

MINUTES OF MEETING

Warwick District Conservation Advisory Forum

Thursday 17th June 2021
14:30 via Microsoft Teams

Attendees:

Cllr Sidney Syson
Cllr George Illingworth

Ms Ruth Bennion (Leamington Society)
Mr Gordon Cain (RICS)
Dr Christine Hodgetts (Warwickshire Gardens Trust)
Mr Angus Kaye (The Victorian Society)
Ms Cathy Kimberley (CPRE)
Mr James Mackay (20th Century Society)
Ms Gill Smith (Warwick Society)
Mr Mark Sullivan (RTPI)
Mr Richard Ward (RIBA)

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. **Mr Adrian Mathias (Brownhill Hayward Brown Architects) to present proposed scheme at The Old Leper Hospital/Master's House site, Saltisford, Warwick - W/21/0940/LB & W/21/0939**

- 5.1 Mr Adrian Mathias, Managing Director of Brownhill Hayward Brown Architects, presented the proposed scheme at the The Old Leper Hospital/Master's House site on Saltisford, Warwick.

Whilst CAF welcomed a scheme that would bring the buildings and the site back into use, the Forum were concerned that the external appearance of the Master's House would be compromised with the addition of timber cladding. It was felt that the cladding would result in a 'box-like' appearance that bears little resemblance to the form and design of the original building and its historically significant timber frame. It was recommended that the principal elevation facing Saltisford be left un-clad.

The Forum noted that the existing rear lean-to element on the front elevation is evident on C18 maps and therefore a historic element to the building. CAF therefore felt that the form of this element should be retained whilst highlighting that the proposed stairwell extension was too large and dominant, particularly as it is similar in height to the main roof.

Overall, it was felt that the current proposals were detrimental to the significance of the Grade II* Master's House and did not support the scheme in its current form.

6. **Planning Applications**

- 6.1 W/21/0383 & W/21/0384/LB | Redevelopment of former Glebe Hotel, including partial demolition and conversion of 2no. dwellings; demolition of contemporary extension and development of 9no. apartment buildings; demolition of 7 Church Lane and development of a further 7no. mews dwellings to the rear and conversion of dovecote, including new access, car parking, bin stores, cycle parking, landscaping and associated infrastructure | Glebe Hotel, Church Street, Barford, Warwick, CV35 8BS

CAF were generally in agreement with the comments already submitted by the Georgian Society and were of the view the proposal represented an inappropriate degree of overdevelopment of this sensitive site.

The Forum commented that the curved elevations of the apartment block were not in keeping with the surrounding area and failed to preserve or enhance the appearance and character of the conservation area. It was raised that the lack of open space around the proposed development blocks would be detrimental to the setting of the listed building.

The Forum noted that the Glebe is an impressive building, the view of which would be detrimentally affected by the proposed development. CAF commented on the quality of the c1950 neo-Georgian extensions which are of a much higher quality design than what is being proposed on the site. Considering the proposed developments as a whole, it was noted that the different plots do not relate well to each other as they lack any coherent design.

It was noted that the character of the conservation area is very much defined by its village setting, where the character is generally comprised of small scale development and generous plots of open space surrounding buildings. The Forum considered this scheme to be completely unsuitable for this context.

Specifically with regards to the dovecote, CAF would like to see its full height

internally retained as its internal spaces/proportions and features contribute to its significance and relate to its original use. Whilst the Forum were not entirely against it being brought into domestic use, they felt that this should not be at the detriment to the internal spaces and should otherwise be retained as it was.

Overall, CAF strongly objected to the proposed scheme due to the detrimental impacts of the proposals on the character and appearance of the listed building and Barford Conservation Area.

7. Any Other Business

- 7.1 Mr Heath Pedrola and Mr Mark Brightburn updated the Forum on wayfinding proposals in Leamington Spa.
- 7.2 The Forum thanked Mr Pedrola and Mr Brightburn for updating the Forum on wayfinding and welcomed the proposals in principle.
- 7.3 CAF did however query the purpose of the design of the decorative top section of monolights proposed and raised some concern in relation to their overall height.
- 7.4 CAF also felt that the scheme was an opportunity to rationalise existing signage in order to reduce the volume of street clutter – Mr Brightburn confirmed that this will be recommended in future as part of the study. The Forum recommended a robust approach in pursuing this in order to de-clutter the streetscene.
- 7.5 One Forum representative felt that the use of dark colours on signage could be considered contrary to the prevailing colour (magnolia) of building facades in Leamington. Mr Pedrola explained that the rationale behind the dark colours was inspired by ornate railings and cast iron balconies throughout Leamington

Date of next meeting: 15th July 2021.

Enquiries about the minutes please contact:

Robert Dawson (Principal Conservation Officer)

Telephone: 01926 456546

Email: Robert.dawson@warwickdc.gov.uk

Zoe Herbert (Assistant Conservation Officer)

Telephone: 01926 456533

Email: Zoe.herbert@warwickdc.gov.uk