

Progress Estate Conservation Area

Management Strategy



Traditional townscape in Ross Way

Executive Summary

The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a general duty on local planning authorities to formulate and publish 'proposals' for the preservation or enhancement of conservation areas. An Article 4 Direction has been introduced which helps to control alterations to buildings. Without these controls insensitive development could gradually damage the elements which collectively define the Estate's character.

The aim of the Conservation Area Management Strategy policies for this area should be the **protection of the period character of the houses and the street scene**

The key strategies for this area to achieve this are:

1. No change in the Conservation Area Boundaries
2. No change in the schedules of Listed and Locally Listed Buildings.
3. Introduction of further Article 4 Directions to introduce control over (i) painting of unpainted render and over bricks, and (ii) parking in front gardens.
4. Improved information for residents to be produced and circulated
5. Systematic periodic review of planning breaches by enforcement officers needed – in association with residents association
6. Promotion and Adoption of Conservative Repair Principles,
7. Use of the Article 4 direction and Planning Control and advice to encourage Conservative Repair of the fabric of all buildings contributing to the Conservation Area. Production of a supplementary planning document (SPD) detailing the planning standards for minor changes including those controlled under the Article 4 Direction.
8. Use of the Article 4 Direction and Planning Control to require careful design of more substantial changes, including alterations and extensions so that they only permitted where they do not disturb local character and are in keeping and add to the distinctive character and style of the building and/or area.
9. Maintaining and enhancing the tree cover of the area by protecting street and other trees and by encouraging new and replacement planting.
10. Preservation and enhancement of the character of the street scene by encouraging highways works to be sensitive to and prioritise the conservation and repair of features contributing to local character
11. Monitoring and review after five years

1 Review of Conservation Area Boundaries

Conservation Area boundaries: No changes are considered needed or desirable as regards the boundaries of the Progress Estate Conservation Area.

2 Review of Schedules of Listed and Locally Listed Buildings

Listed and Locally Listed Buildings: No additions or deletions are considered necessary to the lists of Listed and Locally Listed Buildings in the Progress Estate Conservation Area.

3 Review of the Article 4 Direction

Although 30 years old, the detail of the Article 4 Direction is considered broadly satisfactory. Painting, if incorporated, would assist the control of further painting of render and brickwork. Resident consultation has identified parking in front gardens as a problem. There should be further consideration including discussion with the Progress Estate Residents Association. This should agree on the desirability of introducing new Article 4 Direction Controls to control and limit parking in front gardens.

4 Improved information for residents to be produced and circulated

Residents have complained of inadequate information being made available for them in the home. It is recommended that a revised version of the current guidance leaflet be produced and adopted as SPD.

5 Review of planning breaches by enforcement officers

A review of planning breaches by enforcement officers is needed to Systematic periodic surveys at least every four years are required on this estate in order to establish standards and respect for Planning Law. This initiative has the support of the Progress Estate Residents Association who have offered to help with street survey work.

6 Promoting Conservative Repair Principles

The houses in the Progress Estate Conservation Area have period traditional character, which should be retained by conservative repair (this means retaining

original building fabric), or reinstatement where already lost. For residents this will be money well spent, as, in addition to helping retain the special character of the area, sympathetic good repair and maintenance of period features and finishes, also retains and enhances property values.

The following principles are recommended for repairs or alterations to the fabric of a period house:

Conservation of a period building is essentially a matter of slowing down the natural process of aging and decay and of minimising replacement in repair. This is particularly important case for windows, doors and roof slates or tiles – replacement is often unnecessary. Builders or sales personnel may not fully appreciate this when promoting use of often synthetic products such as PVCu or aluminium framed double glazing, or artificial slates.

- Regular maintenance and small scale repairs prevent decay
- Repair rather than replace – retaining the maximum amount of original fabric and only replacing it where absolutely necessary.
- Take special care to conserve original features which have been largely lost through past changes
- Carefully match repairs and replacements to the original
- Where possible reinstate missing architectural features
- Reverse damaging repairs and unsympathetic alterations
- Ask for expert advice and use traditional builders and craftsmen (or specialist conservation contractors) wherever possible
- Carefully consider the impact of changes to both the individual house and the Estate as a whole.
- Details such as window and door patterns, roofing materials and decorative elements make a considerable contribution to the special character of the conservation area. Even minor changes can detract from the character, and value of a building.

7 Conservative repair guidance and guidance on minor changes

In 1980 the Council produced and published a leaflet giving advice on works which require Consent under the Article 4 Direction. This was updated in 1998 and forms Supplementary Planning Guidance (SPG). This now needs to be updated to respond to this appraisal. It is therefore the intention that new Guidance be prepared for adoption when resources permit. This is proposed to include

- A conservation guidance leaflet for residents and occupiers giving advice on repairs and minor alterations and covering all the Borough's Conservation Areas. In particular revisions are needed to respond to improved understanding of the character of the buildings and area, specifically roofs, ridge tiles, roof vents chimneystacks and pots, external walls doors, windows, fences, garden walls, gates, hedges, and hard standings in front gardens. The guidelines will explain the best way to carry out repair works. In many cases the guidance will be recommending

a way of repairing which is advisory rather than subject to planning control. For example, although paint colour is generally not subject to control, a poor choice of colour will be detrimental to the house and the area.

- An updated Progress Estate Conservation Area leaflet on replacements and minor alterations to buildings within the conservation area, including those brought under control by the Article 4 Direction. This will undergo sustainability appraisal and be adopted as a Supplementary Planning Document. It will address planning control requirement as well as good practice on the estate - specifically roofs, external walls, doors, windows: wooden window repair, double-glazing, porches, fences and boundaries, hard standings in front gardens. The guidance will clarify what works will require planning permission.

8 Design and other Planning guidance for the whole of the Conservation Area

It is recommended that the new guidance leaflet on the Progress Estate should also advise on more substantial development requiring planning permission to the extent that it affects the character or appearance of the Conservation Area. This Guidance should cover dormer windows and roof lights, rear extensions and conservatories, satellite dishes external clutter and television aerials, new development and redevelopment.

9 Trees within the Conservation Area

If you wish to prune, lop or cut down a tree within the conservation area you must notify the Council of your intentions at least six weeks before the work is carried out stating the location, species, size of tree and work proposed.

The planting and management of Street Trees is carried out by the Council's Highways Department, to whom any queries should be addressed. The aim is to maintain a healthy tree stock for future generations, which will be achieved by selective removal and replacement of trees that have become "*old and large enough to cause significant problems*". The Council policy is that trees will not be removed unless they are

- *in the way of development where there is no alternative for access for traffic and services*
- *causing damage to a property and pruning is unlikely to halt the damage*
- *causing a hazard to highway users*

The interpretation of this policy should take into account conservation area designation and the contribution the existing tree makes to the character of the area. In the Progress Estate, this should include reference to the desirability of

following the original architect's approach of modifying the layout of new development of development to enable retaining large trees.

10 Streetscape character and works

The Progress Estate retains a number of characterful interesting traditional street scene features. Although mainly not subject to planning control, these are nevertheless an important part of the character of this particular conservation area. Their preservation is recommended and this is in line with the criteria set out in government policy for Conservation Areas (PPG 15 section 4). Every effort should be made to preserve these in situ by repair and reuse – they should be retained to protect the character of the street even when no longer required. The street scene features worthy of conservation include:

- cast iron junction boxes
- pillar boxes (when the opportunity arises, any pouch attachments should be removed)
- street trees
- the raised pavements in Ross Way



Figure 1: raised pavements in Ross Way

11 Monitoring and Review

11.1 This guidance should be reviewed and updated after five years. It will be based on the following criteria:

- Development pressures (numbers of planning applications and their spatial distribution)
- Annual English Heritage survey of Buildings at Risk
- The effectiveness of the Article 4 Direction in the conservation area