

Carol Steele

From: Conservation Observations
Sent: 18 June 2021 14:45
To: Rebecca Compton
Subject: RE: W/21/0939 & W/21/0940/LB - The Old Leper Hospital/Chapel/Masters House, Saltisford, Warwick CV34 4TT

Hi Rebecca,

This application for listed building consent and planning permission involves the conservation, repair and alteration of the Grade II* listed Master's House to a two bed dwelling with partial demolition of the south wing and the extension of a larger south wing. The application also involves the conservation, repair and alteration of the listed St Michael's Chapel, which is to be converted to a one bed dwelling, and a new three storey apartment block is proposed to the north (rear) of the site with associated works.

I do not object to the principle of the proposed redevelopment of the site and we welcome the opportunity to bring the Master's House and St Michael's Chapel back into long term use, particularly as the site has been left vacant for several decades. A sympathetic conversion is to be carried out with historic material reused where possible. In addition, whilst it is regrettable that the external historic timber framing will be obscured by timber cladding, this option has the benefit of retaining more of the frame as opposed to having it exposed, thus ensuring the survival of the majority of this historic fabric and protecting the building from further deterioration. This is reflective of the SPABs approach in retaining as much historic fabric as possible and I also understand that it is the intention for the Master's House to have open days throughout the year allowing the public to see the frame from the inside – I would be grateful if this point could be clarified by the agent.

The demolition of the south wing is not objected to as this is a later addition in very poor structural condition and does not readily contribute towards the significance of the site. I also note that incorporating a new extension with staircase negates the need to alter the internal layout to facilitate a new staircase within the existing building. However, I would recommend that consideration be given to reducing the height this in order to be more subservient against the principal building. Proposed development of apartments to the rear of the site also gradually rises in height towards the railway and exhibits some architectural features and characteristics associated with the Master's House. The use of landscaping to the front of the application site is also considered to enhance the setting of designated heritage assets.

The site has been on the national Heritage At Risk register for a number of years and, prior to the erection of scaffolding and roof structure, continued to fall into disrepair. Under normal circumstances, some concern may have been raised in relation to the proposed cladding of the Master's House and development to the rear of the site – a level of harm is inevitably caused as a result, albeit less than substantial. However, on balance, and especially in the context of the current condition of the Master's House and its long standing status on the At Risk register, the benefits in bringing the site back into sustainable use outweighs the level of harm and I therefore do not object to these proposals.

Should approval be forthcoming I am happy to advise on conditions, however details of all facing materials will certainly be required.

Kind regards,

Robert Dawson BA (Hons), MA, IHBC
Principal Conservation Officer

Development Services
Warwick District Council
Riverside House

Milverton Hill
Leamington Spa
CV32 5HZ

Email: Robert.Dawson@warwickdc.gov.uk

From: rebecca.compton@warwickdc.gov.uk <rebecca.compton@warwickdc.gov.uk>
Sent: 20 May 2021 13:04
To: Conservation Observations <conservation.observations@warwickdc.gov.uk>
Subject: W/21/0940/LB - The Old Leper Hospital/Chapel/Masters House, Saltisford, Warwick CV34 4TT

Dear Sir/Madam

Please see the attached consultation letter (which is in .pdf format), which relates to a planning application at the above site. A copy of the application documents can be found by clicking on the link below.

[Link to on-line application documents](#)

Regards,

Planning Services

Warwick District Council