

Oadby North Memorial Homes & Framework Knitters Cottages Report of Consultation

November 2007

NORTH MEMORIAL HOMES AND FRAMEWORK KNITTERS COTTAGES CONSERVATION AREA

REPORT OF CONSULTATION

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November 2007

1. INTRODUCTION

QuBE Planning Ltd were appointed by the Borough of Oadby and Wigston to carry out an appraisal of the North Memorial Homes (NMH) and Framework Knitters (FWK) Cottages Conservation Area and to subject the draft document to a period of public consultation.

This report describes the public consultation undertaken, summarises the representations received and sets out a response to the principal areas of concern to allow the Borough Council to decide whether to amend the documents prior to final approval and publication.

2. METHODOLOGY

The land and properties within the conservation area are almost entirely in the ownership boundary of the North Memorial Homes and the Framework Knitters Cottages. These organisations are both social housing providers and the properties are managed by Boards of Trustees. The Boards of both organisations were approached about holding an exhibition, but they did not feel that this was appropriate.

Instead, the Boards were provided with copies of the draft appraisal which they discussed at their Trustee meetings. During the period of public consultation, they were again given the opportunity to comment on the document.

In addition to the liaison with the Boards of Trustees, the public consultation comprised:

- A letter was issued to properties in the conservation area and immediately outside the current boundary from the 24 September 2007. The consultation period finished on 22 October 2007.
- A letter was also distributed to key stakeholders.
- Copies of these letters can be found in Appendix 1.

A separate Management Plan has been prepared in lieu of the Development Control Guidance which would usually accompany a Conservation Area Appraisal. The Management Plan is essentially an agreement between the Council and the Boards of Trustees and sets out the criteria against which any planning applications will be judged. It was not appropriate for this document to be publicly consulted upon and this Report of Consultation therefore deals solely with the Appraisal.

3. SUMMARY OF RESPONSES

Level of response

In addition to the comments received from the Boards of Trustees, three responses were received from the following outside bodies:

- East Midlands Regional Assembly
- Oadby Civic Society
- Leicestershire County Council

Copies of these letters can be found in Appendix 2.

4. MAIN ISSUES AND COMMENTARY

As anticipated, a small number of issues have been raised by people responding to the draft appraisal. This table sets out the principal comments and gives a response and a recommendation for consideration by the Borough Council.

Comment	Response	Recommendation
The Worshipful Company of Framework Knitters		
Several factual inaccuracies	These were amended in the draft document prior to consultation.	No change
Para 6.13: Concern about proposed boundary exclusion because of loss of control and suggestion that boundary should include No.83 Stoughton Road to increase control over potential developments.	The current boundary reflects the ownership boundary of the Worshipful Co. of FWK before the modern houses on Dogwood Court were built. The character of the Conservation Area is derived from the two harmonious groups of buildings (the FWK Cottages and the NMH); the Dogwood Ct properties do not have the same character. It is for this reason that they are proposed for exclusion and also why No.83 Stoughton Rd should not be included. The setting of the conservation area is a material consideration in the assessment of planning applications and this should be sufficient to ensure that inappropriate works are not carried out to properties adjacent to the conservation area boundary.	No change
Para 8.1: The Trustees do not agree with the proposed removal and note that conservation area designation also protects the trees.	The trees are not proposed to be removed from the boundary. If there are trees outside the proposed boundary that are considered to be of townscape value, they can be made the subject of Tree Preservation Orders.	No change
Para 9.2: The application of an aggregate on the paths was considered, but rejected on safety grounds because of the elderly nature of the residents.	The appraisal proposes a bonded aggregate. However, it is only a suggestion.	No change
North Memorial Homes Management Committee		
Several factual inaccuracies	These were amended in the draft document prior to consultation.	No change
East Midlands Regional Assembly		
1. It may give some sense of the conservation challenge if some empirical analysis was contained within the document.	The conservation area is small and all the properties are owned by two organisations. English Heritage guidance states that an audit of heritage assets will only be needed in larger, more complex areas.	No change
2. Are there other components of the built environment still in place? It may be appropriate to have policies to encourage the retention of historic streetscape fabric.	The appraisal clearly states that there is no historic streetscape fabric, although there is some traditional style street furniture. The conservation area is entirely within private ownership and the use of appropriate surfacing and street furniture is a matter for the Management Plan.	No change

3. Draft RSS Policy I – Regional Core Objectives enable building conservation to be considered within an overall sustainability context.	These objectives are reflected in the Management Plan.	No change
4. A reference to the Regional Waste Strategy (RWS) Policy which relates to construction waste should be included.	This will be dealt with in the Management Plan.	No change
5. The need for high standards of energy efficiency in historic buildings should be recognised but balanced against the retention of external appearance (Ref: Draft RSS Policies 38 & 39).	This is considered in the Management Plan.	No change
6. It may be appropriate to consider the balance between the historic environment and other environmental considerations.	This is considered in the Management Plan.	No change
Oadby Civic Society		
Agree with proposed removal from boundary. Recommend that a TPO be served on the trees on the South side of Stoughton Close which provide a backcloth to views of No.15-20 North Memorial Homes.	Noted. The TPO proposal can be considered by the Borough Council.	No change
Leicestershire County Council		
No comment	Noted.	No change

5. RECOMMENDATIONS

1. The Conservation Area boundary should be amended to exclude the Dogwood Close properties which were built on the former allotments of the Framework Knitters Cottages.
2. The draft Conservation Area Appraisal should be adopted by the Borough Council.

CONSULTATION LETTERS



Borough of Oadby & Wigston

Directorate of Community Services

Email: Planning@oadby-wigston.gov.uk
Web Site: www.oadby-wigston.gov.uk

Please ask for: Rachel Starmer
Extension: 652/Direct Line: 2572652
Our ref: RS
Your ref:

24 September 2007

Dear Sir/Madam

Framework Knitters Cottages and North Memorial Homes Conservation Consultation

I am writing to you as either a resident within the above conservation area or close to its border.

As a Council, we have a duty to review the Borough's Conservation Areas, to achieve this a Draft Conservation Area Appraisal has been drawn up for Framework Knitters Cottages and North Memorial Homes Conservation Area. This document will help ensure that the qualities and character of the Conservation Area can be preserved and enhanced.

The document can be viewed at Oadby & Wigston Borough Council Offices, local libraries and Helping Hands Community Trusts, or online at www.oadby-wigston.gov.uk.

Comments on the documents are welcome during a four week consultation period beginning Monday, 24 September 2007 and ending at 4.45p.m. on Monday, 22 October 2007. Please comment by email (forwardplans@oadby-wigston.gov.uk), post, fax (full contact details are provided on this letter) marking for the attention of the Forward Plans Department.

Yours sincerely/faithfully,

Rachel Starmer
Planning Officer (Forward Plans)



Borough of Oadby & Wigston

Directorate of Community Services

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Yours sincerely/faithfully,

Rachel Starmer
Planning Officer (Forward Plans)

RESPONSES RECEIVED



*The Worshipful Company
of Framework Knitters*

Corah House
Framework Knitters Cottages
Stoughton Road
Oadby
Leicester
LE2 4EX

Tel: 0116 271 2171
Email: FWKOadby@aol.com

2 January 2007

Ms Jenni Neilson
Consultant
QUBE3 Planning Ltd
14 Michael Young Centre
Purbeck Road
Cambridge CB2 8PF

Dear Ms Neilson

Re : Oadby North Memorial Homes and Framework Knitters Cottages
Conservation Area

QUBE'	
File Ref:	
03 JAN 2007	
AT	(JN)
JB	

Thank you for your letter and enclosed report for the Cottage Homes Trustees comments. I have been asked to write to you by the Trustees on several points about your report.

- 6.2 Cottages 1-5 are in fact new and were built some 2 years ago. The last sentence is therefore incorrect and should be amended.
- 6.5 The cottages to the west are Nos 23-25 – there is no No. 22.
- 6.6 The No 22 in the first line should read No 23.
- 6.8 You are factually incorrect about the 'five modern bungalows' – they are 5 houses.
- 6.13 The Trustees are concerned about your comments about removing these houses from the Conservation area. The Council Planning Officer at the time these houses were built went to a great deal of trouble to ensure that they would complement the Cottage Homes. The builders had to build to an amended design in order to get planning permission. The Trustees feel that since the Council went to all this trouble, it would be singly inappropriate to remove the Council's control over them now.

The Trustees have recently opposed a planning application (Ref: 06/0381/OUT) which would overlook cottages 17 & 18 and 23, 24 & 25. The application was for 3 houses – 2 of which are right on the boundary and would overlook not only the cottages, but because of their position would dominate the areas between these 2 blocks of cottages. They would tower over them. If

the Council is to maintain the ambiance of the grounds, it would be appropriate to extend the Conservation area to cover the property next door – No 83 Stoughton Road. The Council, as you can see from the above, took great care to protect the conservation area when the 5 houses were built on the old allotments. It seems inconsistent at this stage not to do the same on another boundary.

8. Proposed Changes

8.1 Because of the comments under 6.13, the Trustees would like this clause removed. Please note that having it as a conservation area also protects all the trees that are on this boundary in this area.

9. Enhancement Opportunities.

9.2 The Trustees did look at this option, but after discussions with the Architects decided not to place a topping of aggregate or gravel on the paths. If residents fall on this surface it tends to cause additional injuries.

We hope these comments will be noted and incorporated into the final document.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anne Brown', written in a cursive style.

Mrs Anne Brown
Assistant Clerk



Leicester
City Council

Please ask for: Simon Greaves
Direct Line: (0116)2528084
Fax No. (0116)2551969

Your ref: 04-2467Q
Date: 22 nd January 2007

QuBE Planning Ltd
Building 14
Michael Young Centre,
Purbeck Road,
Cambridge.
CB2 8PF

Dear Jenni,

Re: Oadby North Memorial Homes Conservation Area.

QUBE	
File Ref:	
09 FEB 2007	
AT	(JN)
JB	

Thank you very much for the copy of the Conservation Area Appraisal draft which refers in part to the Homes. After reading the document and your accompanying letter I would comment as follows:

The North Memorial Homes management committee's ethos towards maintaining its buildings and surroundings seems broadly in accordance with the key issue of conserving the essential character of the site. Certainly any extensions/ new buildings would be in keeping both in style and materials to the existing houses, and located so as not to detract from the present 'bosky' character, whilst maintenance of the exteriors is concentrated on preserving what is already there as opposed to wholesale replacement with unsympathetic modern materials. Grounds maintenance is focused on safeguarding the environmental quality of the site, with careful suitable planting. Any tree surgery is carried out only when necessary to maintain the health of the tree and after consultation with Oadby and Wigston Borough Council arboriculturists.

We would also like to draw to your attention some observations on the content of the draft appraisal:

Items 3.3, 6.18 and 7.2 describe the 'Homes' as being 'split horizontally as well as vertically'. This is true of those properties converted into flats, but not those that remain unaltered, (namely numbers 1,2,3,6 and 20).

Items 3.3, 4.5, 6.15 and 7.2 .The Memorial Hall still belongs to the Homes and is leased to the Evangelical Church.

Items 3.5 and 6.23. The lighting columns are painted dark green not black.

Item 6.16. Unfortunately the sash windows to the Memorial Hall have been replaced in upvc with a similar fenestration layout.

Item 6.18 refers to all the windows being 'modern multi paned casements'. This is not the case with many windows still being the original items.

With regard to dates, time venues and consultation methods for the exhibition explaining the consultation process for the conservation area, please contact Jane Crooks on 0116 2553398.

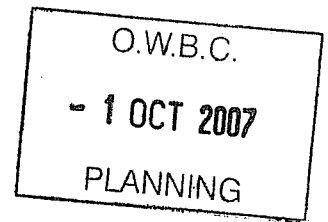
Yours sincerely

A handwritten signature in black ink that reads "Simon Greaves". The signature is written in a cursive style with a large initial 'S'.

Simon Greaves
Principal Building Surveyor
Property Services – Projects

On behalf of The North Memorial Homes management committee

Rachel Starmer
Planning Officer (Forward Plans)
Planning Department
Borough of Oadby and Wigston
Council Offices
Station Road
Wigston
Leicestershire
LE18 2DR



Your Ref: RS/P33/iii

Date: 28 September 2007

Dear Rachel

Framework Knitters Cottages Conservation Area Consultation

Thank you for your consultation dated 24 September 2007, regarding the above document.

As you may already know, the Regional Assembly is now using the Draft Regional Plan (Draft RSS) approved in September last year to assess the conformity of LDD's with Regional Spatial objectives and policies. On this basis, I can confirm that the Conservation Area Management Plan has strong general accordance with Draft RSS Policy 31 – Regional Priorities for the Historic Environment, and Policy 3, which sets out basic criteria for the design of new developments, including specific reference to local character and policy.

However, in developing the draft document the following observations may be helpful:

1. Data, Measurability and Monitoring

My understanding is that English Heritage advice on conservation area appraisals seeks to encourage a more empirical basis for the recording and analysis of the historic built environment. It may give a sense of the conservation challenge if some empirical analysis was contained within the document. This may be based around the following:

- How many principle buildings are there within the conservation area?
- What percentage of buildings are vacant, part vacant, or occupied and for what uses?
- What percentage of buildings are in good, average, poor or very poor condition (using EH's criteria)?
- What percentage of buildings retain their original features (windows etc) and what percentage of buildings if any have been unsympathetically altered?

Hopefully you will already have the base data to hand and this form of analysis will give a strong measure of the conservation task and make for a measurable basis for monitoring progress. For example, the proportion (or percentage) of all vacant or part vacant buildings, brought back into use. This would enable progress over time against a known benchmark to be recorded. It may also provide the clear identification of need required to realise funding opportunities.

2. Other Components of the Built Environment

Are there other components of the built environment still in place? These may include limestone, millstone or granite kerbs, flagstone pavements, cast iron lamp standards, and bollards? It may be appropriate to balance policies aimed at homeowners and the private sectors with policies to encourage/ensure the public sector retains historic streetscape fabric and carries out highway and other works sympathetically.

3. Building Conservation and Wider Environmental Objectives

I refer you to Draft RSS Policy 1 – Regional Core Objectives. These enable building conservation to be considered within an overall sustainability context. For example, the retention of buildings and bringing vacant properties back into use has strong accord with resource efficiency objectives and helps ensure the embodied energy within these buildings is not lost. The requirement for the re-use of stone, local brick and other local and natural materials fulfils waste minimisation objectives and minimises impacts of transporting bulky materials over long distances.

In fact, a case can be made for the conservation area appraisal to make positive impacts against each of the 10 regional core objectives set out in Draft RSS Policy 1.

4. Re-Use and Recycling of Building Materials

Refer to the Regional Waste Strategy (RWS) Policy 7 which relates to construction waste. It states that Regional and Local Partners should work together to develop a programme ensuring the delivery of:

- Best practice in the maintenance of existing building stock and the imaginative restoration of under-utilised and run down buildings
- Best practice in construction and demolition site waste management, including the source segregation of re-usable and recyclable materials
- Maximised use of recycled or secondary aggregates in all construction projects where feasible in line with sustainable development objectives
- The development of additional infrastructure enabling the re-use, recovery, recycling and treatment of C&D waste

5. Energy (Draft RSS8 Policies 38 & 39)

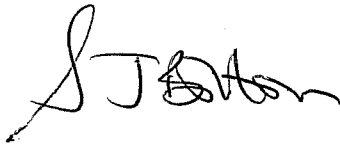
The need for high standards of energy efficiency in historic buildings should be recognised but balanced against the retention of external appearance and internal features and fabric. In any proposed new buildings there is the possibility of renewable generation, for example through solar or PV panels but the visual impacts on the conservation area, may need to be further considered.

6. Other Environmental Considerations

It may also be appropriate to consider the balance between the historic environment and other environmental considerations, i.e. sustainable drainage on floorscapes.

If you have any questions in relation to planning conformity, please do not hesitate to contact me on 01664 502960 or by e_mail at steve.bolton@emra.gov.uk.

Yours Sincerely



Steve Bolton

Policy Adviser (Planning Conformity and Best Practice)

H /

Anthony Marsh.
19, Ringers Spinney, Oadby.
Leicester, LE2. 2HB.
0116-2703736. Mobile 07940-164471.
E-Mail. anthony.marsh@homecall.co.uk
17th October 2007.

OADBY CIVIC SOCIETY

O.W.B.C.

19 OCT 2007

PLANNING

Mr Robert Long . Development Control Manager.
Oadby & Wigston Council.

Dear Mr Long,

We have visited the following sites which
have applied for planning permission to make changes on the site and make the
comments .

07/00433/FUL . The main extension is at the rear of the property .The roof line is not altered. Otherwise no objection.

07/00488/FUL 11, Sycamore Close .Oadby. Extensions to the dwellings . No objections

07/00471/TPO. Manor Road Playing Fields. Felling of storm damaged tree which is to be replaced. No Objections.

07/00475/FUL. 60, The Fairway Oadby. Loft conversion and extensions. No objections other than it alters yet another bungalow in the area.

07/00477/TCA. 16, Knighton Rise .Oadby. Removal of dead trees etc . All trees felled should be replaced wherever possible.

0700478./FUL 53 , The Broadway. Oadby. Extensions to existing building and some other alterations . The new boundary wall should be of a height that conforms with current council's height restrictions.

o7/00481/TPO. 5, Ennerdale Close. Oadby. Felling of 2 trees . Should suitable trees be planted elsewhere on the site ?

07/00449/FUL. 37, The Fairway Oadby. Grill fence on existing wall. The total height should conform with current Council restrictions.

AT-7 Oadby North Memorial Homes and Framework Knitters Cottages Conservation Area Appraisal Consultation Draft.

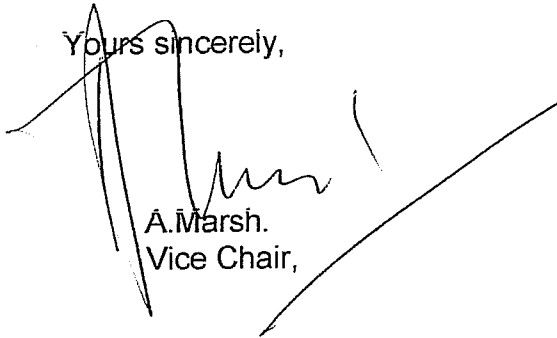
The Society received details of the proposed alterations to the above Conservation

Area which removes former allotments of the Framework Knitters Cottages which have now been developed with the modern bungalows and proposes that a TPO should be served on the trees the South side of Stoughton Close which provide the

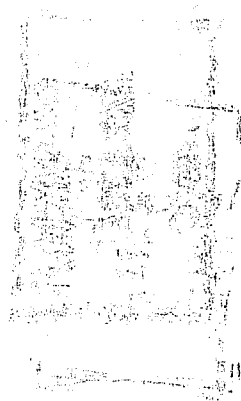
backcloth to views of No 15-20 North Memorial Homes

The Society confirms its agreement to these proposed amendments to the Conservation Area.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'A. Marsh', written over the typed name.

A. Marsh.
Vice Chair,



Rachel Starmer
Oadby & Wigston Borough Council
Council Offices
Station Road
WIGSTON
Leicestershire
LE18 2DR

19 October 2007

Sophie Davies
0116 2656474
sdavies@leics.gov.uk

Dear Rachel,

RE: Framework Knitters Cottages Conservation Area Appraisal

Thank you for giving the County Council the opportunity to comment on the Framework Knitters Cottages Conservation Area Appraisal. On this occasion County Council officers have no comment.

Yours sincerely

Sophie Davies
Planning Assistant