

## **SUMMARY OF COMMENTS ON PARK CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN (December 2005 – February 2006)**

- English Heritage

- a) Support the recording of current condition of the conservation area to monitor change
- b) Should include an account of architectural interest and 'detailing' of the area
- c) Differentiation between 'negative' and 'positive' features, i.e. building height

### Response

Amendments have been made to the text

- Resident

Extend conservation area boundary along Park Road to Dogsthorpe Road junction

### Response

No boundary alteration justified. The majority of the properties are built since the 1930's, particularly between Queens Drive West and Park Crescent. Although the street lime trees and general building heights provide unifying features these do not add special characteristics to justify extending the conservation area. The area to Dogsthorpe Road does not have a character consistent with other parts of the conservation area. The townscape is not sufficiently distinctive in architectural and historical interest to warrant conservation area designation. Extending the conservation area to include those parts which do not add 'special character' would weaken the overall conservation area designation.

- Resident

- a) Extend conservation area boundary along Lincoln Road to Dogsthorpe Road (east) and Norfolk Street junction (west).
- b) Reinstate Burghley Square as recognisable 4 sided square

### Response

- a) This area has been assessed again as part of the appraisal process but was judged to be of insufficient quality for inclusion, and it is considered that no boundary alteration is justified. No boundary alteration justified. The character of the area is mixed. Although there are some properties which retain their original features many properties have undergone much change and loss of original architectural features. Overall the area does not offer special characteristics to justify extending the conservation area. This area does not have a character consistent with other parts of the conservation area. The townscape is not sufficiently distinctive in architectural and historical interest to warrant conservation area designation. Extending the conservation area to include those parts which do not add 'special character' would weaken the overall conservation area designation.
- b) The nature of the square has altered significantly as a result of its use as a through route for motor vehicles. While the removal or re-routing of through traffic is impractical in the short / medium term urban design consideration can help assess how best sense of place can be recaptured.

- Peterborough Civic Society

- a) Concern at loss of front walls / fences leading to hard landscaping for (in curtilage) car parking.
- b) Accommodating resident and commuters car parking is a major issue

Response

- a) Agreed - A review of the use of Article 4 Direction Orders is proposed which could prevent the loss of boundaries where this would affect character.
- b) Transportation issues are not tackled through the Conservation Area Character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006. The entire Peterborough area is due for investigation and therefore all neighbouring areas will be investigated.

- Friends of Stanley Recreation Ground

- a) No objection to inclusion of the recreation ground in the (extended) conservation area.
- b) Background information provided on the creation of the Recreation ground. References to contextual errors

Response

- a) Noted
- b) Appraisal amended to address errors and omissions accordingly.

- Resident

- a) Extend conservation area boundary along Broadway to Eastfield Road junction
- b) Preserve original boundary structures and reinstate where lost.
- c) Flat developments near the Park are to the detriment of the area. Further development will destroy the character of the area
- d) Demolition of original Bowls Pavilion (Park) and Tennis Pavilion (City Tennis Club) should be controlled
- e) High levels of on-street parking in Park Crescent and would benefit from (successful North Broadway restrictions) parking prohibition.
- f) Appraisal does not comment on maintenance of open space.
- g) Concern at pressure from inappropriate developments.

Response

- a) Subsequent examination justifies inclusion.
- b) Comments noted and agreed. The preservation of original boundary features is a primary consideration supported by the Character Appraisal. A review of the use of Article 4 Direction Orders is proposed which could prevent the loss of boundaries where this would affect character by the removal of 'permitted development' rights requiring planning permission to be obtained for such alterations. Reinstatement of original style boundaries would be sought through the planning process.
- c) Comments are noted. Development Control guidelines allied to this Character Appraisal will strengthen the control of development throughout the conservation area. Comments on individual proposals and applications are not appropriate in a Character Appraisal. Any development should be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials.
- d) The demolition of unlisted buildings in the conservation area with a volume greater than 115 cubic metres requires Conservation Area Consent.

- e) Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.
- f) Maintenance of open space is not an issue which can be addressed through the Character Appraisal. The maintenance of open space is carried out to adopted standards by Environmental Services Department.
- g) Comments on individual proposals and applications are not appropriate in a Character Appraisal. Development Control guidelines allied to this Character Appraisal will strengthen the control of development throughout the conservation area.

- Resident

- a) The Council must not grant planning permission for developments which are incompatible with the area.
- b) Failure to control vehicle speeds in Park Crescent and restrict parking is not good conservation.

Response

- a) Development Control guidelines allied to this Character Appraisal will strengthen the control of development throughout the conservation area. Any development should be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials.
- b) Transportation issues are not tackled through the Character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.

- Resident

General litter, untidy gardens and anti-social behaviour i.e. spitting.

Response

Agreed that litter detracts for the conservation area, but there is provision of litter bins in the area. The behaviour of users of the area is not a matter for the Character Appraisal. In extreme cases the city council has powers to control untidy gardens where the condition is harmful to health and amenity.

- Broadway Residents Association

- a) Extend conservation area boundary along Broadway to Eastfield Road junction
- b) Extend conservation area boundary to including Vergette, Bedford, Monument and Crawthorne Streets as these areas are largely intact
- c) Restore the walls and railings of Broadway Cemetery. Reduce height of holly hedge to Park Road to open up views of the cemetery and reduce anti-social behaviour and vandalism in the cemetery. Cemetery should be especially included in the appraisal as it forms an integral part of the character of the conservation area.
- d) Concerns with overall management of the area across council services. Encourage an integrated and holistic approach to management of the area.
- e) Lime trees (Broadway) should be pollarded every three years not 4 year cycle.
- f) Is Conservation Area Consent required for demolition of pavilions e.g. original Bowls Pavilion (Park) and Tennis Pavilion (Peterborough City Tennis Club)

### Response

- a) Subsequent examination justifies inclusion
- b) No boundary alteration is justified. The area was examined as part of the Character Appraisal but was judged to be of insufficient quality for inclusion. The character of these areas is very mixed with much loss of original detail. These properties were not built as part of the Peterborough Land Company Plan. The areas do not have a character consistent with other parts of the conservation area. They are typical of high density speculative working class dwellings of the late 20<sup>th</sup> C. period adjoining the conservation area. Although there are some properties which retain their original features most have undergone much change and loss of original architectural features. This area does not have a character consistent with other parts of the conservation area. The townscape is not sufficiently distinctive in architectural and historical interest to warrant conservation area designation. Extending the conservation area to include those parts which do not add 'special character' would weaken the overall conservation area designation
- c) Comments are noted, although the appraisal has not been altered. The appraisal recognises the contribution made by the cemetery and it is considered that this is adequately covered. The appraisal identifies the benefit in removing the breeze block to the wall fronting Eastfield Road and replacing with cast iron railings. The tall and continuous holly hedge to Broadway makes a positive contribution to the street scene. The removal of much of the holly hedge, whilst opening up views into the cemetery, would be at the expense of the loss of enclosure to Broadway. The comments have been passed to the City Council's Bereavement Officer.
- d) The issue is not one which can be specifically addressed through the Character Appraisal; however these comments have been passed to the Environmental Services Department. However, several opportunities for enhancement in the Management Plan require co-ordinated working across departments of the City Council and partnerships with external groups including 'Resident's and 'Friends' groups.
- e) Comments noted. The present 4 year pollarding programme is adopted policy of the City Council. Pollarding on a four yearly cycle increases the life span of the trees and is particularly appropriate for street trees in an urban environment.
- f) The demolition of unlisted buildings in the conservation area with a volume greater than 115 cubic metres requires Conservation Area Consent.

### • Resident

- a) New development in Park Crescent should reflect the (20<sup>th</sup> century) age of the majority of buildings
- b) No comment on traffic management or parking problems which are serious.
- c) No flats in Park Crescent.

### Response

- a) Comments noted. Any development should be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials.
- b) Transportation issues are not tackled through the Character Appraisal, however the comments made have been passed on to the Highway Authority. Accommodating resident, visitor and commuter parking is recognised as a major issue. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.

c) Comments noted. The Park Conservation Area Appraisal identifies why the area should be a conservation area, and what should be protected and enhanced in the future.

- Resident

- a) New development in Park Crescent (east) should be in keeping with more modern existing buildings
- b) Appraisal does not aim to conserve last surviving tennis club (100 years old).
- c) Original planned spacing between buildings in Park Crescent is very important and appraisal should maintain the same in any future development
- d) Permitting flat development on Tennis Club site will lead to pressure for same developments elsewhere. Appraisal should support original site covenants restricting development on tennis club site
- e) Appraisal does not mention on street parking in Park Crescent. No restrictions cause a serious problem. Introduce 3 hour restricted parking to prevent commuter parking

Response

- a) Comments are noted. Any development should be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials.
- a) This is a private members club. The continuation of the tennis club is not a matter for the Character Appraisal.
- b) Comments are noted. The Character Appraisal will help to achieve this.
- c) Comments on individual proposals and applications are not appropriate in a Character Appraisal.
- d) Transportation issues are not tackled through the Character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.

- Also, letter from another resident supporting above letter

- Resident

Plant 3 or 4 small trees to Park Road (west) between Fitzwilliam and Manor House Streets

Response:

The Appraisal is broadly in agreement with this comment. The Management Plan – Street Trees section highlights the importance of continuous paired avenue planting at approx. 30 feet centres and filling gaps in avenues

- Resident

- a) Retain last remaining tennis club for its historic association and special character.
- b) Restricted street parking, particularly in Park Crescent (2 hours).
- c) Support for covenants of Park (Tennis Club) and exclusion of flat development. Development of the site for flats contradicts intentions behind a Conservation area. Resulting pressure for further flats elsewhere
- d) Appraisal should make reference to original planned spacing between properties and seek to maintain this to maintain special character.
- e) Early replacement programme of street furniture around the Park

- f) Disagree with restricting access widths to properties. These should be allowed to be slightly widened to accommodate family vehicles to ease off road parking.

Response:

- a) This is a private members club. The continuation of the tennis club is not a matter for the Character Appraisal.
- b) Transportation issues are not tackled through the Character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.
- c) Comments on individual proposals and applications are not appropriate in a Character Appraisal.
- d) Comments noted. The Character Appraisal will help to achieve this.
- e) Comments noted
- f) The appraisal seeks to avoid the loss of walls and hedges and retain existing original boundary walls. The widening of non-original entrances in a sympathetic manner is likely to be supported

- Resident

- a) Some of the areas to the south seem geographically remote for the Park.
- b) Hopes that new measures to ensure sympathetic repairs, extensions etc. will be strictly enforced.
- c) Insufficient regard to the layout of the new Academy resulting in large areas of car parking to the rear of residential properties. Reference to two development sites within the vicinity.
- d) Un-restricted parking and lack of any traffic calming measures in Park Crescent causes danger to all road users

Response:

- a) Comments noted. The Park Conservation Area encompasses the area mainly traced to the designs of the Peterborough Land Company. The Park Conservation Area Appraisal identifies why the area should be a conservation area, and what should be protected and enhanced in the future.
- b) Comments noted. The Character Appraisal will help to achieve this
- c) Comments noted. Comments on individual proposals and applications are not appropriate in a Character Appraisal.
- d) Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2005.

- Resident

Lime trees are inappropriate for Broadway. Any replacement trees should not require pollarding. Suggested trees to provide a more 'country' look and not a uniform avenue of trees.

Response:

These comments have been noted, although the appraisal has not been altered. The importance of lime trees in the street scene is addressed in Key Findings and Management Plan recommendations.

- Resident

- a) Reference to tying error

- b) Avoid change of use to business use with preference for the area being predominantly residential use.
- c) Parking regulations in Park Road puts pressure on residents creating in-curtilage parking – relax Saturday restrictions and use visitor permits.

Response:

- a) The summary leaflet has been amended accordingly.
- b) Comments noted
- c) Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006. The entire Peterborough area is due for investigation and therefore all neighbouring areas will be investigated.

- Resident

Concern over anti-social behaviour, particularly in & around the Broadway Cemetery. Could the area be included in a 'no drinks' zone?

Response:

The behaviour of users of the area is not a matter for the Character Appraisal. A prohibition of alcohol' restriction is in place within the area.

- Resident

Local traffic problems (All Saints Road, St Martin's Street etc) could be eased by adopting alternate one-way streets.

Response:

Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006. The entire Peterborough area is due for investigation and therefore all neighbouring areas will be investigated.

- Resident

- a) Questions the justification of the conservation status after construction of the new Academy and modern infill buildings.
- b) Level of litter, vandalism and anti-social activity around Park Crescent.
- c) High maintenance costs of large properties makes them uneconomic as family homes,

Response:

- a) These comments are noted, however, the Park Conservation Area Appraisal identifies why the area should be a conservation area, and what should be protected and enhanced in the future.
- b) The behaviour of users of the area is not a matter for the Character Appraisal.
- c) Comments noted.

- Resident

On-street parking problems not addressed by appraisal and aggravated by commuter parking. Suggest underground parking to Stanley Recreation Ground.

Response:

Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway has been subject to public consultation during 2006.

- Resident

How will plan affect disabled access to the Broadway Theatre and Gaston's Restaurant?

Response:

No alteration to present situation.

- Resident

a) Important to enforce regulations in respect of Houses in Multiple Occupation (HMO's) within the C.A. to safeguard residential amenity.

Response:

Comments noted and also passed on to City Council, Housing Services.

- Resident

- a) Despoilment of the area from litter, and anti-social activity.
- b) Roads, especially Park Crescent need resurfacing and traffic calming.
- c) Design of Academy building at odds with use of historic detailing and traditional building materials in the conservation area.
- d) Already a move away from original Victorian plan of large villas in northern part of conservation area and more apartments and nursing homes are inevitable.

Response:

- a) It is agreed that litter detracts for the conservation area, but there is provision of litter bins in the area. The behaviour of users of the area is not a matter for the Character Appraisal.
- b) Transportation issues are not tackled through the Conservation Area character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006.
- c) The Academy site is outside the Park Conservation Area. The design is considered not to harm on the character of the conservation area.
- d) Comments noted. The further loss of original buildings is at odds with the conservation area objectives.

- Greater Peterborough Primary Health Care Partnership

Walking for Health Project encourages people to walk more to reduce health problems. Various recommendations: Extended lighting in Central Park to encourage pedestrian use, and more CCTV cameras. Improve pavement condition and lighting around Park. Measures to make crossing Princess Gate safe during rush hour. Introduce 20mph speed limit with speed calming measures across the

area. Easier pedestrian crossing of Burghley Road roundabout. New direct path across Stanley Recreation Ground to pedestrian crossing on Crawthorne Road and improved lighting. Crossing safety issues at beacon crossing by Central Library, (traffic failing to stop). De-clutter pavements on Broadway. Improve condition of footway from library to Park.

Response:

Transportation issues are not tackled through the Character Appraisal, however the comments made have been passed on to the Highway Authority. A parking management scheme covering Park Crescent and Broadway Gardens has been subject to public consultation during 2006. The entire Peterborough area is due for investigation and therefore all neighbouring areas will be investigated.

- Resident

References to contextual errors

Response:

The appraisal has been amended to incorporate errors and omissions.

- Resident

More street trees in Park Road.

Response:

Addressed through the opportunities for enhancement in the Management Plan – Street Trees

Land Owner

Objection to inclusion of properties on corner of Fitzwilliam Street / Park Road in extended conservation area if this were to limit opportunity for comprehensive development.

Response:

No. 41 Park Road is identified as having 'negative' townscape contribution. Conversely Nos. 12-18, 20-26, 32 and 34 Fitzwilliam Street are considered to make a 'positive' townscape contribution through their enclosure to the street and have some attractive architectural detailing. The Appraisal has been amended to cover buildings and townscape in the proposed extended area. The redevelopment of sites adjacent to a Conservation Area would be expected to conserve and enhance the character of that conservation area. Any re-development proposals to the Fitzwilliam Street / Park Road sites would affect both the existing Park and City Centre Conservation Areas. At Fitzwilliam Street, the two conservation area boundaries are not contiguous and it is logical that they are. A positive feature of Fitzwilliam Street is the enclosing character formed by the building terrace, including the recent re-development scheme at Nos. 20-22. The proposed extended conservation area is considered sufficiently coherent as a whole, and will give consistency with the north boundary of the City Centre Conservation Area. Any future scheme for comprehensive re-development in an extended conservation area would be evaluated in terms of impacts on both conservation areas and the contribution to maintaining the existing linear and enclosing character to Fitzwilliam Street.

- Planning agent

The “Grand Plan” of the Peterborough Land Company significantly diluted by poor architecture, particularly Park Crescent. Appropriate to identify sites which do not make a ‘positive’ contribution and indicate that they would be suitable for redevelopment. Prepare a design brief to promote development befitting the original plan.

Response:

There are no buildings in Park Crescent which have a ‘negative’ impact on the conservation area. It is therefore considered inappropriate to identify sites and properties for re-development. No buildings or sites in Park Crescent are identified as having a ‘negative’ impact and therefore it would be inappropriate to identify properties for re-development. The local planning authority will seek to ensure that any replacement building makes a positive contribution to the planned Victorian origins of the area. The Management Plan contains specific design guidance in relation to Park Crescent and Princes Gate area where new development is expected to maintain and strengthen the areas Arcadian character. Any development would be expected to be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials

- Resident

References to contextual errors

Response:

The appraisal has been amended to incorporate errors and omissions.

- Property owner

Broadway Safety Scheme uses materials inappropriate to the area

Response:

The scheme pre-dates the appraisal. Any future phases of work will take account of the appraisal, and street furniture of an appropriate style will ensure improved appearance throughout the area.

## **SUMMARY OF COMMENTS ON PROPOSED BOUNDARY EXTENSION TO BROADWAY GARDENS AND EASTFIELD ROAD JUNCTION**

- Resident

Would object to pollarding of street trees in Broadway Gardens which would completely change the character of Broadway Gardens

Response:

Street trees in Broadway Gardens are not limes and will not be pollarded.

- Resident

a) Questions the value of extending the conservation area as some properties now have new dwellings in rear gardens. Concerns over possible restrictions affecting future extensions and development.

Response:

These comments are noted. Broadway Gardens and Broadway north east to Eastfield Road junction were laid out by the Peterborough Land Company and retain the original lime trees and sufficient Victorian and Edwardian buildings to maintain a character consistent with other parts of the current conservation area. Development Control guidelines allied to this character appraisal will strengthen the control of development.

- Resident

Difficult to justify extending the Conservation Area. Little synergy with the main Park area. This area has been extensively developed and changed over last 40 years.

Response:

These comments are noted. Same comments as above response.

- Resident

- a) Concerns with over-intensive development in the area.
- b) Encourage the replacement of vandalised saplings as soon as damage is noted. Use more mature trees and solid stakes. Suggest planting box hedging around the garden area at junction of Broadway and Eastfield Road to improve this area into an attractive small garden.

Response:

- a) These comments are noted. The purpose of the Character appraisal is to help conserve and enhance the conservation area. Any development should be sympathetic to the character of the area, being compatible in terms of design, height, scale and building materials drawn from the to conserve and enhance the conservation area.
- b) Comments noted. The treatment of the open space at Eastfield Road junction will be examined in the Management Plan - Opportunities for Enhancement .

- Resident

Would object to pollarding of street trees in Broadway Gardens which would completely change the character of Broadway Gardens

Response:

Street trees in Broadway Gardens are not limes and will not be pollarded.