

01

COVENT GARDEN SCHEME CONTEXT



WHERE?

The new offices would be built on the current site of the Covent Garden car park at the north end of Leamington's main town centre shopping area.

The existing multi-storey car park, which requires replacement in the near future due to major deterioration of its concrete structure, would be demolished and a new multi-storey car park built on part of the site with the remainder being used for town centre apartments and the new office building. The new, state of the art car park, although only occupying part of the site will have circa 617 spaces, more than currently available across the whole site, and providing an access point that is worthy of our wonderful town centre.



EXISTING COUNCIL OFFICE BUILDING

WHY?

Warwick District Council's Riverside House offices are too large, costly to run, in need of significant investment and relatively inaccessible to people without a car.

Therefore, the Council is seeking to move to smaller, modern, energy-efficient, and more economical offices at Covent Garden. This will allow the Council to move its workforce into the heart of the town centre, supporting local businesses, improve public access to its HQ building and provide a modern 'one-stop' shop for service users.

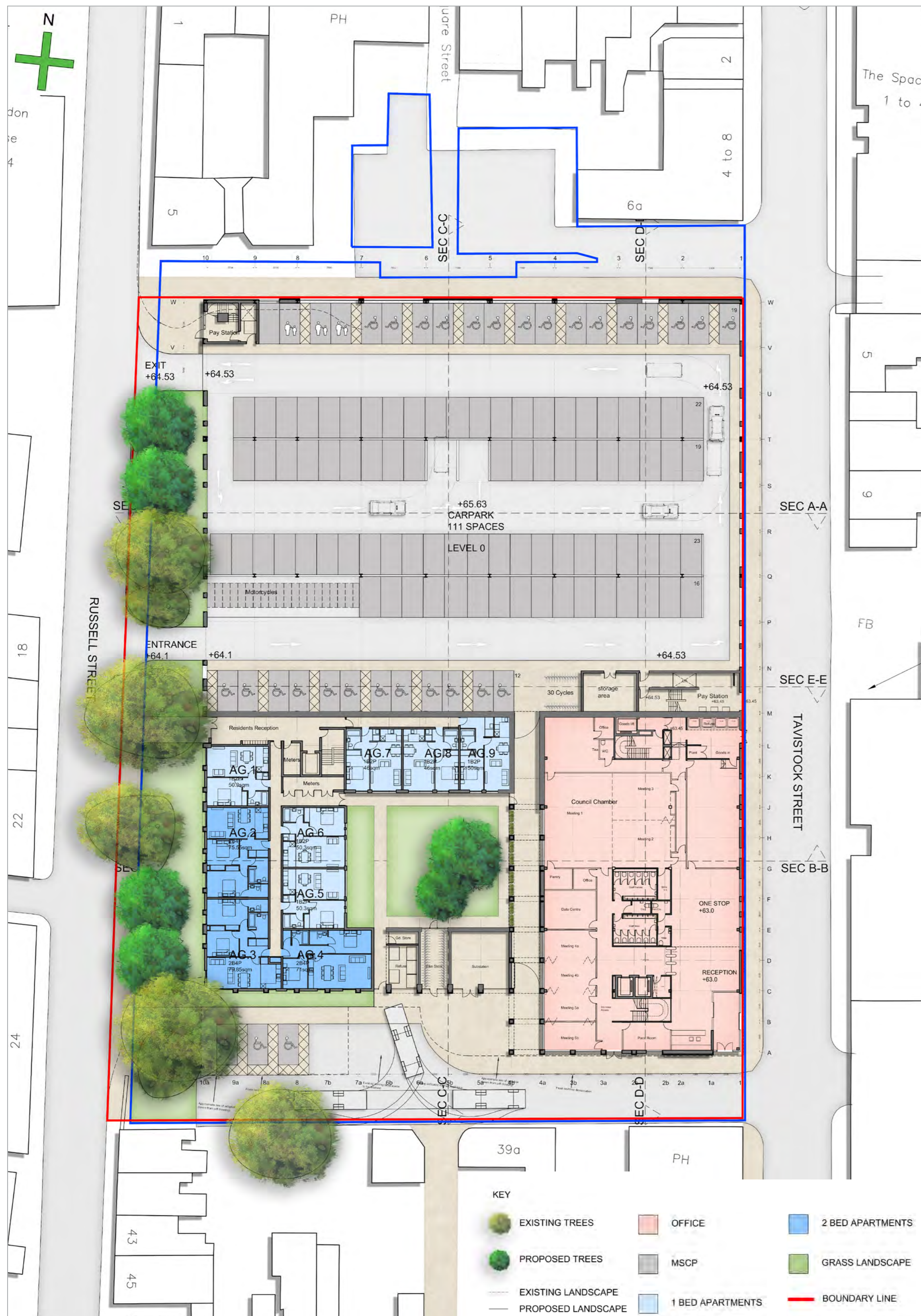
The new offices will save circa £300,000 per year – money that can be used to protect vital public services. The new office building will be paid for by the sale of the Riverside House site and new town centre apartments built as part of the overall scheme – a cost effective 'property swap' solution that means the Council does not have to borrow money or deplete reserves in these times of austerity.



EXISTING COVENT GARDEN CAR PARK

02

COVENT GARDEN PROPOSED SCHEME



WARWICK DISTRICT COUNCIL OFFICES

The building has been designed to allow controlled access points to the different zones within the building. Public access to the offices has been positioned on the south west corner on Tavistock Street, with level access from the pavement and maximum visibility from Warwick Street.

RESIDENTIAL

A total of 44 apartments are proposed as part of the overall scheme. They comprise a mix of 20 one beds and 24 two bed units, including 5 duplex units split between the upper two storeys.

MULTI-STOREY CAR PARK

The proposed modern and shopper-friendly multi-storey car park has been designed to accommodate the following:

- Circa 617 car parking spaces across five levels, including:
 - 27 dedicated disabled spaces.
 - 20 dedicated parent and child spaces.
- Secure parking for 20 motorcycles.
- Secure parking for 30 cycles.
- Provision for circa 83 electric vehicle charging points.
- Provision of circa 60 spaces for office users.
- 44 spaces for apartment occupants.

FOR MORE INFORMATION SCAN THE QR CODE ON YOUR SMART PHONE:



03

COVENT GARDEN PROPOSED VISUALS



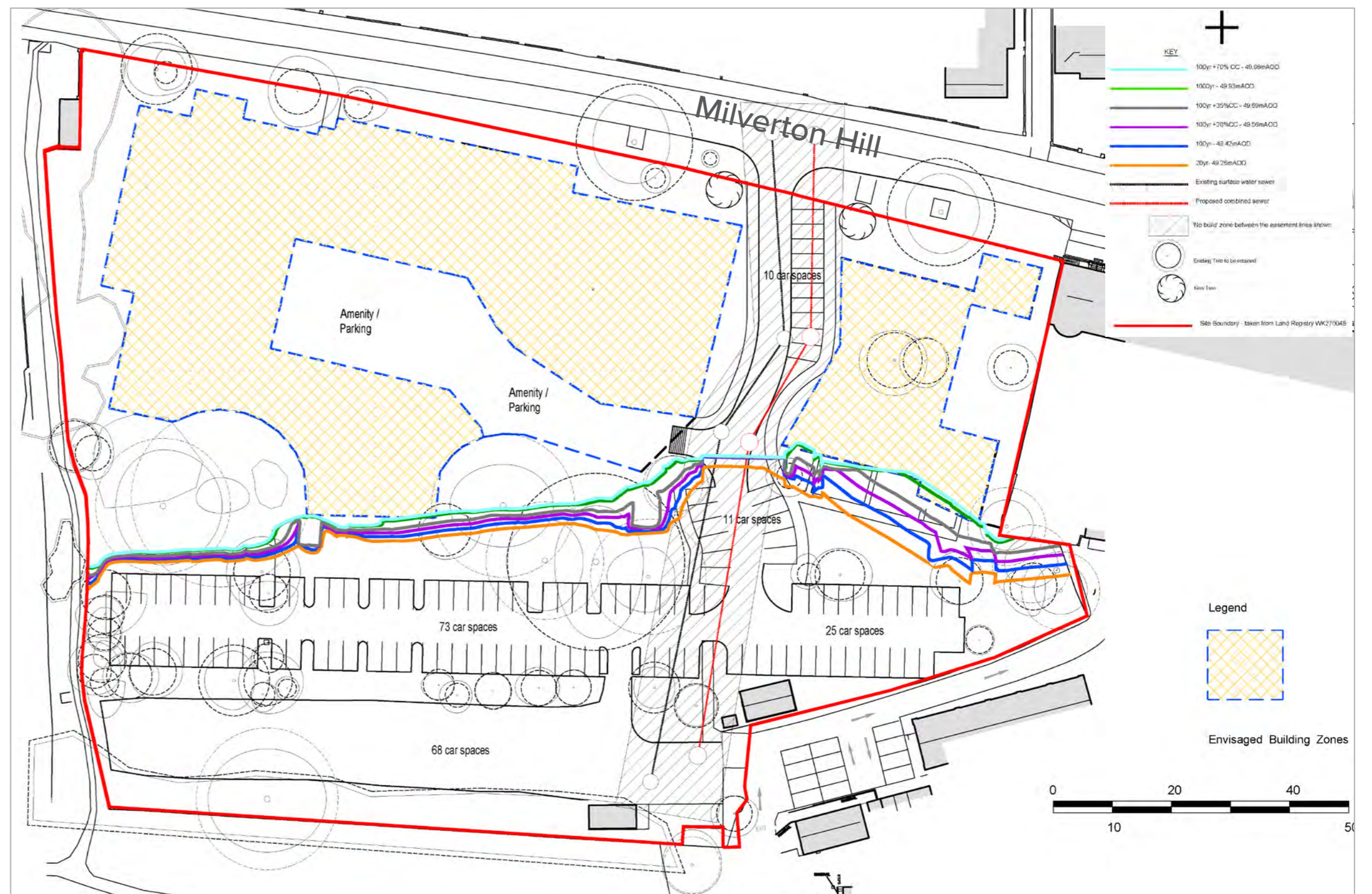
RIVERSIDE HOUSE DEVELOPMENT PROPOSALS



OVERVIEW

The planning application for the Covent Garden site will be accompanied by a linked planning application for the Riverside House site. This will be an outline planning application proposing that the site is re-developed for residential use.

The top drawing here shows that only part of the site can be built as a large part of the site floods; there are mature trees that will be retained and major storm drains and sewers that cannot be built over. The other drawings show what might happen if the area suitable for building was developed. This does not mean that this is what will be built in future as the outline planning application will only fix the site access, not the actual residential scheme, which would have to go back to Planning Committee for approval.



LOOKING DOWN MILVERTON HILL



BUILDING ZONE PLAN

OPTIONEERING PLAN