

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 8th September 2022
14:30 via Microsoft Teams

Attendees:

Cllr Carolyn Gifford
Cllr George Illingworth

Mr Gordon Cain (RICS)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Ms Gill Smith (Warwick Society)

Mr Robert Dawson (WDC)
Ms Jane Catterall (WDC)

Apologies:

Mr Richard Ward (RIBA)
Mr Angus Kaye (The Victorian Society)

1. **Substitutes and New Members**

None.

2. **Declarations of Interest**

None.

3. **Minutes of Last Meeting** (11 August 2022)

Were agreed.

4. **Planning Committee Agenda**

No comment.

5. Presentation by WCC Transport Team regarding a proposal for improvement works to St John's Junction, Warwick. The presentation was intended to give an overview of proposed improvement works prior to commencing public consultation, however it was noted that all details had not yet been finalised and were subject to change. CAF agreed to individually review plans in greater detail and return feedback to WCC in regards to any heritage and conservation implications this may have.

6. **Planning Applications**

- 6.1 W/22/1173 & W/22/1174/LB- Demolition of existing single storey rear extension. Proposed erection of single storey rear and side infill extension. Proposed second floor rear dormer. Replacement of existing windows to rear elevation, replacement of roof structure and rooflight over stairs and internal alterations. General repairs to building fabric – 42 High Street, Warwick, CV34 4AX

This proposal is in relation to a property located on High Street, Warwick, a sensitive location which encompasses a number of heritage assets. As such, the alterations to the façade, namely the replacement of the front door and the reinstatement of the pavement light, were deemed to be the areas of highest concern with it being strongly felt that the front door should be solid timber and that the pavement light should be as discreet as possible.

In regards to the works to the rear, the height of the intended rear extension was considered to be too high and likely intrusive, alongside the proposed slatted fencing, which would directly impact on the setting of multiple listed buildings. There was also uncertainty towards the proposed rear dormer and its possible visual impact. The ground floor extension was considered to be somewhat disruptive, rather than an example of a building harmoniously extending backwards over time, this was felt to somewhat overwhelm the character of the building without contributing to it. Overall, CAF felt that there were some areas of concern with the proposal which should be addressed.

- 5.3 W/22/1308 & W/22/1309/LB - Improvement of building fabric to reduce heat-loss and building fabric degradation. Scope includes insulated dry-lining, secondary glazing, roof and floor insulation. Photovoltaic slate tiles. Replacement fenestration. Installation of air-source heat pumps and energy efficient heating systems. Re-instatement of historical details in building elevations. Removal of north and south ranges and replacement with new-build extensions. Re-establishing the link between the house and garden through modification of the existing veranda and reinstatement of North-West summer room. Structural refurbishment and replacement, including under-pinning, improvement of supporting structures and strengthening of failing timber floors. Complete refurbishment of the interior, including restoration of original timber and plaster-work, plan improvements and construction of new primary hallway and staircase. Extension and lowering of basement. Rear external works including new terrace and steps - 8 Clarendon Crescent, Leamington Spa

In regards to this application, the forum felt that there were two main considerations with this proposal; how to sensitively upgrade a historic house to be energy efficient and the proposed design itself. CAF agreed that the energy efficiency is becoming one of the most important topics of consideration and there was a feeling that it is better to be done well than not at all. The Heritage Statement was praised as being extremely thorough and considerate of the

immediate issues in regards to this property.

In regards to the design however, there was less support. The glazed 'sunhouse' area to the West Elevation was not supported, as it splits the bow window and abruptly interrupts the veranda. Whilst the veranda has already been shortened, this would have been a later alteration and was not intended to be the original design. This would compound the harm already inflicted upon the building. The alterations to the West Elevation impact upon the principle view of the building, as this was intended to be the polite face of the dwelling. The impact of extending the basement and terrace was felt to be harmful to both the heritage asset in question as well as impacting its relationship with the wider crescent.

Overall, CAF were supportive of some intended energy efficiency elements of the proposal but critical of design aspects and were in agreement that the proposal needed further work.

5.4 W/22/1077 – Outline planning application (with all matters reserved except for access) for employment related development (including B2/B8 use class and E g) iii) use class) together with associated development – Land to the east of Stratford Road, Longbridge, Warwick, CV34 6XU

This application was proposed as, though it does not directly relate to a listed building or conservation area, the location is extremely sensitive in terms of being located next to one of the main entrance roads into historic Warwick and within the wider setting of Grade II listed Longbrige Manor and neighbouring heritage assets as well as Grade I Registered Castle Park. There was serious concern raised regarding the proposed height of the industrial structures, with the tallest being 18m, as these would be visible from important viewpoints within Warwick Castle. The warehouses were considered to likely dominate the skyline of the area and harmfully impact upon all surrounding heritage assets.

It was noted that the neighbouring Tournament Fields Industrial Park had restrictions placed on height as well as careful landscaping to minimise any impact on the historic area and that this proposal should seek to emulate this to minimise the impact on this sensitive area. As this is an outline planning application, the proposal is still to be fully established however CAF was concerned that without rigorous conditions and restrictions enforced at this stage, a completely unsuitable proposal could be brought and passed in the future.

6. **Any Other Business**

Floral arrangements on the Warwick High Street were mentioned alongside their suitability or permission. Mr R Dawson noted that a site visit would be conducted when possible and the Enforcement Team would be notified if necessary.

The vacant status of Wroxall Abbey was raised as a concern and Mr R Dawson noted that he was aware of this and would continue to monitor the condition of the site.

Date of next meeting: 6th October 2022

Enquiries about the minutes please contact:

Robert Dawson (Principal Conservation Officer)

Telephone: 01926 456546

Email: Robert.dawson@warwickdc.gov.uk

Jane Catterall (Assistant Conservation Officer)

Telephone: 01926 456533

Email: Jane.Catterall@warwickdc.gov.uk