

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
PROPOSED HMO
CONVERSION OF 2 NO FLATS
45 HIGH STREET
LEAMINGTON SPA
WARWICKSHIRE**

MARCH 2024



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This Design and Access statement is to explain the principles behind the proposals for provision of a 2No 3 bed HMO to first and second floor apartments, to 45 High Street, Leamington Spa, CV31 1LN. Accordingly, this should be read in conjunction with the plans and elevations accompanying this statement.

1.0 Site Analysis

The existing property is a typical circa 1900's shop and house built within the Leamington Spa Conservation Area. The shop was to later become a Public House – The Guards Inn and is now called The Pig and Fiddle, It is constructed of facing brick, and render with a slate tiled roof. The property is a grade 2 listed building which sits on the Northern side of High Street, which is a prominent arterial route in the heart of Leamington Spa.

The rear area is a typical yard, which now houses storage areas, shelters and seating for public house use.

This application is for a House of Multiple Occupation to the first and second floor above the public house.

High Street comprises of various types of properties, both residential and commercial properties, the buildings in vicinity are typically 2 or 3 storey terraced properties with retail use to ground floor and residential use to upper floors. High Street is a main thoroughfare in Leamington Spa. There are several bus stops and local train station is in close proximity. The property does not sit in a flood risk area from rivers or sea, but there is a risk from surface water flooding, there is no builders work involved in this application, so there is no intention to provide additional measures to alleviate this.

The building is set to back of foot path of High Street, with no drive and a large rear yard area, with a gated access.

The rear yard is hard landscaped and is used a pub garden with purpose built shelters.

2.0 Design Principles / Solution

The brief is to apply for planning permission to convert the separate upper floor apartments into 2No 3 bed HMOs, the existing upper floor areas are currently 2No 3 bed apartments floors which were granted planning consent for in 2007.

The drawings provided with this application indicate the building as it exists now, there is no internal work or alterations required.

Policy H6 - Houses in Multiple Occupation and Student Accommodation (Warwick District Local Plan 2011-2029). States that planning permission will be granted for Houses in Multiple Occupation where the proportion of dwelling units in multiple occupation (including the proposal) within a 100m radius of the application site does not exceed 10% of total dwelling units. However:

Where proposals exceed the 10% ratio, Policy H6 allows for exceptions where the site is on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets. As the site is located on a main thoroughfare within a mixed use part of the town centre, the proposal accords with the exception test and as such is considered acceptable.

The application property has a private rear amenity area which is where the refuse bins are to be located. The bins could then be brought out to High Street for collection. The property is serviced with a grey bin and alternative week collections, which will not change.

In conclusion, the principle of the development is considered to be acceptable and conforms with the NPPF and Policy H6.

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high-quality layout and design in all developments that relates well to the character of the area. Warwick District Local Plan Policy HE2 (protection of conservation areas) states development will be expected to respect the setting of conservation areas and important views both in and out of them.

The external facades remain unchanged by these proposals. So the overall visual appearance of the site in the street scene and Conservation Area in this location is unaffected.

Warwick DC have already written to the applicant suggesting that due to the location of property, an application may well be supported, due to falling in line with policy H6.

3.0 Size and Scale

There is no amount of additional floor space created by these proposals.

The scale of the works will remain in-keeping with similar properties in the area, The works do not involve any works to the external façade to front or rear.

Parking

Carparking is not considered in this application, the current use of upper floors has been residential use. As the requirement for parking is not increased because of the proposed development, it is considered that there would be no material increase in the demand for parking. There is a current cycle shelter for 6No bicycles.

Development Waste Minimisation

Waste minimisation means reducing the amount of waste that will go for treatment of into landfill.

Development waste minimisation aims to improve the efficient use of materials and resources during the construction process in order to reduce waste and the consumption of natural resource, reduce pollution associated with waste handling and management and ultimately reduce the cost of waste disposal.

This is achieved by the careful specification of materials and by the detailed consideration of materials on site, this approach ensures that time is saved along with resources and demonstrates best environmental practice.

4.0 Access Statement

Pedestrian access will remain as current via the rear yard into the separate stairwell, there is also a secondary access via public house, which is controlled by key access
The proposals regarding access for disabled persons will remain as current. Access for emergency services will remain as existing, IE from High Street.

5.0 Heritage Statement

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1381309

Date first listed:

11-Apr-1995

List Entry Name:

THE GUARDS INN

Statutory Address 1:

THE GUARDS INN, 45, HIGH STREET.

ROYAL LEAMINGTON SPA

SP3265SW HIGH STREET 1208-1/12/174 (North side) 12/04/95 No.45 The Guards Inn

II

Public house, probably former shop and house. Early-mid C19 with later additions and alterations. Reddish-brown brick in Flemish bond, with painted stucco to ground floor, front facade, Welsh slate roof and cast-iron balcony. EXTERIOR: 3 storeys, 3 first-floor windows. First floor: central part-glazed door, otherwise 6/6 sashes. Second floor: 2/2 sashes. All windows in plain reveals and

with sills. Ground floor: pair of off-centre entrances, part-glazed doors with overlights with margin-lights in fielded-panel reveals and within common doorcase with fluted architrave. To left a casement window in plain reveals and with sills. To right a shop front with central blocked part-glazed entrance between 2 casements, all with fielded panels beneath and with pilaster strips between, frieze and cornice. Modillion eaves cornice, right end stack with cornice. Gothick balcony to first-floor central opening. INTERIOR: not inspected. HISTORICAL NOTE: High Street was laid out c1810-1813 and first known as Warwick Row, it formed part of the High Road from Warwick to London. (Cave LF: Royal Leamington Spa Its History and Development: Chichester: 1988-: 28; Dept of the Environment List of Buildings: Royal Leamington Spa: 1970-; Manning JC (Facsimile by Warwickshire County Library 1988): Glimpses of our Local Past .. Royal Leamington Spa: Royal Leamington Spa: 1895-).

Listing NGR: SP3211465220

There are no construction works planned to this building, so the heritage of the asset is not being changed by this application.

6.0 Conclusion

We believe the proposals are a well-considered, quality addition to this area of Leamington Spa. The proposals follow the principles of the local design guide and planning policy documents. It is sympathetic to the scale and proportions of the development site. It is also a high-quality design which will contribute positively to the diversity of building types in this part of Leamington Spa.

End.