

# **Warwick District Conservation Advisory Forum**

Thursday 10<sup>th</sup> August 2017  
2.30 PM Riverside House, Milverton Hill  
Royal Leamington Spa, CV32 5HZ

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## **MINUTES OF MEEETING**

### **Attendees:**

Cllr Pat Cain (Chair)  
Mrs Caroline Evetts (Vice Chair)  
Mr P Edwards  
Mr Angus Kaye  
Mr J Mackay  
Ms C Kimberley  
Mr R Ward  
Mr G Cain  
Mr M Sullivan  
Mr A Lowe  
Mr Nick Corbett

### **Apologies:**

Mrs R Bennion  
Mrs C Hodgetts

- 1. Minutes of previous meeting agreed.**
- 2. Fire evacuation procedure announced.**
- 3. New members.** None
- 4. Agenda for planning committee read out**
- 5. Declarations of interest.**

Mr J Mackay declared he had previously met the developers of the Old Police Station and had been given a presentation on the scheme as part of the Warwick Society.

## **6. Pre-application Presentation**

### 6.1. Master-plan for Warwick Castle.

CAF would like to offer their thanks to the team for the presentation, and for highlighting some very interesting issues and proposals that they look forward to being closely involved with when more detail comes in over the coming months. As some initial feedback on the overarching ideas:

- The principle of erecting new buildings, including hotel accommodation, in what is a predominantly landscaped park and pleasure garden is concerning, and would change its character significantly. Development should focus on the existing clusters of structures, or more contextually grow out into the town which has a clear historic relationship as a support network to the castle. This would allow this significant heritage asset to benefit the local community and also limit the need to erect new structures within the context of the park itself.
- In terms of structures in the castle context itself, CAF would advise structures are reversible, using high quality temporary structures, which could take account of variation in seasonal visitor numbers. Currently the permanent structures are designed for the peak season, but are likely not needed in the winter months. As 50% of the visitors come in July/August, the master plan is currently focused on catering for visitors only in these peak months, predisposed towards catering for a summer festival, and is not as applicable for the rest of the year.
- CAF are also of the view five years is too long to give permission for the glamping tents, given the likely deterioration in material.
- CAF see the proposals for the lift as appropriate and necessary.
- CAF support plans for accommodation in Porter's Lodge and Guys Tower, subject to the appropriateness of the final details, as this utilizes existing structures for a positive outcome, and moving the private offices will make more of the castle accessible to the public.

### 6.2. Development of the Old Police Station site, Northgate, Warwick.

CAF offer their thanks for the presentation, and consider it a very good thing to have a high quality medical center in the town center, and welcome the principle of the development and introduction of a vital facility. In terms of the design the site is very sensitive, within the setting of highly graded heritage assets and elements of the conservation area. The Police station, whilst dilapidated, was sensitively designed in 1960s and located as a subsidiary element of the park given its position. The new building is located closer to Cape Rd and taller, more prominent in the street and against the tree line of the park beyond. The car parking of the police station is also discrete, behind a curtain wall and screened, which will be removed. CAF recommend implementing a basement to either accommodate underground car parking or sink useable space into the ground to allow the building to be shorter. Overall the design, whilst interesting, does not take account of its very specific historic context, and the design is more generalized healthcare architecture. CAF, however, are pleased the architects are working closely with the conservation officer to hone the design.

## **7. Planning Applications**

- 7.1 W/17/1256 & W/17/1263/LB Millwright Arms, 69 Coten End, Warwick, CV34 4NU - Proposed change of use of part of curtilage for the erection of five new dwellings, alteration of highway access, including car parking accommodation works.

### CAF response

CAF are concerned by this development. Specifically they are of the view the development is too high, at three storeys, and at a scale that competes with the principal listed building and the Victorian terraces that surround the site. They also consider the scheme to be overdevelopment of an open space that makes a positive contribution to the conservation area. Furthermore, the erection of bin storage to the front boundary is confusing and detrimental to the quality of the street-scene which is currently characterised by a simple brick wall.

- 7.2 W/17/1177/LB & W/17/1176 Oldfield Farm, Old Warwick Road, Rowington, Warwick, CV35 7AA – Demolish existing single storey kitchen extension to rear and construct new two storey extension. Demolish dilapidated porch and construct new single storey link between existing main house and pool outbuilding. Construct single storey extension to side of pool outbuilding.

### CAF Response:

CAF is concerned that the size of the original has been more than doubled, and the proposed extensions and new build would overwhelm the listed building. The proposed link is visually confusing and needs to be less visually dominant.

### **8. Any Other Business:** None

Date of the next meeting: 7<sup>th</sup> September 2017. 2.30 PM Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5HZ

**Enquiries about the agenda please contact Nick Corbett or Antony Lowe**  
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