

WARWICK DISTRICT TOWNS CONSERVATION AREA ADVISORY FORUM

MINUTES OF THE CONSERVATION AREA ADVISORY FORUM **RECORD OF PROCEEDINGS HELD ON 11 AUGUST 2011**

PRESENT: Councillor Mrs C Sawdon
Councillor G Webber
Councillor N Pittarello
Mr M Sullivan
Mrs R Bennion
Mrs J Illingworth
Dr C Hodgetts
Mr J Mackay
Mr M Baxter
Mr P Edwards
Cllr G Illingworth (Chair of Planning) for leans systems presentation only

APOLOGIES: None

RECORD OF PROCEEDINGS

The minutes of the meeting held on 21 July 2011 were accepted as a correct record.

DECLARATION OF INTEREST

Councillor Webber declared an interest in items 8 and 10 as they are in his ward. Mrs J Illingworth declared an interest in item W11/0895 - Fieldgate Lodge, 6 Fieldgate Lane, Kenilworth as she knows the applicant.

REFERRALS FROM PLANNING COMMITTEE

W11/0179/0180/LB - The Commonwealth Club, 3 Church Street, Leamington Spa. It was pointed out that this application has now been significantly changed, the new build extension had been removed, and there were just three flats, one per floor in the building. It was therefore decided that no one would speak at Planning Committee. Full support was given to the application.

W11/0496/0497/LB – Regency Arcade, 154-156 Parade, Leamington Spa. It was explained that some minor changes had taken place and it was decided that no one would speak on this item as generally the Forum were in support.

The Wantage Castle Hill Kenilworth. An Appeal has been lodged against non determination . It was agreed that Mrs Illingworth would respond on behalf of the CAAF

LEAN SYSTEMS THINKING

A presentation was given by Mr Gary Stephens, Head of Policy, Projects and Conservation, on Lean Systems Thinking relative to CAAF. Mr Stephens outlined the background of Lean Systems Thinking across the Council and the need to maximise resources. It was explained that CAAF are key stakeholders in the planning process, therefore it is necessary to review the process and purpose of how CAAF is delivered. It was explained that a focus group had been established which included the Chairman of Planning Committee, the Heritage Champion, the Conservation Officer, Development Control Officer, and the Council's facilitator, together with Mr Stephens. A member of CAAF was also required to complete the team and Mr James Mackay was proposed at the meeting.

CLARENDON ARCADE UPDATE

A presentation by Mr David Ward (Wilson Bowden Developments) and Mr Henry Hertzburger (Chapman Taylor Architects). Members were provided with a brochure setting out the presentation. Mr Ward explained the process from 2002/4 when indicators were prepared for the Council showing that additional retail was needed in the town centre. In 2006 the Council sought partners to fulfil this need and Wilson Bowden were selected in 2007. Plans showing the original scheme including Villiers House were presented and various refinements to the present scheme which now follows the line of Guy Street, together with a way through the anchor store to the north end of Guy Street were explained.

It was explained that this is an arcade and not a shopping centre and therefore the scale is different to that of the Royal Priors. It has been designed to provide a route through from Royal Priors to the anchor store in the centre of the scheme and back to the Parade with an alternative route off the Parade and back via the anchor store.

The refinements to the scheme were explained including: the provision of single aspect housing to disguise the ramped accesses to the car parking and service areas; the stepping back of the project from the buildings on Clarendon Avenue; the rendering of facades to reduce the amount of brickwork in Chandos Street; the cutting back of the buildings behind George House and Villiers House and various works to enhance the character of no. 17 Parade (the most complete remaining listed building on this part of the Parade).

The involvement of the Paul Drury Partnership (who was involved with the original Rock Townsend guide) explained and the careful assessment of all the historic fabric that had gone in to the scheme. Issues were addressed and comparisons made with the Royal Priors Shopping Centre.

A number of questions followed. It was suggested that the tall building on Chandos Street could be fully rendered and a clock inserted. Some questions relating to the overall volume, the use of basement spaces for retailing were discussed. Ventilation in shops was also discussed. In terms of the portico on to the Parade, it was suggested that pilasters are used to reflect the columns on the main facade of the building which is a traditional element for Leamington. Questions were asked as to where the original figures for additional shopping and car parking came from. The need to maintain the vitality of the town to ensure that retail ratings are maintained, which would subsequently help to

maintain the historic fabric of the town was explained. Also the need to provide for retailers in the town centre which currently are not being fully provided for in the existing retail stock. Questions concerning the blandness of the scheme were raised; in this context it was explained that most of the building is contained within existing frontages and on Chandos Street where an attempt had been made to restore a domestic frontage which would have originally existed on this street.

Mr Ward and Mr Hertzburger were thanked for their presentation by the Chairman and it was agreed that members would feedback any further comments they wished to make on the scheme to the next meeting, either in writing or during a discussion time at the meeting. Members were provided with their original comments when the scheme was presented in 2010.

ROAD SIGNS IN KENILWORTH

The Conservation Officer gave a short presentation on the Warwickshire County Council proposals for new road signing in Kenilworth. This had come about partly due to the need to improve routes through the town for visitors and also to provide additional car parking signage linked with the route signs.

Some concern was expressed at the number of new signs which would increase with this particular scheme. It was also felt that there were too many references to parking on the signage; it was pointed out that in conservation areas there is now a tried and tested approach to signage, particularly in documents produced by the English Historic Towns Forum and HELM and other conservation bodies which all points to the reduction of signage for the historic core areas. It was therefore suggested that particularly in the conservation area the signs needed to be revisited and smaller signs, possibly with just the road numbers on to mark the route through the conservation area should be considered. It was also pointed out that the castle sign does not reflect the English Heritage sign for the castle.

Examples where signage is not needed were pointed out, in particular one example at the top of Forest Road in the Conservation Area. Other groups will be commenting on this, however CAAF did feel the need to stress the importance of reflecting the conservation area in the signage used in this part of the town.

LEAMINGTON SPA ITEMS

1. W11/0916/0917/LB – 52/54 Regent Street, Leamington Spa Installation of new shop front.

The loss of the existing shop front was regretted, however it was felt the two new shop fronts reflected the style of shop fronts in the conservation area but could be improved by increasing the stall riser height to the same height as the panelled section of the bottom of the door.

2. W11/0918/TC – Highway Verge opposite 26 Willes Road, Leamington Spa

Installation of 1.6m high open reach broadband cabinet within the public highway opposite 26 Willes Road, Leamington Spa

This was felt to be an improvement on the original location and was considered acceptable.

**3. W11/0940/0941/LB – 51 Warwick Street, Leamington Spa
Alteration to shop front to provide entrance off Warwick Street**

This was felt to be acceptable but some concern was expressed that the door position did not reflect that of Country Bumpkins which is to one side of the shop. It was therefore suggested that the double doors be inserted to the left hand side of the shop front which would then reflect the symmetry of the whole building. It was also requested that a pair of equal double doors be used and not the unequal pair shown in the drawing. These are automatic doors, they would be suitable for disabled use. Concern was expressed that no detail of the lettering is provided, the size and colour are required and therefore more detail should be submitted for this part of the application, particularly as this is a listed building.

**4. W11/0884 – 7-9 York House, Clarendon Avenue, Leamington Spa
Change of use from A1 to coffee shop A3 and D1 clinic.**

The use and arrangement of the building were considered acceptable, however it was suggested that to improve the appearance of the building a timber shop front would be preferable. It was pointed out the timber shop front has now been inserted in other parts of the building and this would be an improvement to the conservation area if this could be pursued.

**5. W11/0952 – Underpass at Railway Station, Leamington Spa
Display of 16 display panels on both sides of the underpass depicting scenes of historical interest in hilographic style.**

This was considered an improvement to the conservation area, however it was pointed out that measures should be taken to ensure that the panels are not vandalised.

**6. W11/0955 – 4a Wise Terrace, Leamington Spa
Construction of four apartments in multiple occupation (building design previously approved)**

This building design had previously been approved as four apartments and the application is now to convert them in to apartments in multiple occupation. Some minor changes had been made to the parking, bin storage and cycle provision. Significant concern was expressed that the building had not been designed for properties in multiple occupation and therefore the internal arrangement did not reflect use by people living in a multiple occupation building and therefore this building was unsuitable for that purpose. Concerns were expressed that the car parking was unsuited as tandem parking for people living in multiple occupation. Concerns were

also expressed whether the bin storage would be adequate for this type of use. It was generally felt this building had not been designed for a building in multiple occupation and therefore it was not appropriate to be converted in to that use without redesign and consideration of whether the facility was adequate for the area.

LEAMINGTON SPA - PART II ITEMS

1. **W11/0854 – Southfields, 57 Lillington Road, Leamington Spa**
Alteration to car park and disabled ramp and entrance to suit provision of new scooter storage (not in conservation area but affecting setting)

Part II item – no comment.

2. **W11/0860/0861/CA – 115 Leam Terrace, Leamington Spa**
Replacement of existing sky light in roof with UPVC roof lantern

Part II item – no comment.

3. **W11/0889 – 23 Lillington Lane, Lillington, Leamington Spa**
Alteration to convert existing garage to provide utility room and large kitchen, provide new external storage, provide an ensuite to front bedroom

Part II item – no comment.

4. **W11/0898/LB – 25 Binswood Avenue, Leamington Spa**
Alterations to driveway and hard standing in garden.

Part II item – no comment.

5. **W11/0954 – Manor House, Avenue Road, Leamington Spa**
Existing landscape area to be changed to hard standing area to create three visitor parking bays.

Part II item – no comment.

6. **W11/0920 – Zizzi, 85-87 Parade, Leamington Spa**
Erection of dwarf wall and railings to level floor to form two external parasols for seating area.

Part II item – no comment.

7. **W11/0935/0936/LB – Kingsley House, Holly Walk, Leamington Spa**
Erection of railings in front of building and internal changes.

Part II item – no comment.

8. **W11/0961 – 47 Clarendon Avenue, Leamington Spa**

Application for certificate of lawfulness, 8 bed house in multiple occupation

Part II item – no comment.

9. **W11/0967 – 9-11 St Marks Road, Leamington Spa**
Change of use for St Marks Road nursery back to dwelling and
erection of two workshops buildings to rear gardens of 9 and 11 St
Marks Road.

Part II item – no comment.

WARWICK ITEMS

1. **W11/0908 – Warwick Police Station, Priory Road, Warwick**
Retrospective application for full colour printing and anti-graffiti
vinyl mounted on front of Police Station.

It was felt that if this is to be approved it should be for a time limited period and not really be encouraged as it sets a precedent for other buildings to use similar vinyl applications. It was felt that a simpler arrangement would be more appropriate to the building and conservation area.

2. **W11/0873/TC – Highway Verge, 16 Old Square, Warwick**
Installation of BT chamber cabinet

This had been moved from a very sensitive location for which permission had been refused, adjacent to St Marys Church in Old Square. It was still felt this affected the view of the church from the other part of Old Square and could be relocated on Warwickshire County Council land the other side of the gate adjacent to the coffee tavern building. It was suggested that this location should be investigated by the applicant as a preferred location. If this is not possible it was suggested that the cabinet should be painted a terracotta colour to blend in with the brickwork behind.

3. **W11/0945/0946/LB – 15 High Street, Warwick**
Proposed change of use of second floor to two bed flat and
installation of external staircase.

The use of the upper floors as a flat was considered acceptable, however the installation of an external staircase was felt to be retrograde step, which involved the loss of what appeared to be an original window. It was felt that further consideration should be given as to how an internal staircase could be fitted in to this building to achieve access to the flat and have a less detrimental effect on the listed building.

WARWICK PART II ITEMS

1. **W11/0969/0970/CA – 15 Guys Terrace, Warwick**

Proposed demolition of kitchen and replacement with new

Part II item – no comment.

2. **W11/0982 – 2 Castle Close, Warwick**
Construction of roof over rear walled garden and lantern light over kitchen

Part II item – no comment.

3. **W11/0991/LB – The Dispensary, 8 Castle Street, Warwick**
Demolition of flat roof rear extension, alterations to remaining part to form lobby with lantern light. Reinstate kitchen windows.

Part II item – no comment.

KENILWORTH ITEMS

1. **W11/0895 – Fieldgate Lodge, 6 Fieldgate Lane, Kenilworth**
Erection of single storey rear extension, construction of pitched roof to replace flat roof on pantry/cloakroom and erection of a garden shed.

It was generally felt that the existing conservatory as a traditional form of conservatory was more appropriate on to the listed building and conservation area. It was felt that the proposal reflected a 1960s type of building and not contribute either to the listed building or the conservation area.

KENILWORTH PART II ITEMS

1. **W11/0950/LB – 33 New Street, Kenilworth**
Replacement of one window and one door and one double door to rear of property.

Part II item – no comment.

DATE OF NEXT MEETING: 1 September 2011