

Planning Committee: 14 July 2020

Item Number: 6

Application No: [W 19 / 1941 LB](#)

Town/Parish Council: Warwick
Case Officer: Dan Charles

Registration Date: 20/04/20
Expiry Date: 20/07/20

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Kings High School for Girls, Chapel Street, Warwick, CV34 4HJ

Redevelopment of former Kings High School site consisting of main school site, Priory Building, St Nicholas Building and numbers 2 and 10-14 Chapel Street. Development to include the demolition of gymnasium building, sixth form building, language building, Priory Building and modern elements attached to the Listed Buildings together with alterations to external appearance of retained non-Listed Buildings. Erection of new apartment buildings and town houses together with the conversion of retained buildings to create a total of 118 residential units in a mixture of houses, apartments and duplexes. Creation of underground car and cycle parking together with all hard and soft landscaping and other associated works. FOR Wake Green (Warwick) Limited

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant Listed Building Consent subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

This is an application for Listed Building Consent for the redevelopment of the former Kings High School site. Due to the scale of the site, the development is broken down into specific areas identified as sites A-H.

All of the Listed Buildings and historic buildings on the site (other than the ground floor of the library block) are to be retained, refurbished and converted into residential use. The key Listed Buildings are those fronting onto Smith Street with Landor House being a Grade II Star Listed Building.

The development also comprises demolition of gymnasium building, sixth form building, language building, Priory Building and modern elements attached to the Listed Buildings together with alterations to external appearance of retained non-Listed Buildings.

The development includes the erection of new apartment buildings and town houses together with the conversion of retained buildings to create a total of 118 residential units in a mixture of houses, apartments and duplexes. For Sites A,B and C, there will be a new vehicular access off the Butts into a proposed underground communal parking area.

During the course of the application, the scheme was amended following feedback from the consultation process. The key changes were as follows:

- Reduction in overall unit numbers from 135 to 118
- Increase in affordable housing proportion from 10 units to 36 units, representing 30% of total dwellings.
- Increased parking provision from 230 spaces to 268 spaces

Changes specific to each site are as follows:

- Site A: Unit numbers reduced from 21 to 16. Red House is now to be converted into 1 dwelling (previously 4 units), the 3 original classrooms are now to be converted to 1 dwelling (previously 3 units), removal of the 5 parking spaces to the rear of Red House and the creation of two double garages to serve Red House and the main school along with a drop off space / taxi / delivery space at the car park entrance off The Butts. Increase in the size of the window openings to the main hall to reflect the size of the window openings elsewhere on the façade.
- Site B/C: Unit numbers reduced from 74 to 54. Minor change to the siting of Blocks B & C. Additional 11 car parking spaces. Elevational changes to Chapel Street to include pitched roof dormers and greater variation in the treatment of the façade to reflect the character of nearby properties. Inclusion of pitched dormers to The Butts to reflect the character of the area.
- Site D: Removal of the dormers on the front elevation of two of the properties and additional window detailing, and window fenestration amended to reflect the character of the area.
- Site E: Changes to the window detailing on the rear elevation to be more sympathetic to the Listed Buildings, a reduction in the width of the first floor extensions and additional parts of the historic building retained internally.
- Site F/G: Unit numbers increased from 26 to 38, with 36 affordable homes (all the accommodation within Blocks F & G other than the former Wesleyan Chapel to be affordable housing). Increase in the footprint of the building over the former proposed decked area to allow for the provision of additional affordable homes. Land still retained on the corner for amenity space and planting. Additional 25 parking spaces with the inclusion of a further car park level (Block G) including 2 club car spaces (available for public use) and 2 spaces for the Former Wesleyan Chapel dwellings.
- Site H: Unit numbers reduced from 6 to 2, representing a pair of townhouses with double garages and 1 visitor space to the rear, elevational changes and variety in the eaves height and detailing of the buildings to provide a development more in keeping with the character of properties on Chapel Street

THE SITE AND ITS LOCATION

The former Kings High School is located within Warwick town centre and within the Conservation Area. The site covers an area of approximately 1.1 hectares split across four sites located on Priory Road, Chapel Street, The Butts and Smith Street. The application site has and includes four separate, but closely related parcels of land which cover the applicant's development sites A-G. The buildings are as follows

Site 1 – The Main School Site (proposed sites A/B/C)

The main school site is bounded by The Butts, Smith Street and Chapel Street. It is a large site comprising a number of historic buildings with various extensions and several modern new buildings including the following:

- Landor House a 17th century Grade II* listed building;
- Nos 1 and 3 Smith Street (Grade II Listed) 16th century former cottages;
- The Red House and adjacent garden;
- main hall and adjacent teaching rooms;
- dining hall;
- gymnasium;
- sixth form centre;
- two playgrounds; and
- modern languages and Octagon buildings.

The site is partly bounded to the south east by the Eastgate, a Grade II* listed and Scheduled Ancient Monument (SAM). To the north west of the site lies Mitchell House, an apartment block and associated car park. To the north of the site, on the opposite side of Chapel Street there are a mixture of residential and school buildings whilst to the south on The Butts lie the grounds of St Mary's Church and residential development.

Site 2 – The Priory Building (proposed site D)

The Priory Building fronts onto Chapel Street and comprises a 1960's infill development. The former school playground is located to the rear of the building abutting Priory Road. The Telephone Exchange lies to the north and east of the site whilst there is residential development either side of the Priory Building fronting Chapel Street. A number of the adjacent cottages are Grade II listed (nos 26-40 Chapel Street and 16 Chapel Street).

Site 3 – Former Wesleyan Chapel and the Creative Arts Building (proposed sites E, F and G)

This site is bounded by Chapel Street, Chapel Row and Priory Road and comprises:

- the former site of a Wesleyan Chapel;
- the Creative Arts Building;
- nos. 10, 12 and 14 Chapel Street (Nos 10 and 14 are Grade II listed buildings); and
- car park with access off Priory Road.

The rear part of the site has open views across the car park and onto the rear of the commercial properties fronting Smith Street. There are residential properties abutting the site on Priory Road.

Site 4 - No 2 Chapel Street (proposed site H)

The site comprises a modern infill development and lies adjacent to residential development, a commercial property fronting Smith Street and WDC Smith Street public car park to the rear.

PLANNING HISTORY

The site has an extensive planning history although this relates to its previous education use and none is directly relevant to the current proposals.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- Windows in Listed Buildings & Conservation Areas (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Following receipt of revised plans addressing our concerns, no objection.

Historic England: No objection to the applications on heritage grounds. We consider that the applications meet the requirements of the NPPF with the imposition of appropriate conditions. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess as well as section 72(1) of the same Act to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

WCC Archaeology: No objection, subject to conditions.

Conservation Area Forum (CAF): Overall, CAF felt that the proposals represented overdevelopment of the site.

Public Response: 9 objections have been received in response to the original submission with the main issues being:

- Design and appearance of the proposal
- Impact on the Conservation Area

- Impact on neighbouring residential amenity (loss of light, privacy and outlook, noise disturbance, pollution / air quality)
 - Chapel Street elevations and impact on properties opposite
 - Number of dwellings provided
 - Number of parking spaces provided, particularly the level of visitor parking and loss of existing garages
 - Highway access
 - Level of affordable housing
- Approach to construction

Impact on Heritage Assets

Paragraph 129 of the NPPF requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

The site contains a Grade II* building, three Grade II listed buildings (Nos 1 and 3 Smith Street as one entry and Nos 10 -14 Chapel Street as two entries) and a number of non-designated assets. It is located within the Warwick Conservation Area and is adjacent to a large number of other designated and non-designated heritage assets, including a Scheduled Ancient Monument.

Therefore, it is necessary for proposed works pay special regard for the desirability of preserving the special interest of the listed buildings and their settings in accordance with Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area.

Following feedback from the Warwick Conservation Advisory Forum and Conservation and Design Comments Team, the design of the proposals were amended during the determination of the application.

An assessment of the design under each of the sites is set out below.

Site A

The proposals involve the retention, internal refurbishment and change of use back to their original residential use of the vacant Grade II* Listed Landor House and Grade II Listed Nos 1 and 3 Smith Street ensuring their continued viable use for residential purposes therefore offering a net heritage benefit. The proposals will result in the removal of the poor-quality 20th /21st century extensions to the Listed Buildings and returning the buildings to their original footprint and creating space around the buildings to enhance their setting.

Notwithstanding notes on the drawings, officers advise that the bay window to the rear elevation of Landor House and the historic window in Apartment 15 on the first floor (above the classrooms) shall be retained, unless it can be demonstrated that the existing is beyond repair. Officers also advise that all new and replacement windows Listed and new buildings should be timber and a condition is recommended that would address this requirement.

Sites B/C

Sites B and C are set between The Butts and Chapel St, the area of which currently comprises of relatively modern structures including the former sixth former building, gymnasium, languages building and playground. The application proposes the demolition the existing buildings and construction of 54 residential units. Officers are satisfied that the buildings subject to demolition are acceptable, as these are not considered to make a positive contribution towards the appearance and character of Warwick conservation area. Designated heritage assets in the site's immediate setting include the site of St Mary's College, a Scheduled Monument, located off the Butts and the following Grade II listed buildings:

- 10-16 (evens), 22, 26-40 (evens) Chapel Street,
- 19-25 The Butts
- 2-14 (evens), 3-15 (odds) and 19-25 The Butts
- Stone wall to Deanery Garden adjacent to The Butts
- The Glebe House and The Old Deanery
- County Library Headquarters and Pavilions
- The Punch Bowl Hotel

It is also worth noting that remains of a stone wall runs along the southern side of Chapel St, with both sections extended vertically with red brick resulting in a tall wall on Chapel St. Little is known about the origins of the wall, although a solid boundary here is present on historic maps. Officers are therefore satisfied that the removal of unsympathetic red brick and retention of the historic section of wall is acceptable, with a schedule of work be submitted for the wall to be secured by condition.

In response to feedback from Officers, the height of Block along Chapel Street has been reduced by one storey to reduce the impact on the existing properties opposite the building on Chapel Street. This has resulted in the proposed built form in this location appearing more akin to a townhouse arrangement which is more consistent with the built form in this location.

A greater variation of the facades has been achieved through a change to the detail of the buildings, the variance in the fenestration (including pitched dormer windows) and the variation of the eaves and ridge heights. This breaks up the perceived massing of the blocks and better integrates the structure with the surrounding streetscape. Officers agree that these alterations represent an enhancement of the existing scheme and result in minor beneficial impacts on the Warwick Conservation Area.

At the request of Officers, the applicant has also converted all flat roof dormer windows facing Chapel Street to pitched dormers, adjusted the eaves line and removed one of the three gable ends on the Butts elevation to reduce the visual bulk of the roofscape.

Site D

The existing Priory building is to be demolished and replaced with five townhouses with each property having private amenity space to the rear of the dwelling. Parking to serve the development is to be provided on the former playground to the rear of the site and pedestrian access to the car park from Chapel Street is to be provided alongside the most northern property.

In response to initial comments from officers, the window arrangements have been revised. The dormers to the front elevations have been removed. These are replaced with roof lights on the dwelling next to No.16 Chapel Street. The two dwellings closest to No.24 Chapel Street have small windows at the upper storey similar to the dwellings in the centre of the terrace. In addition the gap between the neighbouring buildings have been removed.

Site E

This area comprises of 10-14 Chapel St (former Iris Lees Day Club) – a row of Grade II listed two-storey red brick houses built in the early to mid-19th century. The proposals involve the demolition of existing single-storey modern additions to the rear as well as internal alterations/reconfiguration to form three separate domestic properties. Officers are also supportive of the proposals to return the houses back to individual units as well as their return to domestic use.

In response to officer comments, the applicant has reintroduced the boundary treatment to provide defensible space. The extensions have reduced to be more in keeping with the existing, allowing for modern building constraints. The windows in the extension have been centred to follow the existing rhythm and symmetry of similar extensions. The infill element windows have been increased, allowing for a small pier either side for structure.

Sites F/G

The site currently comprises the former Wesleyen Chapel, most recently used as part of the Creative Arts block in the King's High School Campus. The building was built circa 1830 and, whilst not listed, is considered to be a non-designated heritage asset, contributing positively to the character and appearance of the conservation area. The building fronts onto Chapel Street at the corner of Chapel Row and the site lies adjacent to Grade II listed houses along the north side of Chapel Street.

The remainder of the site currently comprises a former Borough School building, built circa 1890-1900 and subsequently extended in the late-20th and early 21st centuries. The original three-storey brick building has been enclosed by later extensions and the interior has been refurbished. The application proposes to demolish the later extensions to this building, including the section linking it to the former Wesleyen Chapel (Site F), in order to expose the original Victorian School Building.

Officers have no objection to the demolition of the later extensions to the existing Victorian buildings on the site.

In response to officer comments on the submitted scheme, the design of Site F/G was revised. This was to both provide additional affordable housing and also to reduce the overall height of block G and utilise hipped roofs in order to reduce the dominance of the building.

Site H

It is proposed to demolish the existing modern building on the site. In response to comments from officers, the building has been amended to provide two town houses. The scale and form of the roof next to No 4 Chapel St to reduce the step on height. The revised proposals are for 2no. 3-bedroom townhouses on this site rather than the 6 apartments as originally submitted.

The applicant has provided further imagery that compares the existing building with the proposed. This demonstrates that the overall height of the building responds to the existing context with a three storey building on one side and two storey house on the other.

Summary

Officers welcome the applicant's proposals to retain all Listed and Historic Buildings on the site and the demolition of the modern extensions that detract from the setting of the Listed Buildings.

Overall, the revised scheme as submitted retains all of the Listed Buildings and enhances their character and setting by removing later additions and reverting the buildings back to their original purpose. The proposal would not result in any harm to the character, fabric or settings of the Listed Buildings.

Officers are satisfied that the proposed development pays special regard for the desirability of preserving the special interest of the Listed Buildings and their

settings in accordance with Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Overall, the revised scheme is considered to represent a high quality design in this sensitive location which will provide significant visual enhancements within the area and therefore accord with the NPPF and Local Plan Policies, BE1, HE1 and HE2.

CONDITIONS

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 18050-0823-P-00, 18050-0830-P-00, 18050-0831-P-00 and 18050-0832-P-00, and specification contained therein, submitted on 14 November 2019 and approved drawing(s) 18050-0350-P-02, 18050-0353-P-03, 18050-354-P-03, 18050-372-P-03, 18050-0423-P-01, 18050-0451-P-04, 18050-0452-P-03, 18050-0454-P-03, 18050-0460-P-03, 18050-0467-P-02, 18050-0468-P-02, 18050-0469-P-02, 18050-0501-P-01, 18050-0553-P-03, 18050-0561-P-02, 18050-0601-P-03, 18050-0650-P-03, 18050-0660-P-03, 18050-0701-P-02, 18050-0703-P-00, 18050-0715-P-02, 18050-0715-P-02, 18050-0720-P-01, 18050-0721-P-02, 18050-0721-P-02, 18050-0722-P-00, 18050-0730-P-00, 18050-0750-P-02, 18050-0751-P-02, 18050-0752-P-01, 18050-0753-P-01, 18050-760-P-02, 18050-0800-P-02, 18050-0801-P-01, 18050-0820-P-01, 18050-0821-P-01, 18050-0822-P-01, 18050-0849-P-03, 18050-0851-P-05, 18050-0852-P-03, 18050-0853-P-04 (F&G 3rd Floor Plan), 18050-0853-P-04 (F&G Undercroft Plan), 18050-0855-P-03, 18050-0861-P-04, 18050-0901-P-02, 18050-0950-P-04, 18050-960-P-03 and 18050-0965-P-03 and specification contained therein, submitted on 20 April 2020 and approved drawing(s) 18050-0552-P-05, 18050-0554-P-04, 18050-0555-P-04, 18050-0560-P-03, 18050-0850-P-08, 18050-0860-P-05, 18050-8006-P-05 and 8011-P-03 and specification contained therein, submitted on 12 June 2020 and approved drawing(s) 18050-0450-P-04 and specification contained therein, submitted on 23 June 2020.

REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 3 No development shall take place until the means of construction of the foundations of the buildings to be constructed, together with any other proposed earthmoving and excavation works required in connection with their construction, has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall identify and incorporate any measures such as vibration monitoring, to ensure that

the risk of adversely affecting the stability of the adjacent buildings is appropriately minimised. The development shall thereafter only be carried out in accordance with the agreed Method Statement. **REASON:** In the interests of avoiding the risk of creating land instability arising for any adverse impacts from foundation construction, earthmoving, excavations or other construction operations which could adversely affect the structural integrity of the adjacent buildings in accordance with the advice and guidance on land stability contained in paragraphs 170 and 178 of the NPPF and the NPPG

- 4 No development on each phase of development shall commence until an appropriate programme of historic building recording and analysis for that phase has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** To satisfy Policy HE1 of the Warwick District Local Plan 2011-2029 and to ensure that an appropriate record is made of the historic building fabric that may be affected by the development.
- 5 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority for the relevant phase. The development shall only be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 6 No development shall be carried out above slab level unless and until large scale details of doors, roof lights, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods and railings at a scale of 1:5 (including details of materials) for the relevant phase have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
- 7 Notwithstanding the details shown on the approved plans, all window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029 and to ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.
- 8 Notwithstanding notes on the drawings, the bay window located to the rear elevation of Landor House and the historic window in proposed Apartment 15 on the first floor (above the classrooms) shall be retained, unless it can be demonstrated that the existing is beyond

repair. Before any replacement window is agreed, a written report on the condition of the window shall be submitted to and approved in writing by the Local Planning Authority. **REASON:** To protect the character of the Listed Building and to ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
