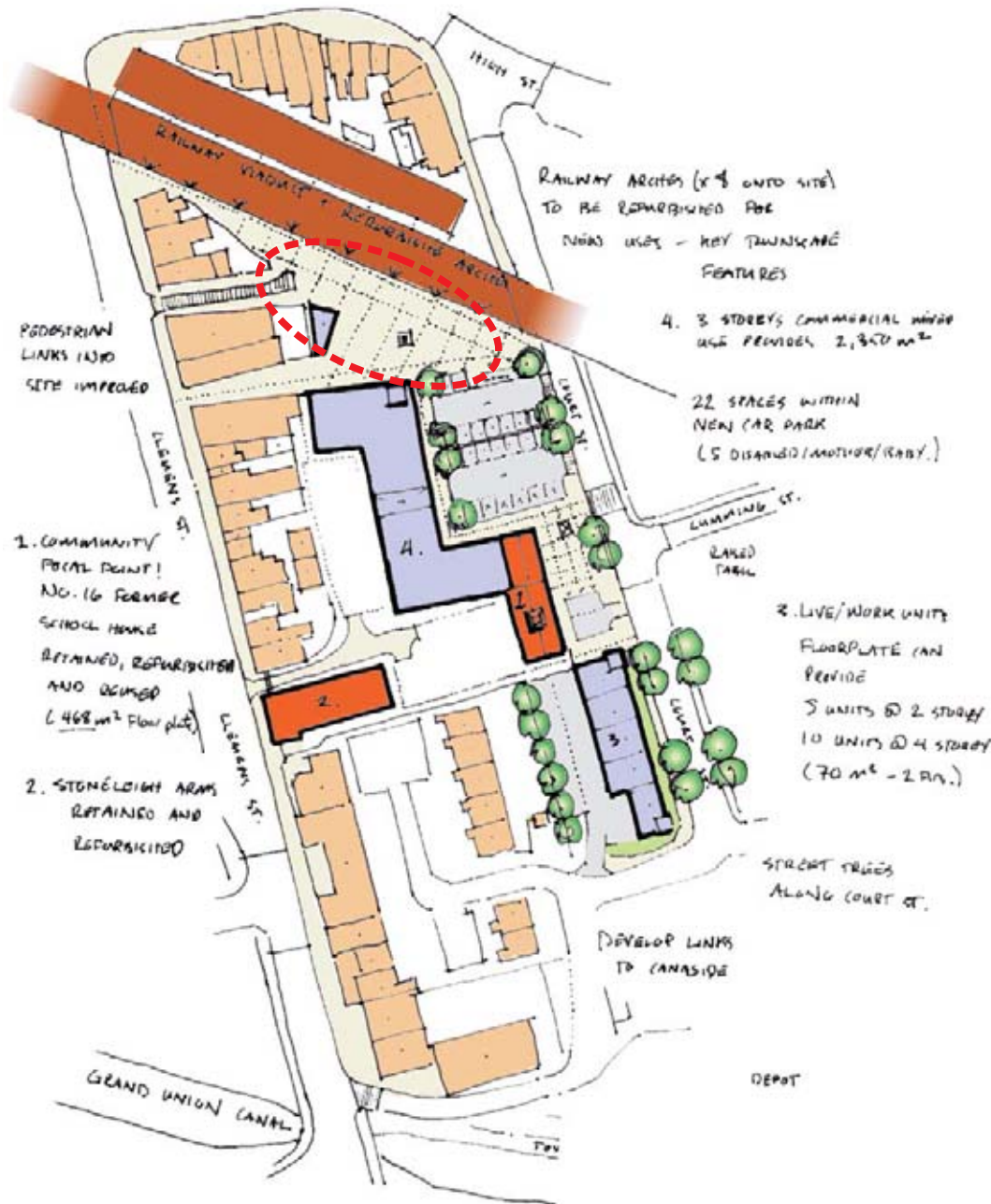


Old Town Leamington Spa Court Street Site Development Brief

Figure 3
Illustrative masterplan



Key

- Existing buildings
- Proposed new development
- Historic buildings on site to be retained
- New public open space and improved setting to refurbished railway arches
- New car parks - Main Court Street pay and display car park provides 24 spaces.

Development outputs

Refurbished railway arches (12 in total - 8 in Court Street - operational viaduct and 4 in the redundant viaduct).

Café development - A sculptural building edging the new open space. 30 m² gross internal floor space. Alfresco seating encouraged.

Commercial space is provided within a new mixed use block. This building footprint can be developed to accommodate a range of new uses. The footprint of this building provides approximately 785m². Over 3 storeys this provides a gross internal floor space of approximately 2,350m².

- Private parking is very limited in this option.
- The building is 12m² deep and can be naturally ventilated and illuminated.
- The space can be developed to provide a mix of uses serviced from the car park.

Live/work units designed to provide 2 or 4 storeys with a self contained apartment above a flexible ground floor work space. In the four storey option another level of accommodation is provided with loft space above. Given requirements for access to upper levels in the four storey option, space standards will vary between the 2 storey and 4 storey options. In the former units are 2 levels at 70m² each. In the latter units would be 65m² at each level. A four storey block would provide 10 units with a 2 storey block providing 5 units.

The former School House is promoted for community related uses and could provide almost 470m² of accommodation over one floor opportunities for additional space within a mezzanine may be possible.



Public art can add to the uniqueness of the place



Even small spaces can be developed as people places. This café in Oswestry provides alfresco seating which transforms this alley-way

Good Practice Examples

Design of employment and business development should establish a new character and quality



Contemporary design is encouraged. This example illustrates how a variety of materials, colours and textures can be combined to good effect



Developing the site is not just about buildings. The quality of open spaces is fundamental to peoples use of the site and places to sit and linger are encouraged.

0 100 Metres



drawn by: AC
checked by: LF
date: June 2003
drawing no: 2320.03
scale: 1:1250@A3

taylor young ty
town planning and urban design

