM JAN 23 TO ACCOMPANY APPLICATION W/23/1720 submitted 28/11/2023 (AMENDMENT OF SHOPFRONT DESIGN)

The proposed shopfront design has been amended so as to have only one door to the ground floor retail premises.

The detailed drawing of the proposed shopfront accompanies application ref W/23/1720

The shopfront is have a stained oak finish to match that at Sabai Sabai nearby as approved by Warwick District Council.

The listed building is not compromised by the proposed development, nor is its setting.

Indeed the sensitive refurbishment of the building will lend it a new lease of life and enhance the prospects of the listed building.

Neighbouring properties will not be adversely affected by the proposals.

The listed building will not be adversely effected by the proposals.

No element warranting the listed status of the existing building is adversely effected by the proposals. The heritage asset of the existing buildings will not be diminished by the proposals.

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