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AJM/hd

2nd April 2003

CONSERVATION AREA ADVISORY FORUM
RECORD OF MEETING HELD ON 27TH MARCH, 2003

PRESENT: Councillor W Gifford, Councillor G Darmody, Councillor Mrs C Hodgetts, Mrs R Benyon, Mr P Edwards, Mr D Brown, Mr L Cave, Mr M Baxter, Mr N Grimwade.

APOLOGIES: Mr J Turner, Mrs J Illingworth

SUBSTITUTE MEMBERS: Mr N Grimwade acted as substitute for Mr J Turner.

1. **Record of proceedings of Previous Meeting**

Record of proceedings of previous meeting were accepted as a correct record. An update of the previous applications was circulated.

Leamington Items

2. **Leamington Spa Railway Station**

The Chairman raised the issue of the possible listing of Leamington Railway station and it was agreed unanimously that the C.A.A.F. should write to The Department of Media Culture and Sport requesting that the building be listed and pointing out the features which are at threat including the cafeteria fittings and the other 1930's fittings.

3. **W20030183 – Quicks, Avenue Road, Station Approach, Leamington Spa**
Erection of three link buildings to provide 146 apartments and associated infrastructure and car parking

Members of the District Council declared an interest as part of the land belongs to the District Council. Comments were made about the original Grimley Report and the need for a brief which reflected the idea of a northern approach to the station from this area. It was pointed out that the Leamington Society had produced a scheme which did indicate a new approach to the station from the north. Concerns were expressed that this opportunity would be lost if this scheme went ahead. It was generally felt that the scheme was overdevelopment and was up to two storeys too high. It was felt that the blocks would be extremely dominating to both the area and detrimental to the Conservation Area. Concerns were expressed that it would blot out significant views of trees over the top of buildings and would be very visible between the houses and over the bowling green in Avenue Road. It was felt that the design was not inspiring however it was felt that the overall approach adopted could be improved upon by breaking up the

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elevations possibly reducing heights of parts of the building and introducing better detailing to give an increased modulation to the building. Concerns were expressed at the lack of parking compared to the number of two bedroomed units. Whilst it was accepted that flats were probably the best development for this area a lower less dominating scheme was considered more appropriate to the area, with tree planting along the elevation to the railway line.

4. **W20030309LB – 14, Lansdowne Circus, Leamington Spa**
Replacement of Rear French Window and French door and railings and erection of new fence/railings to front.

It was pointed out that these are important Grade II* listed buildings. Concerns were expressed at the introduction of balconies to the rear would set a precedent for other houses and this could be detrimental to the character of these Grade II* listed buildings.

Discussions took place concerning the appropriateness of railings given that the neighbouring properties were unlikely to install railings themselves. It was felt that whilst putting the railings back was to be applauded it would look odd if they were the only property to go forward and therefore this did need to be taken into account in making the final decision.

5. **W20030299/300CA – Manor House Hotel, Leamington Spa**
Redevelopment of Former Hotel to 65, No Residential Apartments and Demolition
Buildings within the Conservation Area.

Some discussion took place on the maintenance of the building as a hotel and concerns were expressed at the loss of another Leamington Hotel. It was pointed out that the Leamington Society were going to oppose the closure of the hotel. The removal of the later additions was generally welcomed in terms of restoring the original manor house building, however, concerns were expressed at the new building. Whilst it was felt there were significant elements to commend the contemporary design concerns were expressed at the number of roof balconies which would be clearly visible across the pump room gardens and the height of the building in certain parts. Concerns were also expressed at the double courtyard arrangement with a bridge between the two which could create two quite gloomy internal courtyard spaces. Concerns were also expressed at the impact of the development on the pump room gardens, as it was felt that the tree belt along the river was not strong enough to screen the buildings at all. It was felt that the window detailing needed to be more robust and every effort should be made to guard against roof balconies and glazed areas at roof level where occupants may have tables and chairs with umbrellas which would be clearly visible at high level.

A suggestion was made that the original building be retained as a smaller hotel and the rear be redeveloped for residential use. It was felt that the views of the regional tourist board should be sought at the closure of another hotel in Leamington.

6. **W20030322 – Claremont House, 2, Claremont Road, Leamington Spa**
Erection of two storey side extension and Conservatory to Rear

Significant interest in this group of housing in Claremont Road was expressed and it was suggested again that attempts should be made to get them listed. It was felt that the extension would destroy the balance of the building as it does not bear any relationship to the scale of the existing building. It was also felt that this could set a

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difficult precedent for side extensions onto the other houses in the road which would be detrimental to their character.

7. **W20030326LB – 34, Windsor Street, 17-19 Portland Street, Leamington Spa**
Conversion of Grade II Listed Chapel and No 19 Portland Street into apartments,
involving removal of existing plaster ceiling and wall linings and replacement
with dry lining system.

It was felt that the traditional plaster system should be maintained and reinstated within the building. Significant concerns were expressed in the Forum that a great deal of the interior of the building had already been stripped out by the builders. Concerns were also expressed at the size of the hoarded area created on the pavement both in Bedford Street and Windsor Street by the contractors.

8. **W20030351 – 45, Warwick Street, Leamington Spa**
Change of Use to Form 2 No Restaurants and Function Room together with a
new apartment and alteration to existing buildings.

It was felt that the elevational treatment was still inappropriate on this application. Concerns were expressed at the use of first floor French casements particularly with no balconies and also the number of doors shown in the ground floor elevations which indicated that the whole of the ground floor of the building could be opened onto the street in the summer and tables and chairs pushed out into the pavement, which may not be particularly appropriate. Concerns were also expressed at the re-elevation of the building wrapped around the corner but did not fully encompass the side elevation. A simple approach similar to the adjacent building was suggested.

9. **W20030353 – 106, Parade, Leamington Spa**
Display of an internally illuminated Fascia Sign

It was felt that the existing fascia sign and shop front were particularly appropriate for this building and the proposals were very inappropriate and should be refused. It was felt that the existing signage should be retained.

10. **W20030363/4LB – 52, Binswood Avenue, Leamington Spa**
Demolition of Existing Garage and Erection of crèche Building and One Dwelling
House.

It was felt that the design of the building was now appropriate for this site. In terms of the tree it was generally felt that a replacement tree would be acceptable, now given the condition of the existing lime tree, however some concerns were expressed that the tree in the small courtyard could grow to a size where it would affect the building and would need possibly to be removed or would affect the condition of the adjacent walls if not carefully located.

11. **W20030388 – 18, Clarendon Avenue, Leamington Spa**
Conversion of Basement to Flat, including provision of lightwells to front and
rear, new front bay window, rear access doors and front railings.

It was felt that the existing wall should be retained or replaced by a wall to match those on the adjacent houses. It was also felt that although there are two sets of railings in this terrace they are not traditional to this type of building and should not be encouraged. Concern was expressed that the living room would be particularly substandard in any case if this were to be created at the front. Concern was also expressed that there are no other lightwells along this terrace and therefore the

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excavation of a lightwell would set a precedent which again would not be appropriate to this terrace. It was felt that the drawings were inadequate and that a section at least should have been provided through the lightwell.

12. **W20030325 – Rear of 52, Warwick New Road, Leamington Spa**
Proposed Pair of Semi-Detached Dwellings

It was generally felt that this development would be better if brought forward to line through with the adjacent terraced houses without the garages and with front doors on the front of the building. It was felt that this may help the scale and also would not break up the building line.

13. **W20030341 – Warwick Castle, Warwick**
Construction of Path For Disabled Persons Access From Stables Area.

Concerns were expressed at the continual eroding away of various pieces of the landscape in the castle by small applications for changes which cumulatively are having a significant affect upon the landscape of the castle. It was felt unfortunate that this new path was necessary and suggestions were made at trying to improve the gradient on the existing pathway back to the stables.

14. **W20030333 – 5-7, High Street, Warwick**
Display of Replacement ATM Signage at Barclays Bank.

It was felt that the existing signage is more appropriate than the rather garish signage which is proposed. It was therefore felt that the existing signage should be retained. It was pointed out that perhaps all banks should be given some guidance as to the appropriate type of signage around ATM machines as other similar applications had been received in the past.

15. **W200303451 – St Nicholas Park, Warwick**
Erection of a Detached Garage

Interest was declared by Warwick District Council Members as the application had been made by a Warwick District Council Officer.

It was generally felt that whilst a new garage may be appropriate in this location the present design would not add to this part of the conservation area. It was suggested that the roof needed to be reconsidered possibly to break it down into two smaller roofs and that further details of the garage doors are needed. Generally, it was felt that the detailing of the building could be improved and possibly the whole rear access improved by the linking of the garage to a brick wall with new gates into the site.

16. **For Sale Signs.**

Councillor Darmody pointed out that at Clarence Terrace a significant number of For Sale and To Let signs have now appeared and he requested that a investigation be carried into the possibility limiting the number of For Sale signs on properties in the conservation area.

Date of Next Meeting

17th April 2003

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