

Sun in the Sands Conservation Area Management Strategy



The Sun Inn - 1830's watercolour

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The Planning (Listed Buildings and Conservation Areas) Act, 1990, places a general duty on local planning authorities to formulate and publish 'proposals' for the preservation or enhancement of conservation areas. Further guidance is given in Guidance on the management of conservation areas (English Heritage, August 2005)

Executive Summary

The aim of the Conservation Area Management Strategy policies for this area is the **protection of the period character of the area focusing on the area's buildings.**

This proposed Management Strategy makes eight recommendations. The strategy

1. Reviews the Conservation Area's boundaries and recommends a small addition,
2. Reviews the Schedules of Statutory or Local Lists of Buildings of Architectural Interest and recommends no additions.
3. Reviews use of planning control in the area and recommends adoption of conservative repair principles to avoid disturbing local character
4. Recommends adoption and publication by the Council of conservative repair guidance and publication of design guidance for minor changes
5. Recommends design guidance for more substantial changes
6. Recommends maintaining and enhancing the tree cover of the area by protecting street and other trees and by encouraging new and replacement planting
7. Recommends preservation and enhancement of the character of the street scene

I. Changes to the boundary of the Conservation Area

Nos. 21-25 Delacourt Road, including the former Dairy and stabling behind, are recommended for addition to the Conservation Area. See map and photographs below.



Fig 1: Part of Sun in the Sands Conservation Area: green line = existing boundary; blue line shading = proposed extension (21-25 Delacourt Road)



Fig 2 & Fig 3: 21- 25 Delacourt Road with close-up of shopfront showing old joinery and replacement fascia board



Figure 4: tethering ring in former dairy stables at rear

Fig 5: shopfront joinery

Fig 6: recessed old door with fanlight

2. Additions to the Statutory or Local Lists of Buildings of Architectural Interest

No changes are recommended to the Schedules of Statutory or Local Lists of Buildings of Architectural Interest.

3. Conservation Repair Principles

The houses in the Sun in the Sands Conservation Area have period traditional character, which should be retained and reinstated where lost. This is money well spent as in addition to helping retain the special character of the area, the careful sympathetic good repair and maintenance of period features and finishes, also retains and enhances property values. The following principles are recommended when considering repairs or alterations to the historic fabric of your property.

- Regular maintenance and small scale repairs prevent decay
- Retain the maximum amount of original fabric and only replace it where absolutely necessary
- Carefully match repairs and replacements to the original
- Where possible reinstate missing architectural features
- Reverse damaging repairs and unsympathetic alterations
- Ask for expert advice and use traditional builders and craftsmen (or specialist conservation contractors) wherever possible
- Carefully consider the impact of changes to both the individual house and the terrace as a whole.
- Details such as window and door patterns, roofing materials and decorative elements make a considerable contribution to the special character of the conservation area. Even minor changes can detract from the character, and value of a building.

4. Conservation Repair Guidance

It is recommended that guidance be issued on repair methods and on minor alterations to buildings within the conservation area. In many cases the advice will be purely voluntary as there will be no planning control over the works in question. But in other cases the works will require planning permission.

5. Design Guidance for more Substantial Changes

The following more substantial changes may be likely to affect the character of the Conservation Area:

- Changes to front gardens and boundary walls, and creation of off street parking in front gardens
- Roof Extensions
- Shopfronts

As a general principle, to avoid damaging the character of the Conservation Area, new work should appear as subordinate and in keeping with the character of the parent building.

6. Maintaining And Enhancing The Tree Cover

It is recommended that Council Council's Parks and Highways departments maintain and enhance tree cover with new and replacement planting. The Council should also use its tree preservation and general planning control powers to encourage the maintenance and enhancement of the tree cover of the area, to protect street and other trees and to encourage new and replacement planting in development schemes.

A person wishing to prune, lop or cut down a tree within the conservation area must notify the Council of the intended works at least six weeks before the work is carried out stating the location, species, size of tree and work proposed.

The planting and management of **Street Trees** is carried out by the Council's Highways Department, to whom any queries should be addressed. The aim is to maintain a healthy tree stock for future generations, which will be achieved by selective removal and replacement of trees that have become "*old and large enough to cause significant problems*". The Council policy is that trees will not be removed unless they are

- *in the way of development where there is no alternative for access for traffic and services*
- *causing damage to a property and pruning is unlikely to halt the damage*
- *causing a hazard to highway users*

It is recommended that the interpretation of this policy take into account Conservation Area designation and the contribution the existing tree makes to the character of the area.

7. Streetscape Works

It is recommended that streetscape alterations should be considered for their effect on the area before implementation and should be designed to preserve and enhance the traditional character of these streetscapes.

Surviving old 19th or early 20th century footway, gully or kerb materials, as in part of Hervey Road, are historic features and the area would benefit from their retention and restoration. Some of these materials may survive under tarmac and might possibly be reinstated by tarmac lifting. If any old street furniture or ironwork such as manhole covers should survive this may beneficially be retained. The design of any traffic management measures such as physical speed barriers will affect streetscape character and should be sensitive to local character and materials. Helpful guidance is included in English Heritage's document "Streets for All" guidelines for streetscape management in London.

8. Monitoring and Review

This guidance should be reviewed and updated after five years, based on the following criteria:

- Development pressures (numbers of planning applications and their spatial distribution)
- Annual English Heritage survey of Buildings at Risk