

Congerstone Conservation Area

Management Plan Long Term Strategy

PROPOSED MEASURE	ISSUE ADDRESSED	ACTION REQUIRED
New development and extensions, should be constructed in natural materials appropriate to the area & should have regard to the scale, siting and detailing of existing surrounding development. New dormers and rooflights should be restricted to the rear of properties away from public view.	The negative effect on the character of the Conservation Area through the use of inappropriate materials Development within the Conservation Area should be of a high standard of design and should preserve or enhance the traditional character of the area.	The Council will seek to ensure that new development makes a positive contribution to the character of a Conservation Area through the development control process and enforcement powers, in accordance with its statutory obligations.
Ensure that any works to the highway respect the Conservation Area.	The use of inappropriate construction materials, design and location of signage and the design of street lighting can have a detrimental effect on the on the character and appearance of the Conservation Area. The negative effect that concrete kerbs, modern block paving, concrete, and tarmacadam have on the Conservation Area	The Council will liaise with the Highway Authority and private owners to ensure that any works within the Conservation Area will not have an adverse impact on its character. Traditional surfacing materials should be retained. Where possible concrete kerbs should be replaced with granite kerbs
Important building and boundary features such as chimneys, stone garden walls, fences, hedges, and railings, should be retained.	The protection of traditional features is considered to be important to the character of Conservation Area.	The Council will encourage the retention and replacement of such features when considering proposals for development within Conservation Areas.*
Important individual trees, groups of trees, and open areas should be retained.	Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Preservation Order.	Consideration will be given to the contribution that trees, open spaces and other soft landscaping make to the character and appearance of the Conservation Area when dealing with development proposals. The Council will encourage all property owners to suitably manage landscaping and trees
Removal of overhead wires within or adjacent to Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the character and appearance of the Conservation Area.	The Council will encourage agencies to undertake schemes to ensure that overhead cables and associated equipment are replaced by underground schemes.
The use of traditional roofing materials on new buildings, extensions and existing properties where they are situated in sensitive locations.	The negative effect on the Conservation Area by the use of inappropriate roofing materials	The Council, through the development process, will ensure new development will utilise traditional roofing materials. Where existing properties situated in sensitive locations have inappropriate roof materials, the Council will endeavour to offer financial contributions to encourage owners to re-roof their properties in traditional materials.*

* The Environmental Improvement Scheme will be used to offer grants to repair boundary walls and replace concrete roof coverings with natural slate or clay tiles over the next 5 years.