



Lancaster Conservation Area

Boundary Review

Report of Consultation

April 2011

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1. Summary

- A Boundary Review was carried out by The Conservation Studio. The report is dated June 2010.
- The Conservation Studio made a number of recommendations namely that the Castle, City Centre and Moor Lane Mills Conservation Areas should be amalgamated.
- Aldcliffe Road, Bath Mill, Cannon Hill and Westfield Memorial Village will remain as stand-alone conservation areas.
- The consultants also identified a number of other areas for inclusion which are currently on the periphery.
- Lancaster City Council has supported the recommendations in principle, subject to public consultation.
- 14 of the 15 respondents (93%) agreed that the three conservation areas mentioned above should be amalgamated. The same number also agreed that the land between the canal and the existing conservation area boundaries should be included.
- A couple of suggestions of additional areas for inclusion were put forward by respondents. These have been considered in the Assessment section of this report.

Summary of recommendations

It is recommended that:

- Lancaster City Council should implement the boundary changes as shown on the attached map (Appendix 1).

2. Background

- 2.1 In 2008, Lancaster City Council embarked on a phased programme to review all of its 37 conservation areas. The first phase considered Morecambe Conservation Area. The second phase involved the review of seven existing rural conservation areas and production of conservation area appraisals for these areas. In addition, a further three areas were assessed for possible designation, resulting in the creation of two new conservation areas: Cannon Hill in Lancaster and Carnforth.
- 2.2 The third phase addresses the City of Lancaster itself.
- 2.3 The work on the Lancaster Conservation Area Appraisal commenced with a public workshop which was held in Lancaster Town Hall on 28 September 2009. The workshop was attended by over 30 local people. A questionnaire (Appendix 2) was provided so that views could be made known at or after the meeting.
- 2.4 The discussions and feedback obtained during and after this workshop formed the basis of the resultant Boundary Review report.
- 2.5 The Boundary Review report was the subject of a public consultation from 2 July 2010 to 13 August 2010.
- 2.6 The Boundary Review Report was made available on the Council's website, with hard copies to view at the Customer Services Centres in Lancaster and Morecambe Town Halls.
- 2.7 A total of 15 responses were received, 14 via the provided questionnaire.

3. Consultation responses

- 3.1 The questionnaire (Appendix 2) was largely to establish local views on whether several existing conservation areas should be amalgamated and whether there was agreement with the new areas proposed for inclusion. It also invited people to expand if there were additional areas they would like to see included or if they disagreed with any of the recommendations.
- 3.2 **Question 1:** Do you agree that the Castle, City Centre and Moor Lane Mills Conservation Areas should be amalgamated?
- 93% agreed.

- 3.3 **Question 2:** Do you agree that the Lancaster Canal should be included in the Lancaster City Conservation Area? This would include the land between the canal and the existing conservation area boundary.
- 93% agreed.
- 3.4 **Question 3:** Do you agree with the recommendation to include historic buildings on the south east side of the canal at the White Cross Industrial Estate and at St Peter's Cathedral?
- 93% agreed.
- 3.5 **Question 4:** Do you agree with the recommendation to include housing areas at Woodville Street/Bath Street, the Dry Dock estate and the De Vitre Street/Shaw Street area?
- 87% agreed.
- 3.6 **Question 5:** Do you agree with the recommendation to include the Drill Hall buildings and the Phoenix Club in Phoenix Street and Nos. 30/32 North Street?
- 100% agreed.
- 3.7 **Question 6:** Do you agree with the recommendation to include Westbourne Road, Ashfield Avenue and Redvers Street?
- 100% agreed.
- 3.8 **Question 7:** Do you agree with the recommendation to include housing areas at Blades Street, Regent Street and Portland Street?
- 80% agreed.
- 3.9 **Question 8:** Are there any other areas of special interest that you think should be included?
- One respondent put forward Freehold for inclusion, and another suggested the old part of the Royal Lancaster Infirmary.

3.10 **Question 9:** Do you wish to add any further comments? If you disagree with any of the recommendations, it would be helpful to know your reasons.

- One respondent discussed the importance of the correct window and door styles within a conservation area and stated that replacements must be of a very high standard. They also pointed out the importance of enforcing within a conservation area.
- Two respondents were concerned that the inclusion of buildings within a conservation area will prevent them from being able to comply with Government energy efficiency requirements/guidelines. They were also concerned that the designation would preclude the conversion of large C19 houses into flats.
- Two respondents emphasised the importance of including the Brewery within the conservation area and one of them also stated that the canal area should be protected as part of the conservation area.

4. Assessment

- 4.1 The consultation has revealed strong support amongst the respondents (93%) for the amalgamation of the three existing central conservation areas. In addition, there appears to be a lot of support (93%) for the proposals to enlarge these areas, to incorporate the land and buildings between the canal and the existing City Centre Conservation Area.
- 4.2 There does seem to be the misapprehension that conservation area designation results in a greater degree of restricted permitted development rights than it does in reality. However, there are a number of Article 4 Directions in place on several City Centre Conservation Area properties, including the example quoted by one respondent (Dallas Road). Nevertheless, there are no proposals at the current time to serve further Article 4 Directions to any additional properties within the proposed conservation area boundary.
- 4.3 Several comments were made regarding the energy efficiency of the large C19 houses within the proposed conservation area. There appears to be some concern that the designation would prevent their upgrading. This is not the case since these properties can be made more energy efficient, not least by the upgrading of existing windows

by draught-stripping and secondary glazing. Much research has been carried out and is ongoing to establish the energy efficiency of historic buildings, specifically C19 terraced housing and how they might be upgraded without impacting on their significance.

4.4 Concern was also expressed by two respondents that the designation may also preclude the conversion of the larger residential properties to flats to create affordable housing. It is unlikely that the conservation area designation would prevent this. However, any such designations would be required to comply with current planning policy.

4.5 Two respondents expressed their support for the inclusion of the Brewery and canal area within the new conservation area. It is proposed to include both this building and much of northern gateway area.

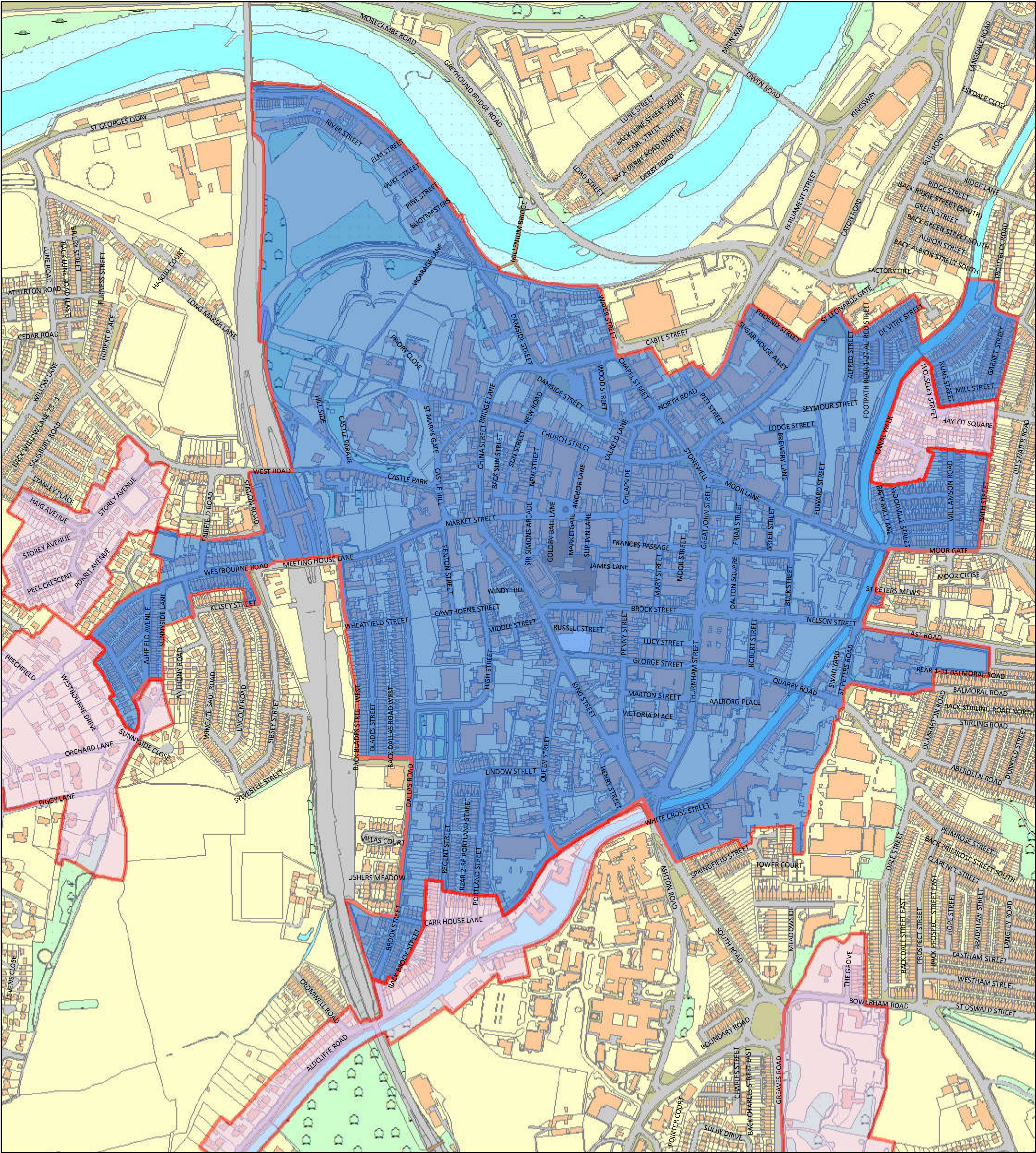
4.6 Freehold was suggested for inclusion within the boundary by one respondent. The Conservation Studio mentioned Freehold in their Boundary Review Report, stating that consideration should be given, in due course, to further possible designations. It has been decided not to include further areas as part of the larger Lancaster Conservation Area. The areas given in the report for future consideration may well form stand-alone conservation areas in their own right, given their nature and form.

4.7 The old part of Lancaster Royal Infirmary, which is listed, has also been put forward for inclusion. However, it has been decided not to include this area at this stage, though it should be considered as a possible extension to the Aldcliffe Road Conservation Area at a later date.



5. Recommendations

5.1 It is proposed to implement the boundary changes as recommended in The Conservation Studio's Boundary Review Report (June 2010), as described in Section 6.1, and as the attached map (Appendix I).

Lancaster Conservation Area



Legend

-  New Lancaster Conservation Area
-  Other Conservation Areas

1:5,500

200 100 0 200 Meters



LANCASTER CITY CONSERVATION AREAS – BOUNDARY REVIEW

Also available at the Council's website:

<http://www.lancaster.gov.uk/lancasterca>

WE NEED YOUR VIEWS

Lancaster City Council is reviewing its 37 conservation areas in partnership with The Conservation Studio. The aim is to publish an appraisal of each area that identifies its special qualities and this will help the Council to manage future changes and enhancements.

Before preparing an appraisal of the **Lancaster City Conservation Areas**, it would make sense to settle the boundaries first as they clearly need some reorganisation. The issues were discussed at a public workshop on 28 September 2009 and this has helped us to prepare a Boundary Review report, which is available on the Council's website or through Customer Services at the Town Hall.

We are asking for views on the recommendations for revised boundaries, which the Council will take into account in making new designations. When the boundaries have been fixed an appraisal will be prepared and there will be a further opportunity to comment on the wider heritage issues affecting Lancaster.

Question 1: Do you agree that the Castle, City Centre and Moor Lane Mills Conservation Areas should be amalgamated?

YES / NO

Question 2: Do you agree that the Lancaster Canal should be included in the Lancaster City Conservation Area? This would include the land between the canal and the existing conservation area boundary.

YES / NO

Question 3: Do you agree with the recommendation to include historic buildings on the south east side of the canal at the White Cross Industrial Estate and at St Peter's Cathedral?

YES / NO

Question 4: Do you agree with the recommendation to include housing areas at Woodville Street/Bath Street, the Dry Dock estate¹ and the De Vitre Street/Shaw Street area?

YES / NO

¹ Includes Garnet Street, Mill Street, Nun's Street, Wolseley Street and the dry dock

<p>Question 5: Do you agree with the recommendation to include the Drill Hall buildings and the Phoenix Club in Phoenix Street and Nos.30/32 North Street?</p> <p style="text-align: right;">YES / NO</p>
<p>Question 6: Do you agree with the recommendation to include Westbourne Road, Ashfield Avenue and Redvers Street?</p> <p style="text-align: right;">YES / NO</p>
<p>Question 7: Do you agree with the recommendation to include housing areas at Blades Street, Regent Street and Portland Street?</p> <p style="text-align: right;">YES / NO</p>
<p>Question 8: Are there any other areas of special interest that you think should be included?</p>
<p>Question 9: Do you wish to add any further comments? If you disagree with any of the recommendations, it would be helpful to know your reasons.</p>

You are welcome to provide comments in a separate letter or by drawing on the map.

Please return your completed responses **By Friday 13th August 2010** to:

The Conservation Studio, 1 Querns Lane, Cirencester, GL7 1RL
 ...or email us at: info@theconservationstudio.co.uk
 ...or phone Eddie Booth at The Conservation Studio: 01285 642428

If you prefer, you may leave comments at the Town Hall for Lancaster City Council's Conservation Team.

Thank you for your assistance. If you would like to be kept informed of the next stage, please provide contact details:

Name:

Address:

Email: