

TATTYSMAN SQUARE?

A Kenilworth ratepayer has made a biting attack on the condition of the town's two-year-old shopping precinct — the privately developed Talisman Square project.

The traffic free shopping area is "badly designed and the building techniques poor," claims Mr. Norman Allen, of 55 Eden Croft, Kenilworth.

In what he describes as "a tirade against the standard of design and building in Talisman Square," Mr. Allen lists his criticisms — and backs his claims with photographs taken by himself.

"I want to draw attention to the design, oversights, and building techniques. This may influence a few people somewhere, sometime, to ensure that future standards are raised," he told a reporter.

"As for Tattysman Square, it is already too late — we are lumbered with it."

Several buildings already look "tatty," says Mr. Allen.

Cracks have appeared in the brick-work at the abutment of the Boots and Woolworth's stores, where bricks are "greying with age."

Lime from mortar has stained walls and pseudo-tiled fascia is crumbling and rifting in many places.

Balustrade supports are already rusting and staining staircases and paintwork is flaking. The supports, says Mr. Allen, will ultimately become loose and dangerous.

Shopkeepers in the Square backed up Mr. Allen's criticisms when our reporter spoke to them.

Mr. F. B. Poulter, manager of Roy Harpers, demonstrated how the doors in his shop have had to be planed to prevent them sticking. Linoleum had been scarred, the lavatory basin was cracked, and the wash-basin had not been finished off satisfactorily. The precinct was in a "really shocking condition," he said.

Mrs. P. Carpenter of Schnapp Wallpapers Ltd., said that she had no complaints about her premises, but some plaster had been falling outside.

"There is no structural trouble, but the work is certainly not well-finished," says

Mrs. B. Ellis of Castle Gowns. "The precinct is always dirty and dusty, and the patch of garden has not been dug."

The chairman of the Talisman Square Precinct Traders, Mr. T. Callard, who owns a furniture shop in the Square, said that conditions had "generally been accepted as bad workmanship."

"There appear to be cracks in various places — it's shoddy workmanship, but I don't think there is any danger," he added.

Mr. Callard said that in the light of criticisms, the Precinct Traders would contact the agents — George Loveitt & Sons — and lodge a complaint with the contractors.

But according to Mr. Allen's claims, the shopkeepers themselves do not emerge unscathed from his investigations. He blames lack of foresight at the planning stage for inadequate facilities for storage and refuse disposal at the rear of shops.

Dustbin compounds are inadequate with the result that rubbish is left lying around.

"Pavements are often covered in wet, stinking, dangerously slippery cabbage leaves. It needs little imagination to visualise broken limbs for elderly or infirm pedestrians."

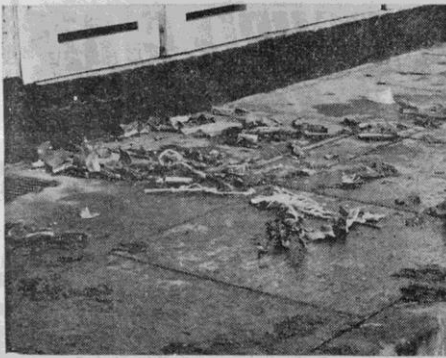
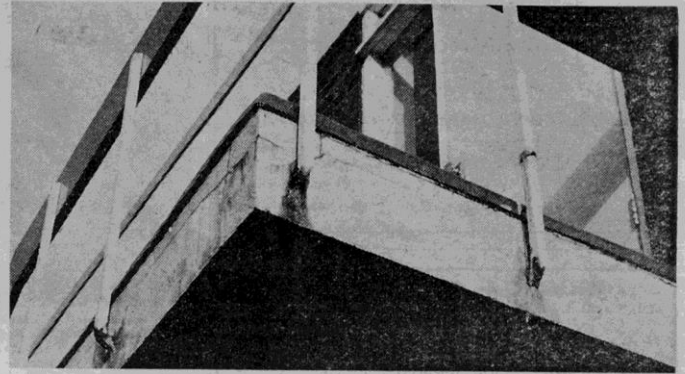
Waste-paper baskets in the precinct itself overflow, and there is no inner container to facilitate emptying.

"These offensive receptacles — if emptied at all — have to be cleaned out by hand, broken bottles included. Does anyone really wonder why they are not emptied

**'Poor design,
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obnoxious conditions ...'**

*A reader criticises
Kenilworth's town-
centre shopping
precinct and says
the town has been
lumbered with a
dismal scheme*

**Reported by
RICHARD YATES**



Left/Above: Careless dumping of rubbish on pavements — but disposal facilities are inadequate, claims Mr. Allen. **Below:** A litter bin with no means of emptying it.

Photographs taken by Mr. Allen of what he claims is "bad building." **Below:** Daylight filters through a fracture in the pseudo tiled facade above Talisman Square shops. **Above:** Balustrade supports rusting and staining brickwork. "They will ultimately become loose and dangerous", says Mr. Allen.

properly?" asks Mr. Allen. "Although dumping is the immediate fault of the shop-keeper concerned, the basic fault lies with the shortcomings and absence of foresight shown at the planning stage." Commenting on the deterioration in the Square, precinct caretaker Mr. N. Gamage told the KWN: "It is inevitable that you get defects in all new developments — I don't think it's bad."

A spokesman for the surveyor's department of Kenilworth Council pointed out

that the Talisman Square scheme — completed two years ago — was purely a private development and all responsibility rested with the contractors, Sunley Investment Trust Ltd. of London.

The London firm said yesterday that in the long run, as owners and landlords of the property, they would be responsible for maintenance to the site, and they would be looking into the complaints.

The Birmingham office of the associate firm, Sunley and

Sons, confirmed that maintenance to mosaic fascia of property in the Square was in hand. "An order with a Swedish firm was placed several months ago for the material, but there has been delay in delivery," said a spokesman.

Mr. Allen's final comment was: "By re-naming the precinct Tattysman Square, we would have a permanent reminder of a poor job well done, and this should help us all to prevent such another dismal scheme in the future."

