



# Consultation on Planning Application

From Development Management

Date: 20/06/2019

Reference: FUL/2019/1032

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

**Proposal:** Conversion of a mixed use building to 24 one and two bed apartments, including 4 'live-work' apartments, erection of an additional storey of accommodation and associated parking.

**At:** 203-269 Foleshill Road Coventry CV1 4JZ

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=802243>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)

**IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU**

*The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.*

If you require any further information please contact the case officer:

**Nigel Smith**

Tel: **024 7697 2272**

Email: [nigel.smith@Coventry.gov.uk](mailto:nigel.smith@Coventry.gov.uk)

<b>Date: 08/07/2019</b>
<b>Comments from: Conservation</b>
<b>Re: FUL/2019/1032</b>

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	
Further information Requested	X

**Comments**

This application relates to the locally listed Office to the Former Challenge Cycle Works, a key early 20<sup>th</sup> century building situated within the Canal Conservation Area. The building has suffered deterioration in its built fabric over recent years and is underutilised. The proposal is to convert the building into residential use complete with an additional storey on the roof.

In general, I very much support the proposal. The scheme represents a significant investment in providing the building with a sustainable future and entails much needed repairs to the built fabric, including cleaning the brick and decorative stonework. The details and elements of the scheme, furthermore, generally work well with the building. For example, the single storey addition to the roof is designed in a contemporary style (with metal cladding) and is set back from the main building line. This limits the potential impact on the building’s overall scale and generally creates a fresh appearance.

There are three elements of the scheme that I would like to discuss in more detail:

- The scheme proposes to demolish the one storey lean-to extensions to the rear of the building. Generally this is acceptable, as this is a less architecturally sensitive area. Furthermore, the existing saw-tooth roofed extensions are relatively modern and of little value. However the further lean-to (to the south of the rear elevation) looks more contemporaneous with the original structures, constructed in brick with arched windows. I would recommend we discuss whether this element could be retained, unless it can be demonstrated it is a less significant later addition.
- The scheme proposes to replace all windows in the building. This is acceptable in principle, as they have generally deteriorated. Furthermore I have no objection to the shift from red timber sashes to black aluminium sashes as this works well with the contemporary nature of the one storey addition and links the two areas of the building together. However, the current proposals are to install double-glazing. Generally, this is acceptable in principle as I suspect it will provide a significant benefit in terms of acoustics and energy efficiency. The two panes will inevitably impact the visual depth and reflectivity of the glass pane, though this needs to be balanced against the overall benefit to the building and bringing it back into this kind of use. However double-glazing is evidently very domestic, and visually intrusive, and is in general at odds with the industrial nature of the building. I recommend we look at a slimmer type of double-glazing and use of a black spacer to ensure the double-glazing is visually recessive and largely indiscernible from the street. I would also recommend we consider the impact of any increased size in the

window frames.

- The building retains timber panelling, moulding, and an impressive staircase to the main entrance. Can we clarify whether this is to be retained?

**Further information (if any)**

I would like to clarify:

- Whether finishes and staircase within entrance hall are to be retained.
- Whether the proposal involves an increase in the thickness of the window frames. If necessary, I am happy for this to be covered by a condition for large-scale details of windows.

**Amendments Recommended (if any)**

I recommend we discuss:

- Possibilities of retaining the red brick lean-to to the rear, unless it can be demonstrated it is a less significance later addition.
- Use of slim double-glazing with black spacers to make double-glazing visually recessive.

**Conditions Recommended (if any)**

I recommend we condition for:

- Large scale details of the proposed signage to the side of the building that reads '203' including material, size, and method of affixing to the building. I assume that the signage proposed to the front will be subject to a separate application, as the design is not yet fixed.
- Large scale details of the proposed timber bin store.
- Large scale details of the proposed new railings and access gate.
- Material sample/or details of the proposed cladding for the one storey addition.
- Large scale details of the proposed windows.

**Manager sign off**

RH

Please email response to [planning@coventry.gov.uk](mailto:planning@coventry.gov.uk)