

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

Present: Councillor Mrs. C. Hodgetts, Councillor B. Gifford, Councillor R. Smith, Mrs. J. Illingworth, Mr. J. Turner, Mrs. R. Bennion, Mr. P. Edwards, Mr. L. Cave, Mr. M. Baxter, Mr. O. Brock

Apologies: Mrs. S. Butcher (representing the Warwick Chamber of Trade)

Substitute Members: None

A record of the proceedings of the previous meeting were accepted as a correct record with the exception that Councillor Gifford pointed out that he did not represent the CAAF in respect of 10 & 12 Adelaide Road at the Planning Committee.

Councillor Gifford raised the question of 15 High Street, Warwick and 36 Warwick Place, Leamington Spa, both of which are on the Planning Committee this time for which there had been no CAAF comments. It was pointed out that these were both Part II items and that in future it may be helpful to include a list of Part II items on the minutes of each meeting.

Referrals from Planning Committee – 4 & 6 Victoria Terrace and the Pigeon Cote in Court Street had been referred for CAAF to make comments. After discussion, it was decided not to offer comments to either of these applications.

The Development Guide for Listed Building and buildings in Conservation Areas

This document had been circulated to Members and discussion took place concerning the document. Generally, it was felt to be a good document with much information in it that would be of value to people.

The question was raised as to the status of the document and who would be the users of it. It was felt that this needed to be made clear and that it needed to be made as widely available as possible.

Some concern was expressed that it was Leamington orientated and it was suggested that maybe some character statements of each of the towns and areas in the District may be included. It was also suggested that an introductory piece on the critical period features of properties should also be included, together with possibly annotated drawings of the typical types of buildings. It was also suggested the title could be changed to “A guide to the conservation and protection of Listed Buildings and Buildings in Conservation Areas”. It was also suggested that some guidance be given on how to find out if a building is Listed or in a Conservation Area. It was also suggested possibly more information relating to timber framed buildings, possibly a separate question, also to point out to some people that some buildings are not obvious as timber framed buildings.

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It was also suggested the word pastiche may not be the most appropriate to use. It was suggested that professional references should be given suggesting people use an architect and also that a list of useful addresses and bibliography could be included such as the Listed Building and Owners Club, the SPAB and other useful documents.

The question was asked as to whether it would be in colour as it would be a more impressive document if it were in colour.

Leamington Items

1. **W06/1777/1778LB/178 – 118-124 Regent Street/33-49 Regent Grove, Leamington Spa**
Alterations, extensions and new building work to provide 9 additional flats, offices, retail space and new vehicle access and car parking following demolition in part of existing buildings. Demolition of rear extension to 118 Regent Street. Construction of new single storey extension; internal alterations

It was explained to Members that this scheme had already received consent and that the changes were the introduction of residential accommodation to the upper floors of the Regent Grove buildings and the use of the ground floor of the Regent Grove buildings as A1, A2 and A5 shopfront detailing at ground floor level.

It was felt that the shopfront designs need to be reconsidered, particularly in the new section where they were considered to be rather bland. Some concerns were expressed at the room sizes provided in the flats and it was questioned whether this was the right type of accommodation for town centre living. It was pointed out that the extracts from the kitchens to the A3 uses needed to be fully resolved.

It was suggested that a roof garden could be provided for the residential accommodation over the car parking for the internal courtyard area. Some concerns were still expressed at the height of the building which would be seen above the properties in Regent Grove, although it was accepted that this had now already received planning approval.

2. **W06/1811 – 30-32A Bath Street, Leamington Spa**
Change of use of upper floors of 30-32A Bath Street from offices to single residential unit. Additional windows/rooflights

Significant concern was expressed at the size of the bedrooms and the fact that a number of them did not appear to have windows in them. Also the number of bedrooms was of concern as it was obvious that the property would be used for letting rather than as a single dwelling. Concerns were expressed at the way in which new windows could be provided in the 1960's building and it was suggested that possibly a continuous opening sub-divided in some way in the middle might be a better way of dealing with it than the two

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single openings. It was also pointed out that there were no secondary means of escape from the second floor rooms. It also appeared that certain of the first floor rooms were to have their windows blocked and, therefore, would become windowless rooms.

3. **W06/1782 – 7 Bedford Street, Leamington Spa**
Demolition of existing retail shop. Construction of retail store with offices and residential over

It was explained that this proposal had been granted consent over five years ago and there were no changes externally, although internally this had now become a mixed use scheme with residential offices and retail. It was generally felt that a mixed use scheme would be more appropriate in this location and would be an enhancement on the original design.

4. **W06/1817LB – Town Hall, Leamington Spa**
Internal alterations

Councillor Gifford left the room. Councillor Mrs. Hogetts and Councillor Smith expressed their interest in this application. There were no significant concerns at these proposals. It was pointed out that the removal of a thickening in the Magistrates Room may be unnecessary and should be looked at in more detail.

5. **W06/1829 – 65 Willes Road, Leamington Spa**
Change of use from dwelling to 10 bed house in multiple occupation

It was pointed out that an earlier application for the use as student accommodation for 8 students had been refused and enforcement action had been requested by the Committee and it was requested by the Members of the CAAF that the enforcement situation be reviewed concerning this building. Concerns were expressed that it was incomplete. There were areas of render that needed to be restored and the verandah roof had not been restored. The shutters were now missing from the upper floor windows.

It was felt by Members that the property would still be viable as a family home and that the best use of a Listed Building such as this was the use for which it was first built and, therefore, every effort should be made to retain it as a single dwelling rather than a building in multiple occupation, which it was felt would not add to the character of the Conservation Area.

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6. **W06/1831 – Eden Place Residential Home, 1 Vicarage Road, Lillington, Leamington Spa**
Erection of conservatory and first floor extension

It was felt that the new windows and doors were very bland and the existing standard windows should be also replaced as part of the reconstruction work.

Concerns were expressed at the veluxes which would have high cills which may not be suitable for rooms occupied by elderly people. It was pointed out that other properties in the area are gabled and maybe a gable approach would be better than hipped roofs in this location.

Kenilworth Items

7. **W06/1760 – 1 Station Road, Kenilworth**
Erection of new entrance extension to front of both buildings. Erection of additional pillars and new wall and additional railings and landscaping and new canopy

This building has been a cinema and photographs of it as a cinema were circulated. It was felt that the scheme generally would improve and enhance the Conservation Area. Concern was expressed at the balance of the windows above the canopy and it was suggested that possibly this area could be looked at in conjunction with the original photograph and the plaster surround reintroduced to restore something of the original scale of the building. It was felt there may also be an issue about the illuminated sign which was noted on the drawings. Details are provided of the material to be used for the windows for the canopy and it was felt this would be important in respect of the quality of the building. It was pointed out that the windows to the redesigned section of the adjacent office building were very narrow and affected the scale of the overall building.

8. **W06/1787LB – 48 New Street, Kenilworth**
Change of colour scheme to front exterior of the house, garage door frame and garden wall door along Manor Road

Mrs Illingworth declared an interest as she is a neighbour of this property.

It was felt that the front door was appropriate, however, the use of the colour on the garage door frame and barge boards was not appropriate and should be painted out in a more appropriate colour. Members felt the door colour would be better as a Georgian Green rather than the colour used at present.

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9. **W06/1815 - 2 New Street, Kenilworth**
Change of use from residential to educational use

The use of the building for educational purposes was in general felt to be acceptable, however, concerns were expressed at the possible use of the garden as a playground which would affect the facility of the neighbours gardens. Also the need to access the building from the present grounds of the school would need a doorway created into the building and possibly through the high walls attached to the Abbotsford, which is a Listed Building, and, therefore, consents would be required for these changes.

10. **W06/1797 – 10 Lower Ladyes Hills, Kenilworth**
New garden room and car port

The new building generally was felt to sit back from the main side of the house and, therefore, would be acceptable as it appears to be hidden behind an arrangement of high walls. It was felt, however, that the slate roof should be natural slate and not artificial material. Concerns were expressed at the design of the carport which it is felt was very flimsy and did not reflect the quality of design of the rest of the building. It was questioned whether a carport was needed in this location as it would be better without it. The need to ensure the railings were of an appropriate quality was also highlighted.

Date of Next Meeting

4th January 2007.