

Important information about Oadby Hill Top / Meadowcourt Conservation Area Appraisal

Oadby Hill Top was designated a Conservation Area in 1987 whilst the comparatively much smaller area of Meadowcourt was designated in the following year. This leaflet sets out a summary of the Conservation Area Appraisal prepared for this area and also summarises the contents of the new Development Control Guidance. These two documents have been prepared to ensure that the qualities and character of the Conservation Area can be preserved and enhanced.

> Exhibition details

Your views are important and an exhibition has been arranged to give further information about the Conservation Area Appraisal and Development Control Guidance, to allow you the opportunity to talk to Council staff and to let us have your comments on the documents.

- Tuesday 10th May 2005
- 10am - 8pm
- The Classroom, University of Leicester Botanic Garden

Please park on Globe Road and use the main entrance to the Garden. Disabled access is via Hastings House on Sloughon Drive South (car parking is available within the grounds of Hastings House).

The exhibition, Conservation Area Appraisal and Development Control Guidance can all be viewed at the Oadby and Wigston Borough Council Offices, Station Road, Wigston, between 25th April and 3rd June, or at www.oadby-wigston.gov.uk

> What are Conservation Areas?

Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

> Why has an appraisal been prepared?

The Conservation Area Appraisal fulfils Oadby and Wigston Borough Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the area as required by the Planning (Listed Buildings and Conservation Areas) Act 1987.

> Why is it important?

When a Conservation Area has been designated it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area.

Greater controls over the demolition of buildings and structures are imposed whilst the rights which owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

The appraisal highlights new areas to be included in the Conservation Area and also takes some areas out of the Conservation Area.

For more information please contact:

The Forward Plans Manager
Oadby & Wigston Borough Council
Council Offices, Station Road, Wigston, Leics, LE18 2DR
Tel: 0116 257 2645, Fax: 0116 255 7328
planning@oadby-wigston.gov.uk



QUIP

> Summary of Development Control Guidance

The guidance seeks to ensure that the area continues to thrive, but without prejudicing the key features which define the character and appearance of the area. It builds upon the policies within the adopted Local Plan and, once approved by the Borough Council, will replace the previous Supplementary Planning Guidance for the area. The guidance covers the following topics:

Submission of applications

This section sets out what information people will need to include when making planning and other applications in the area. Outline planning applications will generally not be accepted as they do not contain sufficient information by which their impact on the area can be judged.

Demolition

This section sets out the strict criteria which apply when considering the demolition of buildings in the Conservation Area and confirms the presumption against the demolition of Listed Buildings or other important local buildings.

Change of use

This section sets out the strict criteria by which applications for changing the use of dwelling houses to other more intensive residential uses will be judged.

Subdivision of plots

This section sets out the requirements which will need to be satisfied before an application for building within the garden of an existing building will be approved.

The design of new buildings

This section sets out the design criteria which will need to be fulfilled before a proposed new building in the area will be acceptable.

Alterations and extensions

This section defines the criteria which need to be met before a proposed extension or alteration of an existing building in the area will be acceptable.

Works to Listed Buildings

This section gives advice on works to Listed Buildings including the consideration of the preservation works, inserting new kitchens and bathrooms and providing disabled access in an acceptable way.

Significant Local Buildings

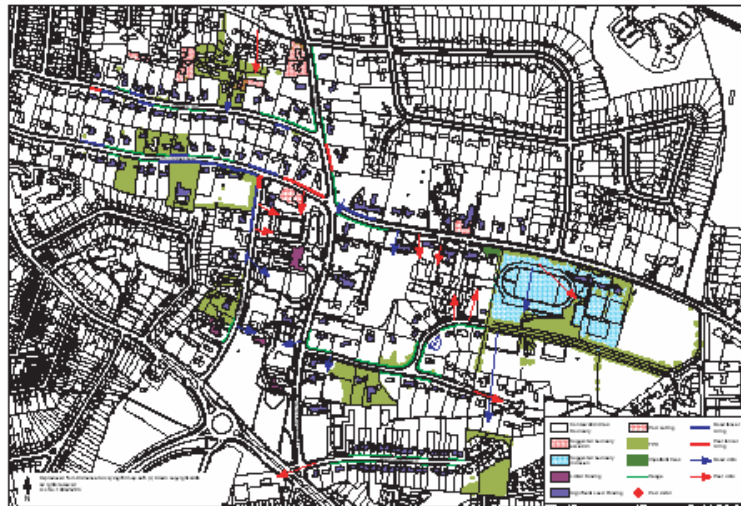
This section proposes using Article 4 Directions to control certain minor works to Significant Local Buildings in the area. These would include painting, cladding or rendering facades, changing windows, doors and roofs and altering boundary walls and fences.

Trees and landscaping

This section seeks to protect important trees and spaces and sets out the requirement for new landscaping on developments.

Setting of the Conservation Area

This section seeks to protect the character and appearance of the Conservation Area from inappropriate development on sites outside the Conservation Area boundary.



> Changes to the boundary

Inclusion

- It is proposed that Meadowcourt no longer be considered to be a separate Conservation Area but be included within the Oadby Hill Top area.
- It is proposed to include the large houses known as Sloughon Leys, Bradon and Fields House together with part of the university athletics track and the avenue of trees along the continuation of Southmeads Road.

Exclusion

- It is proposed to remove nos 24-6 Sloughon Drive South from the Conservation Area as these houses lack the character of the traditional properties in the area.
- The two modern houses on St David's Crescent, which were presumably built in the rear garden of no 11 Knighton Rise are also proposed for removal as they are of a different character to the traditional buildings in the area.

> Opportunities for enhancement

- Repair / restoration of greenhouse site to rear of Highnova.
- Improve screening to rear of university houses, particularly Gilbert Murray Hall.
- Improve screening to Beaumont Hall from Botanic Gardens, Knighton Grange Road and Algburn.

> Summary of characteristics of the area

Buildings

Almost universally of two storeys occasionally with an additional storey within the gable ends or the roof. Generally in an Arts and Crafts style which encompasses Jacobethian, vernacular and Gothic Revival features. Houses are mostly of red brick or render with half timbering, brick noggin, and vertically hung tiles all used to enrich facades.

Position on the plot

Most houses are located parallel to the street, except those set in their own very spacious grounds and those at right angles to the street to allow the sun into north-facing gardens.

Property boundaries

Most of the original houses in the area have quite solid front boundaries allowing only glimpsed views of the houses behind.

Trees

The area has a wealth of mature trees within the Botanic Garden, the gardens of houses and along the roadside of all but Knighton Rise.

Highways

The roads in the area are not dominated by signs, road markings and other traffic-related 'street furniture'. Similarly as most properties appear to enjoy off-street parking, the wide roads are free from parked vehicles.

The Botanic Garden

This is a major amenity to the area. Whilst its attractive grounds are open to local residents and visitors, the contribution of its magnificent trees adds much to the character of the streets around it.

The University

The presence of around 1900 students in the converted houses and purpose-built residential blocks of the university adds vitality and activity to the otherwise quiet streets.

> What happens next?

Conservation Area Appraisal

The responses to this consultation will be considered by the Borough Council and a revised version of the appraisal will then be approved and published. Any agreed changes to the Conservation Area boundary must be advertised nationally and locally.

Development Control Guidance

The responses to this consultation will be considered by the Borough Council and a revised version will eventually be adopted as a Supplementary Planning Document. It will replace the previous guidance which was published in April 2002.

Oadby Hill Top / Meadowcourt Conservation Area Questionnaire

Before replying to this questionnaire it is suggested that you either visit the exhibition or read the Conservation Area Appraisal and Development Control Guidance. Please continue on a separate sheet if necessary.

> Conservation Area Appraisal

• Generally

YES	NO	NO VIEW
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Do you think the Conservation Area Appraisal accurately describes the character and qualities of the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please let us know what changes you think should be made.

If you think there are any factual errors or omissions please describe briefly.

• Changes to the Conservation Area boundary

Do you support the inclusion of the houses known as Stoughton Leys, Bredon and Fields House, together with the university athletics track and the avenue of trees along Southmeads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason.

Do you support the removal from the Conservation Area of 24 and 25 Stoughton Drive South and two modern houses on St David's Crescent?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason.

• Enhancement opportunities

Do you think the greenhouses to the rear of Highgrove should be repaired / restored?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason.

Do you think that screening to the rear of university houses, particularly Gilbert Murray Hall should be improved?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason.

Do you think the screening of Beaumont Hall from the Botanic Garden, Knighton Grange Road and Aigburth should be improved?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason.

Are there any other aspects of the area which need to be improved? If so describe briefly.

> Development Control Guidance

IMPORTANT	NOT IMPORTANT	NO VIEW
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This sets out policies to ensure that the character of the Conservation Area is protected. How important are the following issues to you?

Demolition

Protecting key buildings in the area from demolition and ensuring that applicants provide detailed justifications for the demolition of any building?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Change of use

Restricting the change of use of dwellings and other properties in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Subdivision of plots

Restricting the subdivision of gardens or large plots?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The design of new buildings

Applying strict criteria to control the design of new buildings in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alterations and extensions

Applying strict design criteria to control the quality of alterations and extensions to buildings in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Works to Listed Buildings

Applying strict criteria when determining the acceptability of works to Listed Buildings?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Significant Local Buildings

Seeking to protect important local buildings from inappropriate alterations?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Trees and landscaping

Ensuring that key trees and landscape features are protected from unacceptable development?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Proposals affecting the Conservation Area

Ensuring that important views and vistas in the Conservation Area are not affected by developments within or outside the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Do you think there are any other matters that should be covered by the Development Control Guidance?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If so please summarise.

The following information would be helpful:

Which street do you live in?

Please return this questionnaire by 3rd June 2005, by posting it to:
Oadby & Wigston Borough Council, Council Offices, Station Road, Wigston, Leics, LE18 2DR.
Alternatively you can complete an online form at: www.oadby-wigston.gov.uk