

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 28th January 2021

14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth
Mr R Ward (RIBA)
Mr G Cain (RICS)
Ms C Kimberley (CPRE)
Dr C Hodgetts (Warwickshire Gardens Trust)
Ms G Smith (Warwick Society)
Mr J Mackay (20th Century Society)
Mr A Kaye (The Victorian Society)
Ms R Bennion (Leamington Society)

Mr Robert Dawson (WDC)
Ms Zoe Herbert (WDC)

1. Substitutes and New Members

None.

2. Declarations of Interest

None.

3. Minutes of Last Meeting

Were agreed.

4. Planning Committee Agenda

CAF made no comment.

5. **Pre-application presentation by Dr Heidi L Meyer, Helen Ensor and Nick Wright to outline the Heritage Lottery Fund project and forthcoming proposals at Lord Leycester Hospital**

Dr Heidi Meyer provided an overview of the current HLF project at the Lord Leycester Hospital, which is currently in Round 1 phase. Donald Insall Associates have been appointed as architects for the project and have recently submitted planning and listed building consent applications for the works. It is hoped that an application will be submitted for Round 2 HLF funding by June with the outcome of this received in September 2021. The intention is to close the site in January 2022 for approximately 14 months with a grand reopening held in June 2023. It was reported that the project primarily concerns the conservation and repair of buildings but, where possible, to also create greater disabled access throughout the site.

Helen Ensor, of Donald Insall Associates, gave a presentation on the proposed works to the building and the Conservation Management Plan. Helen presented a preview of the scheme, outlining key elements with equal access a key driver to the project. A series of new ramps, garden pathways and a lift to the upper floors is proposed. Helen concluded the presentation by summarising the significance of the building.

The Forum thanks Heidi, Helen and Nick for presenting the scheme. Overall, CAF were impressed and pleased with the project and looks forward to viewing the scheme as it progresses.

6. **Planning Applications**

6.1 W/20/1858 | Demolition and replacement dwelling | 43 Fieldgate Lane, Kenilworth, CV8 1BT

Cllr Illingworth began the discussion by highlighting that, although not a planning matter, building regulations do not allow for new thatch to be constructed within 6 metres of a boundary and that this could have a drastic impact on the appearance of the building and street scene should the roofing materials need to be altered.

It was noted that the building was designed by Joseph Crouch as part of a whole development, only part of which was ever built. The group value of the thatched houses along Fieldgate Lane is therefore important. The Forum highlighted the significance of the group as pointed out in the Pevsner book, as well as highlighting Policy KP13M in the Kenilworth Neighbourhood Plan which reads:

'The western side of [Fieldgate Lane] has a group of thatched houses that play a very significant part in defining the character of this area and that represent an example of early 20th century housing with original gardens.'

The Forum considered the rear to be undisciplined with no coherence between the different parts of the building. In particular, CAF noted that the upper windows to the rear clash with the windows lower down. They were concerned that there would be significant light pollution from the large gable windows to the rear and that the development would be intrusive on neighbouring properties. The scheme was considered to be out of context with the existing building. They also noted that they did not believe that the Heritage Statement submitted was sufficient and should not have met the criteria for validation.

Overall, CAF felt that the development was inappropriate and harmful to the group value and contribution made to the conservation area and street scene by the row

of thatched houses. The Forum noted that the existing building should be kept intact and any scheme should be inkeeping with, and enhance, the building and group of thatched houses. CAF therefore does not support the proposed development.

6.2 W/20/2134 & W/20/2135/LB | Extensions, alterations and change of use to office space (Use Class E) | United Reformed Church, Spencer Street, no.5 and Old Dole Office, Spencer Yard, Leamington Spa, CV31 3NE

It was questioned whether there was scope to reinstate round arched windows that had been lost to the rear of the Grade II listed URC. However, opinion was split on this as some members noted that the replacement sash windows that currently exist in their place contribute to the evolution of the building and its story.

With regards to the former nursery building and former dole office, CAF noted that these were both rather poor quality buildings and felt that it was a shame that the opportunity wasn't being taken to create something of higher quality. Some members were concerned over the use of this type of architecture, particularly referencing the proposed cladding to the former dole office, which they believe will become out-dated and may require ongoing maintenance.

Overall, CAF were pleased to see that the project was progressing.

6.3 W/20/1821 | Conversion and reconstruction of existing agricultural barn and walled courtyard to eco stables, including water treatment plant | Hammonds Barn, Purlieu Lane, Kenilworth

Overall, the Forum would have preferred to have seen a barn type building of more traditional appearance, particularly with regards to the broken gable detail. The use of solar slates was commended and felt that the proposal could be acceptable in this position provided that it was not too high.

7. **Any Other Business**

7.1 CAF Membership

RD reported that invitations have been sent out to organisations that did not have a representative on CAF and was awaiting any replies.

7.2 Entrance on New Street at Abbotsford House (Grade II* listed), Kenilworth (ref: W/14/0958 & W/14/0959/LB)

Cllr Illingworth reported to the Forum that the above scheme does not appear to have been built in accordance with the approved plans with regards to a vehicular entrance built on New Street and sought the advice of CAF as to whether they felt this should be taken forward to Planning Enforcement.

The approved drawings show a segmental arch opening with keystone, whilst what has been built is a squared opening with security grille and overhanging height sign. CAF considered what was built to be utilitarian in appearance and detrimental to the Grade II* listed building and street scene. The Forum asked that WDC officers investigate as to whether the current structure has been approved via amendments and, if not, CAF wish to take the matter to Enforcement.

7.3 Update: Article 4 Directions and Conservation Area reviews

7.4 Cllr Illingworth asked that we recommend having maps of the conservation area boundaries included in the Local Plan. Robert reported that the WDC Policy team

were looking to update the current Local Plan and that a recommendation would be made to include the CA maps in the document.

- 7.5 James highlighted a current consultation from Warwickshire County Council for new electric car charging points within Warwick, specifically on Market Place and along Northgate Street in front of St. Mary's Church.
- 7.6 Sidney asked whether there had been any progress made on a matter that was reported to Enforcement at Clarendon Place with regards to a columned entranceway on Beauchamp Hill. RD agreed to look into the progress of the case.

Date of next meeting: 25th February 2021.

Enquiries about the minutes please contact:

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