

Warwick District Conservation Advisory Forum

Thursday 7th September 2017
2.30 PM Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

MINUTES OF MEEETING

Attendees:

Cllr P Cain (Chair)
Mrs R Bennion (CLARA)
Mr P Edwards (Leamington Society)
Mr J Mackay (Warwick Society)
Mr R Ward (RIBA)
Mr G Cain (RICS)
Mr Mick Jeffs (CPRE)
Mr A Lowe (WDC)
Mr N Corbett (WDC)

Apologies:

Mr Angus Kaye
Cllr Caroline Evetts
Mrs Cathy Kimberely
Mrs Christine Hodgetts
Mr Mark Sullivan

- 1. Minutes of previous meeting:** Agreed.
- 2. Fire evacuation procedure announced.**
- 3. New members.** None
- 4. Substitutes:** Mrs C Kimberley was substituted by Mr Mick Jeffs for the CPRE.
- 5. Agenda for planning committee read out**
- 6. Declarations of interest.**

Mr J Mackay declared he knew the Master of the Lord Leycester Hospital, Heidi Meyer.

7. Pre-application Presentation

7.0 Presentation on the future of the Lord Leycester Hospital, Warwick from Heidi Meyer, Master.

CAF Observations:

- 7.1 CAF are very supportive of the overall aims and drivers behind the proposals and they are keen to assist the Master in securing the future of these heritage assets which are of the highest significance.
- 7.2 CAF support the principle of a new, multi-purpose, visitor building in the car park in order to ensure the viable future of the Lord Leycester Hospital. CAF is keen to see details of the proposed building in the early stages of design-development (to assess the scale and height and detailed design).
- 7.3 It is recommended that attention be given to maintaining the relative seclusion of the nationally registered garden, and careful consideration needs to be given to the link between the new visitor building and the garden, to retain the garden's sense of enclosure and seclusion. The new visitor building should not harm the setting of the garden, or the experience of being within it.
- 7.4 One suggestion was to move the proposed visitor centre closer to the main building to facilitate a more cogent link between the individual elements of the site and to provide a better visitor flow.
- 7.5 The principle of disabled access within the building (in part of the Master's House) was considered to be acceptable subject to detailed design and assessment, and is preferable to an exterior lift.
- 7.6 The proposed extension of the Brethren kitchen's into the room currently used as the Master's office is considered to be sensible and can be accommodated without causing unacceptable harm. However, some work needs to be done to consider the increased requirements for toilets – which could potentially be included in the new visitor centre building.
- 7.7 It was generally considered that a more ambitious approach is needed with regards to funding the project.
- 7.8 Concern was raised that the costings for the project might be too low and CAF recommend revisiting the potential costs of elements such as the new visitor's centre which needs to be of a bespoke and very high quality design, which the current budget does not seem to allow for. It was recommended that contemporary comparative examples of recent projects be researched, (including the Saltisford Canal visitor centre).
- 7.9 Consideration should be given to applying for the highest level of HLF funding available and other funding options should also be considered.
- 7.10 Consideration should be given to talking to tourist and economic development groups at the District and County Councils, and to forging links with other tourist attraction sites in the town, to support one another and facilitate a more connected visitor experience.

8.0 Presentation on proposed extensions to 74 Northumberland Road, Leamington Spa.

- 8.1 CAF consider the proposals are now in keeping and appropriate for the house and the conservation area, and with guidance from the conservation officer and planning officer, the architect has achieved an appropriate, well balanced design, that respects the original Arts and Crafts building.
- 8.2 Features such as Critall windows offer an additional element of interest, replacing the modern detrimental uPVC. CAF suggest the roofing materials should also match those on the original building.

8. Planning Applications: None

9. Any Other Business

- Mr Mackay requested that works to 92 Bridge End be considered at the next meeting.
- Mr Mackay requested all applications for development in Bridge End come before the forum.
- Mr Mackay raised the possibility of making an application to Historic England to list the NatWest bank on the corner of High Street and Swan Street in Warwick. It was agreed Mr Mackay would put together to statement of case for the local authority to consider before submission.
- Mr Edwards requested to know if removal of the rose garden at Warwick Castle received planning permission.

Date of the next meeting: Thursday 5th October 2017. 2.30 PM Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5HZ

**Enquiries about the minutes please contact Nick Corbett
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