

Design & Access / Heritage Statement

SITE: 62 Flat 3 Bath Street, Warwickshire, Leamington Spa, CV31 3AE

Heritage Category: Grade II Listed Building

Description of Proposal: Proposed change of use of self-enclosed flat into 3 bedroom HMO

Planning Application Reference number: W/24/0044

National Grid Reference Number: SP 31984 65248



No.62 Bath Street, centre, in context with its neighbours. It is listed grade II alongside nos.60 and 64

INTRODUCTION

This statement is written on behalf of the applicants and owners of 62 Flat 3 Bath Street, Warwickshire, Leamington Spa, CV31 3AE

The level of detail of this statement is proportionate to the application's impact and bearing on the surrounding area and Listed Building.

62 Bath Street is a grade II listed building (see HS1 for full listing details) and is also located within the Royal Leamington Spa Conservation Area. Listed buildings and conservation areas are defined by the National Planning Policy Framework (2021) (NPPF) as designated heritage assets.

This Heritage Statement should be read in conjunction with architectural plans and other supporting documents which form this planning application.

LOCATION AND CONTEXT

The property is located on the west side of Bath Street, a spine road which runs north-south through the town to the north of the railway line and south of the river Leam.

The property is approximately 200m west of Leamington Spa train station and situated in the centre of the town. The area is characterised by 19th century terraced development which often consists of commercial ground floors with residences on the floors above.

The dominant facing material used on street view elevations are painted stucco front facades. However, to the rear the dominant facing material is a red brick fascia. The roof is pitched and covered with slate but is concealed from view by a parapet wall.

This property is part of three houses, listed together (No. 60, 62 and 64), now shops with flats over. c1818-1836 with later additions and alterations including some mid-C20 ground-floor shop fronts. The construction is a 4 storeys, 6 first-floor windows, arranged 2:2:2, with central projection. Fluted Corinthian columns through first and second floors to ends and to ends of projection.

First floor: two 6/9 sashes, 4 2-pane French windows with divided overlights.

Second floor: continuous sill band, 6/6 sashes. Stepped frieze, cornice with modillions to projection.

Third floor: 3/6 sashes, pilasters with central recesses to ends of projection.

All windows in plain reveals and with tooled architraves. Ground floor has plate-glass shop fronts and panelled doors. No.64 has late C19 shop front. Ridge stacks.

HISTORICAL NOTE: Bath Street was a main street in the C18 village of Leamington. Nos 56-64 form a group together with Nos 29-49 (odd) Bath Street.

Just south of the property is the viaduct, built for the arrival of the railway c.1850, which crosses the city and is recognized for its continuous line of red brick arches.



Rear Elevation (ground floor not included)

EXISTING USE

The existing late Georgian building is a four storey terraced property. It is within the Royal Leamington Spa Conservation Area 6.

An Article 4 direction covers the area and controls the colour of the buildings on Bath Street.

The property is currently divided into flats and occupied by the residential homeowners on the upper floors and ground floor rear and retail on the ground floor front.

THE PROPOSAL AND IMPACT ON HERITAGE ASSET

It is proposed to continue the use of the second and third floors as a residential self-enclosed flat. It will be used as a house in multiple occupation, HMO, for 3 individual residents.

The entrance and family bathroom being on the second floor followed by three bedrooms and a kitchen on the third floor. One of the bedrooms has an ensuite. See architectural plans for layout.

As a result of the building having been previously adapted for use as retail and residential, as such has no significance and works to this floor cause no harm to the setting of the listed buildings or character and appearance of the conservation area.

In summary, the proposal is existing and considered to preserve the character and appearance of the area and do not harm the heritage assets.

SUSTAINABILITY

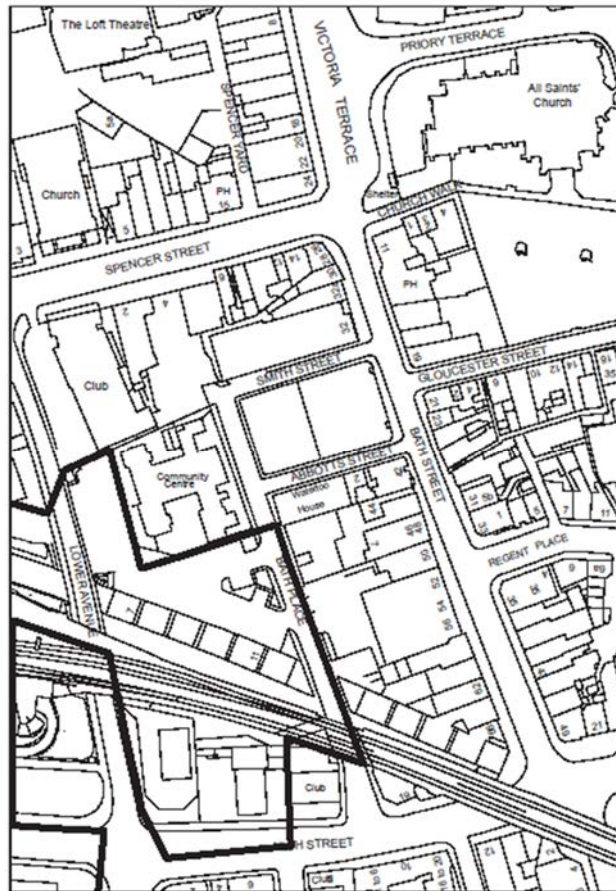
The property is in a sustainable location in terms of shopping, entertainment, leisure facilities, parks and gardens, public transport, and employment opportunities.

The proposals will provide improved accommodation, incorporating home office facilities to enable the occupants to work from home.

CONCLUSION

It is concluded that the proposal does not change the material of the building and not building works requested so, will not be harmful or adversely impact on the character and appearance of the conservation area or setting of the listed buildings.

CONSERVATION AREA MAP 6



- Bath Street originally thoroughfare of Leamington Priors village
- Part of North South spine route through town.
- Grand early 19th Century 3 and 4 storey building.
- Predominantly stuccoed with fine detailing.
- Traditional shopfronts in all streets, many have been restored.
- East side redeveloped by William Thomas early 19th Century.
- Building colours controlled by Article 4 directions in Bath Street.
- Site of former bathhouses recorded by plaques.
- Railway bridge dominates this area.
- Significant buildings, no's 33 to 47 by William Thomas no's 41-45 Waterloo House, No 58 - 60 and 62 - 64 early 19th Century set pieces.
- Regent Place early 19th Century rendered buildings and mid 19th Century terrace -good small set pieces.
- Gloucester Street - good early 19th Century building and smaller scale late 19th Century 2 storey shops with aspect over churchyard good boundary treatment to churchyard.
- Spencer Street - North side early 19th Century listed terrace with projecting shopfronts. Former Bath Assembly Hall and Clifton Cinema on south side good 1930's building. Former Spencer Street Church has a good classical portico.
- Interface with mid 19th Century villas. From Spencer Street Church to Adelaide Road at Manor Cottages.

CONSERVATION AREA BOUNDARY

