

Appendix B

Questionnaires Analysis

The questionnaire had six specific questions which allow quantitative assessment of the results. Space was provided on the questionnaire for respondents to provide more comments to the questions. The information gathered has been used to inform the Character Appraisal document for the proposed conservation area at Chatsworth Road and any resulting management actions in its accompanying Management Plan.

Question 1: How strongly do you agree with the proposal to designate a new Chatsworth Road Conservation Area? If you disagree tell us what and why?

Strongly agree: 21 Agree: 13 Neither agrees nor disagrees: 5 Disagree: 5 Strongly disagree: 6 No response: 1

Most of respondents 65.57%, agree with the proposal to designate a conservation area at Chatsworth Road with 41.2% strongly agreeing. 22.95% of respondents disagree with designation of the conservation area with 11.8% strongly disagreeing while 11.48% of respondents neither agree nor disagree

Of those who disagree with the designation of the conservation area, the main reason is that they do not like the additional planning controls which come with designation. However, this can mostly be perceived as lack of understanding that the designation of a conservation area does not mean every building will be preserved and no changes allowed. Change is inevitable and may be necessary for the day-to-day life, prosperity and enhancement of an area. The additional planning controls within conservation areas give more control over new development to ensure it is good quality and designation seeks to protect important features or buildings.

Question 1 Respondent Comments

RESPONDENT	COMMENTS	INITIAL RESPONSE	ACTION TAKEN
QR1	<ul style="list-style-type: none">In theory it is a reasonable idea but are you able to take with the extra costs to original	<ul style="list-style-type: none">Reasonable maintenance work is always considered favourably and	<ul style="list-style-type: none">Progress with proposed

	windows and doors?	there is no cost for the service for inspection.	designation
QR3	<ul style="list-style-type: none"> This is a waste of money and would be a bureaucratic nightmare we would consider moving if it is imposed. 	<ul style="list-style-type: none"> The Council has a statutory obligation to designate conservation areas where appropriate. 	<ul style="list-style-type: none"> Progress with proposed designation
QR15	<ul style="list-style-type: none"> Concerned about cost of any future repairs/alterations e.g. windows Concerned about effect on saleability of house Aren't trees already covered by TPOs and planning permission? 	<ul style="list-style-type: none"> Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection. While the designation in itself does not create value, its role in protecting the character of an area is key to maintaining property value. Not all trees are covered by TPOs 	<ul style="list-style-type: none"> Progress with proposed designation
QR23	<ul style="list-style-type: none"> What is there on Chatsworth Road worth preserving? Morrisons, Bristol Motors or Kennings? 	<ul style="list-style-type: none"> The special historic and architectural interest of the area is sufficient to merit preservation or enhancement by means of designation as a conservation area. The Character Appraisal define the special character of the area and give justification for the boundaries proposed. 	<ul style="list-style-type: none"> Progress with proposed designation
QR25	<ul style="list-style-type: none"> There is so little of interest on Chatsworth Road 	<ul style="list-style-type: none"> It is considered that the area still retains sufficient special historic and architectural interest. 	<ul style="list-style-type: none"> Progress with proposed designation
QR39	<ul style="list-style-type: none"> Decision is 30 years too late 	<ul style="list-style-type: none"> It is considered that the area still retains sufficient special historic and architectural interest. 	<ul style="list-style-type: none"> Progress with proposed designation

QR41	<ul style="list-style-type: none"> • My house falls within the proposed area which will restrict me in any work I wish to do on my house and no doubt will cost more money to do the work in keeping with the conservation restrictions. 	<ul style="list-style-type: none"> • Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection. 	<ul style="list-style-type: none"> • Progress with proposed designation
QR43	<ul style="list-style-type: none"> • I fully support the proposed designation of Chatsworth Road Conservation Area 	<ul style="list-style-type: none"> • Support noted 	<ul style="list-style-type: none"> • Progress with proposed designation
QR45	<ul style="list-style-type: none"> • It is an area as you say that has evolved over time and is a mix of styles, ages and materials which has occurred naturally with normal planning constraints. Any future changes should be allowed to evolve in the same way. Alterations to originals also have merit in showing changes in outlook/lifestyle/building advances. Different generations have different perceptions. Modern day living has vastly different requirements to only a few decades ago. • Some changes may not currently be seen as sympathetic or aesthetically pleasing but future generations may view things differently • Facilities are already in place to protect individual buildings of particular merit e.g. St Thomas Church without the need of a blanket conservation area. 	<ul style="list-style-type: none"> • Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained. • Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained. • Essentially the same planning powers will apply as now but it will be important to ensure that change is managed so that it is positive and is of a quality and design related to its context. 	<ul style="list-style-type: none"> • Progress with proposed designation • Progress with proposed designation • Progress with proposed designation
QR46	<ul style="list-style-type: none"> • I can see no benefits to residents of the area in return for the restrictions imposed. 	<ul style="list-style-type: none"> • Conservation areas are valued and cherished areas by most of its 	<ul style="list-style-type: none"> • Progress with proposed

		residents.	designation
QR49	<ul style="list-style-type: none"> The area is presently composed of diversity of old and new buildings created in response to natural market forces. The proposal if adopted would stifle future developments and render the area frozen in time 	<ul style="list-style-type: none"> The proposed area shows a special relationship between buildings and the landscape as a result of the way in which the land has evolved and been managed. Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed properly. 	<ul style="list-style-type: none"> Progress with proposed designation
QR50	<ul style="list-style-type: none"> This proposal is too late. Ideally the character should be protected however the damage has already been done. 	<ul style="list-style-type: none"> It is considered that the area is of sufficient special historic and architectural interest. 	<ul style="list-style-type: none"> Progress with proposed designation

Question 2: How strongly do you agree or disagree with the proposed conservation area boundary? If you disagree tell us what and why?

Strongly agree: 16 Agree: 12 Neither agrees nor disagrees: 8 Disagree: 7 Strongly disagree: 8 No response: 0

More than half of the respondents agreed with the proposed boundary. 54.9% of respondents agreed with 31.4% strongly agreeing. 29.4% of respondents disagree with the proposed boundary only 9.8% strongly disagreeing while 15.7% of respondents neither agree nor disagreed.

19.6% of the respondents made specific comments on what they perceived as would be appropriate. Many of the respondents suggested more areas which could be included within the boundaries. Overall 30% of all questionnaire respondents commented in one way or another regarding the boundary (see below).

Question 2 Respondent Comments

RESPONDENT	RESPONDENTS COMMENTS	RESPONSE	ACTION TAKEN
QR1	<ul style="list-style-type: none"> The area is worth saving but at what costs to the homeowner? 	<ul style="list-style-type: none"> Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection. 	<ul style="list-style-type: none"> No action
QR5	<ul style="list-style-type: none"> The area is too large and should be phased in smaller lots 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> No change to proposed boundary
QR14	<ul style="list-style-type: none"> Just have concerns about the Walton Works site and what the conservation proposals are relating to Walton Works? 	<ul style="list-style-type: none"> A conservation area is a special designation recognising an area of special historic or architectural interest. Any works would be carefully considered in the context of the conservation area. 	<ul style="list-style-type: none"> The Council to continue negotiations with owner and developers
QR15	<ul style="list-style-type: none"> Why are back gardens included? Boundary should include the mature trees on north side of Chatsworth Road between Quarry Lane and Glenthorne Close unless these are already protected by TPO 	<ul style="list-style-type: none"> Back gardens contribute to the character of an area. The trees are within the proposed boundary 	<ul style="list-style-type: none"> No action
QR22	<ul style="list-style-type: none"> I strongly feel that the car sales garage Gordon Lamb really distracts from the beauty of the area 	<ul style="list-style-type: none"> Noted. The car dealership site is not included within the area proposed 	<ul style="list-style-type: none"> No action
QR32	<ul style="list-style-type: none"> We would have liked the boundary to also include Cannon Mill and its immediate area 	<ul style="list-style-type: none"> Canon Mill is listed grade II* and is outside this area and separated from it by later development, even though it is acknowledged that it is 	<ul style="list-style-type: none"> No change to proposed boundary

		a building of historic interest.	
QR41	<ul style="list-style-type: none"> I do not want this because my house falls within the area 	<ul style="list-style-type: none"> The Council has a duty to designate conservation areas where appropriate 	<ul style="list-style-type: none"> No action
QR42	<ul style="list-style-type: none"> Rear boundary requires moving in as development encroaches on this area and gardens are now too long to maintain Council does not maintain footpath to Somersall Park 	<ul style="list-style-type: none"> The area meets the necessary criteria and merits designation. This is not a matter for conservation area designation process. 	<ul style="list-style-type: none"> No change to proposed boundary No action
QR43	<ul style="list-style-type: none"> The southern boundary of the conservation area runs along Footpath 79 which is an historic right of way bordered on one side with mature trees and shrubs adjoining the proposed area reflecting the rural history and contributing greatly to the character and appearance of the area. Is it possible to include this wooded area? Is it possible to include a section of land with mature trees towards the end of Wash House Lane? 	<ul style="list-style-type: none"> Strongly agree. The proposed boundary to be amended accordingly <p>The trees are already under TPOs</p>	<ul style="list-style-type: none"> Boundary amended to include trees between footpath 79 and Oakfield Avenue No action
QR45	<ul style="list-style-type: none"> There is possibly a case to be made to apply a conservation area from St Thomas Church west to Storrs Road which is mainly residential and of uniform character. However the map shows a number of exclusions in this area and would restrict in its effect. The rest of Chatsworth Road is a diverse mix in age and style, of commercial and residential with many changes to the 	<ul style="list-style-type: none"> Noted. It is considered that the area still retains sufficient special historic and architectural interest. 	<ul style="list-style-type: none"> No change No change to proposed boundary

	original properties and would not benefit from or warrant the restrictions that a conservation area would impose.		
QR46	<ul style="list-style-type: none"> I can see no benefits to residents of the area in return for the restrictions imposed. 	<ul style="list-style-type: none"> Being in conservation area adds value to residential properties and keeping its character makes an attractive environment. 	<ul style="list-style-type: none"> No change to proposed boundary
QR47	<ul style="list-style-type: none"> I think it should be extended to include Cannon Mill, Dock Walk 	<ul style="list-style-type: none"> The value of the area suggested for extension is acknowledged, however it is separated from the proposed conservation area by areas of development which do not merit be included within the proposed boundary. The Mill is already listed grade II. 	<ul style="list-style-type: none"> No change to proposed boundary
QR48	<ul style="list-style-type: none"> Although the boundaries are about right we feel that the CA ought to extend along Brookside frontage because the garden and roadside trees and stone boundary walls and space they create are well regarded strong defining feature of this approach to the town and there are several potential C19 and early C20 local heritage assets along the road frontage The boundary ought to include Walton Dam and the site of the former corn mill 	<ul style="list-style-type: none"> This area is a separate area in its own right with its own character rather than being part of the historic settlement pattern on which the conservation area is based. The area may be considered separately in the future. It is considered that Dam is separated from the linear development along Chatsworth Road which the proposed conservation area is identified to recognise. 	<ul style="list-style-type: none"> No change to proposed boundary No change to proposed boundary
QR49	<ul style="list-style-type: none"> The boundary as proposed is wholly irregular for consistency it should include 	<ul style="list-style-type: none"> The proposed boundary has been drawn to comprise the historic part 	<ul style="list-style-type: none"> No change to proposed boundary

	only buildings adjacent to Chatsworth Road. Currently several “roadside” buildings have been included whilst others “out of view” from the road are included.	of Chatsworth Road and associated setting. These areas show the way the historic built environment developed and as such has a special character which it is considered desirable to preserve. Conservation area designation provides the opportunity to focus on this.	
QR50	<ul style="list-style-type: none"> If the proposal proceeds it should be extended to some of the side streets e.g. Vincent Crescent where the early C20 housing retains some original character 	<ul style="list-style-type: none"> The proposed conservation area relates to the development primarily along Chatsworth Road, inevitably this excludes buildings beyond which might be considered to be of interest. 	<ul style="list-style-type: none"> No change to proposed boundary
QR51	<ul style="list-style-type: none"> The boundary should be amended to remove an unnecessary section of the River Hipper and Former Chapel within ownership of GK Group 	<ul style="list-style-type: none"> It is considered that these features meet the necessary criteria for and merits designation 	<ul style="list-style-type: none"> No change to proposed boundary

Question 3: How strongly do you agree or disagree with the contents of the character assessment and management plan of the conservation area?

Strongly agree: 21 Agree: 12 Neither agrees nor disagrees: 9 Disagree: 2 Strongly disagree: 5 No response: 2

Overall a majority of the respondents, 64.7%, agreed with the contents of the character assessment and management plan for the conservation area with 41.2% strongly agreeing. 13.7% of respondents did not agree with the contents of the character assessment with only 10% strongly disagreeing. 17.7% of respondents neither agree nor disagree and 3.9% of respondents did not respond to this question.

Question 4: Would you like to see any other conservation measures taken in the area?

38% of respondents (19 questionnaires) responded to this question with comments (see below).

Most of the comments focused on matters which harm the character and appearance of the proposed area. These relate to the quality of new buildings and landscape features and public realm issues which conservation area designation may provide the opportunity to focus on this and ensure that change is managed so that the character of the area is enhanced. Some comments made do not relate to matters which conservation area designation can address directly, but they do show that the respondents recognise the issues of the area.

The special interest of the area derives from more than just the appearance of the area, but also from elements of character that can be identified but not directly protected or controlled. Protecting what exists such as buildings their layout can help sustain the other aspects which contribute to the special character.

Question 4 Respondents Comments

RESPONDENT	RESPONDENTS COMMENTS	RESPONSE	ACTION TAKEN
QR2	<ul style="list-style-type: none">I would like to see Walton Dam included	<ul style="list-style-type: none">It is considered that Dam is separated from the linear development which the proposed conservation area recognises.	<ul style="list-style-type: none">No action
QR3	<ul style="list-style-type: none">No conservation area - this is fine as it is new builds only which should be controlled by current planning regulations	<ul style="list-style-type: none">The Council has a duty to designate conservation areas where it merits.	<ul style="list-style-type: none">Progress with proposed designation
QR5	<ul style="list-style-type: none">No I think Chatsworth Road is developing well as an area and modernising nicely	<ul style="list-style-type: none">Conservation area designation provides the opportunity to focus on this and ensure that change is managed so that the character of the area is retained.	<ul style="list-style-type: none">Progress with proposed designation

QR7	<ul style="list-style-type: none"> • Old (original) street lighting re-introduced along with old street signage 	<ul style="list-style-type: none"> • This request will be forwarded to Highways department for consideration 	<ul style="list-style-type: none"> • Comments passed to Highways
QR8	<ul style="list-style-type: none"> • To redevelop the river area to new walks • Develop old Robinsons site 	<ul style="list-style-type: none"> • Any opportunity to address this through partnership work or development proposals could be considered as part of conservation area management strategy. • The Council is keen to develop the site and efforts underway to secure the regeneration of the site 	<ul style="list-style-type: none"> • Liaise with relevant department • Continue efforts to secure the conservation of site
QR11	<ul style="list-style-type: none"> • Possibly restrictions on satellite dishes on property frontage 	<ul style="list-style-type: none"> • The Council has no powers to remove existing ones, however the Council strongly advises against their installation on property frontage. 	<ul style="list-style-type: none"> • Council to use its planning powers to control satellite dishes where necessary
QR14	<ul style="list-style-type: none"> • Clean-up of adjacent Hipper River and immediate environment 	<ul style="list-style-type: none"> • The request will be forwarded to appropriate department for consideration. 	<ul style="list-style-type: none"> • Liaise with Environment department
QR15	<ul style="list-style-type: none"> • Traffic reducing measures or noise reduction e.g. low noise surfacing. Removal of 15m lighting column which illuminates my bedroom • Management of trees adjacent to my property behind bungalows on Haddon Close including one ash tree overhanging my garden 	<ul style="list-style-type: none"> • Traffic reducing matters is not a matter which conservation area designation can address directly but the design of any proposals for traffic management would be influenced. • The Council has no powers to oblige residents to lop trees in their gardens 	<ul style="list-style-type: none"> • Comments passed to Highways department • No action
QR20	<ul style="list-style-type: none"> • Anything to stop the hideous windows being put in place 	<ul style="list-style-type: none"> • Noted. Any future works to replace or install windows would be carefully considered in the context of the 	<ul style="list-style-type: none"> • No action

		conservation area.	
QR23	<ul style="list-style-type: none"> • 25 years ago yes 	<ul style="list-style-type: none"> • It is considered that the area is still of sufficient special historic and architectural interest. 	<ul style="list-style-type: none"> • Progress with proposed designation
QR24	<ul style="list-style-type: none"> • Maintenance of gardens fronting onto the highway 	<ul style="list-style-type: none"> • The Council has no powers to control maintenance of gardens 	<ul style="list-style-type: none"> • No action
QR32	<ul style="list-style-type: none"> • Restoration of flowering trees to the "Triangle" 	<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • No action
QR35	<ul style="list-style-type: none"> • The removal of the of the old foundry on Foundry Street – owned by Fredrik I suspect 	<ul style="list-style-type: none"> • Street and foundry not identified in area proposed 	<ul style="list-style-type: none"> • No action
QR37	<ul style="list-style-type: none"> • Where appropriate action has already been taken the property concerned should be reinstated to bring it in line with conservation criteria 	<ul style="list-style-type: none"> • Acknowledged on conservation area management plan proposals. The Council will consider any future works in the context of conserving the conservation area. 	<ul style="list-style-type: none"> • No action
QR39	<ul style="list-style-type: none"> • Further control of the 3 areas (garage forecourts and old Electric Board area) when land becomes available 	<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • No action
QR43	<ul style="list-style-type: none"> • Reinstate and improve footpath 79 after long-term temporary closure 	<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • forwarded to Highways department
QR44	<ul style="list-style-type: none"> • River Hipper corridor should undergo restoration in conjunction with redevelopment of adjoining brown-field sites 	<ul style="list-style-type: none"> • Noted. Any opportunity to address this through partnership work could be considered as part of conservation area management strategy. 	<ul style="list-style-type: none"> • Currently no action
QR48	<ul style="list-style-type: none"> • Ensure that Derbyshire County Council formally support the conservation area and resolve to agree to the public realm management measures 	<ul style="list-style-type: none"> • DCC consulted on designation and supportive of the designation 	<ul style="list-style-type: none"> • Progress with designation

	<ul style="list-style-type: none"> Secure the support of statutory undertakers to ensure that all infrastructure changes benefit the CA Control over changes to roofing materials 	<ul style="list-style-type: none"> Noted If an Article 4 Direction is put in place this can be controlled. 	<ul style="list-style-type: none"> All statutory undertakers to be notified Currently no action
QR50	<ul style="list-style-type: none"> Restraint of traffic movement on adjoining streets 	<ul style="list-style-type: none"> This request will be forwarded to Highways department for consideration 	<ul style="list-style-type: none"> Comments passed to Highways department

Question 5: If a conservation area is designated, do you consider the Council should introduce conservation measures to control certain developments and alterations to buildings by removing some Permitted Development Rights (by making an Article 4 (2) Direction)?

A total of thirty five responses had been received.

The question attempted to establish the support for a potential to introduce measures to control certain developments including alterations which were mostly identified by the character appraisal as generally eroding or thought to detract from the street scene, and asking whether the principle of an Article 4 Direction was supported, or not. Generally, the respondents showed that there is a consensus that the Article 4 Direction was a good idea as indicated below:

- A clear majority of respondents felt that the painting of the exterior of properties that is presently exposed stone or brick or unpainted render are detrimental to the street scene and would like control measures put in place. 64.7% agreed with 39.2% strongly agreeing. 23% disagreed while only 5.9% neither disagreed nor agree and 5.9% did not respond.
- Over half of the respondents agree to measures to control the demolition of whole or any part of any wall, fence, railings or other means of enclosure within the conservation area with 56.9% agreeing out of which 35.3% strongly agree. 27.4% respondents disagreed while 7.8% of each to those who neither agree nor disagree and those who did not respond.
- Clear majority of respondents also agreed with the proposed control measures to the removal of architectural detailing on properties. 62.8% agreed with 41.2% strongly agreeing. 25.5% disagreed while only 3.9% neither disagreed nor agree and 7.8% did not respond.

- Half of the respondents agree to measures to control the removal or demolition or replacement of chimneys. 50.9% agree, with 35.3% strongly agreeing to measures to control the erection of or construction of a porch outside any external door. 31.4% of the respondents disagreed and 11.8% neither agree nor disagreed and 5.9% did not respond to the question.
- 49% of respondents agree, with 39.2% strongly agreeing to measures to control the removal, replacement or alteration of windows and doors. 29.5% of the respondents disagreed and 13.7% neither agree nor disagreed and 7.8% did not respond to the question.
- 45.1% of respondents agree, with 35.3% strongly agreeing to measures to control the erection of or construction of a porch outside any external door. 31.4% of the respondents disagreed and 17.7% neither agree nor disagreed and 5.9% did not respond to the question.
- 45.1% of respondents agree, with 33.3% strongly agreeing to measures to control the provision within the front curtilage of a dwelling house of a hard surface. 25.5% of the respondents disagreed and 21.6% neither agree nor disagreed and 7.8% did not respond to the question.

Question 5 Respondents Table

Proposed removal of permitted development	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	No response
<i>Removal, replacement or alteration of windows and doors</i>	39.2% (20)	9.8% (5)	13.7% (7)	17.7% (9)	11.8% (6)	7.8% (4)
<i>Demolition of whole or any part of any wall, fence, railings or other means of enclosure.</i>	35.3% (18)	21.6% (11)	7.8% (4)	13.7% (7)	13.7% (7)	7.8% (4)
<i>Provision within the front curtilage of a dwelling house of a hard surface</i>	33.3% (17)	11.8% (6)	21.6% (11)	7.8% (4)	17.7% (9)	7.8% (4)
<i>Painting of the exterior that is presently exposed stone or brick or unpainted render</i>	39.2% (20)	25.4% (13)	5.9% (3)	11.8% (6)	11.8% (6)	5.9% (3)
<i>Erection of or construction of a porch outside any external door</i>	35.3% (18)	9.8% (5)	17.7% (9)	11.8% (6)	19.6% (10)	5.9% (3)

<i>Removal or demolition or replacement of chimneys</i>	35.3% (18)	15.6% (8)	11.8% (6)	11.8% (6)	19.6% (10)	5.9% (3)
<i>Removal of architectural detailing on a property</i>	41.2% (21)	21.6% (11)	3.9% (2)	11.8% (6)	13.7% (7)	7.8% (4)

Question 6: Are there any other comments you would like to make?

58.8% of respondents (30 questionnaires) responded to this question with comments (see below). Most of the comments focused on additional control controls the designation of the area may bring. However, the designation of a conservation area does not mean every building will be preserved and no changes allowed. Change is inevitable and may be necessary for the day-to-day life, prosperity and enhancement of an area. The additional planning controls within conservation areas give more control over new development to ensure it is good quality and protection for important features or buildings.

Question 6 Respondents Comments

RESPONDENT	RESPONDENTS COMMENTS	RESPONSE	ACTION TAKEN
QR1	<ul style="list-style-type: none"> Concerned about the extra cost these changes would bring. Maintaining Victorian houses which are not eco friendly can be short sighted Need to take account into the volume of traffic damaging buildings as they thunder by. Bristol Street Motors is a complete eye sore 	<ul style="list-style-type: none"> Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection. This request will be forwarded to Highways department for consideration Noted 	<ul style="list-style-type: none"> No action Comments passed to Highways department No action
QR3	<ul style="list-style-type: none"> We are totally opposed to this negative development and think that in this time of austerity the money could be better spent else where 	<ul style="list-style-type: none"> There are no significance financial implications other than use of existing staff resources within the Council. The cost of consultation 	<ul style="list-style-type: none"> Progress with designation

		and designation is met from existing budgets	
QR4	<ul style="list-style-type: none"> Only that several buildings have been altered and that preventing others from doing the same is unfair. I understand the reason for considering making a conservation area however many of the houses near me have had stonework painted – is this not part of how it was originally. Not sure limiting the colour palettes is what Chatsworth Road is about. 	<ul style="list-style-type: none"> Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained. 	<ul style="list-style-type: none"> No action
QR7	<ul style="list-style-type: none"> It's a shame this wasn't in place prior to the demolition of Bradbury Hall and its immediate surrounding area and also the Terminus Hotel as this also had historical importance 	<ul style="list-style-type: none"> Noted. The Council believes that although there has been some demolitions, Chatsworth Road still retains its distinctive character and appearance 	<ul style="list-style-type: none"> Progress with designation
QR8	<ul style="list-style-type: none"> The surface of Chatsworth Road to be recovered and inclusion of speed restriction measures in additional to existing. 	<ul style="list-style-type: none"> This request will be forwarded to Highways department for consideration 	<ul style="list-style-type: none"> Comments passed to Highways department
QR10	<ul style="list-style-type: none"> More green areas and planting required 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> No action
QR11	<ul style="list-style-type: none"> If made a conservation area would like to see footpaths and pavements resurfaced as currently they detract from the character of the area. Would like to see street names signage reflecting the historic character of the area 	<ul style="list-style-type: none"> This request will be forwarded to Highways department for consideration This request will be forwarded to Building Regulations department for consideration 	<ul style="list-style-type: none"> Comments passed to Highways department Comments passed to Building Regulation
QR13	<ul style="list-style-type: none"> It is important that shop signage should be in character with the area and new development should maintain the character of the area where possible 	<ul style="list-style-type: none"> Conservation area designation provides control on signage. 	<ul style="list-style-type: none"> No action
QR14	<ul style="list-style-type: none"> Better reinstatement of trenches in roads 	<ul style="list-style-type: none"> This request will be forwarded to 	<ul style="list-style-type: none"> Comments passed

	and pavements and a unified surface to pavements throughout Chatsworth Road in designated area	Highways department for consideration	to Highways department
QR15	<ul style="list-style-type: none"> • Brampton brick wall coping bricks no longer available this means repair/restoration of original wall not entirely possible • I do not want to have restrictions on pruning of fruit trees in my garden • I also want to be able to install an outer Stormdoor in the future to reduce noise and improve warmth 	<ul style="list-style-type: none"> • Designation of a conservation area is not intended to prevent change of materials but rather to ensure that the change is managed so that the character of the area is retained. • Noted • Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained 	<ul style="list-style-type: none"> • No action • No action • No action
QR17	<ul style="list-style-type: none"> • Remove the toilet on the island at the junction of Old Road/Chatsworth Road. This should take place before the conservation area is made, it is currently unsightly 	<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • Progress with designation
QR18	<ul style="list-style-type: none"> • The Council should consider improving the area including vacant/empty property and improve public places • Leave homeowners to choose how they amend their homes 	<ul style="list-style-type: none"> • Noted • Designation of a conservation area is not intended to prevent alterations but rather to ensure that it is managed so that the character of the area is retained. 	<ul style="list-style-type: none"> • No action
QR22	<ul style="list-style-type: none"> • I am concerned about energy efficiency, windows and doors needs to be not 	<ul style="list-style-type: none"> • Conservation area designation does not prohibit appropriate 	<ul style="list-style-type: none"> • No action

	<p>expensive to repair etc.</p> <ul style="list-style-type: none"> • Should the conservation area plan also contain obligations for businesses in the area? • Happy to see trees to be protected – think need more information so residents understand if it relates to their trees. 	<p>energy efficiency measures</p> <ul style="list-style-type: none"> • This is not a matter which conservation area designation can address. • Noted 	<ul style="list-style-type: none"> • No action • Planning to provide information
QR23	<ul style="list-style-type: none"> • Is this the same Chesterfield Borough Council that let the Queens Park hotel be pulled down without a whimper? When I telephoned your representative said nothing could be done. There is very little on Chatsworth Road worth preserving now this is most certainly a case of bolting the stable door after the horse is five fields away. Who allowed the demolition of the remaining pottery kilns? 	<ul style="list-style-type: none"> • A conservation area is a special designation recognising an area of special character or appearance. The Council believes that although there has been erosion and demolition of some buildings the area retains its distinctive character and appearance and sufficient merit in the area remains 	<ul style="list-style-type: none"> • Progress with designation
QR30	<ul style="list-style-type: none"> • I cannot currently afford replacement windows and doors etc and my concern is how I fund this. 	<ul style="list-style-type: none"> • Most property owners in conservation areas find that any increased maintenance costs are outweighed by the benefits. 	<ul style="list-style-type: none"> • No action
QR31	<ul style="list-style-type: none"> • It is pleasing that the Council are taking positive steps to maintain repair and replace the architectural heritage of the town. 	<ul style="list-style-type: none"> • Support noted 	<ul style="list-style-type: none"> • No action
QR32	<ul style="list-style-type: none"> • Some kerbstones have incised lettering probably to indicate services beneath, an interesting feature and these kerbstones should not be lost during any sub-contractors work in the area. 	<ul style="list-style-type: none"> • The conservation area management proposals would seek to influence the highway management. 	<p>Included on the management plan</p>
QR34	<ul style="list-style-type: none"> • Unfortunately Chatsworth Rd would clog 	<ul style="list-style-type: none"> • Front boundaries add to the 	<ul style="list-style-type: none"> • No action

	<p>up with traffic if all owners parked on the road. Reluctantly I think the parking in front gardens is necessary.</p> <ul style="list-style-type: none"> • No more flat roof buildings 	<p>character of the area. The conservation area management proposals would seek to prevent loss of traditional front boundary treatment.</p> <ul style="list-style-type: none"> • Noted 	
QR35	<ul style="list-style-type: none"> • This proposal needs consultation with the Civic Society 	<ul style="list-style-type: none"> • Civic Society were consulted 	<ul style="list-style-type: none"> • No action
QR38	<ul style="list-style-type: none"> • I do not believe that repairs should not be permitted or replaced but that the essential character/proportions should be retained 	<ul style="list-style-type: none"> • Agree. Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained. 	<ul style="list-style-type: none"> • No action
QR39	<ul style="list-style-type: none"> • If this area has been considered why build the hideous flats and row of shops opposite Zion Church? Could they have not been more in keeping with the architecture of Chatsworth Road? The 3 areas presently not included what happens when this forecourt land becomes available the Council must ensure their development must enhance Chatsworth Road 	<ul style="list-style-type: none"> • Designation of a conservation area would not rule out opportunities for development. Opportunities for future development of land would be addressed through planning policy and is managed so that the character of the area is retained. 	<ul style="list-style-type: none"> • No action
QR41	<ul style="list-style-type: none"> • I would only agree with the conservation area if it was not to put off any developments from happening in the area. It also will make alterations to retail outlets hard 	<ul style="list-style-type: none"> • Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed so that the character of the area is retained. 	<ul style="list-style-type: none"> • No action
QR42	<ul style="list-style-type: none"> • Walton Works requires demolition its an eyesore derelict and dangerous 	<ul style="list-style-type: none"> • The buildings are on Heritage at Risk Register. Council to work with owners to find opportunities for restoration and alternative use 	<ul style="list-style-type: none"> • No action

	<ul style="list-style-type: none"> • Council has already allowed development behind Chatsworth Road (568) and off Oakfield Avenue also development on Rye Flat Lane • Off road parking required due to volume of traffic 	<ul style="list-style-type: none"> • The Council will ensure that new development preserves and enhances the character of the area • The matter will be forwarded to the Council's Highways department for consideration 	<ul style="list-style-type: none"> • No action • Comments passed to Highways department
QR43	<ul style="list-style-type: none"> • There is some notable and attractive street art in the proposed area, specifically The Flower House, Spire Aquatics and JMJ Pottery. These buildings are tastefully decorated with artistic murals. The murals themselves are not historic but do include historic references of the area. Could any measures be considered not to require removal of the murals if the area is to become a conservation area? 	<ul style="list-style-type: none"> • Comment noted. The murals contribute to the character of the area 	<ul style="list-style-type: none"> • Text amended
QR45	<ul style="list-style-type: none"> • Many of the domestic properties are in lowest council tax band. Being in a conservation area will result in an additional financial burden if planning and material approval for minor works has to be obtained. Many properties are suitable for first time buyers who may be put off by being a conservation area and choose to go elsewhere where restrictions do not apply • Not all changes are bad neither are all good. One of the aspects of the area is that it has evolved through gradual piecemeal development and conservation status may impact on this continuing by 	<ul style="list-style-type: none"> • It is important that any proposed development is appropriate in a conservation area and for example, that appropriate materials are used which may not be the cheapest alternatives. This could however be considered a positive investment in terms of longevity and maintaining the character of the area. • Designation, and the controls it will bring, will enable improvements in the appearance to be achieved through the planning process, public awareness and through 	<ul style="list-style-type: none"> • No action • No action

	being restrictive in what it allows. After all originally it was fields so the character has already changed drastically.	private investment and pride in an improving area of character by building owners	
QR46	<ul style="list-style-type: none"> As a house holder who wishes to make some currently permitted developments I will not support any proposal that would prevent me doing so. Why should a resident be denied the ability to park their vehicle or remove an old damp chimney, for example, for the aesthetic benefit to a casual visitor? 	<ul style="list-style-type: none"> Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed. 	<ul style="list-style-type: none"> No action
QR47	<ul style="list-style-type: none"> I broadly support this conservation area. I do wonder regards the history of industry, although signs on the ground have largely disappeared, should be better served concentrating on this aspect. 	<ul style="list-style-type: none"> Support noted 	<ul style="list-style-type: none"> No action
QR48	<ul style="list-style-type: none"> This area ought to have been designated 30 years ago before the impact of traffic and development harmed its character The group of four C19 shops next to Peacock PH have townscape merit Encourage tree planting to help reduce pollution levels As Chatsworth Road is a very important gateway to the town, a programme for public realm remedial measures needs to be produced and implemented soon. Good conservation of historic infrastructure will help economic investment in Chesterfield. 	<ul style="list-style-type: none"> The Council believes that although there has been erosion the area retains sufficient distinctive character and appearance Noted Noted Designation, and the controls it will bring, will enable improvements in the appearance to be achieved through the planning process, public awareness and through private investment and pride in an improving area of character by 	<ul style="list-style-type: none"> No action No action Comment to be included within the management plan No action

		building owners	
QR49	<ul style="list-style-type: none"> The designation of a conservation area for Chatsworth Road particularly as currently “mapped” is neither appropriate nor desirable. 	<ul style="list-style-type: none"> The Council view is that the area meets the necessary criteria and merits designation 	<ul style="list-style-type: none"> No action
QR50	<ul style="list-style-type: none"> Introduce traffic restraint on adjoining streets e.g. Vincent Crescent, Heaton Street and Victoria Street 	<ul style="list-style-type: none"> The request will be forwarded to the Council’s Highways department for consideration 	<ul style="list-style-type: none"> Comments passed to Highways department

3 Email Responses

A total of eight emails were received. Five of the emails were supportive or agree with the principle to designate a conservation area. Some of the respondents suggested changes to the proposed conservation area boundary. Two emails were opposed to the designation of the conservation area and one neither agreed nor disagreed.

Email Respondents Comments

RESPONDENT	RESPONDENTS COMMENTS	RESPONSE	ACTION TAKEN
DCC	<ul style="list-style-type: none"> Generally consider the draft document to be most thorough and appropriately detailed, which can be developed into a useful working tool towards the preservation or enhancement of this significant area of the town. The County Council’s Conservation and Design Section are in full support of the proposal to designate this area, as it clearly possesses the necessary attributes and cohesiveness to justify its designation. Thank you for the consultation and 	<ul style="list-style-type: none"> Noted. Welcome support. Noted. 	<ul style="list-style-type: none"> Progress with designation Progress with

	<p>congratulations to you and your Authority for identifying this significant townscape- and historic area and supporting its future well-bring through this investment of resources.</p> <ul style="list-style-type: none"> • While there are a significant number of varied and cumulative, inappropriate and insensitive changes to the buildings and spaces within the proposed conservation area, through controls, it is the experience that this damage is not irreparable. The designation, and the controls it will bring, will enable improvements in the appearance to be achieved through the planning process, grant assistance, when available, public awareness and through private investment and pride in an improving area of character by building owners and organisations such as the Highway Authority. Designation is therefore welcomed to preserve the interest and character that survives towards an improved sense of place and quality environment. • Overall, would like to comment on the use of proposed Conservation Area (or proposed conservation area) in the document, which occasionally drops the word 'proposed'. As a draft document it is obviously appropriate and correct to term the area, thus, but after designation, some of the detailed guidance would obviously 	<p>Agree. There is an important characteristic which is recognised in the character appraisal.</p> <ul style="list-style-type: none"> • Noted. 	<p>designation</p> <ul style="list-style-type: none"> • No action • Text amended
--	--	---	--

	<p>need to drop the word 'proposed' as it is incorporated into the final approved document.</p> <ul style="list-style-type: none"> • Consider that the annotation of images might be developed further to remove any ambiguity and that specifically, the door image (top right) on page 35, is a bad example of a typical traditional door, unless it is included for that reason. • The boundary seems logical enough, although there are a couple of locations where the boundary is Chatsworth Road rather than the more satisfactory inclusion of buildings and land that front the street; expect there is good reasoned arguments for doing this. • The Character Zones identified, the Audit of Heritage Assets (page 50, not 40 as in the Contents Page) and the Assessment of Condition are also well covered and will also help in the development control process. Assume that all buildings will have been photographed with an appropriate base date for future assessment and comparative proof. • Would just reiterate what you already know, that the final published Character Appraisal cannot be too detailed as a reliable and effective working tool in the delivery of the Management Plan. 	<ul style="list-style-type: none"> • Noted. Amendments will be made to the document. • Noted • Noted, • Noted 	<ul style="list-style-type: none"> • Image replaced • Boundary drawn to include street boundary frontages. • Page error corrected. • No action
ER1 (Mr R Robinson)	<ul style="list-style-type: none"> • I find the plan well presented and thought through. 	<ul style="list-style-type: none"> • Noted, 	<ul style="list-style-type: none"> • No action

	<ul style="list-style-type: none"> • In general terms I am very supportive of the Plan and the need to retain as many of the appearances and features of the area as described in the plan. • It should also encourage new developments to be in-keeping with the distinguished features of the area. • There are some minor typing error in paragraph 19 • Need to find new uses for old buildings, particularly with the Grade II* listed Walton Bump Mill. This is being vandalised on a continuing basis and there is a real danger of it deteriorating beyond repair 	<ul style="list-style-type: none"> • Support welcomed • Agree. There is an important characteristic which has to be conserved. • Noted. Amendments will be made to the document • Noted. Efforts are made in collaboration with site owners and developers to secure the restoration of the buildings 	<ul style="list-style-type: none"> • No action • No action • No action
ER2 (NEDIAS)	<ul style="list-style-type: none"> • NEDIAS are strongly supportive of the proposal and strongly agree that the designation should be made. Our support stems from knowledge of the wealth of industrial history along the ribbon development of Chatsworth Road and industrial heritage within the area. • We would like to have seen Cannon Mill incorporated in the area but fully understand the reason why it was not. 	<ul style="list-style-type: none"> • Support welcomed. The wealth of industrial heritage within the area acknowledged. • Noted. The value of the area acknowledged, however it is isolated from the proposed conservation area. 	<ul style="list-style-type: none"> • No action • No action
ER3 (Civic Society)	<ul style="list-style-type: none"> • Thank you for well prepared document and support the proposal. • Walton Dam and site of former corn mill should be included in the proposed conservation area (further comments on questionnaire response) 	<ul style="list-style-type: none"> • Noted and support welcomed. • These areas are separate areas in their own right rather than being part of the historic settlement pattern on which the conservation area is based. 	<ul style="list-style-type: none"> • No action • No action
ER5 (Louise)	<ul style="list-style-type: none"> • As a homeowner on Chatsworth Road, I 	<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • No action

<p>Sunderland)</p>	<p>agree in principle with the proposal to make the selected boundary a conservation area</p> <ul style="list-style-type: none"> • I believe the road does encompass a rich history relating to brewing and glass-making and associated trades. Many of the houses still reflect Edwardian architecture and the pubs also retain some original features. Obviously, some of the current buildings or alterations to buildings are slightly incongruous to that particular era but I imagine people thought they were making progress in terms of using new building materials and methods. However, it would be good if this rich history could be preserved in some way. • Regarding the proposal to remove some permitted development rights, I do have some concerns. For example, should I wish to replace my existing double glazed windows, which I will be potentially wanting to do within the next couple of years, will I be restricted to replacing them with sash windows in order to that they are "in keeping" with the desired look for the area? • My house currently has exposed brickwork to the front (after I had the unsightly pebble-dashing removed) and so needs to be painted. I'm hoping to do this early next year so this will probably not be an issue but, again, I would be very concerned with 	<ul style="list-style-type: none"> • Agree. Defining and protecting what exists such as buildings and their layout through conservation area designation can help retain the character of the area. • Essentially the same planning powers will apply as now. It will be important to ensure that change is managed so that it is positive and is in-keeping with the character of the area. • Designation of a conservation area is not intended to prevent change but rather to ensure that change is managed. 	<ul style="list-style-type: none"> • No action • No action • No action
---------------------------	---	---	---

	<p>any rigid, prescriptive directives as to how I could re-paint.</p> <ul style="list-style-type: none"> • Finally, as a victim of the 2007 floods and the trauma associated with being out of my property for 15 months, I would not want there to be any restrictions on the development of further flood defences in the area! • Me and my neighbours were very disconcerted to discover the Environmental Agency chopped down a number of trees which ran adjacent to the River Hipper, but which were, effectively on our property, months after the 2007 flooding but with the justification that this would help prevent future floods. I would love to see more trees in the area but would want reassurance that these were going to be planted responsibly. • I appreciate that you cannot deal with specific queries raised by individuals at this stage but I trust you will take my views and concerns into consideration. 	<ul style="list-style-type: none"> • This is not a matter for conservation area designation. • Noted, not a matter with conservation area designation • Noted, views will be considered 	<ul style="list-style-type: none"> • No action • No action
ER6 (Dawn Anderson)	<ul style="list-style-type: none"> • As a resident of the proposed conservation area I am VEHEMENTLY OPPOSED to this stupid and senseless proposal. I wonder if you have even walked along the proposed area? If you had you will have seen that most of the properties, despite being old, have already been modernised in ways which would have been contrary to the ways suggested by the conservation. 	<ul style="list-style-type: none"> • A conservation area is a special designation recognising an area of special historic or architectural interest. The Council view is that the area sufficiently meets the necessary criteria and merits designation. 	<ul style="list-style-type: none"> • No action

	<ul style="list-style-type: none"> • The main carbuncles in the area are buildings that the planning process in Chesterfield has already allowed- perhaps planners should be looking more closely at the current planning for new developments rather than making it difficult for existing owners to improve their properties. The planners from the council clearly do not know much about the proposed area. • Chatsworth Road is one of the most polluted areas that you can live in Chesterfield as a result of the heavy traffic which goes up and down the road. The properties here would not be habitable without double glazing, and cars parked here are frequently covered in dirt and dust. If the borough council was truly interested in improving the environment they would be looking at ways to reduce this, not trying to make it more difficult for the residents to make changes to their properties to mitigate against the heavy duty road traffic. • Owners wanting to improve their properties will also have to pay to apply- something not mentioned at all in the leaflet. HOW MUCH REVENUE WILL THE BOROUGH COUNCIL BE MAKING OUT OF THIS? • There seem to be no positive benefits to the owners of living in a conservation area 	<ul style="list-style-type: none"> • Designation of a conservation area would not necessarily rule out opportunities for development. Future development of land would be addressed through planning policy and desirability to conserve the character and appearance of the area • Pollution reduction is not a matter for conservation area designation. However, designation will enable improvements to be achieved through the planning process, and by building owners and organisations such as the Highway Authority towards an improved sense of place and quality environment. • Reasonable maintenance work is always considered favourably and there is no cost for the service for inspection. • The designation, and the controls it will bring, will enable improvements in the appearance to be achieved 	<ul style="list-style-type: none"> • No action • Comment shared with Highways • No action • No action
--	---	--	---

		through the planning process, grant assistance, when available, public awareness and through private investment and pride in an improving area of character by building owners and businesses.	
ER7 (Stephen Anderton)	<ul style="list-style-type: none"> I am utterly opposed to the designation of Chatsworth Road as a Conservation area. I am not opposed to conservation per se. Indeed, one of my joys in life is to see great architecture. However just because it is old doesn't make it good. Equally, just because it is new doesn't make it bad, although most new architecture suffers from profit motive building disease – so good new buildings are consequently uncommon. Moreover, just because there is something of beauty a half a mile up the road, doesn't mean everyone within a mile should suffer for it. Nothing in your document could be construed as a compelling argument for the designation. 	<ul style="list-style-type: none"> A conservation area is a special designation recognising an area of special historic or architectural interest. The Council view is that the area meets the necessary criteria and merits designation. Apart from the variations on the character within the area and of individual or group of buildings, it is considered that the area is of special historic and architectural interest. Agree, modern houses do have a place but they should respect the values established through assessment of the significance of the area The special historic and architectural interest of the area described in the document is sufficient to merit preservation or enhancement by means of designation as conservation areas. The Character Appraisal defines the special character of the area 	<ul style="list-style-type: none"> No action No action No action

	<ul style="list-style-type: none"> • Furthermore, I would suggest that given some of the carbuncles recently allowed to be built, it is far too late to 'save' the road as a complete entity. If as you say you wish to recognise and protect an 'area of special architectural or historic interest', then I suggest you don't blanket the whole road. The whole road isn't of special architectural or historic interest. • Designation would invariably cause many very ordinary homeowners expense, in both time and money, even when they wish to make minor alterations to quite ordinary properties. Of course those more cynical than me might suggest that this is a cunning way of raising revenue! If you wish to 'preserve' the 'special' then do that alone. Don't make life difficult for the rest of the ratepayers for no good reason. • I believe that you would have great difficulty in making an argument that anything west of St Thomas' on your map is special in any way. That is until you get up to the properties on Chatsworth Road beyond the junction with Storrs Road. Strangely, although many of these properties are unique, special and undoubtedly of interest, they appear to 	<p>and give justification for the boundaries proposed.</p> <ul style="list-style-type: none"> • Designation of a conservation area would not necessarily rule out opportunities for development. Future development of land would be addressed through planning policy and desirability to conserve the character and appearance of the area. The scale, form and design of new development can be influenced by conservation area designation • Designation of a conservation area should not prevent efficient maintenance of properties. Essentially the same planning powers will apply as now but it will be important to ensure that change is managed so that it is positive and is of a quality and design related to its context. • The proposed conservation area boundary was carefully considered and this area was considered as a separate area in its own right and character rather than being part of the historic settlement pattern on which the conservation area is based. The area may be considered separately in the future. 	<ul style="list-style-type: none"> • No action • No action • No action
--	---	---	---

	<p>have been missed off. Could this be because they are rich, influential and might cause a fuss?</p>		
--	---	--	--

4 Letter Respondents Comments

<p>LR1 (Pete Wilkinson)</p>	<ul style="list-style-type: none"> • Concerned with inclusion in conservation area boundary of buildings to the rear of frontage properties which are accessed via Sydney Street including B Hattersleys & Sons Funeral Directors. Intrinsicly the buildings bear little resemblance to their original appearance having been altered over the decades. • The description of the character of the area concentrates on Chatsworth Road frontage. The buildings to rear are for most part not visible from Chatsworth Road and contribute nothing to Chatsworth Road street frontage. The former Chapel building sits to the rear of one of the open spaces along the Chatsworth Road frontage which is part of the character rather than any building set behind the Chatsworth Road plots. In the circumstances the boundary should follow an extension line along the remainder of the boundary on this northern side following the natural rear boundaries of those properties fronting Chatsworth Road 	<ul style="list-style-type: none"> • The proposed conservation area boundary was carefully considered and this area was considered as part of the area's development and is certainly a very historic part of the centre and authenticity of the buildings accessed from Chatsworth Road • The proposed area shows a special relationship between buildings and the way in which the land has evolved. This includes some around the edges of the proposed boundary which have access from Chatsworth Road. Other buildings in conservation areas cannot be readily seen from Chatsworth Road. 	<ul style="list-style-type: none"> • No action • No action
-----------------------------	--	--	--

	<ul style="list-style-type: none"> In the medium to long-term the viability of retaining these buildings will very soon be uneconomic and a rebuild will need to be considered. 	<ul style="list-style-type: none"> Conservation areas can provide the focus around which regeneration can take place. Re-using existing building stock makes environmental sense too. Buildings can be reused and are flexible to future needs. 	<ul style="list-style-type: none"> No action
LR2	<ul style="list-style-type: none"> The chosen area seems arbitrary. Why does the area selected not start at the West Bars roundabout at the beginning of Chatsworth Road? The eastern half of the proposed area comprises rather featureless terraces plus a few pubs and a very mixed bag of shop frontages most of which are of no obvious architectural interest or merit. A few have been sympathetically modernised. This area includes several fast food outlets with neonlit signage and brightly painted frontages. This provides a modern and vibrant street scene but is this worthy of conservation? Any site within the area which has already been industrialised, e.g. the wide cleared frontages of GK, Bristol Street Motors, the former EMEB site (and many others) have been omitted from the plan, which logically ought to include either all properties or non. The owners of these sites would have in future a completely different set of restrictions regarding development from those included in the conservation area. This anomalous situation seems arbitrary and potentially unfair. 	<ul style="list-style-type: none"> The proposed conservation area boundary was carefully considered. The Council believes that although there has been erosion on the character within the area and of individual or group of buildings the area retains its distinctive character and appearance These buildings are not of historic interest. The proposed conservation area boundary was carefully considered however, the extent of modern development was such that the inclusion of these sites would not be justified. The council will consider to use its powers to control any development unsympathetic to the character of the conservation area or its setting 	<ul style="list-style-type: none"> No action No action