



ROCK PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

PART 2 - CONSERVATION AREA MANAGEMENT PLAN

Prepared for Wirral Council by Donald Insall Associates Ltd, 2007 – Wirral Council 2009

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PART 2 – CONSERVATION AREA MANAGEMENT PLAN

1.0 SUMMARY OF SPECIAL CHARACTER

1.1 The following is a list of features that are part of Rock Park Conservation Area's special character:

- Important and relatively early example of a planned speculative estate of upper-middle class housing.
- Large group of listed buildings, each of individual architectural interest.
- Most buildings are relatively intact with the majority of their principal features surviving.
- Buildings are constructed of high quality materials, with the use of sandstone and slate highly prominent.
- There is an exceptionally high level of architectural detailing, in particular that of carved stonework to window surrounds and eaves details.
- Many of the buildings hold a remarkable position overlooking the Mersey and with views towards many of Liverpool's landmarks
- Most buildings sit within a very green landscape with many mature trees.
- Original or good quality and appropriate gateposts and boundary walls exist to most sites.
- The association of the area with prominent figurehead Nathaniel Hawthorne.

2.0 ROLE OF THE MANAGEMENT PLAN AND IMPLEMENTATION

2.1.1 At this stage of the process the Management Plan is an agenda for future action and consideration. This part of the document relies on the analysis contained in the appraisal to set out the issues and negative factors affecting both the private and public realm. As such it is the first stage in a management plan process which will refine the plan through further consultation, joint officer working and budgetary request.

2.1.2 It is recommended that the Appraisal, as an audit of the Conservation Area, is adopted by the Council and used as a material consideration in determining any planning applications within or visually affecting the conservation area. The Management Plan should be adopted for the time being pending further consultation with the local Conservation Area Advisory Committees and further review. In accord with English Heritage guidance, the Appraisal and Management Plan should be reviewed every 5 years. This review process may be tied into that of the key Local Development Framework documents to ensure consistency in approach and referencing.

3.0 ISSUES, POLICIES AND RECOMMENDED ACTIONS

3.1 UNITARY DEVELOPMENT PLAN AND OTHER EXISTING PLANNING POLICY

- 3.1.1 The current council policy restricting residential development on the Wirral to areas within assigned zones effectively encourages the provision of new housing within the parts of Rock Park Conservation Area designated as Primary Residential. However, the designation of many of the current green spaces as Urban Greenspace means that development is not permitted that would prejudice the continued use of the site for open air recreation or the visual amenity, landscape character or nature conservation value of the site. Development within this area is not permitted unless alternative provision of equivalent community benefit is made available. There is therefore a general presumption against most development unless very special circumstances can be demonstrated.
- 3.1.2 A large area of land designated as ‘Primary Industrial’ exists to the north of the conservation area. This also includes land to the north of Bedford Road East. According to the current UDP this land should be specifically set aside for employment purposes, excluding future residential developments.
- 3.1.3 Applications for planning permission would be assessed for compliance with the policies set out in Section 11 of the UDP, policies CH1, CH2 and CH8 in the Unitary Development Plan, as well as Supplementary Guidance Note SPG22.

| DESIGNATION OF LAND WITHIN UDP | |
|---|-----------------|
| Issue | Location |
| The future re-designation of land within or around the conservation area in the Unitary Development Plan may be detrimental to its character or setting | Throughout |
| Policy | |
| The future re-designation of land within or around the conservation area in the Unitary Development Plan should be considered in terms the effects on of its special character and setting. | |
| Action | Priority |
| Consider special character of area before any proposed changes of policy | Mid-long-term |

| DESIGNATED PRIMARY INDUSTRIAL LAND | |
|--|----------------------------|
| Issue | Location |
| The industrial use of the land immediately to the north of the conservation area has been detrimental to the setting of the historic buildings and will have contributed to its economic decline. The designation of land within the conservation area in the Unitary Development Plan may prejudice against development that is in the interests of its future regeneration | North of conservation area |
| Policy | |
| The setting of the conservation area and its historic buildings should be considered in any proposals for the industrial area to the north. Development that further adversely affects the setting of the historic buildings or contributes to its economic decline should not be permitted. | |

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| The designation of the land within the conservation area should not prejudice against development that may bring about the regeneration of the area and/or the enhancement of the setting of groups of buildings and the area as a whole. | |
| Action | Priority |
| Reconsider designations within and around the perimeter of the conservation area, taking the opportunity to create a buffer zone or encourage lighter industry when the use of the land changes. Reconsider the designation of the land to the north of Bedford Road East, which is currently classified as being a 'primary industrial area'. (This designation is in conflict with the advice in Policy CH8 that stipulates that only primary residential uses should be considered, unless land is designated as a greenspace). | Long-term |

| APPLICATION AND INTERPRETATION OF EXISTING POLICY | |
|---|-----------------|
| Issue | Location |
| Policies CH1, CH2 and CH8, together with the guidance in PPG15, may not always be rigorously applied during the planning process, resulting in development or changes to buildings which are detrimental to the character of the conservation area. | Throughout |
| Policy recommendation | |
| Ensure that all new development within the conservation area complies with policies CH1, CH2 and CH8 together with the relevant sections of PPG15. | |
| Action | Priority |
| Rigorous inspection of planning, conservation area and listed building consent applications. Improve allocated resources and knowledge of planning staff to ensure that proper consideration is given to these issues in applications. | Immediate |

3.2 NEW DEVELOPMENT AND ALTERATION TO EXISTING BUILDINGS AND SITES

3.2.1 In the event of new development being allowed under the criteria set out above the following recommendations are made regarding the quality and character of new development, scale, materials, and effect on views

| QUALITY OF NEW BUILDINGS | |
|--|------------|
| Issue | Location |
| Any potential buildings constructed within the conservation area may not be of an equal quality and may not have the design attributes of the historic buildings that characterise the area, therefore may not be shown to be preserving or enhancing its character. | Throughout |
| Policy recommendations | |
| In any new development within the Rock Park Conservation Area, there should be a strong presumption in favour of using traditional materials such as natural buff coloured sandstone, red brick, render and slate together with any distinctive local details. | |
| Any new buildings should match the quality of materials and level of architectural design of the original buildings, although simplification of the detailing may be acceptable. | |

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| The use of contrasting modern materials of the highest quality may be appropriate if it can be satisfactorily demonstrated that they do not have an adverse effect on the setting of neighbouring existing buildings. | |
| The use of imitation materials such as reconstituted stone or slate should not be permitted. | |
| The existing, generally mediocre, quality of new buildings should not be seen as a precedent – new development should aspire to a higher level of design and quality to enhance the conservation area. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details including materials | Immediate |

| SCALE, MASSING, POSITION OR PROPORTIONS OF NEW BUILDINGS | |
|--|-----------------|
| Issue | Location |
| New buildings may detract from existing buildings in terms of their scale, massing, position or proportions | Throughout |
| Policy recommendations | |
| New buildings generally should be no higher than existing comparable buildings within their immediate vicinity in terms of both their eaves and ridge heights. | |
| New buildings should respect the footprint sizes of existing neighbouring buildings and their relationships with each other (spacing), the road and their site boundaries. | |
| New buildings should match the floor-to-ceiling heights and general proportions of existing neighbouring historic buildings. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. | Immediate |

| EFFECT OF DEVELOPMENT ON KEY VIEWS | |
|---|-----------------|
| Issue | Location |
| New development or extensions to existing buildings may adversely affect key views within or the setting of the conservation area | Throughout |
| Policy recommendation | |
| Applications for planning permission for new development or significant extensions to existing buildings within the conservation area must demonstrate, where appropriate, that key views or the setting of the conservation area are not adversely affected. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. | Immediate |

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3.2.2 SPG 16 “Landscaping and New Development” and SPG 17 “Trees and Development” set out guidance on landscaping throughout the Wirral. The following are matters which have been identified as particular issues in the Rock Park Conservation Area.

| LANDSCAPING ASSOCIATED WITH NEW OR EXISTING BUILDINGS | |
|--|-----------------|
| Issue | Location |
| Poor or inappropriate landscaping around new buildings or extensions to existing buildings can detract from the character of the area | Throughout |
| Policy recommendations | |
| A detailed landscaping scheme should be submitted with any planning application for new buildings or significant alteration to existing sites | |
| The magnitude of necessary car parking should be considered alongside the level of occupation of any proposed building. Schemes for buildings that require an extent of car parking / number of cars that will detract from the character of the conservation area should be rejected. | |
| New buildings should preserve existing areas of mature trees and other landscaping. Where any trees are removed, they should be replaced with semi-mature trees of the same or more appropriate species (e.g. native). | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by full landscaping schemes. | Immediate |
| PROTECTION, RETENTION AND PROVISION OF HEDGES AND TREES | |
| Issue | Location |
| To maintain and enhance the character of the area attention needs to be paid to the retention of hedges and trees and their provision where appropriate | Throughout |
| Policy recommendations | |
| Trees and hedges which contribute to the character of the conservation area should be retained and if needing to be removed for reasons of health, replaced by trees / hedges of appropriate species and maturity. | |
| Planting of further trees and hedges of native or traditional species should be promoted, particularly in areas devoid of such trees and hedges | |
| Action | Priority |
| Promote an understanding of the special qualities of hedges and trees within the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by full landscaping schemes showing the retention of trees and hedges and any replacement planting. | Immediate |

3.2.3 Extensions to dwellings are covered by Policy HS 11 in the UDP in terms of house extensions. The policy covers matters relating to scale, materials, design details, dormers, set backs of extensions and retention of amenity space. The following are additional matters which have been identified as particular issues in the Rock Park Conservation Area

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| EXTENSIONS TO BUILDINGS | |
|--|-----------------|
| Issue | Location |
| Extensions to buildings within the conservation area may detract from the significance of the individual building or the setting of adjoining buildings | Throughout |
| Policy Recommendations | |
| There should be a strong presumption against the extension to any of the early (pre-1850s) villas within Rock Park. Extensions should only be permitted in very limited circumstances where it can be satisfactorily demonstrated that the additional structure has very limited impact on the streetscene and has very little or no impact on the principal elevations | |
| Extensions to other buildings that have been shown to contribute to the conservation area should only be permitted where it can be satisfactorily demonstrated that the additional structure has no adverse impact on the principal elevations of the parent structure. Extensions should be subservient to the parent building | |
| The choice of the materials of the extension should be considered so as to provide the minimum visual distraction from the original structure. Generally, it should be assumed that materials should match in terms of colour and texture. Traditional and/or natural materials such as sandstone, brick, timber and slate should be used unless an alternative can be adequately justified in terms of its visual effect on the conservation area. Where buildings are extended using traditional forms and materials, the subtle dating of the new element should be encouraged. | |
| Where a building has existing detrimental features, the opportunity should be taken to secure improvements as part of the new building work. | |
| There should be a strong presumption against extensions that adversely affect the balance of pairs or groups of buildings which had symmetry as one of their original predominant design characteristics. | |
| Dormers, if acceptable, should be confined to rear elevations, situated below the ridge and of a scale and design appropriate to the building on which they are mounted. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications. | Immediate |

3.2.4 In carrying out conversions or alterations to the fabric of buildings and boundaries the following good conservation practice should be applied.

| ALTERATION TO HISTORIC FABRIC | |
|--|------------------------------------|
| Issue | Location |
| Alterations to the historic fabric of a building can lead to the loss of some of its visual history and aesthetic value and can be detrimental to the visual setting of the area as a whole. | All pre Second World War buildings |
| Policy recommendations | |
| Where alterations can be justified to be necessary for the continued use of the building they should be prioritised towards the less significant areas of the building. It should be noted that many buildings within Rock Park are double fronted or have primary elevations facing away from the road. | |
| The effect on long-ranging views should be assessed when changes are considered. | |
| Alterations should be chosen that require the least possible degree of permanent loss of or change to historic fabric. For instance, secondary glazing should be installed in preference to the wholesale | |

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| replacement of existing windows. | |
| Where replacement of existing original or early fabric is proved necessary it should always be done on a like-for-like basis where possible, not exchanging materials for modern alternatives. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate. | Immediate |

| ALTERATION OR LOSS OF FEATURES ON HISTORIC BUILDINGS | |
|---|------------------------|
| Issue | Location |
| Alterations to or loss of specific features on historic buildings can be detrimental to the character of the individual building and the area as a whole. | All pre-WWII buildings |
| Policy recommendation | |
| Existing original or early features should be retained if at all possible. Where their replacement is necessary, it should be on a like-for-like basis in terms of materials and design. Any changes to primary features such as windows, doors, chimneys and boundary walls should be carefully considered by the local authority. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate. | Immediate |

| INSTALLATION OF NEW FIXTURES | |
|--|-----------------|
| Issue | Location |
| The installation of new fixtures, such as aerials, satellite dishes, rooflights and ventilators, generally detracts from the character of the individual building and the area as a whole. Particular care should be taken in the use and location of microgeneration equipment to minimise intrusion on the building or its setting | All buildings |
| Policy recommendation | |
| The installation of rooflights into existing roof slopes should not generally be permitted unless it can be demonstrated that they are not visible from public areas or adversely affect the setting of other buildings. Any rooflights installed should be of a 'conservation' type and fixed flush with the roof covering. | |
| Building owners should be strongly encouraged to only install satellite dishes and aerials in positions not visible from public areas or adversely affect the setting of other buildings. | |
| Building owners should be strongly encouraged not to install ventilators and other fixtures onto roof slopes or prominent elevations. Where they are absolutely necessary their visual impact should be minimised in terms of their location, number, size and design. | |
| Whilst microgeneration of energy is to be encouraged in terms of conservation principles, the impact on buildings and their settings within the conservation area should be minimised by careful positioning in parts and areas not visible from public locations | |
| Action | Priority |

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|--|------------|
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. Prepare guidance leaflets for local residents. Take enforcement action where appropriate. | Short term |
|--|------------|

| LOSS OR ALTERATION TO BOUNDARY WALLS | |
|---|-----------------|
| Issue | Location |
| The loss of or alteration to boundary walls and gateposts would adversely affect the character of the conservation area. | Throughout |
| Policy recommendation | |
| All existing historic and modern sandstone replica boundary walls and gateposts should be retained. Alteration as part of any planning permission should only be permitted in exceptional circumstances and when fully justified and mitigated. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Prepare guidance leaflets for local residents. Take enforcement action where appropriate. | Immediate |

| CHANGES OF USE | |
|--|-----------------|
| Issue | Location |
| Changes of use of an existing building (e.g. conversion into flats) can result in a number of incremental changes which result in an adverse effect on the conservation area. | All buildings |
| Policy | |
| In considering applications for change of use, the council will require information on the design of refuse storage, waste pipes, ventilation fixtures, satellite dishes and aerials, any other fixtures, signage and car parking. | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area. Use more stringent design criteria in determining future planning applications and require that all applications are accompanied by relevant design details. | Immediate |

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| ARTICLE 4 DIRECTIONS | |
|--|--------------------|
| Issue | Location |
| Small scale alterations to buildings in the conservation area can lead to a gradual and progressive loss to its character. Article 4 directions can bring such alterations under control as matters requiring planning permission | All buildings |
| Policy recommendation | |
| Consider the need for article 4 directions in respect of windows and doors, roof coverings and roof features; colour and surface treatment of elevations; and boundary walls | |
| Action | Priority |
| Promote an understanding of the special qualities of the conservation area, discuss the need for and extent of Article 4 directions, and determine the priority for them in relation to other conservation areas and the resources available | Short to mid- term |

3.3 GENERAL GUIDANCE AND IMPROVEMENTS

3.3.1 The following are recommendations relating to building condition, management of the public realm, highway matters, and involvement of local groups in securing improvements to the Conservation Area. They have major implications in terms of staff resource and finance but are set out as an agenda for future action.

| CONDITION OF INDIVIDUAL SITES AND BUILDINGS | |
|--|----------------------|
| Issue | Location |
| The condition of an individual site or building can be detrimental to the appearance of the area and may set a poor example to other owners. | Throughout |
| Policy recommendations | |
| The local authority should serve Section 215 notices on owners of buildings or land whose condition adversely affects the amenity of the area, requiring them to remedy the detriments or face the necessary costs for the local authority to do so. | |
| Under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, urgent works notices should be used to secure emergency or immediate repairs on any unoccupied building (or part of a building) within a conservation area where it adversely affects the character of the area. Where the building is unlisted a direction from the Secretary of State will be required. | |
| Prepare a guidance leaflet and issue to all residents within the conservation area explaining the benefits of good, regular maintenance and appropriate repair techniques. | |
| Action | Priority |
| Regularly visit the conservation area, noting any sites or buildings in a poor condition. Serve relevant notices where appropriate. Preparation of guidance leaflet. | Immediate to midterm |

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| CONDITION OF THE ESPLANADE | |
|---|----------------------|
| Issue | Location |
| The condition of the Esplanade is a public health and safety hazard, adversely affects the visual character of the conservation area and the setting of listed buildings and is a missed opportunity in terms of its potential as a tourist attraction. | Esplanade |
| Policy | |
| The Esplanade should be returned to a safe condition that does not adversely affect the visual character of the conservation area and the setting of listed buildings. | |
| The Esplanade should be reopened as a public promenade to allow views of and across the Mersey and an appreciation of the conservation area. | |
| Action | Priority |
| Carry out repairs to make the structure safe and accessible. Carry out enhancement works to the pathway surface, walls and mudflats to improve its setting, appearance and public appreciation. | Immediate to midterm |

| CONDITION OF THE PIER AND JETTY | |
|---|----------------------|
| Issue | Location |
| The condition of the pier and jetty is a public health and safety hazard and adversely affects the visual character of the conservation area and is a missed opportunity in terms of its potential as a tourist attraction. | Pier and jetty |
| Policy | |
| The pier and jetty should be returned to a safe condition that does not adversely affect the visual character of the conservation area and the setting of listed buildings. | |
| The jetty should be reopened as a public promenade to allow views of the conservation area across the Mersey. | |
| Action | Priority |
| Carry out repairs to make the structure safe and accessible. Carry out enhancement works to the pathway surface, walls and mudflats to improve its setting, appearance and public appreciation. | Immediate to midterm |

| CONDITION OF FORMER ST MARGARET'S CONVENT | |
|--|----------------------|
| Issue | Location |
| The condition of the former St Margaret's convent is detrimental to the character of the conservation area and may deter potential positive investments elsewhere. The building's currently unsecured condition may result in damage to its elements of significance or even possible loss of the whole building | St Margaret's |
| Policy | |
| Action should be taken to ensure the long-term future of buildings within the conservation area. Urgent works or repairs notices should be issued where the future of the building is threatened by its condition. | |
| Action | Priority |
| An urgent works notice should be issued to prevent further vandalism. If the condition of the building is not improved within the immediate future, a repairs notice should be issued and if necessary the authority should consider compulsory acquisition if proven to be necessary to ensure the building's preservation. | Immediate to midterm |

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| CONDITION / MAINTENANCE OF EXISTING PUBLIC REALM AREAS | |
|--|-----------------|
| Issue | Location |
| The existing public realm areas may be insufficiently maintained and act as a poor example to conservation area residents. The potential for them to enhance the character of the area, provide public amenity space or provide a habitat for native species is largely missed. | |
| Policy recommendation | |
| The existing public realm areas should be maintained and where necessary replanted / resurfaced to a standard that befits the conservation area and enhances the setting of the existing buildings. | |
| Action | Priority |
| Regularly monitor condition of public realm areas and make necessary improvements where necessary. A landscape management plan should be prepared to identify the roles of the existing landscape elements (e.g. ecological, recreational and aesthetic) and advise on potential improvements. | Short-term |

| DETRIMENTAL CHANGES TO LISTED BUILDINGS | |
|---|--------------------|
| Issue | Location |
| Certain changes to listed buildings, such as insertion of replacement windows and changes to chimneys, boundary walls and roof coverings, can not only be detrimental to the appearance of the individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners. | Listed buildings |
| Policy recommendation | |
| Owners of listed buildings should be notified of unauthorised changes to their buildings. Where evidence is available, (e.g. in the form of dated photographs) enforcement should be taken to ensure the reinstatement of the original fabric unless retrospective consent can be given. | |
| Action | Priority |
| Carry out a survey of all buildings, photographing them and noting any changes. Notify building owners of unauthorised changes and take necessary enforcement action. Where changes are unenforceable and not attributed to the current owners, the potential for grant-funded reinstatement should be investigated. | Short to mid-term. |

| DETRIMENTAL CHANGES TO UNLISTED BUILDINGS | |
|--|---|
| Issue | Location |
| There are a number of instances of detrimental changes to un-listed buildings, such as insertion of replacement windows and changes to chimneys, boundary walls and roof coverings. These are not only detrimental to the appearance of the individual buildings and their immediate setting, but they are also setting a poor precedent to other building owners. | Un-listed buildings which contribute to the conservation area |
| Policy recommendation | |
| Through example and encouragement promote reinstatement of historic features | |
| Action | Priority |
| A guidance leaflet should be issued explaining the benefits of reinstatement works. | Mid-term |

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| CHANGES TO FABRIC OF UNLISTED BUILDINGS | |
|---|---|
| Issue | Location |
| The character of unlisted building may be threatened by future changes to historic fabric. | Un-listed buildings which contribute to the conservation area |
| Policy recommendation | |
| Through example, encouragement and extended control, promote good conservation practice for older buildings and sympathetic change to more recent buildings. | |
| Action | Priority |
| Put in place article 4 directions to protect unlisted features of interest. A guidance leaflet should be issued explaining the benefits of retaining historic fabric. | Short to mid-term |

| HIGHWAYS MARKINGS AND SIGNAGE | |
|--|---------------------|
| Issue | Location |
| Highway markings and signage can be visually intrusive and detrimental to its character and appearance. Future highways features, such as speed control measures may be visually obtrusive and of an inappropriate design / materials. | Roads and pavements |
| Policy recommendations | |
| Reconsider all existing signage, highways features and markings and make necessary improvements to enhance the character of the area, whilst maintaining / enhancing the safety of all village users. | |
| Ensure that all future highways features, such as speed control measures, railings etc are proven to be necessary and are of an appropriate design and constructed of appropriate materials. | |
| Action | Priority |
| Carry out an assessment of existing signage, highways features and markings in terms of their impact on the character of the area. Obtain advice on appropriate alternatives (e.g. narrower lines etc). | Mid-term |

| UNDERPASS | |
|--|--|
| Issue | Location |
| The underpass is visually detrimental to the character of the area and its poor vandalised condition and associated safety concerns may adversely affect improvements to the area and its economic recovery. | Underpass connecting the 2 halves of Rock Park |
| Policy | |
| The underpass should be removed or repaired and altered in accordance with the wishes of the local residents. | |
| Action | Priority |
| Consult local residents and carry out preferred works | Short-term |

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| CONCRETE WALLING ASSOCIATED WITH THE BY-PASS | |
|--|--------------------|
| Issue | Location |
| The concrete walling and poor quality fencing alongside and associated with the by-pass is detrimental to the visual character of the area | Around the by-pass |
| Policy | |
| The boundary treatments around the by-pass should be replaced with more suitable alternatives where they are detrimental to the character of the area. | |
| Action | Priority |
| Carry out an assessment of the existing boundary treatments around the by-pass | Long-term |

| PUBLIC AWARENESS AND CONTRIBUTION | |
|---|-----------------|
| Issue | Location |
| Residents are often inadequately aware of the purpose of a conservation area, the benefits designation may have to them and how they may influence its future. The skills and expertise of local residents groups, individuals or major landowners may be underutilised. | - |
| Policy recommendations | |
| Make conservation area information readily available to residents, using for instance existing notice boards to publicise boundaries and making appraisals / managements available in local libraries (or other well used public buildings) / on the internet. | |
| Encourage the continued involvement of the Conservation Area Advisory Committee for the area to help preserve its special character and to instigate enhancements where appropriate. Residents groups may be particularly useful in the recording of the area in terms of its present day character and historical development. | |
| Action | Priority |
| Dialogue between local authority and residents groups. | Immediate |

4.0 Recommendations for Boundary Amendments and Provision of Article 4 Directions

4.1 BOUNDARY AMENDMENT

4.1.1 The current boundary roughly follows the extent of the original development and covers the vast majority of buildings of interest within the immediate area associated with Rock Park. The boundary is fairly clearly defined by the roads and ownership boundaries, wherever it is practical to do so. It is therefore recommended that the boundary does not change.

4.2 ARTICLE 4 DIRECTIONS

4.2.1 The Town and Country Planning (General Permitted Development) Order 1995 allows building owners to carry out a range of minor developments without planning consent subject to limits and conditions. These 'permitted development' rights are automatically limited within conservation areas: restrictions include the addition of dormer windows, various types of cladding, the erection of satellite dishes fronting a highway and the reduction in the size of extensions.

4.2.2 Article 4 of the General Permitted Development Order enables local authorities to withdraw some specified permitted development rights on buildings or land, such as removal of a chimney, changes around the front boundary of a building, construction of porches, painting of houses or removal of architectural features such as windows and doors. Local authorities must notify local people and take account of their opinions before confirming an Article 4 direction and in certain instances obtain approval from the Secretary of State.

4.2.3 Article 4 directions are not just automatic consequence of conservation area designation, but should be bourn out of a careful assessment of what is of special interest within an area and should be preserved. Permitted development rights should only be withdrawn where there is evidence to prove that such development would damage the character of a conservation area and is currently taking place.

4.2.4 In the case of Rock Park there are currently no article 4 directions associated with the unlisted buildings. In order to protect the existing unlisted original villas and to encourage the reinstatement of loss features, it is recommended that article 4 directions are used withdrawing permitted development rights for the following elements:

- Windows and doors
- Roof coverings and roof features
- The colour and surface treatment of elevations.
- Gateposts and other boundary treatments.
- Solar Panels
- Microgeneration