

Rugby (Church Street) LLP

Design and Access Statement & Heritage Asset Statement to accompany Planning Application

for: Conversion and extension of upper storeys to
twelve dwellings

at: Royal George Buildings
Market Place and 68/71 Church Street
Rugby

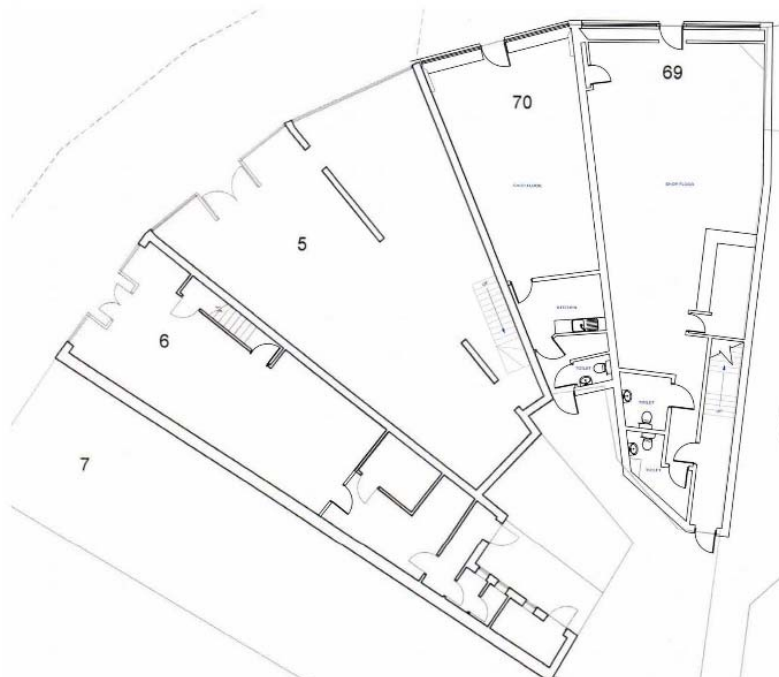


1. Introduction

- 1.1 The building owner, Rugby (Church Street) LLP, has instructed HB Architects to consider the development potential of the upper floors to be converted into residential use and for the flat roofed areas to the rear to be amalgamated into the scheme to improve the visual appearance whilst maximising the potential for the creation of urban living units.

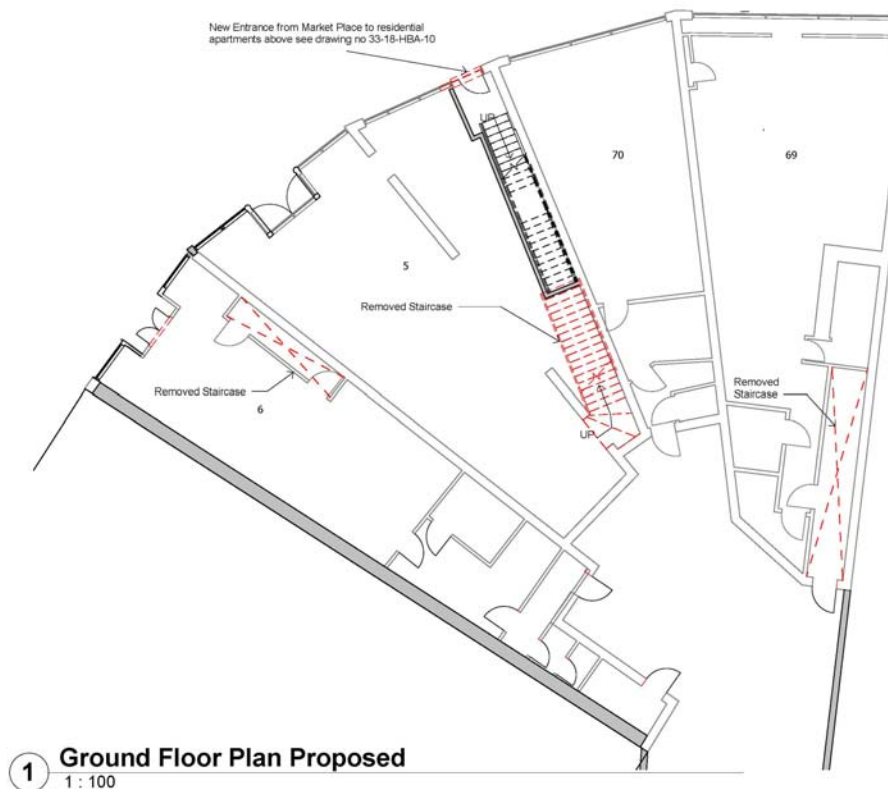


- 1.2 The ground floor is presently divided into four retail units where planning permission exists for A3 restaurant/coffee shop use for two of the units; Nos. 5 & 6.



Existing ground floor plan

- 1.3 The scheme will utilise a new front entrance to the apartments off Market Square with a central staircase providing access to two floors of apartments radiating around the central circulation space. The existing staircases in units 69, 5 and 6 will be removed leading to a small increase in floor space available to the units.

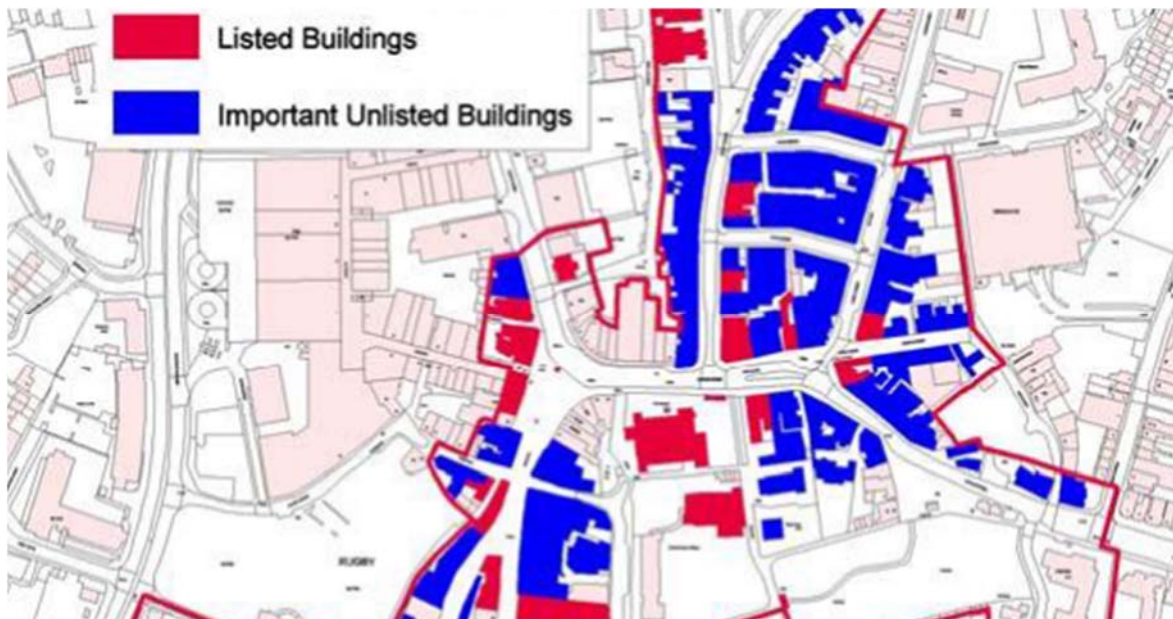


- 1.4 The new entrance will require an alteration to the shopfront as illustrated below:



2. Heritage Asset Statement

- 2.1 The building lies within the commercial centre of the 'Town Centre Conservation Area' on the south-east side of Market Square.
- 2.2 The Local Authority have produced a Town Centre Appraisal document and 'map 6' below highlights the listed buildings in close proximity.



MAP 6

- 2.3 The Heritage Asset is not the building itself but the Conservation Area and in particular the setting of St Andrews Church.



MAP 7



View 1

Map 7 identifies key views of St Andrew's Church from the south. The rear of Royal George buildings have a negative impact, rectified by the proposal; see sketch.

Indeed, the proposal has only positive effects on the setting of St Andrews Church and as such, the Conservation Area as a whole.

- 2.4 The Local Authority Conservation Area appraisal identifies in its conclusion Little Church Street as “having scope to provide townscape enhancement by improving its buildings and spaces in order to reverse the trend of development with blank elevations backing onto Little Church Street from High Street and Market Square”.

This proposal is important in its contribution to reversing this trend.

3. Planning Policy

- 3.1 The Applicant has requested a pre-application consultation where a number of issues were raised including:

- a. the formation of twelve apartments
- b. the location within the Conservation Area
- c. elevational treatments to reflect existing building and other features found within the area
- d. rooflights to be kept to a minimum
- e. bin and cycle parking facilities could be accommodated in the rear courtyard

These issues have been considered in the Full Planning Application which has been carefully designed to enhance the Conservation Area and the setting of St Andrew's Church.

- 3.2 National Planning Policy Framework, in particular, promotes 'housing opportunities within the town centre' Section 2 ENSURING THE VITALITY OF TOWN CENTRES under para.,23:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on approved sites.

Further, Borough Council have adopted a positive strategy to allowing overshop conversion to residential use and the Government have introduced Permitted Development Rights for conversion of B1 overshop floorspace to residential use.

- 3.3 These policies and issues pave the way for this Planning Application which is designed to maximise the potential of the site whilst creating a positive contribution to the Conservation Area and its setting.

- 3.4 National Planning Policy Framework under Section 6 DELIVERING A WIDE CHOICE OF HIGH QUALITY HOMES Paragraph 47 states that:

'Local authorities should have in place policies to boost significantly the supply of homes'

Paragraph 49 states that:

'Housing Applications should be considered in the context of the presumption in favour of sustainable development'

- 3.5 The submitted proposal accords with both Local and National Policy.

4. Design

- 4.1 The building is fairly recent (post-war) and has been constructed in a traditional manner replicating a Georgian Crescent.
- 4.2 The building is located adjacent to the Grade 2* Listed St Andrew's Church in close proximity to the site. Photographs from Market Place show how the roofline of the existing building has been reduced in its proximity to the church in order to offer views from the Clock Tower of the spire.



- 4.3 St Andrew's is an Anglican Parish Church retaining a significant proportion of circa 14th century fabric. The majority of the Church dating from 1877 by William Butterfield with additional of 1895 by Ewan Christian to Butterfield's design.
- 4.4 The Church is built from Bath Stone with detailing in Red Oulton Stone set under a grey slate roof. The surrounding railings forming the setting for the Church are Grade 2 Listed also, its list entry number is 1183695.

Entry Name: Church of Saint Andrew
Listing Date: 11 October 1949
Grade: II*
Source: Historic England
Source ID: 1183695
English Heritage Legacy ID: 308444
Location: Rugby, Warwickshire, CV21
County: Warwickshire
District: Rugby
Town: Rugby
Electoral Ward/Division: Eastlands
Built-Up Area: Rugby
Traditional County: Warwickshire
Lieutenancy Area (Ceremonial County): Warwickshire
Church of England Parish: Rugby St Andrew
Church of England Diocese: Coventry

Listing Text

731/1/18 CHURCH STREET
11-OCT-1949 (South side)
CHURCH OF SAINT ANDREW
GV II*

St Andrew is an Anglican parish church retaining a significant proportion of C14 fabric, the majority of the church dating from 1877, by William Butterfield, and additions of 1895/6 by Ewan Christian to Butterfield's design.

MATERIALS: The church is built from Bath stone with some detailing in red Alton stone, and is set under a grey slate roof.

PLAN: The church is roughly rectangular on plan, with projecting sanctuary, choir vestry and north and south porches, and towers at the west and north-east.

EXTERIOR: The building consists of two towers, nave with inner and outer north aisles and south aisle, Lady Chapel, choir, sanctuary, vestries and north and south porches. To the exterior, the west tower is the visible remaining C14 element, a three-stage tower of squared and coursed limestone with rectangular slit windows, paired louvred openings to the bell chamber, and castellations. The remainder of the church is Butterfield's work, in a robust Gothic style, with a continuous roof line, employing geometric tracery to the windows. The body of the church is of five bays; the north elevation has a two-storey, north-west porch and a tall north-east tower with bellchamber, surmounted by pinnacles and a spire. The C19 tower and spire have high quality polychrome work, using a variety of elements and materials, and a decorative fishscale slate roof. The north side has two aisles and a clerestory to the nave, with hierarchical windows; those to the ground floor are tripartite windows of paired lancets and cinquefoils. The south side has a single aisle with similar windows to those in the north elevation, though these are paired and each pair has a continuous drip mould. There is a large rose window above the organ chamber.

INTERIOR: To the interior, the former nave and north aisle are reused from the C14 church, becoming the inner and outer north aisles of Butterfield's church. The arcade between the two is of pointed arches carried on slender octagonal columns. The former chancel was converted to a Lady Chapel in the early C20. Butterfield's church has nave and south aisle, choir and sanctuary, organ chamber and vestries, one of which is housed in the base of the C19 tower. The nave arcades are pointed arches carried on muscular piers of banded red and cream stone, with carved capitals; the style is generally early English, though adapted. The interior is highly decorative, increasing in complexity and richness from the west to the east, culminating in the richly decorated marble and polychrome sanctuary. The structural elements of the building are exposed stone, in alternating bands of red and cream stone, with both colours used for architectural details. There are elaborate stencilled ceilings, polychrome tiles to the floor and some wall surfaces, and marble fittings to the east end, where the sanctuary is articulated by a rich decorative scheme, which is prefigured by the polychrome marble chancel arch, springing from foliate carved capitals. There is an extensive stained glass scheme running throughout the church; the east window, showing Christ in Glory, is by the renowned firm of Clayton and Bell, as is the west window. The scheme of stained glass in the remainder of the church is currently unattributed but may be by Alexander Gibbs; it is an extensive scheme with figures from the Old and New Testaments and reads as a narrative around the church. The font is octagonal, dating from Butterfield's rebuilding, in polychrome marble. The pulpit is of oak, with traceried Gothic superstructure set on a marble base of clustered columns. The oak altar, and oak and pine pews, remain from Butterfield's original scheme for the building. The doors throughout have typically exuberant and detailed ironwork to Butterfield's designs. The organ is of several phases, the earliest dating from the end of the C17. A number of memorials dating from the C18 and earlier C19 are reset at the west end of the north aisle.

HISTORY: The current church of St Andrew originated in the C14; the medieval church consisted of west tower, nave, chancel and north aisle. In the 1870s, the church, which had become unsafe, was rebuilt by William Butterfield on a much larger footprint, which incorporated the surviving elements of the earlier building. The west tower was retained at the west end of the new church, the nave and aisle of the medieval church became the parallel north aisles of the new building, and the former chancel became the Lady Chapel. To this core was added a new nave, choir, sanctuary, south aisle and organ chamber, and north and south porches. In 1895/6, further additions were made by Ewan Christian to Butterfield's original designs, including the two vestries and the tall north east tower and steeple. The building has remained virtually unaltered since, with the exception of the glassing in of a section of the outer north aisle to create a parish office, and the insertion of a kitchen and lavatories at the base of the tower.

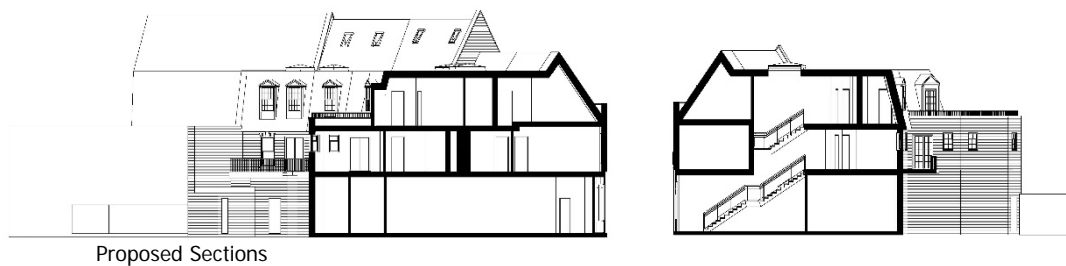
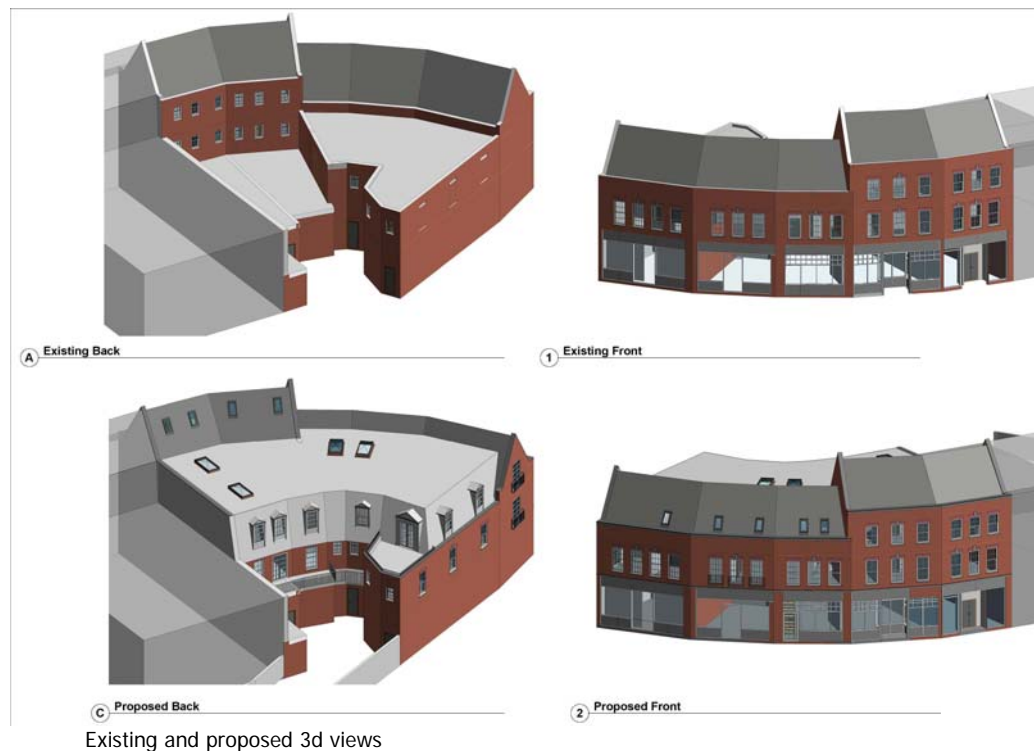
SOURCES: Victoria County History: A History of the County of Warwick Volume 6: Knightlow hundred (1951) 202-210
Rob Parker-Gulliford: St Andrew's Church - a Guide to the Stained Glass Windows, unpublished guide, 2006

REASONS FOR DESIGNATION DECISION

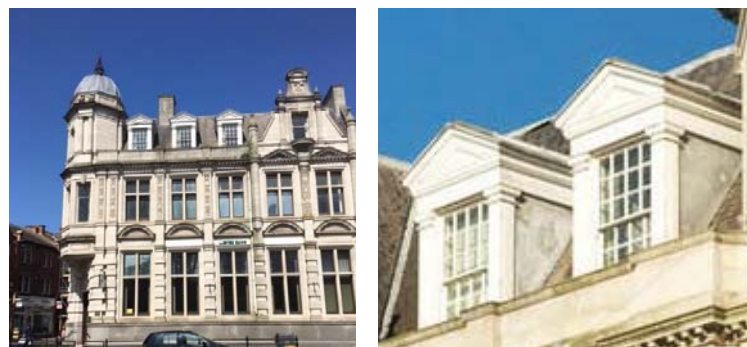
The Anglican church of St Andrew is listed at Grade II*, for the following principal reasons:

- * The building is a parish church retaining its C14 west tower, nave, north aisle and chancel
- * The medieval building is incorporated into a much larger, high quality church of 1877, designed by one of the most significant C19 architects of places of worship, William Butterfield
- * The high quality of the exterior work and the extensive and high quality interior decorative scheme, which includes glass by Clayton and Bell
- * Group value with the Grade II listed boundary railings (qv)

- 4.5 The proposals, therefore, retain the present front elevation and heights and seeks to convert the space within the roof zone with a mansard arrangement wrapping around the rear elevation and creating a more complete homogeneous design from the rather random appearance of the rear elevations at present.



- 4.6 The mansard roof has been designed with portico dormers replicating those on the 1904 Lloyds Bank building No. 14 Church Street, also a listed building (photograph of the dormers within the mansard illustrated below).



Lloyds Bank photos



Proposed Rear View

- 4.7 The redevelopment of the upper storeys offers the opportunity to create a more active façade facing St Andrew's Church and the proposal introduces windows and French door elements with Juliet balconies designed in a similar manner to the balconies facing onto Market Place.



Proposed Church Street View



Existing Church Street View



Balconies facing into market place

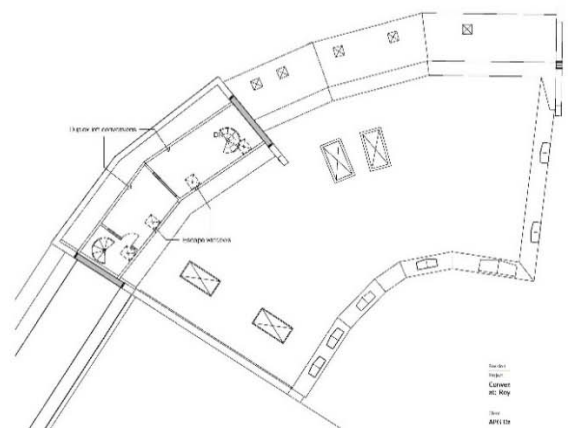
4.8 The proposal provides for twelve apartments of varying sizes and layouts in accordance with the schedule attached to the drawings.



First Floor plan



Second floor plan



Third Floor plan

FLAT	TYPE	SIZE	ADDITIONAL
FIRST FLOOR			
1	2	70m2	
2	1	39m2	
3	1	41.5m2	
4	2	59m2	
5	1 + terrace	41.5m2	5.5m2 terrace
6	1 + terrace	40.5m2	12m2 terrace
Circulation		48m2	
			Total = 291.5m2
SECOND FLOOR			
1	3 + loft	70m2	13.5m2 loft conversion
2	2 + loft	36m2	14m2 loft conversion
3	1	38m2	
4	1	42m2	
5	1 + terrace	30m2	15.4m2 terrace
6	1	39m2	
Circulation		39m2	
			Total second floor 294m2
			Total Loft 27.7m2

- 4.9 The yard area is owned by the applicant and it is proposed that the development shares refuse storage and collection. Bins and cycle storage will be located within the courtyard.



Site Plan



Proposed Bike store

5. Conclusion

- 5.1 The attached drawings show how this proposal can actually improve the setting of the Listed Building whilst maximising the development potential of the site and bringing about investment in the town centre.
- 5.2 Again, all of these issues are in accordance with Local and National Policy and, therefore, there appears to be no reason why the submitted proposals could not be supported.

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