

Hollycroft Conservation Area

Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the location & should have regard to the scale, siting and detailing of existing surrounding development.	The negative effect on the character of the Conservation Area through the use of inappropriate materials. Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with its statutory obligations. Plastic windows, doors & fascias are detrimental to the traditional appearance of the area and should be avoided.
Ensure that any highway works respect the Conservation Area. Encouragement will be given to the retention and provision of granite kerb stones, twin granite sett gutters and use of traditional surfacing materials.	The use of inappropriate construction materials, design and location of signage, and the design of street lighting can have a detrimental effect on the character and appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving and tarmacadam have on the Conservation Area.	The Council will liaise with the Highway Authority to ensure that traditional surfacing materials are provided or retained. Where possible existing concrete kerbs should be replaced with traditional materials. Any highway works within a Conservation Area should not have an adverse impact on its character.
Existing boundary features such as walls, fences, hedges and railings should be retained where they have historic merit. Modern security fencing is unacceptable. Important individual groups of trees and open areas to be retained.	The protection of traditional features is considered to be important to the character of the Conservation Area. Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Preservation Order.	The Council will encourage the retention of such features when considering proposals for development within Conservation Areas.* Consideration will be given to the contribution that trees, open spaces and other soft landscaping makes to the character and appearance of the Conservation Area when dealing with development proposals. The Council will encourage all property owners to suitably manage landscaping and trees.
Removal of overhead wires within or adjacent to the Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the character and appearance of the Conservation Area.	The Council will encourage agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground schemes.
The use of natural slates or clay tiles as traditional roofing materials on new buildings extensions and existing properties, where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials.	The Council, through the development process, will ensure new development will utilise traditional roofing materials and features. Where existing properties situated in sensitive locations have inappropriate roof materials, or have lost chimney stacks, pots, or shop fronts, the Council will endeavour to offer financial contributions to encourage owners to re-roof their properties in traditional materials and replace traditional features.*
Future improvements should aim to reflect the traditional character of Hollycroft Park in terms of the design of features, materials used, species of trees and types of planting.	Recent changes and the use of modern materials are beginning to have a detrimental impact on the historic character of Hollycroft Park.	The Council will use its best endeavors to retain the traditional character of the park within the constraints of the park's budget.
New rendering should have a smooth finish and rendering should only be used where absolutely necessary. Properties in the same terrace should be painted in the same colour to maintain the unity of the terrace.	The detrimental impact that textured render and multi coloured elevations has on the appearance of historic buildings.	The Council will negotiate with property owners to ensure that where render and new paint is to be applied to existing buildings, the unity of the street frontage is given adequate consideration.

* The Environmental Improvement Scheme will be used to offer grants to repair boundary walls and replace concrete roof coverings with natural materials over the next 5 years

29/01/2011