

Ratby 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 location & should have regard to the scale, siting and detailing of existing surrounding development.	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 design standard and preserve or enhance the traditional character of the area.	The Council will 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 statutory obligations. Plastic features are detrimental to the traditional appearance of the area & should be avoided.
Ensure that any highway works respect the Conservation Area. If improvements to pavements are necessary, encouragement will be given to the retention and provision of granite kerbs, granite sett gutters and the retention of traditional surfacing materials	The use of inappropriate construction materials, the design and location of street signage, and lighting can have a detrimental effect on the character & appearance of the Conservation Area. The negative effect concrete kerbs, modern block paving and tarmacadam have on the Conservation Area.	The Council will liaise with the Highway Authority to ensure that traditional surfacing materials are provided or retained. Where possible existing concrete kerbs should be replaced with traditional materials. Any highway works within a Conservation Area should not have an adverse impact on its character.
Existing boundary features such as walls, fences, hedges and railings should be retained where they have historic merit. Modern security fencing is unacceptable. Important individual groups of trees and open areas to be retained.	The protection of traditional features is considered to be important to the character of the Conservation Area. Special protection is afforded to trees in the Conservation Area which are not the subject of a Tree Preservation Order.	The Council will encourage the retention of such features when considering proposals for development within Conservation Areas.* Consideration will be given to the contribution that trees, open spaces and other soft landscaping makes 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 the Conservation Area.	Overhead wires, supporting poles & associated equipment have a detrimental impact on the 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 natural slates or clay tiles as 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 utilises traditional roofing materials & features. Where properties in sensitive locations have inappropriate roof materials, or have lost chimney stacks & pots the Council will endeavour to offer grants to encourage owners to re-roof their properties in natural materials & replace traditional features.*
New rendering should have a smooth finish and only be used where absolutely necessary. Properties in the same terrace if painted, should be in the same colour to maintain the unity of the terrace.	The detrimental impact that textured render and multi coloured elevations has on the appearance of historic buildings.	The Council will negotiate with building owners to ensure that where render and new paint is to be applied to existing buildings, the unity of the street frontage is given adequate consideration.
Green initiatives such as solar panels and wind turbines will be welcomed if careful consideration is given to their siting.	The negative impact that such features have on the roofscape of conservation areas.	Green initiatives such as solar power and wind turbines will be acceptable if in less prominent locations when viewed from the public domain such as rear facing roof pitches or rear gardens
The installation and retention of traditional shopfronts. The use of open grid roller shutters instead of solid shutters to protect shop fronts in Conservation Areas.	The detrimental effect that modern shopfronts and solid roller shutters have on the appearance of Conservation Areas	The Council will encourage the retention of traditional shopfronts, the installation of new shopfronts of traditional design and ensure that shutters are of the open grid type.

* The Borough Council's Environmental Improvement Programme will be used to offer grants to repair boundary walls & replace concrete roof coverings with natural materials in order to help retain these important traditional features over the next 5 years