



Forest of Dean
— DISTRICT COUNCIL —



Lydney Conservation Area Character Appraisal

Adopted and Designated 4th August 2005

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Introduction

The proposal to create a Conservation Area for Lydney has arisen out of local concern about safeguarding locally important buildings and some fairly radical changes to the character of the town that have taken place over recent years. There is also a local recognition that the town does have areas of special character, which it would be desirable to conserve and enhance. Certainly there are buildings of local interest that do not satisfy the strict criteria for statutory listing as buildings of special architectural and historic interest. However they are of concern and importance to local residents and the district as a whole.

Designation of a conservation area does not mean that change does not or cannot take place. It does mean that serious consideration will be taken of the existing character and appearance of the individual buildings and their setting before any significant development is approved. Such development should ideally enhance the character of the area rather than detract from it.

The Purpose of the Character Appraisal

The statutory definition of a Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for designated conservation areas. This requirement is expanded upon in Planning Policy Guidance Note 15, section 4.

An English Heritage Conservation Area Practice Note published in June 1993 also states, that “Local authorities should...define that special architectural or historic character which warrants designation by means of a published detail character analysis.” Part of the purpose of such a document is to “incorporate policies in the statutory local plan...the most important [of which] will be a presumption against the loss of elements which have been identified as making a positive contribution to that special interest which warranted designation.”

A process of change within a Conservation Area is inevitable and the purpose of a character statement such as this is to define as clearly as possible the historic (and by implication archaeological), architectural, and natural components of the conservation area that are considered especially important and contribute most to its character. It is also intended to advise on the scope for repair or restoration where needed and to encourage improvement or removal of unsightly features.

To summarise, the principal aims of this document are intended to define: -

- What influences have given Lydney its particular character
- What chiefly reflects this character and is most worth conserving
- What has suffered damage or loss and may need reinstating
- What should be considered in guiding future changes
- What visual features particularly need safeguarding
- What existing or potential resources may be available to maintain character and assist in enhancement

The setting of the area within the surrounding landscape

Lydney is situated on the eastern edge of the Forest, on the agricultural clay lowlands of the Severn Vale. Part of the town to the north and east extends up the wooded scarp of Old Red Sandstone that signifies the southern fringe of the Forest of Dean. The River Lyd and The Cut flow north-south through the centre of town before linking to join the River Severn at Lydney's historic Harbour.

The main entry point into Lydney is the A48 and presents a poor and misleading first impression of the town. Passing along on the A48 bypass, Lydney is dominated to the south of the town by the Federal Mogul foundry site. Approaching Lydney along the A48 from the south there is an attractive glimpse of the spire of St Mary's church through the fields surrounding Whitecross School.

The entry points from the east are more favourable, and approaching along Forest Road, the town emerges from the canopy of trees on the wooded escarpment to the southern edge of the Forest, and Lydney is entered along Bream Road, via a tree-lined avenue. Once within the town the land falls away leaving views into the town and a glimpsed panoramic view across Lydney towards the higher ground of Allaston and Highfield.

A general analysis of the historic evolution of the town of Lydney

Archaeological evidence shows that Lydney was populated during the Iron Age. Since then a succession of occupiers have shaped the landscape, notably the Romans and Normans, who both came to occupy the Iron Age hill fort at Camp Hill. Lydney came under the jurisdiction of the Forest of Dean in 1228AD, and early records show that the town had a market from 1268AD. From the late 16th C, its landowners dominated Lydney; the Winters until 1723 when they were succeeded in possession by the Bathursts.

The present settlement of Lydney started as two separate but closely adjoining settlements, Lydney and Newerne. Lydney was established by the 9th Century and Newerne was probably founded by 1066. The attempt to found a borough and a market were ultimately unsuccessful and the twin settlements remained small and physically distinct until the mid 19th Century. Lydney and Newerne were refashioned as a result of the industrialisation of the parish with the building of the police station and magistrate's court in 1876 on Hill Street, which then formed the built up link between the two former settlements with mostly mid 19th Century small residential properties.

The town has always benefited from fishing, water-borne trade, and mineral extraction, such as iron ore, and timber and charcoal production. Ironworks were established from c1600. The town, however, had little commercial importance until the 19th Century. The building of the Severn and Wye Railway and Canal Co. tramway, c1809, converted to a railway in 1868, largely for the exportation of coal, and the construction of Lydney Harbour in 1810-1821, transformed the town's economy.

Although several historic buildings of note were demolished in the 1990's, there are eleven key buildings that are statutorily listed as being of special architectural and historic interest within the proposed conservation area boundary. There are several others that are of local interest and date mainly from the 19th Century. These are mainly in and around Lydney town centre and they are identified in an appendix to this document as well as being mentioned within the text.

Whilst much of the town has undergone radical change there are some parts of it that still retain, to varying degrees their special character, the loss of which would detract from the areas special character and appearance and make a positive contribution to the town centre.

Analysis of Sub Areas of Lydney

For the purpose of this assessment the proposed conservation area has been divided into a number of sub areas, which have a distinct character, and issues that are worthy of individual comment and analysis. These sub areas and their boundaries are identified on Plan A.

Sub Area 1 - Hill Street, High Street, Victoria Road and Bathurst Park Road

This area includes the 19th C core of Lydney's town centre, incorporating Hill Street, Bathurst Park Road, Bream Road, and Victoria Road. The significant and prominent buildings within this area are the British Legion building in Hill Street, Lydney Police Station and former Magistrates Court, Althorpe House, No.5 Newerne Street and 4 & 6 Hill Street. Many of these buildings have changed little since they were built imbuing the area with an attractive and open aspect, with a number of large houses set in their own mature grounds. Many are prominent to the street scene from close to and from some distance away.

Architectural Character

The importance of the prominent and architecturally distinct buildings mentioned in the description of the area cannot be underestimated in their benefit in enhancing the special character and appearance of Hill Street.

To the southern end of Sub Area 1, is Bathurst Park Road and Victoria Road with their stone built Victorian terraced houses. These streets form a cohesive whole and have maintained their 19th C character, with the retention of stone boundary walls fronting the highway. Originally these stone capped walls are likely to have been topped with cast or wrought iron railings, which may have been removed during wartime. Some of these boundary walls have been reduced in height to the disadvantage of the character of the area. These terraces retain much of their character despite the loss of the original fenestration with the introduction of modern double glazed units to the main elevations

Many of the stone-fronted properties to both the north and south of Sub Area 1 incorporate two colours of sandstone stonework creating an ornamental style, which is mainly used to differentiate between the quoins, and in some case ground floor bay windows, with the rest of the frontages, which generally use redder coloured sandstone. This design is also to be found on Lydney Police Station and the neighbouring semi-detached villas at 4&6 Hill Street, and many other 19th properties along High Street.

Sub Area 2: Around The Cross at Church Road, High Street and the junction of Templeway West

This Sub area around the 14th C market cross and Lydney Town Hall marks the original centre of Lydney. There are large Victorian buildings fronting both High Street and Church Road, and the area around The Cross gives an impression of openness with the imposing properties fronting the junction of Church Road/High Street built to impress. Westfield House, another impressive Victorian house set in its own gardens, although built slightly back from the road, adds to the open character of this Sub Area.

Architectural Character

The majority of buildings within this Sub Area are of mid/late 19th century construction, and both Westfield House (1913) and Lydney Town Hall incorporate the ready supply of Forest stone, which has been used to good effect in the ornamental use of sandstone of two colours, used to differentiate between the quoin stones, window surrounds, and in the case of the town hall, the ornamental crow step details around the gables (the ground and 1st floor bays, in the case of Westfield House) and the buildings' main facades.

Many of the buildings within this sub area show the eclectic mixture of styles, typical of the late Victorian period, when architectural traits were borrowed from previous generations. This is evidenced in the imposing Tudor-style chimney stacks found on the four Bathurst Estate cottages, and the medieval style, timber-framed, Arts and Crafts influenced mock timber-framing to the front gable elevations of both The Cross Keys Inn and two of the four Bathurst Estate cottages. Lydney Town Hall also incorporates interesting medieval style, stone mullioned windows, particularly at 1st and 2nd floors and a Tudor-style, ornamental chimneystack. The former Lloyds Bank building on the corner of High Street and Church Road is of local interest and adds to the character of the area.

This area has a special character based on the cross and the buildings surrounding it. The area is quite heavily trafficked with car parking in the area of the cross detracts which from the area's overall appearance. Traffic signage and street furniture could be reviewed as it affects the views of the Cross and Town Hall.

Sub Area 3: Bathurst Park and The Church of St Mary's

This area, which is bounded in the East by the privately run Dean Forest Railway line and to the west by development along Church Road is the most open and attractively unspoilt within the Conservation Area retaining many buildings of historic or architectural interest, as well as mature trees and traditional features and materials.

Bathurst Park was given to the town of Lydney in 1892 by local landowners, Charles Bathurst and his son, Charles Jnr. The park retains many mature trees, probably planted at, or just after its inception. It is entered from the north via Bathurst Park Road, through ornamental metal gates, made for the coronation of Queen Elizabeth II in 1953. Little physical development has taken place within the park other than the creation of a pond close to the entrance to Bathurst Park Road, a bowling green, and a few other associated buildings. The park in this area is bounded by railings that add to the character and appearance of the streetscape.

Passing in a straight line centrally through the park is Avenue Andre Clement, a wide footpath, which is enclosed by simple iron railings of late 19th or early 20thC date, providing an attractive vista through the centre of the park. The avenue enters the carriage opening between the four almshouses to the south, built in the arts and crafts style of the late 19th C and terminates at the war memorial. Sub Area 3 terminates at the junction of Church Road and the A48.

Architectural Character

St Mary's Church, the Rectory, almshouses and the cast and wrought iron footbridge over the railway line are of particular architectural and historic interest. Many of the monuments within the ancient churchyard are of great historic value themselves, with many dating back to the 17th and 18th centuries, while apart from the 13th - 14th St Mary's church, the surrounding buildings, are primarily of early to late. 19th C. date.

The late 19th Century almshouses and war memorial front Church Road, the almshouses present an attractive Arts and Crafts style gable with mock timber framing, and built in a curved form. The alterations to the windows are perhaps an unfortunate change to the character of this attractive group. The war memorial forms a natural termination to the Avenue Andre Clement. The stonewalls to the War Memorial are a particularly important feature in the street scene.

The area of the Churchyard is an attractive open space, and contains many fine, mature specimen trees, such as yew and spruce, which contribute to the area's mature character.

Sub Area 4: High Street, North side

This sub area is divided into two separate divisions. Area 4a starts from the boundary of Althorpe House and fronts the site of the new Tesco Supermarket site extending to incorporate the site of the listed Baptist Chapel at its western boundary.

Architectural Character

The majority of buildings, in area (4a,) now with some interesting shop fronts to the ground floor, are predominantly two storey rendered buildings with slate roofs, although a few of these appear to retain their residential use. They form more or less a continuous frontage along this section of High Street. There is limited landscaping although there are a significant group of trees opposite the car park entrance to the supermarket in the grounds of Raglan House, adjacent to only three storey building in this area.

Area 4(b) extends from the boundary to the Chapel to close to the junction of Templeway West where it joins Sub Area 2. The properties in Sub Area 4(b) are predominantly of two storeys and built in a variety of styles and appearance. Two properties close to Templeway West still have vehicular accesses, allowing passage to courtyards to the rear. Some have replacement windows, which detract from their original appearance. Most are rendered although there are some of the properties that retain their residential use are partly of fully stone faced.

Area 4(b) is the area that has undergone the most detrimental change to its character and appearance of all the sub areas previously identified. Its inclusion in this report is to allow for some discussion of its merit relative to the other areas identified.

There are glimpses of its former character with the surprising retention of many of the original sash windows and stucco detail on individual properties within the group. The properties front the road and do provide a sense of enclosure lost elsewhere on the High Street and those nearer the chapel do reflect the well related simple vernacular linked cottages with brick stacks that enhance the general area and the setting of the listed chapel.

The most impressive property of this group is the stuccoed, two storey Bank House, which retains its original windows. It is now used as offices. This property retains two original flights of stone steps with iron railings to the two entrances, symmetrically placed at either end beneath carved stone door lintels.

Areas such as this, which are in some senses marginal from an architectural and townscape perspective, are vulnerable to both major development and incremental changes which lead to a loss of the limited character that they possess. The main reason for the inclusion of this area may be to seek to help to enhance its character to assist to re establish its viability and in the event of some redevelopment to safeguard its form, scale layout and overall design.

Landmarks, focal points and special features

The 14th Century Cross is an attractive and distinctive monument providing an open aspect towards the Bathurst Estate cottages and down the wide lane, which is Church Road. The spire of St Mary's Church is a landmark, visible for miles around Lydney.

The following views have been highlighted as worthy of appreciation for their historic character and open aspect:-

- (a) the view of Church of St Mary's, the war memorial and the almshouses are highlighted by arrow from the south of Church Road on the appended map.
- (b) the view towards the church, vicarage and the open aspect around these buildings is highlighted by arrow from the north on the appended map.
- (c) the view towards the Bathurst Estate cottages and the Cross Keys Inn and The Cross looking from the south along Church Road.
- (d) the view from the south towards Lydney Town Hall, The Cross and The Cross Keys Inn.
- (e) the view from the junction of Bream Road and High Street looking south towards Lydney Police station and the two properties at 4 & 6 Hill Street set back in their mature gardens.

Unlisted buildings of local architectural or historic interest (highlighted in grey in the appended map)

- a) **Raglan House, High Street, Lydney.** Mid 19thC hipped roof dwelling, two bays at ground floor, central porch.
- b) **Lydney Town Hall, The Cross, Lydney.** 1888-89, by WH Seth Smith. Rock-faced Jacobethan, with ashlar dressings; stone mullioned windows; symmetrical front with big central gable over recessed, four-centred-arch entrance with crocketed ogee hoodmould. Long hall behind.
- c) **Police House, Hill Street, Lydney.** 1876, by James Medland. Stone, mildly gothic. Central gable flanked by gabled dormers, retaining original sash windows. Magistrates court at rear; cells to lower floor.
- d) **4 & 6 Hill Street, Lydney.** Pair of Mid 19thC villas. Mildly gothic, dressed stone with ornamental quoins; front gabled wings, and ground floor bays. Retaining original sash windows. Ornamental ground floor buttress separating the two dwellings.
- e) **Cross Keys Inn, Church Road, Lydney.** Late 19th C in the Jacobethan style in red brick, double gable frontage with continuous bay enclosing entrance on ground floor, with two ground floor bay windows, mock timber framed front 1st floor gable, and Tudor style chimney stacks.
- f) **Bathurst Estate cottages, Church Road, Lydney.** 1896, vaguely in the Jacobethan/Arts and Crafts style; semi-coursed sandstone; front gable, four dwellings, two pairs of semi-detached houses with front, ground floor bays, mock-timber framing; ornamental Tudor-style chimneys.
- g) **Westfield House, High Street, Lydney.** Mid-late 19th C stone built, double pile, detached dwelling. Two double-storey stone bay windows to front elevation, to either side of central entrance.
- h) **Almshouses, Church Road, Lydney.** Late 19th C stone built cottages in Arts and Crafts style. Large projecting 1st floor gable over Avenue Andre Clement, with faux timber framing, large central chimney stack above.
- i) **Bank House, High Street, Lydney.** Mid 19th C detached property with original sash windows. Once a bank, now offices. Ground floor stucco rendered; 1st floor smooth rendered. Two symmetrical entrances, with ornamental railings to left side entrance. Each entrance having attractive, carved door lintels.
- j) **Former Lloyds Bank Building.** Corner of Hight Street/Church Street identified principally for its importance in the street scene affecting the setting of the Cross and for its general group value.

- k) **British Legion Building, Hill Street.** Originally a listed building but delisted because of the degree of change which has taken place before listing. It still has considerable value to the street scene and is identified because of its prominent position, scale and form which benefits the character of the area.

Important Policy Considerations

Any new development should take account of the characteristic form of development within the proposed conservation area boundary, including the scale, layout, and materials of the existing buildings and the spaces between them that give the area its special character.

Particular care should be taken to safeguard buildings, particularly those that have been identified as being statutorily listed or identified as being of local architectural and historic interest in this character appraisal. These buildings have a key role in maintaining the special character and appearance of this potential conservation area. Due regard should be paid to the form of any development that might affect the setting of these buildings especially where key views might be affected.

Special regard is needed to maintain the sense of enclosure of many of the roads in the conservation area. Particular care needs to be taken to avoid breaks in stone boundary walls or hedges and the introduction of open plan gardens or the use of brick walls, where it would have a detrimental effect on the special character of the area.

Particular care should be given to retaining the details and features of architectural interest such as traditional sash windows and doors, chimney stacks and rendered or natural stone where these are retained and make a significant contribution to the character and appearance of the proposed conservation area. Where these features have been lost and development or alterations are proposed every attempt should be made to restore these features to enhance the character of the area.

Continuous lengths of stone boundary walls and railings play a particularly important role in retaining the character of the area. Many of the boundary walls have been poorly repaired or maintained with inappropriate pointing or render. They are critical to maintaining the sense of enclosure to the street scene. Care needs to be taken to repair the wall appropriately and safeguard the fine stone gate piers found at the entrances to a number of the larger properties in the Conservation Areas.

Hedgerows and tree cover is very important in maintaining the character of the Conservation Area and due note should be taken of the impact on them of development proposals. Around 4 & 6 Hill Street is a group of large specimen trees. These trees, along with those examples within the grounds of the church are probably the most important group within the Conservation Area. The group of mature trees fronting Raglan House are also worthy of note and form an interesting and attractive addition to the street scene along the northern side of High Street.

Where areas of the conservation area have been degraded by inappropriate development or changes to the appearance of the individual or groups of buildings, serious consideration should be given, subject to available funds, to considering grant aid schemes which would enhance the appearance of the area to encourage and assist the economic regeneration of the town centre covered by the proposed conservation area designation.

Groups of buildings within the proposed conservation area which are particularly marginal from an architectural and townscape perspective, should be considered for appropriate joint agency and authority grant aid schemes which seek to enhance their character and appearance and to assist in the re establishment of the areas economic viability.

Vulnerable areas

Generally the inappropriate siting of functional concrete bus shelters and inappropriate types of fencing detract from the appearance of the proposed Conservation Area.

The area of the Cross, which has considerable possibilities for environmental enhancement, could be improved by : -

- the introduction of a defined pedestrian space around the cross;
- the integration of the town hall curtilage into this space, perhaps with the addition of seating areas;
- the introduction of appropriate pavement surfacing materials and street furniture (signage for example) which would enhance the traditional character of this area.

PROPOSED LYDNEY CONSERVATION AREA

VIEWS WITHIN SUB AREA 1

Sub Area 1 - Looking towards Bathurst Park along Bathurst Park Road.
Note stone walls at varying heights.



Sub area 1 - Victoria Road –
Note the number of stone boundary walls and some original sash windows.



Sub Area 1 - Victorian houses in Victoria Road.

Note ornamental and contrasting stone quoins, door cases, window surrounds and ground floor bays.



Sub Area 1 - The view towards Lydney Police Station on the junction of Hill Street and Bathurst Park Road.



Sub Area 1 - An attractive view towards 4 & 6 Hill Street and the group of mature trees.



PROPOSED LYDNEY CONSERVATION AREA

VIEWS WITHIN SUB AREA 2

Sub area 2 – Open area looking towards The Cross and Lydney Town Hall Area could be enhanced by less signage, removal of parking around The Cross itself, and removal of concrete bus shelters.



Sub Area 2 Looking towards Westfield House and the property's attractive boundary stone wall.



Sub Area 2 – Views towards The Cross Keys Inn and the Bathurst Estate Cottages. Note attractive gable frontages. Second gable nearest (bottom) has plaque dated 1892.



Built in 1888 - 1889 this prominent public building in a Jacobean style adds considerably to the character of the area surrounding the Cross.

PROPOSED LYDNEY CONSERVATION AREA

VIEWS WITHIN SUB AREA 3

Sub Area 3 - Towards the octagonal pond showing mature trees in background, probably planted 1892 and later.



Sub Area 3 – Looking towards the Almshouses, the War Memorial with Avenue Andre Clement passing beneath the large gable. Note attractive stonewall fronting Western section of Church Road. New road signage appears detrimental to the historic character of this area.



Sub Area 3 – Viewing South along Church Road. Note proliferation of mature trees, particularly within the Church grounds and within the Vicarage Gardens.



Sub Area 3 – towards the Vicarage, set in fine mature grounds.
Note tall Grade II listed boundary wall and gate piers.



Sub Area 3 - The listed footbridge is a strong reminder of Lydney's growth and former dependence on the railway and docks.



Sub Area 3 - The Avenue forms a strong visual link through Bathurst Park to Church Road and the War Memorial



.PROPOSED LYDNEY CONSERVATION AREA

VIEWS WITHIN SUB AREA 4 (a)

Sub Area 4 (a) – Views of attractive, if partially rebuilt walls, fronting the Tesco site and Raglan House respectively. Note attractive tree group to Raglan House, giving much needed natural interest to the street-scene.



Sub Area 4b – Looking West along High Street, with its mixture of 2 and 3 storey predominantly 19th C buildings. Note 19th C cart entrances (top and below).



Sub Area 4b – Looking East from the junction of High Street and The Cross towards Bank House. Many original sash windows remain.





KEY



Buildings of Special
Architectural or Historic
Interest

Proposed Conservation Area - LYDNEY

Scale 1:2500

B.S. CHAMBERLY, Head of Planning Services, Council Offices, High Street, Lydney, Gloucestershire

February 20

IMPLICATIONS OF CONSERVATION AREA DESIGNATION

A Conservation Area is defined in statute as:

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance “.

Planning Policy Guidance Note 15 published by the Government offers comprehensive advice for the protection of historic buildings and conservation areas. It states:

“It is the quality and interest of areas rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of properties and thoroughfares; on a particular “mix” of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of ...street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits the pedestrian use of spaces between buildings. Conservation Area designation should be seen as a means of recognising the importance of all these factors and ensuring that conservation area policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings”

Designation of a Conservation Area imposes specific duties on the Local Planning Authority which must formulate and publish proposals for the preservation and enhancement of the Conservation Area, and submit them to public consultation. This is in addition to paying special attention to such matters when exercising statutory planning powers which are briefly set out below. The intention is to provide a means of making everyone involved aware of their obligations and seeking their co-operation as part the wider process of achieving best practice in conserving the historic environment.

(1) OWNERS AND RESIDENTS

In normal circumstances householders have certain “permitted development” rights to carry out minor works to their properties, such as small extensions and the erection of garden buildings. However in a conservation area these rights are reduced.

- The consent of the Local Planning Authority is required for the demolition of buildings.
- The lopping or felling of trees requires six weeks prior notification. The regulations make it an offence not to comply with this requirement.
- Planning Applications for proposals which affect the character or appearance of the Conservation Area are advertised in at least one local newspaper.
- Any new development including extensions would be expected to be of good design, and should preserve or enhance the character or appearance of the area.

As with all development proposals it is advisable to seek advice from the Council's Planning Department at an early stage. The recently published Forest of Dean Residential Design Guide offers detailed design guidance to try and ensure that buildings reflect the local characteristics which give each part of the District a sense of place and identity.

(2) BUSINESSES

Whilst it is understood that business uses need to clearly indicate their location and display their function, it is essential that in a Conservation Area frontage presentation, lettering, lighting, use of colour, relationship of ground floors to upper floors are all given due consideration. Again, it is strongly recommended that advice is sought at an early stage for all commercial proposals relating to historic buildings within the Conservation Area. In the case of all Listed Buildings and their settings, areas subject to Article 4 or 4(2) Directions and Areas of Special Control of Advertisements formal consent will almost always be required.

(3) LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

It is essential that all departments of both the District and County Councils understand the significance of the Conservation Area, and act in coordination, in order that public works, such as street works, do not damage the historic fabric or appearance of the area. Other agencies such as water supplier or telecommunications companies must also be aware and give respect to the architectural and historic character of the area.

APPENDIX TWO

A BRIEF SUMMARY OF CONSERVATION AREA LEGISLATION

(INCLUDING SUPPLEMENTARY ADVICE TO OWNERS OF DWELLING HOUSES)

1 INTRODUCTION

The legislation relating to conservation areas is complex and changes from time to time and this appendix gives an outline of the situation at the time it was prepared (late 1999). Detailed advice relating extensions to dwellings in conservation areas refers primarily to owners of single dwellings.

Anyone anticipating erecting or altering a building or structure, or intending to undertake work to a tree in a conservation area is strongly advised to contact the District Council for advice before proceeding.

It should be noted that owners or lessees of non-residential properties, shops and flats (or any combination of these in one building) may require planning permission for any external alteration or extension to the buildings irrespective of whether the building is in or outside a conservation area.

Designation of an area as a Conservation Area does affect residents of single dwellings in a number of ways.

- You need planning permission if the size of the extension to dwellings exceeds a maximum of the volume of the original house or 50 cubic metres (whichever is the greater).
- You need planning permission if you want to build any kind of addition or extension to the roof of your house
- If you want to erect a building and other structures on the land around your house, you may need planning permission if it is more than 10 cubic meters in volume.
- You need planning permission to install a satellite dish or antenna on your house if it is positioned on a chimney, or on a wall or slope facing a highway.
- You need planning permission before cladding the outside of your house with, stone, tiles, artificial stone, plastic or timber.
- You **may** need permission to undertake certain works in addition to the above. These are particularly specified in an Article 4 Direction (see section 5 below)
- You **may** also need permission to alter existing windows, doors, boundary walls and entrances etc. This will only be the case where an Article 4(2) Direction applies (see section 5 below)

2 CONTROL OVER DEMOLITION

In conservation areas consent may be required to demolish any building with a volume of more than 115 cubic metres or a significant part of such a building. There are exceptions to this and details can be obtained from the District Council.

Consent may also be required for the demolition of gates, walls, fences or railings over 1 metre in height abutting a highway or public open space and 2 metres elsewhere. If you are in any doubt how this will affect you, consult the District Council.

This added control over demolition is to seek to ensure that before work starts on a proposal which is irreversible and could have adverse affects on the character and appearance of the area, it is given due consideration.

3 CONTROL OVER WORKS TO TREES

Anyone proposing to cut down, or to top or lop, any tree in a conservation area, is required to give six weeks' notice to the planning authority before carrying out the work. This can be in the form of a letter giving sufficient information to identify the location of the site and the tree or trees in question.

The control over the works to trees is subject to a number of exceptions (including trees that are dead, dying or dangerous for example). However, if you are considering any work to a tree in a conservation area, it is always advisable to contact the District Council before proceeding. The purpose of this legislation is to allow time for the authority to make a Tree Preservation Order (TPO) if it is particularly important to the character of the area.

4 CONTROL OF ADVERTISEMENTS

In conservation areas, as in other areas where quality of environment has a high priority, there are likely to be measures in force to place additional control on the display of advertisements, their size, means of illumination, and materials used. Again, it is advisable to contact the District Council for further advice or information before submitting a formal application or proceeding with any alterations.

5 ADDITIONAL CONTROL RESULTING FROM ARTICLE 4 or 4(2) DIRECTION (if applicable)

There may be circumstances where the Local Planning Authority may decide to bring specific minor works not normally subject to legislation under normal planning controls, so that these works are carried out in harmony with the area. These are called Article 4 or 4(2) Directions. The latter can authorise stricter controls over minor alterations to frontages or boundary features normally allowed as permitted development.

When such Directions are made the Local Planning Authority will endeavour to ensure that they are well publicised, so that those likely to be affected will be made aware of the measures they may need to take.

6 ADVERTISEMENT OF PLANNING APPLICATIONS

Planning applications for proposals which would affect the character or appearance of the Conservation Area will be advertised in a local newspaper. This allows for a wider level of public consultation on an issue which could have significant implications for the area.

7 IMPLICATIONS FOR PUBLIC BODIES AND OTHER AGENCIES

With the designation of the Conservation Area, public and other agencies responsible for work which has an affect on the character of areas will be made aware of the special nature of the area. They will be requested to take account of it when they are working in or around the area.

8 SCHEMES FOR ENHANCEMENT

Local proposals for enhancing and safeguarding the character of the area will be brought forward as and when funding permits via the Local Authority or other funding sources which are available through already established schemes, or local initiatives. Character Appraisals exist or are proposed for all the designated Conservation Areas. These are intended to identify areas or aspects of the area as a whole which require restoration or enhancement.

9 IMPLICATIONS FOR NEW DEVELOPMENT

Policies in The Forest of Dean Local Plan that relate specifically to conservation areas will operate in all the designated conservation areas. The designation of a Conservation Area will not prevent development taking place of itself. The Local Plan will guide the scale and location of development through its policies and proposals for the area.

When a decision is being made on new development or demolition requiring the approval of the District Council, one of the aspects that is considered in coming to the decision is the affect of the proposal on the special character and appearance of the area. Inspectors dealing with planning appeals will also take note of the designation and the appraisal in reaching their decisions.

Designation of the Conservation Area initially and this Appraisal, which may be reviewed from time to time, is intended to have an affect upon the detailed design and layout of any new development so that it does not detract from the character and appearance of the area.



**This document can be made available on audiotape, in Braille, large print, a range of languages and in other format if required.
For further information please contact us on 01594 810000**



Forest of Dean
— DISTRICT COUNCIL —

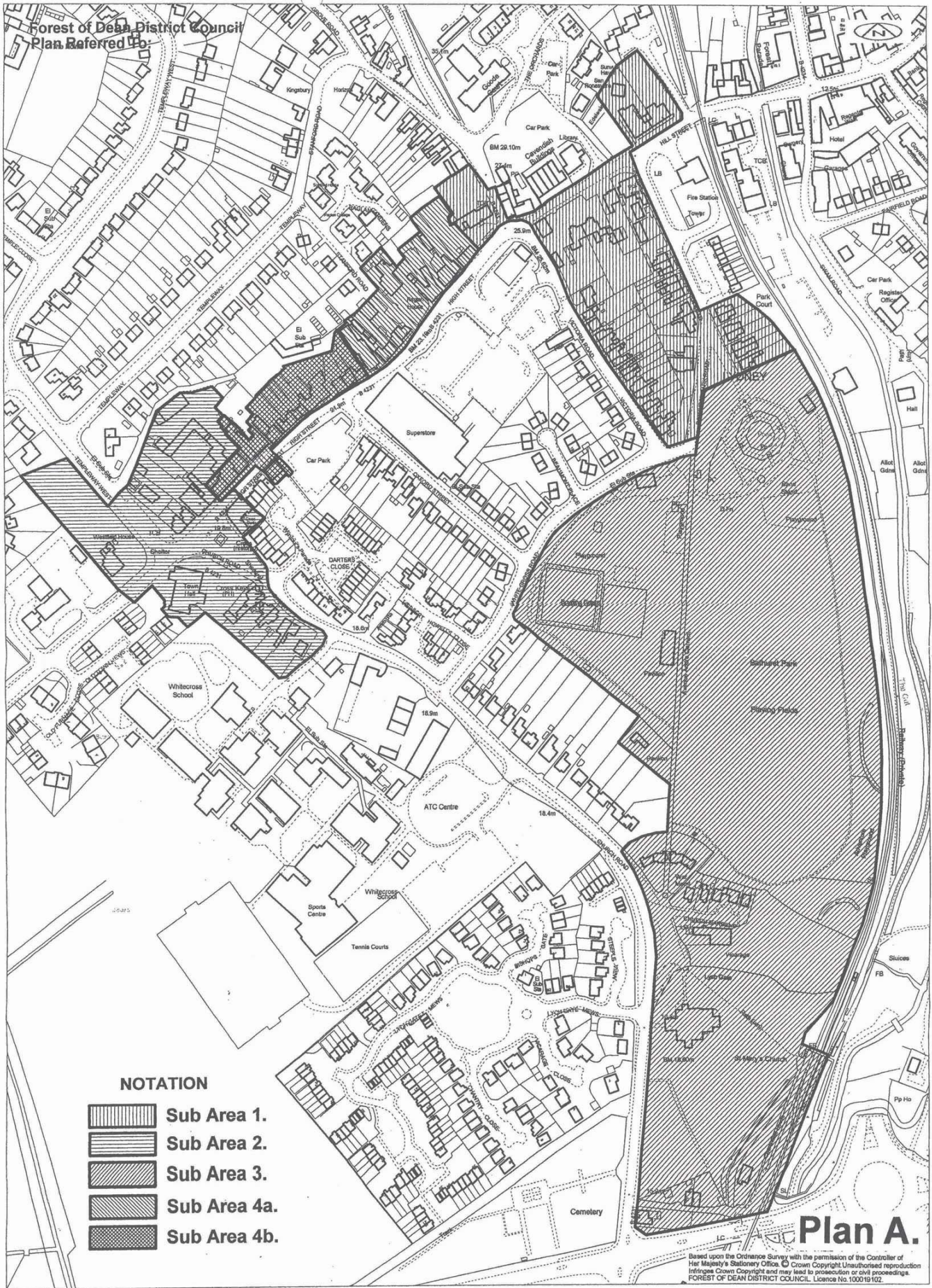
Forest of Dean District Council

Council Offices, High Street, Coleford, GL16 8HG

Tel: **01594 810000** Fax: **01594 812590**



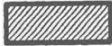


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March 2009



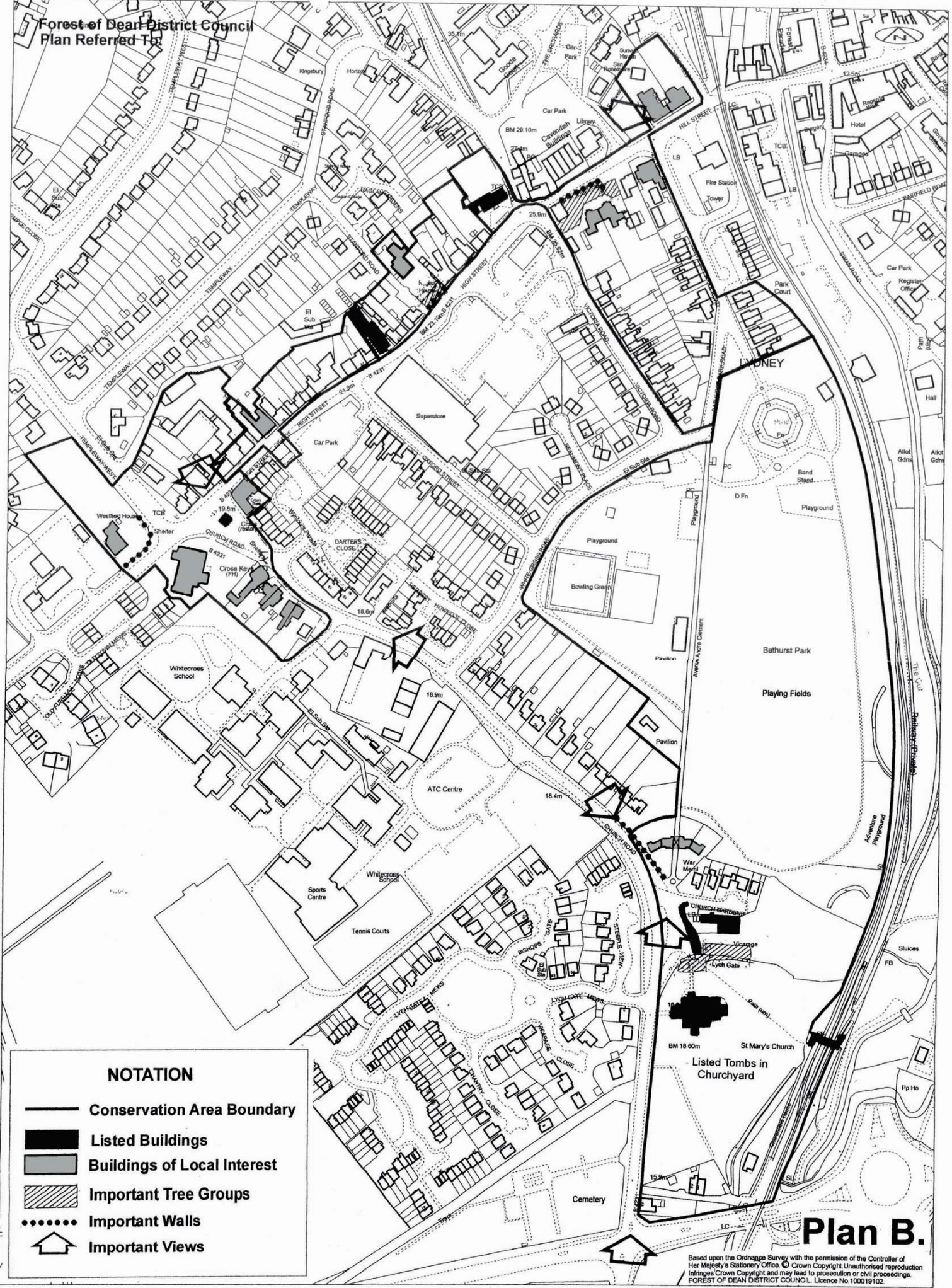
Forest of Dean District Council
Plan Referred To:

NOTATION

-  Sub Area 1.
-  Sub Area 2.
-  Sub Area 3.
-  Sub Area 4a.
-  Sub Area 4b.

Plan A.

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NOTATION

-  Conservation Area Boundary
-  Listed Buildings
-  Buildings of Local Interest
-  Important Tree Groups
-  Important Walls
-  Important Views

Plan B.

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Proposed Conservation Area - LYDNEY

Scale 1:2500