



Email Notification

Project - IgWebsite

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A new form post has been received.



Posted on: 19/03/2014 14:05:58

Posted from:

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Form Post

Your Name:	Katherine Stross
Organisation if applicable:	Bowdon Conservation Group
Address:	43 Stamford Road, Bowdon, Altrincham, Cheshire, WA14 2JR, United Kingdom
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Agent Phone:	-
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Document:	Conservation Area Appraisal (please specify)
Indicate Conservation Area Topic Paper Other Document:	CAA for The Downs Conservation Area
Page Number:	General comments on the Downs CAA
Paragraph number:	-
Policy number:	-
Site reference:	-
Table/Figure reference:	-
Other including omissions and suggestions for proposed amendments:	<p>Bowdon Conservation Group approves of the structure and depth and detail of this report in so far as it deals with the built environment. We hope the appraisal of our area, which borders onto the Downs Conservation Area would be as complete. The appraisal acknowledges in the introduction to the summary of special interest for the CA that given the lack of green open spaces, the existing gardens plants and trees have a particular importance. However, there is very little detail of the existing planted features of the conservation area beyond the brief descriptions provided in paragraphs 16, 17, 35, 54 and 55 of section 4.4. While the appraisal mentions trees in general terms in these paragraphs there is very little quantification or qualitative descriptions of the landscape function that the trees provide, i.e. enclosure, screening, shelter, skyline, background, linear features, or how trees provide the setting / character to the area, particularly in terms of both frontage and internal boundaries. This will make defence of trees more difficult because individual trees are not seen as part of a wider landscape character. We also suggest that the appraisal needs to say more in Section 8 regarding the enhancement, actions and management strategies to follow in the Management Plan. We suggest that Section 8 should provide more detail regarding:</p> <ol style="list-style-type: none"> 1. Public realm: mechanisms to enhance the quality of the streetscape; celebrate distinctive features and buildings and avoid fragmentation by incremental changes. Policies to be developed with reference to key guidance documents: (a) Paving: historic materials survive; need a presumption in favour of the repair, recovery or replication of historic materials. (Market Street should have been reinstated.) Mixing with more modern inappropriate materials to be resisted.; (b) Lighting: highlight historic buildings; aim for unobtrusive lighting to increase night-time use and enhance the street scene; (c) Planting and trees: presumption in favour of the

provision of street trees in the ground (rather than planters); (d) Street furniture: a coordinated approach; standard catalogue items to be avoided in favour of designs in local traditions to complement their setting; (e) Signage: nameplates to follow traditional styles; a presumption to reduce street clutter; traffic management signs to form part of a coordinated approach or avoided altogether through the use of different surface materials; (f) Road markings: an overall strategy; a presumption not to fragment the streetscape. 2. Uses: what are the criteria for acceptable uses? 3. Design Principles for buildings and shop fronts; 4. Priorities for enhancement; 5. Development Briefs; 6. The need to preserve and enhance the planted landscape and environment, and policies to achieve this. 7. Relationship with the Core Strategy; 8. Development Control Mechanisms.

Do you support oppose or have general comments about this specific part of the document:

General Comment

Please provide your comments below and explain your reason for supporting opposing or commenting on this specific part of the document Please include suggestions as to how you think we can improve the document:

BCG approve of the structure and depth and detail of this report in so far as it deals with the built environment. We hope the appraisal of our area would be as complete. The appraisal acknowledges in the introduction to the summary of special interest for the CA that given the lack of green open spaces, the existing gardens plants and trees have a particular importance. However, there is very little detail of the existing planted features of the conservation area beyond the brief descriptions provided in paragraphs 16, 17, 35, 54 and 55 of section 4.4. While the appraisal mentions trees in general terms in these paragraphs there is very little quantification or qualitative descriptions of the landscape function that the trees provide, i.e. enclosure, screening, shelter, skyline, background, linear features, or how trees provide the setting / character to the area, particularly in terms of both frontage and internal boundaries. This will make defence of trees more difficult because individual trees are not seen as part of a wider landscape character. We also suggest that the appraisal needs to say more in Section 8 regarding the enhancement, actions and management strategies to follow in the Management Plan. We suggest that Section 8 should provide more detail regarding: 1. Public realm: mechanisms to enhance the quality of the streetscape; celebrate distinctive features and buildings and avoid fragmentation by incremental changes. Policies to be developed with reference to key guidance documents: (a) Paving: historic materials survive; need a presumption in favour of the repair, recovery or replication of historic materials. (Market Street should have been reinstated.) Mixing with more modern inappropriate materials to be resisted.; (b) Lighting: highlight historic

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