

## SUMMARY OF COMMENTS AND RESPONSES TO THE DRAFT QUEENS ROAD CONSERVATION AREA CHARACTER APPRAISAL (March – April 2006)

- Resident

- a) Support restoration of original style architectural features to properties, particularly the East side. When and who would finance the reinstatement? Are there subsidies for maintenance of properties? Not addressed in the Management Plan.
- b) Agree with resurfacing of footway but not in bound gravel (utility works will leave patchwork of different surfaces and colors).
- c) Agree with replacement trees but not Cherry. (damage to surface) Trees should have root barriers to prevent damage to footway and road. Sturdy tree grilles required.
- d) Appraisal has only half a page on Management proposals, more thought required.

### Response

- a) The availability of grants to owners would accelerate the repair of original features and the reinstatement of non-original architectural features to front elevations. The existing Historic Buildings budget is directed towards assisting repairs to listed buildings. The level of budget has never been sufficient to allow works to non-listed historic buildings such as Queens Road properties. The level of grant has diminished over the years, reflecting the changing pressures and demands on the Council and the Historic Buildings budget will not be continued next financial year. The main actions for protecting and enhancing the front elevation of the properties are in place: the use of the Article 4 Direction; Conservation Area controls and enforcement action and proposed repairs and maintenance guidance. The Management Plan is amended to add a reference to the benefit of introducing grant aid to restore lost architectural features.
- b) Noted and the text has been amended to refer to “appropriate material”.
- c) Noted. The Appraisal identifies the benefit of new tree guards.
- d) The Management Plan is considered appropriate and realistic for the long term objectives sought. It identifies those works and actions that would enhance the character and appearance of the Conservation Area. Encouraging residents to regularly maintain original architectural details and reinstate lost architectural features is key. A principle mechanism for delivering this is in place through the Article 4 Direction and Conservation Area controls. The long term objective of replacing non-original features can be achieved through the planning process, including advisory and guidance leaflets. Also, effective enforcement has been successful in taking action against unauthorised alterations. The Management Plan is amended to add a reference to the benefit of introducing grant aid to restore lost architectural features Grant

- Resident

- a) References to contextual errors.
- b) Disappointed with the content of the Management Plan. A ‘wish-list’ with no identified programme of action, method for delivery or means to measure success or otherwise.
- c) Pool all Management Plan recommendations for all conservation areas to prioritize and achieve action across the city.
- d) Investigate other funding options; commit to actions within P.C.C. jurisdiction, with timescales,
- e) consider re-instatement of grant aid for repairs / restoration;
- f) details of how monitor change on a regular basis;
- g) improve availability of existing specific guidance to residents.

### Response

- a) Noted and alterations made to text.
- b) The Management Plan is considered appropriate and realistic for the long term objectives sought. It identifies those works and actions that would enhance the character and appearance of the Conservation Area. Encouraging residents to regularly maintain original

architectural details and reinstate lost architectural features is key. A principle mechanism for delivering this is in place through the Article 4 Direction and Conservation Area controls. The long term objective of replacing non-original features can be achieved through the planning process, including advisory and guidance leaflets. Also, effective enforcement has been successful in taking action against unauthorised alterations.

- c) Individual Management Plans are considered appropriate. Enhancement works can be quite specific to a particular area. For example, opportunities might arise through the development of a site which has a 'negative' impact on the street scene or via planning obligations in respect of development elsewhere in an area. A primary source for enhancement is through the planning process when proposals for development arise, together with advisory and guidance leaflets.
- d) Other grant funding options are very limited. Housing Repairs Grants administered by Housing Services would be available to qualifying owners.
- e) The availability of grant aid is advised above.
- f) Change is monitored by regular photographic survey of properties to check unauthorised works and monitor the rate of change in the appearance of properties towards the long term goal.
- g) The quality and availability of on-line information will be improved. Guidance will be produced on the repair and maintenance of properties to assist owners.

- Resident

The reinstatement of original style external features (Management Plan 6.1). How would this be funded?

Response

The availability of grants to owners would accelerate the repair of original features and the reinstatement of non-original architectural features to front elevations. The existing Historic Buildings budget is directed towards assisting repairs to listed buildings. The level of budget has never been sufficient to allow works to non-listed historic buildings such as Queens Road properties. The level of grant has diminished over the years, reflecting the changing pressures and demands on the Council and the Historic Buildings budget will not be continued next financial year. The main actions for protecting and enhancing the front elevation of the properties are in place: the use of the Article 4 Direction; Conservation Area controls; enforcement action and proposed repairs and maintenance guidance.

- Resident

- a) Visual impact of refuse bins outside properties spoils the general appearance.

Response

The majority of residents store bins at the rear of their property and the Appraisal does not identify this as a 'negative' issue.

- Resident

- a) Proposed extension of the Conservation Area to include Fletton's historic core: Church Lane, St Margaret's Road, Fletton High Street, Recreation Ground

Response

- a) Extension of the Conservation Area will not offer further protection to key historic buildings. The proposed area contains development that is of poor quality and detracts from the street scene. Overall the area does not contain sufficient special character to justify conservation area status. Improvements through new development on key private sites can be achieved through pro-active and positive planning.