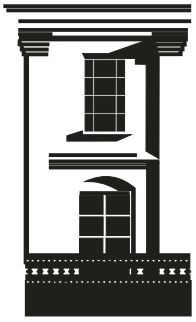
Painting The Facades

Of Buildings in The Conservation Area of Royal Leamington Spa

WARWICK DISTRICT COUNCIL



INTRODUCTION

Leamington Town Centre has a wealth of formal Regency terraces and architectural set pieces, the character of which add greatly to the attractive qualities of the town centre. In order to retain and enhance the architectural qualities, the introduction of consistent colour schemes is a particularly important factor.

Since 1977, Warwick District Council has been making steady progress to ensure that the appropriate colours are used throughout the town. In order to assist with the control of the decoration of buildings, the District Council, with the approval of The Department of The Environment, has introduced a series of measures known as Article 4 Directions.

Article 4 Directions

Certain minor works including the redecoration of buildings, unless they are listed buildings, can be carried out without the need for planning permission. An Article 4 Direction removes this right to carry out certain specified developments without first obtaining Planning permission.

This leaflet deals with the operation of this kind of control in respect of the decoration of facades within the Town Centre.

If you are responsible for the decoration of a building within the Town Centre, please refer to the schedules set out in this leaflet to ensure that the correct colour is used. Should you wish to use a colour other than that specified in the schedule, under the terms of the Article 4 Direction, you should contact the District Council Planning Department and obtain any necessary planning permission. This would not normally be granted unless there were special circumstances relating to the specific building.

If the building does not appear in one of the schedules in this leaflet, the information set out below relating to listed and unlisted buildings within the town centre may still be of relevance in respect of decoration.

Listed Buildings

Listed building consent will normally be required for all forms of redecoration which materially alters the appearance of a listed building, unless it is already permitted under an Article 4 Direction. If you are uncertain as to wether Listed Building Consent is required, please contact the District Council for advice.

Unlisted Buildings in The Conservation Area

If an unlisted building is not covered by an Article 4 Direction, planning permission is not normally required if the building is used, in its entirety, as a single dwelling. In certain instances, planning permission may be required for the redecoration of other types of buildings

FACADES

Conservation & Design
Warwick District Council
September 2002

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which do not have the same permitted development rights as single dwellings. If you are uncertain as to wether or not planning permission is required, please contact the District Council Planning Department for advice. Where planning permission is not required, it is essential that sympathetic colour schemes are used for buildings within the Conservation Areas. Neighbouring buildings that do not form part of a formal group or terrace need not be painted in identical colours. However, good neighbourliness is essential in these instances.
The use of more than one colour on a facade to pick out architectural details should be considered carefully. This would normally be discouraged, particularly the use of strongly contrasting colours.
The Conservation Architects at the Planning Department are available to advise on appropriate colour schemes.

Unpainted Buildings In The Conservation Area

Rendered buildings that have never been painted are examples of how most Regency buildings in Leamington Spa looked when they where first built.
The painting of facades developed during the nineteenth centaury and, except in certain instances, it would not now be appropriate to return to unpainted facades unless the facade has never been painted. Such cases are few, and should be preserved as examples of the original trend to imitate smooth faced stonework by using similar coloured renders and should not be painted.
Brickwork and stonework should not be painted unless it has been in the past - certain unrendered buildings are controlled in this respect by Article 4 Directions.

Painting Rendered Facades And The Use Of Textured Coatings

The majority of rendering within the Royal Leamington Spa Conservation Area is smooth faced rendering. Redecoration of these surfaces should always be carried out using a water based masonry paint applied in accordance with the manufacturers instructions. Chemical additives, sealants and plastic coatings should be avoided as these may trap moisture in the wall which will in turn cause damage to the paintwork and render. Textured coatings where they have been used in an inappropriate location in the past should, where possible, be removed.
Damaged render should always be cut out and replaced before redecoration is carried out. This is a specialist area of work. Taking short cuts will lead to future problems.

Schedules of Properties where decoration is controlled by Article 4 Directions

The following schedules and specifications set out those properties where decoration is controlled by an Article 4 Direction. The British standard 4800 colour numbers should always be used when ordering paint, rather than the colour name.

Grant Aid for Decorations

Grant aid is not normally available for the decoration of properties from any Historic Building / Conservation Area grant sources. Other grant sources however, may include redecoration.
The only aspects of decoration that qualify for grant aid under the Historic Building / Conservation Area grants are the redecoration of works carried out as part of a wider grant aided scheme.

For Further Information, Contact :-

Warwick District Council Planning Department
Conservation And Design Section
P O Box 2178,Riverside House, Milverton Hill,
Leamington Spa, Warwickshire.
Tel : (01926) 450000 Extension 6508

SCHEDULES AND SPECIFICATIONS

Schedule No 1 : Address of properties where decoration is controlled by an Article 4 Direction.

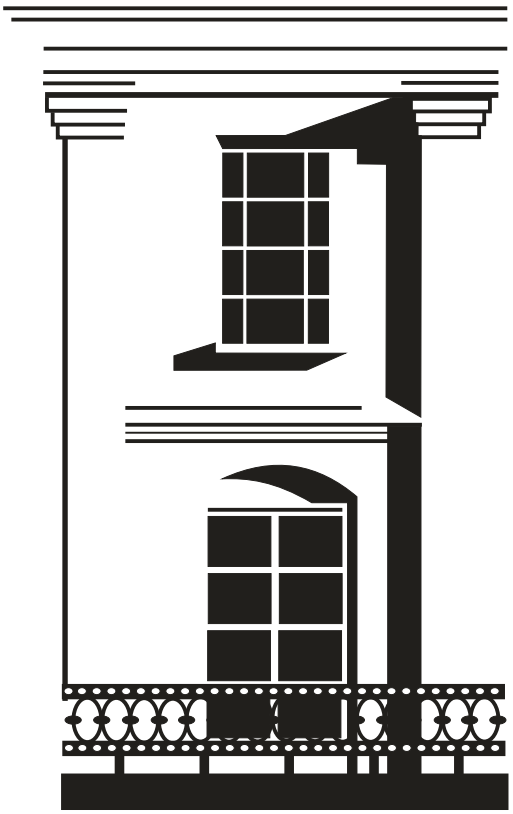
This schedule is arranged in geographical order working from north to south through the town centre. Plans showing the location of specific buildings and the extent of the Article 4 Direction is attached at the back of this document.

Please refer to Schedule No 2 for detailed painting specifications (i.e., for Specification A see Schedule No 2). Any queries should be referred to the Conservation Section of Warwick District.

Clarendon Square,	Nos 1 to 10 (inclusive) Nos 25 to 45 (inclusive)	Specification B
Clarendon Square	Nos 11 to 21 (inclusive)	Specification A
Beauchamp Avenue	Nos 1 to 3	Specification B
Clarendon Place	No1	Specification B
Beauchamp Hill	Nos 23 and 25	Specification A
Bertie Terrace	Nos 1 to 8	Specification A
Clarendon Place and Warwick Street	Bethany Christadelphian Home. Somerset House (12 & 14 Clarendon Place & 11 Warwick Street)	Specification A
Waterloo Place	Nos 9 to 29 (odd Nos. Inclusive)	Specification A
Clarence Terrace / Mansions	Nos 1 to 6 (inclusive)	Specification A
Lansdowne Crescent	Nos 19 to 57 (odd nos)	Specification B
Lansdowne Circus	No 1a	Specification B
The Parade	Nos 2 to 42 (even nos) (Including the return of No 2 on Clarendon Avenue and the return of No 42 on Warwick Street).	Specification A
	Nos 1-31 (odd nos) (Including the return of No 1 on Clarendon Avenue and all the buildings as far as Guy Street and including the return of No 31 Parade on Warwick Street up to but not including No 67). (Note - York House, in Clarendon Avenue and Tavistock Street - is currently finished in the natural colour of cladding. It is, however, covered by the direction and should there in the future be any need to treat it with an applied finish, planning permission will will be required).	Specification A
	Nos 44 to 92 (even nos) Nos 33 to 73 (odd nos) (Including return elevations of nos 44 and 33 on Warwick Street and Nos 92 and 73 on Regent Street	Specification A

Warwick Street (See also under Clarence Terrace and Waterloo Place)	Nos 59, 59a, 61-65 (odd nos) Nos 62 to 74 (even nos)	Specification A
Regent Street	Nos 63 to 85 (odd nos) Nos 70 to 90 (even nos) 58/58a The parade - Existing exposed natural brickwork shall not be painted without planning permission from the Council. 48/50 The Parade - Existing Portland Stone shall not be painted Without planning permission from the Council, otherwise Specification A will apply.	Specification A
The Parade	94 to170 (even nos) (Including the return elevations of no 94 on Regent Street and Bedford Street and of no 170 on Dormer Place).	Specification A
Dormer Place	Nos 17 to 23 (odd nos)	Specification A
Dormer Place	Nos 5 to 15 (odd nos) and return elevations of no 5 to Bedford Street and Bedford Place	Specification B
The Parade (exceptions)	Nos 94,96,106,108,110,112,122,124,126,130,134,136,140,142, & Regent Square House . On these buildings existing brickwork, cladding and materials other than render shall not be permitted without planning permission. String courses, lintels, cills, etc which are already painted shall be specification A.	
Dormer Place	No 17 unpainted render shall not be painted	
Euston Place	Nos 1-13 (inclusive)	Specification C
Hamilton Terrace	No 2	Specification C
Newbold Terrace	No 1	Specification C
Newbold Terrace	Nos 8 and 10 (even numbers)	Specification A
Hamilton Terrace	Nos 10 to 34 (even nos)	Specification A
Hamilton Terrace (Exceptions)	Police station These properties are finished in natural colours or cladding. Planning permission will be required to change this.	
Newbold Terrace	Jephson House, Magistrates Court These properties are finished in natural colours or cladding. Planning permission will be required to change this.	
Bath Street	Nos 11 to 49 (odd nos) Nos 26 to 40 (even nos) and 50 to 54 (even numbers) (Including all return elevations of these buildings to Church Walk, Gloucester Street, Regent Place, Spencer Street, Smith Street, Abbott Street and High Street)	Specification A Specification A

Bath Street (Exceptions)	No 32-32a This is a brick property and planning permission would be required to change this.	
Bath Street	No 42	Specification D
Bath Street	Nos 44 to 48 and 60 to 64 (even nos) (Advice should be sought from the Planning Department before painting these buildings, to avoid multi colours on the same building	Specification E
Bath Street	Nos 56 and 58 (advice should be sought from the Planning Department before painting these buildings to avoid multi colours on the same building	Specification D
Church Walk	Nos 1 to 4 (inclusive)	Specification A
Gloucester Street	Nos 2 to 6 (even nos)	Specification A
Regent Place	Nos 1,3,4,5 and 5a	Specification A
Spencer Street	Nos 12 and 15-17	Specification A
Spencer Street	Nos 5 to 13 (odd)	Specification E
Spencer Street	The United Reformed Church Building	Specification F
Victoria Colonnade	Nos 1 to 3	Specification E
Victoria Terrace	Nos 2 to 24 inclusive (including return to Spencer Street)	Specification E
Victoria Terrace (Exceptions)	The Post Office (This property is currently ashlar and aggregate finish. Planning permission would be required to change this).	



Schedule No 2. Specifications

Painting specifications for buildings where decoration is controlled by an Article 4 Direction.
Please refer to Schedule 1 for address of properties covered by each specification.

Specification A

To all street elevations :-	British standard Colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	08 B 15 (Magnolia)	Smooth
Woodwork, including upper floor window frames, dormer windows etc.,	00 E 55 (White)	Gloss
Architectural Ironwork : railings, gates, balconies etc.,	Black	Gloss
Pipework attached to stuccoed walls,	08 B 15 (Magnolia)	Matt

Specification B

To all street elevations	British Standard Colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	00 E 55 (White)	Smooth Masonry paint
Woodwork, including upper floor window frames, dormer windows etc.,	00 E 55 (White)	Gloss
Architectural Ironwork : Railings, gates, balconies, etc.,	Black	Gloss
Pipework attached to Stuccoed walls	00 E 55 (White)	Matt

Specification C

To all street elevations	British Standard Colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	10 A 03 (Silk Grey)	Smooth
Woodwork, including upper floor window frames, dormer windows etc.,	00 E 55 (White)	Gloss

Architectural Ironwork :	Black	Gloss
Pipework attached to stuccoed walls	10 A 03 (Silk Grey)	Gloss

Specification D

To all street elevations	British Standard Colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	10 C 33 (Pollen)	Smooth
Woodwork, including upper floor window frames, dormer windows etc.,	0 E 55 (White)	Gloss
Architectural Ironwork : railings, gates, balconies etc.,	Black	Gloss
Pipework attached to	10 C 33	Gloss stuccoed Walls

Specification E

To all street elevations	British Standard Colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	10 C 31 (Honeysuckle)	Smooth
Woodwork, including upper floor window frames, dormer windows etc.,	00 E 55 (White)	Gloss
Architectural Ironwork railings, gates, balconies etc.,	Black	Gloss
Pipework attached to stuccoed walls	10 C 31 (Honeysuckle)	Gloss

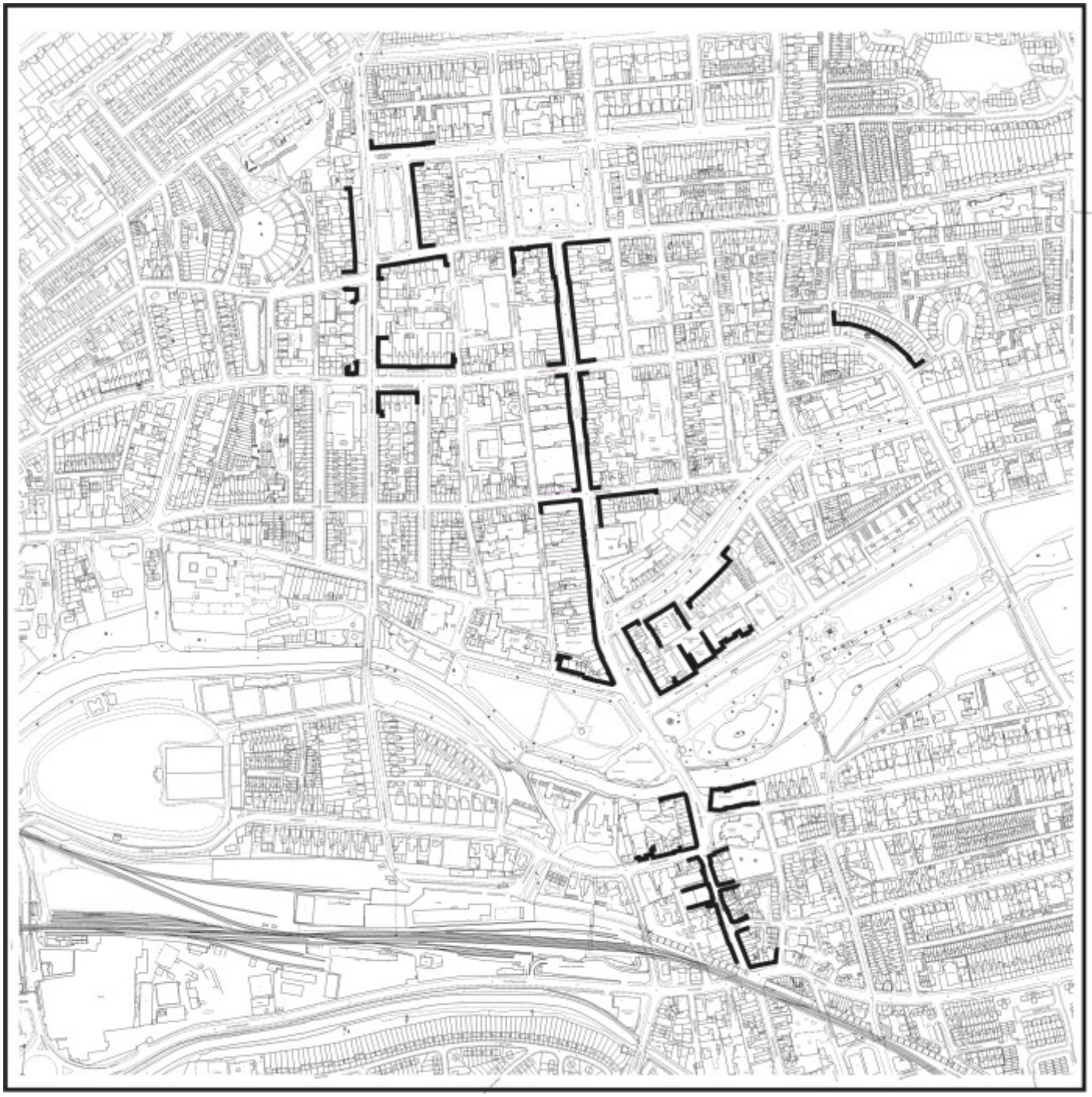
Specification F

To all street elevations	British standard colour Code BS 4800	Finish
Stuccoed (rendered) walls and painted brickwork, including porticoes etc.,	08 B 17 (Sandstone)	Smooth
Woodwork including upper floor window frames, dormer windows etc.,	00 E 55 (White)	Gloss

Architectural Ironwork railings, gates, balconies etc.,	Black	Gloss
Pipework attached to stuccoed walls,	08 B 17 (Sandstone)	Gloss

Doors

Although the direction for each Specification does not cover doors specifically, care should be taken in choice of colour to maintain the unity of a terrace or group of buildings. In this respect it may be appropriate to seek advice from the Council.



Elevations covered by Article 4 Direction (control of exterior painting) **Facades Covered by Article 4**