

Kingsthorpe Conservation Area - Summary of Responses

Results of public consultation held between 8th November and 20th December 2016 (Officer response is in italics).

Kingsthorpe Conservation Area Committee

A public meeting attended by 15 persons was held; 2 main issues discussed:

- The two conservation areas should be merged into a single area
- No vote taken on Article 4 direction; meeting wondered whether specific buildings or features could be given additional protection, such as the area in immediate proximity to the village green?

The Committee agrees with the appraisal; concerned about recent insensitive development, inappropriate and excessive street furniture, ugly lamp posts and the poor state and type of footpath surfaces. Consider that the existing conservation area status, properly exercised, would give sufficient security to preserve and enhance the area without an Article 4 Direction.

The Committee look forward to more “proactive management” of the Conservation Area and request that the Council’s Conservation Area leaflets be revised and republished.

(Officer response: the merging of the two conservation areas into a single Kingsthorpe Conservation Area has been considered but has been discounted due to the two areas being of distinct and different character; it would also offer no practical advantage to preserve or enhance the character of the two areas. The lack of support for an Article 4 direction is noted; a number of the most significant buildings facing the green are listed and already protected. Concerns about highway matters will be forwarded to NCC as highway authority. The appraisal and management plan will assist in safeguarding the special character and appearance of the conservation area and information will be made available).

Individual comments:

- Pleased conservation area is being looked-at; it is a beautiful area and it would be a shame if spoilt by over-development and inconsiderate changes to properties; Conservation Area should be extended to include the wall along Mill Lane.

(Officer response - the Conservation Area appraisal is intended to provide guidance on preserving the character of the area. Inclusion of the wall along Mill Lane was considered but has been discounted since it has been altered and breached in several places and its inclusion would result in modern housing development of no historic interest also being included)

- Agree with draft appraisal; Conservation Area should be extended to include both sides of Kingswell road; Traffic calming required; support an Article 4 direction to maintain integrity of village street scene.

(Consultees were asked if they would favour an Article 4 Direction, but there was only one representation received in favour. Without majority support for an Article 4, it is not proposed to impose the idea. Inclusion of properties on the east side of Kingswell road was considered but discounted since it is not considered they are of sufficient architectural or historic interest to justify inclusion)

- There are a number of factual errors and omissions in the appraisal and spatial awareness plan which require correction; the list of buildings of local interest excludes several identified in the conservation area leaflet. The school playing field is shown as important open space – does this mean it cannot be built upon if the site was ever sold, confer rights to residents to enter the space or is it just a “token space”. Land on the southern side of the school was included in the area Registered as a Village Green and therefore already has protection. Around the Kings Well, the brick setts are unkempt with weeds growing between them, the Well floods in winter and blocked drains requiring renewing, not rodding and the bollards do not protect the verges. Modern galvanised railings are an eyesore and need replacing with something more in keeping with the area. Lighting columns need painting black. The appraisal recognises the importance of historic boundary walls – there are several back garden walls as old as those marked which should be surveyed and recorded. Statement on siting of solar panels (section 9) is naïve.

An Article 4 is unnecessary and would be too draconian – it would serve little purpose and require a level of policing by the Council that is unlikely to happen; a vast majority of the “banned” changes have already been carried out and it would alienate house owners who wish to make changes.

(The omissions that have been identified have been incorporated in the document recommended for approval, notably in respect of buildings of local interest and trees that were previously identified in the conservation area leaflet issued at the time of designation. Inclusion of the school playing field as an important green space is justified on account of the contribution it makes to the appearance of the area. The appraisal states that lampposts

and railings should be painted. The walls identified as of importance are those within the public domain that contribute to the appearance of the conservation area. It is sometimes possible to position solar panels away from prominent front roof slopes. An Article 4 direction is not being pursued).

Page 19 of the appraisal refers to properties on Tyebeck court, Church View and The Green as well as Hopes Place, which comprises only three houses.

(Noted and corrected)

- Appraisal suffers from verbal diahorrea

(To be a useable working document a lot of detail has been included.

- *However, officers' have attempted to be as concise as possible).*
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Kingsthorpe High Street & Manor Road Conservation Area – Summary of Responses

Kingsthorpe Conservation Area Committee

The Committee agrees with the appraisal; concerned about recent insensitive development, inappropriate and excessive street furniture, ugly lamp posts and the poor state and type of footpath surfaces. Consider that the existing conservation area status, properly exercised, would give sufficient security to preserve and enhance the area without an Article 4 Direction.

(Officer response: the merging of the two conservation areas into a single Kingsthorpe Conservation Area has been considered but has been discounted due to the two areas being of distinct and different character; it would also offer no practical advantage to preserve or enhance the character of the two areas. The lack of support for an Article 4 direction is noted. Concerns about highway matters will be forwarded to the NCC as highway authority).

Individual comments:

Agree conservation area should be retained; negative feature is the high level of traffic High Street/ Manor Road should have a one-way system; High Street needs to be protected from speeding traffic.

(Support for the conservation area is welcomed; the appraisal recognises that there are high levels of traffic along High Street and Manor Road a but possible measures to reduce it are outside the remit of the appraisal document but will be forwarded to the NCC as Highway Authority)

- Only one conservation area is required or not at all; sort out fundamentals such as refuse collection, maintenance of green spaces & roads before administering gloss of conservation; area is besmirched with flats and modern housing outside the character of the area; upvc windows and doors do not detract and are thermally efficient than more expensive timber alternatives; TPO on Stable Court should be removed when properties are outside of the conservation area.

(Officer response: The justification for merging the conservation areas has been considered and commented upon; matters such as refuse collection and grounds maintenance are outside the remit of the appraisal document. The appraisal provides guidance on appropriate new development. The support for upvc windows and doors is noted, although alternatives such as timber double glazing would be more appropriate to the traditional appearance of a conservation area; the Tree Preservation Order at Stable Court is in recognition of the amenity value of the trees, which are outside of the conservation area).

Appraisal is interesting, concise and well-constructed.

(Noted)

Calling High Street a Conservation Area is a “sick joke”

(Noted, but the appraisal identifies the historic and architectural interest of the area that justifies retention of the conservation area status).

Conservation areas should be merged; factual errors require correcting. The lands adjacent to St Aidan’s Church is the back garden of the listed building next to the church and is not readily visible; historic boundary wall on Danes Passage has been poorly repaired in brick; there is a two metre high purple painted fence on Manor Road - does it require planning permission?

(Comments noted and the identified omissions have been incorporated; the need for planning permission for the fence and boundary wall will be investigated)
