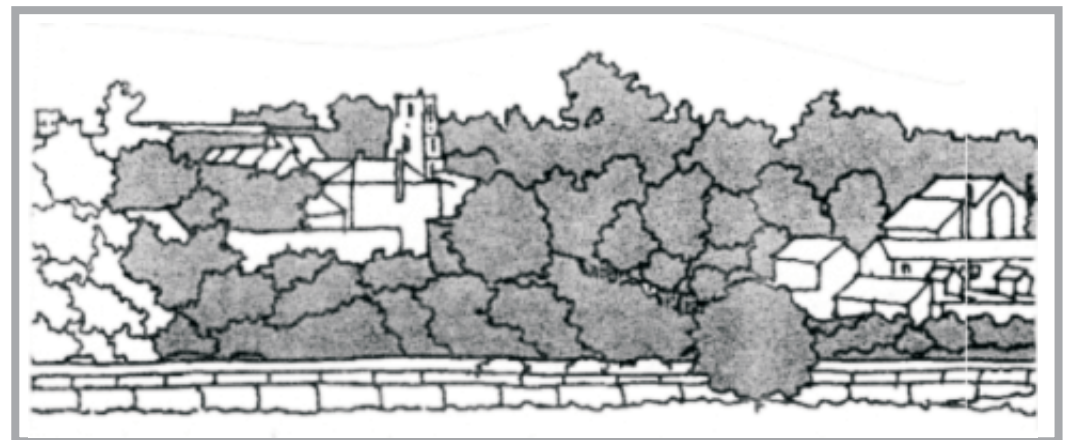




Bread and Meat Close W a r w i c k Development Brief



January 2002



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Introduction

This Development Brief has been prepared to offer guidance to prospective developers of two parcels of land on the northern side of Friars Street, Warwick adjoining St Paul's Church. The Brief establishes how the District Council wish to see the land developed and identifies any known constraints or other matters which may affect development.

The two parcels of land are connected by a minor access to the rear of the Church and for the purposes of this Brief have been treated as one development site. The land to the west of St Paul's Church is referred to, and indeed known locally, as Bread and Meat Close. The land to the east of the Church is referred to in the Brief as The Stables. The total site area measures 0.95ha.

The District Council as landowner is looking to release this land for development.

Background

In 1997, Warwick District Council agreed to set up a Working Party to consider the future of the St Mary's Lands area of Warwick, which included the development site. The Working Party, in association with relevant local organisations, subsequently developed a Strategy for the St Mary's Lands which sought to improve the visual appearance of the area whilst retaining and improving the public facilities available. This Strategy was developed into a Detailed Management Plan by Plincke Landscape which was the subject of a public consultation exercise from November 2000 to January 2001.

The Management Plan identified that Bread and Meat Close and The Stables were suitable for redevelopment and that the release of this land for residential development would enable the Council to finance the other improvements relating to the remainder of the St Mary's Lands. Overall, the results of the consultation exercise supported the redevelopment of the land for residential development.



Site Description

The development site lies on the western edge of the town within the urban area (see appendix A). This part of Warwick is predominantly residential with some commercial and community uses. The character of the area is also a mixture of historic buildings and gardens alongside more recent development.

The adjacent land uses and buildings to the site will influence its development. To the north of the site lies Hill Close Gardens. This is a Grade II* listed garden and forms part of the Warwick town centre conservation area. It includes several summerhouses which are Grade II listed buildings. The site also wraps around the Church of St. Paul (Grade II* listed) and The Seven Stars Public House (Grade II listed) which fronts onto Friar Street.

To the west of the Bread & Meat Close site lies Warwick racecourse which forms part of the wider St. Mary's Lands area. This largely open area is classified as an Area of Restraint in the adopted Warwick District Local Plan (see Planning Policy Context below).

This site is therefore in a pivotal position within this part of Warwick linking different land uses, for example the recreational areas of St. Mary's Lands with the town centre and the historic gardens with the listed buildings and development beyond. Furthermore, the site's position on the corner of Hampton Street and Friars Street is a prominent location on one of the main approaches to the town.

The site itself has few features of interest. The Bread and Meat Close parcel of land is open land used principally for parking associated with the racecourse, aside from a small brick building in its south western corner. There are areas of vegetation on the site boundaries, particularly the western boundary and several trees. The Stables parcel of land consists solely of stables, associated buildings and hardstanding which are not to be retained. The boundaries to the site are defined by brick walls and fencing.

Planning Policy Context

The current local plan for this area is the Warwick District Local Plan (April 1995). This identifies that the development site lies within the Warwick Town Centre Inset and is not designated for any use.

The general objectives of the Local Plan in relation to Warwick Town Centre are as follows: -



- The protection and enhancement of the character and appearance of Warwick town centre.
- The protection and expansion of the economic vitality of the town centre.
- The management of change for the benefit of the town.
- The improvements of visitor access into the town centre.

The site does not lie within a conservation area, however abuts Hill Close Gardens which, as mentioned above, is a Grade II* listed garden within the conservation area.

Immediately to the west of the site is Warwick racecourse which lies within an identified Area of Restraint in the local plan. Areas of Restraint are important for protecting the character and setting of the towns within the district and this site is important in that it directly overlooks the open land of the racecourse.

Land Use

The above objectives have guided the District Council in determining the appropriate land use for the development site.

The existing use of this site is fairly neutral in terms of its role in supporting the character and appearance of the town centre. There is however the opportunity to make better use of this land and this in turn provides an opportunity to enhance this area and return some of the character of this part of the town centre.

New housing represents the most appropriate land use for this site in terms of protecting the setting of the adjoining buildings and gardens and maintaining the residential character of this area. The achievement of the first objective in relation to the development of this site is also particularly relevant given its sensitive location.

The development of new housing on this site will:-

- bring people to live within walking distance of the town centre shops and service the potential for increased patronage of these facilities will help support the economic vitality of the town centre.
- Represent an opportunity to improve linkages within this area to enable local people and visitors to access other areas more easily and conveniently than at present in an attractive environment.



¹ Planning Policy Guidance Note 3 (PPG3) issued by The Department of Environment, Transport, and The Regions in March 2000. It sets out guidance on how Local Authorities should deal with matter relating to the provision of housing.

- allow the Council to realise the full economic potential of this land thus enabling more wider community benefits to be implemented in St. Mary's Lands.

In accordance with the principles in Planning Policy Guidance Note 3, ¹the Council will expect to see housing across the site developed to a density of not less than 30 dwellings/hectare. Since the site lies within Warwick Town Centre, a higher density would be appropriate in principle, and Warwick District Council would look positively on proposals which achieve higher densities across the site. It is, however, recognised that the design issues identified below may constrain development densities.

Design Principles

The development site occupies a sensitive location within Warwick. Although it lies outside the conservation area, it abuts Hill Close Gardens which is a Grade II* listed garden containing several Grade II listed buildings. St. Paul's Church and the Severn Stars Public House on Friar Street are also listed buildings. The site is very prominent, overlooking Warwick racecourse which is in an Area of Restraint.

For these reasons, achieving a high quality development is extremely important, and the Council will expect any planning applications to demonstrate (in accordance with By Design) ² that:-

- the scale, massing and height of proposed development have considered the relationship to adjoining buildings; the topography; the general pattern and heights in the area; and views, vistas and landmarks.
- local distinctiveness is enhanced by using local materials, building methods and details.

The following design principles and infrastructure requirements are given to guide development proposals and to help the Council consider tender submissions as it disposes of the site and considers planning applications. Applicants will be expected to have considered all of the guidance in this brief in determining in detail the most appropriate form of development for the site.

The Council will consider proposals which differ from the design principles where it can be demonstrated that a high standard of layout and architectural quality is achieved and where residential amenity is protected.

These principles should be read in conjunction with the plans attached as appendices A, B and C.

² By Design, Commission for Architecture and The Built Environment, 2000



Bread and Meat Close

- **Creating a setting for St. Paul's Church**

The spaces between and around historic buildings are of great importance. In order to protect and respect the siting of St. Paul's Church, any new building immediately to the west of the Church and boundary wall in (area A on appendix B) shall be not more than two storeys in height. In addition, to protect the views of the church from the racecourse, the clear visual corridor along an east-west axis through the site is to be protected as shown on B on Appendix B.

- **Buildings fronting onto Friars Street**

The redevelopment of this area offers the opportunity to reinforce the built form townscape of Friars Street ; addressing the street frontage as encouraged in "By Design". The Council would wish to see housing in areas C and D (on appendix B) having a substantial massing of 2 storey rising to 4 storeys in the south west corner (area D), subject to the detailed design layout and architectural quality of the proposals. Housing should front onto Friar Street along areas C and D.

- **Land fronting the racecourse**

Within area E (on appendix B), the Council would wish to see a mix of 2-3 storey buildings, with the potential for some 3 storey buildings at the northern end of area E. The development should include a variety of ridge heights and building frontages to create interest when viewed from the racecourse.

- **Land fronting Hill Close Gardens**

The historic and visual importance of Hill Close Gardens is, like St. Paul's Church an extremely important asset. Care should be taken that buildings on the boundary of the Gardens (Areas A and E on appendix B) address the Gardens. The Council would not wish to see buildings or close boarded fencing hard against the edge of the Gardens along this boundary. For example, an arrangement similar to those of the buildings along St. Paul's Close to the west of the Gardens would create a suitable setting.

Along part of the boundary between the gardens and the site runs a proposed footpath link (see below). This footpath will need to be incorporated as part of the design of the housing in this area, and provides a further opportunity for creating a softer edge between the site and the Gardens.

The Stables

The Westgate Close development adjoining The Stables consists of single storey bungalows. Any new housing on the Stables sites in area G (on appendix B) should have regard to existing buildings on Westgate Close. The Council would not support development above two storeys adjacent to the existing Westgate Close dwellings.



Any built development on the northern edge of the stables area where it abuts Hill Close Gardens should respect the character of the gardens. There is felt to be scope for buildings of up to three storeys in this location (H on Appendix B).

The location of the Seven Stars public house on Friars Street raises the potential for nuisance from noise and odours. Residential accommodation will need to be designed and located to ensure that occupiers will not be exposed to unacceptable levels of nuisance.

Highways Parking and Transportation

Indicative access solutions for both sites are shown on appendix C. The design of both these access roads should follow the principles of design advocated in Transport and roads for Developments - The Warwickshire Guide 2001.

The provision of the access into the Bread and Meat Close site will require the introduction of a new bridge/culvert structure crossing the Saltisford Brook. This will necessitate the removal of the existing structure to ensure there are no adverse impact in terms of impeding water flows. A full flood risk assessment of the site and its access will need to be undertaken to ensure it will be operational in the event of flooding (see also Watercourses and Drainage).

In addition, the development of the Bread and Meat Close site will require highway improvements to be made to the Friars Street, Crompton Street and Racecourse entrance junction. Improvements will also be required to the Westgate Close, Friars Street junction with regard to the Stables development. Access solutions to both development sites and associated highway improvements will be subject to a detailed feasibility study to be undertaken by the Council. This will be made available to prospective purchasers in due course. Any highway improvements will also be required to pass independent safety audit.

The development shall provide car parking at a maximum of 1.5 spaces per dwelling across the site.

In accordance with the Warwickshire Local Transport Plan 2000, a "Sustainable Transport Contribution" may also be required towards the provision of transport measures for modes of travel other than the private car.

Footpath links

In order to encourage walking and cycling, the development shall provide pedestrian access points connecting with adjacent land uses and areas as shown on appendix C.



The potential for a pedestrian access to the north of St Paul's Church connecting the two development sites should be noted. This access would be advantageous in terms of enabling future residents of Bread and Meat Close more convenient access to the town centre. It would also provide more convenient access for the future residents of The Stables to the open space provided as part of this development (see below). Moreover, future and existing residents in the area will have a more attractive access to the St Mary's Lands beyond. The provision of a physical link would also serve to connect these very distinct development areas.

The ability to secure this access will be influenced by any future decision made by the Council and the adjoining land owner, Hill Close Gardens Trust, in respect of the development of a visitor centre for the gardens. The nature and location of the visitor centre has yet to be decided.

Furthermore, there will be a need for vehicular access to the proposed visitor centre. The location of this access is not yet known and therefore any future layout for the development of Bread and Meat Close site may need to incorporate a vehicular access.

The Council will inform prospective developers as soon as any decisions are made with respect to the strip of land to the north of St Paul's Church and the need for vehicular access through the Bread and Meat Close site.

Affordable Housing

In accordance with its Affordable Housing Policy, the Council will require that 30% of the total number of dwellings built on this site shall be "affordable homes", i.e. available to people who cannot afford to rent or buy houses generally available on the open market.

Education

There will be a requirement for a contribution to be made to Warwickshire County Council Education.

Open Space and Landscaping

Residential development of over 50 dwellings is required to provide open space in accordance with the policies of the Local Plan.

One option for meeting the open space requirement would be to make use of an area of land adjoining the site (shown on appendix B). This area forms part of the historic gardens and as such would be appropriate for informal open

space. The use of this area of land would however require the consent of the Hill Close Gardens Trust. An alternative option would be to make a contribution to off-site open space provision.

The development shall also safeguard existing trees and hedgerows of merit. The landscaping scheme for this site shall establish a network of vegetation throughout the site to incorporate a high proportion of planting that is native to the area.

The development shall protect and enhance all boundaries of the site, particularly the churchyard wall and the boundaries to the historic gardens.

Watercourses and Drainage

Surface water from the development will need to be discharged into the Saltisford Brook (see plan 1). This brook is classified as a "critical" watercourse and flooding has occurred in this area in the past.

As a result, no development (including buildings, fences or back gardens) shall take place within 5 metres of the top of the bank or edge of any culverted section of the brook. Furthermore, the Environment Agency recommended that the finished floor levels of any new buildings on the site be set to a minimum of 600mm above either the highest recorded flood level or the modelled 1 in 100 year flood level, whichever is the greatest. There is a need therefore for a full ground level survey to be undertaken with the highest recorded flood level or the 1 in 100 year flood level superimposed on it. This will be undertaken by the Council and made available to prospective purchasers in due course.

Any surface water flows to this brook will be limited to the existing "greenfield" run off and limited to a maximum discharge of 3.6 litres/second/hectare of development area. Any resulting storage will need to be calculated on a 240 min 81 year rainfall event. Approval for discharge consent to the brook must be obtained prior to the development commencing from the Environment Agency, in consultation with the Council, as land drainage authority and proper owner.

In addition, requirements for on and off site draining works resulting from the development, for both main surface and foul drainage, will be established by the developer in liaison with Severn Trent Water Limited. The Council will need to be satisfied that the proposed works meet the requirements of Severn Trent Water. The developer will be required to fund these works.

The Council would give encouragement to the incorporation of Sustainable Urban Drainage Systems (SUDS) for addressing any potential adverse impacts of conventional urban drainage practice.



Contaminated Land

Before any development commences, a contaminated land survey will be required, and subsequently remedial measures may be needed to deal with any potential contamination.

Conclusion

The Bread & Meat Close and Stables sites form an important development opportunity in this historic part of Warwick. The Council strongly supports their sensitive and appropriate development. To ensure that this happens, it will scrutinise all planning applications carefully to ensure that the design and infrastructure requirements of this brief are fully met.

John Archer
Head of Planning & Engineering

January, 2002







Key:

- Site Boundary & Area A (total area of site)
0.94626 ha - 2.3382084 ac.
- Area B - 0.57711 ha - 1.4260388 ac.
- Conservation Area Boundary
- Listed Buildings

Title

Appendix A :

Bread and Meat Close
Development Brief

Site Location

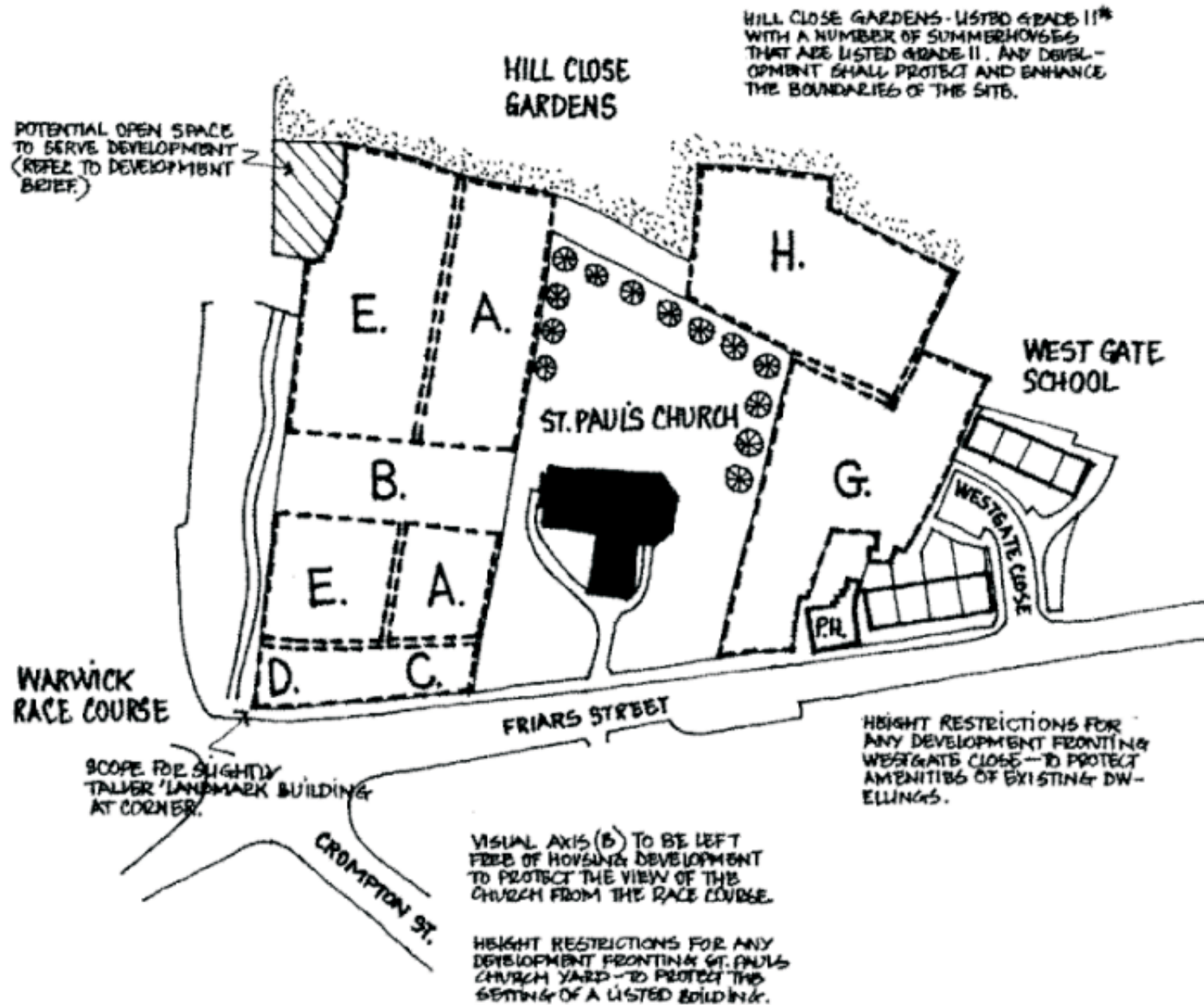
Scale:	Date	Drawn:
Not to Scale	01/09/01	RFW/RC
Plan	Section File:	North:
1	Bread and Meat	
Revisions:		



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⊗ ⊗ ⊗ SIGNIFICANT TREE LINE
TO ST. PAUL'S CHURCH YARD



Title

Appendix B :

Bread and Meat Close
Development Brief

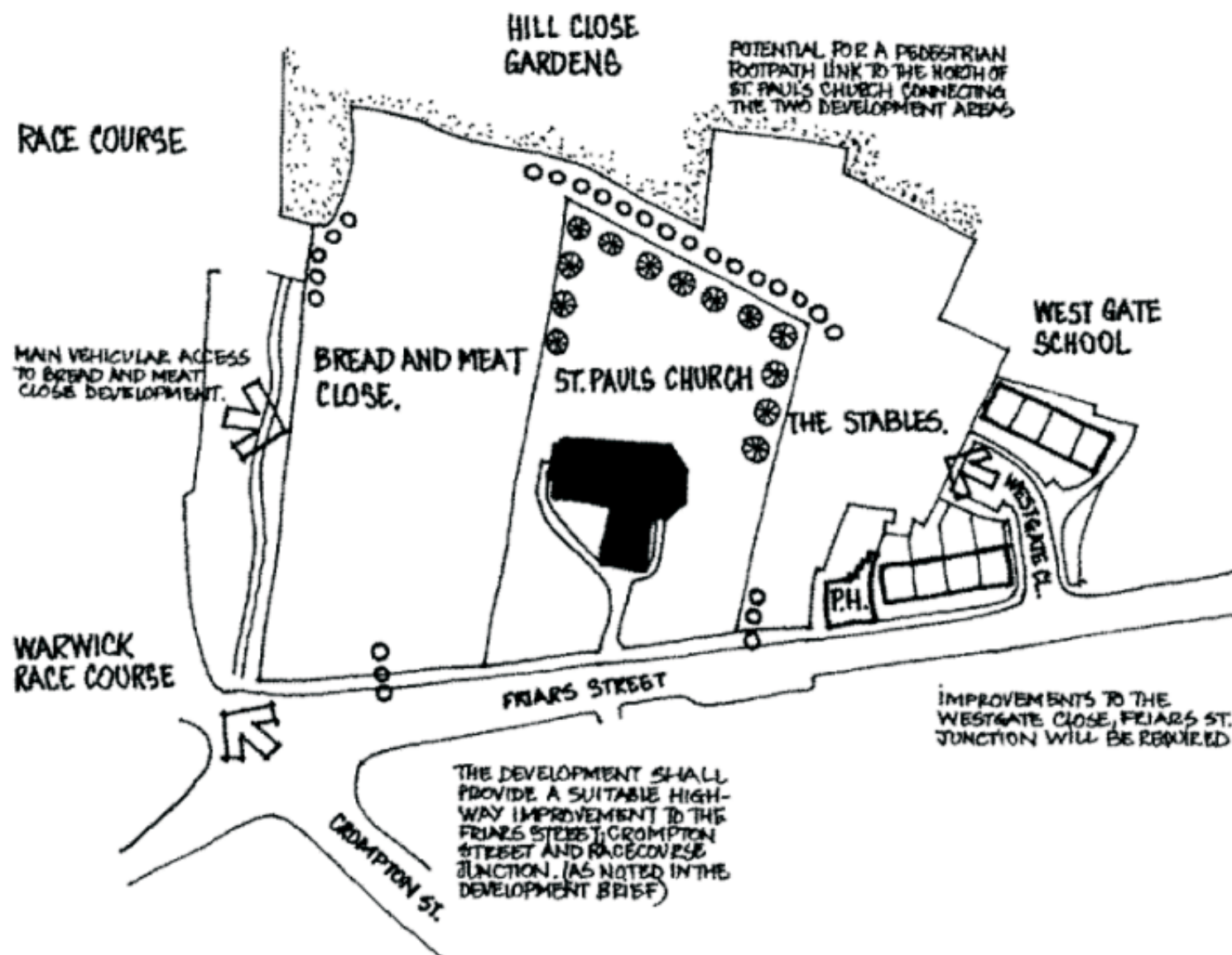
Anatomy Diagram/Design Principles

Scale:	Date:	Drawn:
Not to Scale	01/09/01	RFW/RC
Plan	Section File:	North:
2	Bread and Meat	▲
Revisions:		



Key:

- SIGNIFICANT TREE LINE TO ST. PAUL'S CHURCHYARD.
- ← POSSIBLE VEHICULAR ACCESS POINTS.
- ○ ○ ○ POSSIBLE PEDESTRIAN FOOTPATH LINKS/CONNECTIONS



Title

Appendix C :

Bread and Meat Close
Development Brief

Links/Connections

Scale:	Date	Drawn:
Not to Scale	01/09/01	RFW/RC
Plan	Section File:	North:
3	Bread and Meat	▲
Revisions:		



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