

BROWNSHILL GREEN

CONSERVATION AREA MANAGEMENT PLAN



Coventry City Council

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BROWNSHILL GREEN CONSERVATION AREA MANAGEMENT PLAN

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Part 2. BROWNSHILL GREEN CONSERVATION AREA MANAGEMENT PLAN

1. INTRODUCTION

What is this Management Plan for?

- 1.2 This management plan is a mid- to long-term strategy for preserving and enhancing the Brownhill Green Conservation Area, addressing the issues arising from the appraisal.
- 1.3 This plan is prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our Conservation Areas.

2. MANAGEMENT PROPOSALS

Brownhill Green Conservation Area Management Plan

- 2.2 The proposed Coventry Brownhill Green Conservation Area with its agricultural heritage, historic buildings, views, vistas, trees and green spaces makes a unique contribution to the character of the city, while also offering important opportunities for regeneration and growth.
- 2.3 The special qualities of the Brownhill Green Conservation Area have been identified in the Character Appraisal. The purpose of this Management Plan is to present Proposals and Actions to guide and manage the future changes that are anticipated in the area. These will seek to preserve and enhance the character of the Conservation Area and encourage good quality new development with designs that respond sympathetically to the historic context. The Proposals and Actions are based upon the themes identified in the Conservation Area Appraisal and are divided into three areas of proposal, issue and action over four categories as below;

- 1.0 The Protection of the Historic Environment
- 2.0 The Design of New Development
- 3.0 The Public Realm
- 4.0 The Green Environment

- 2.4 The Brownhill Green Conservation Area Proposals and Actions have been prepared in accordance with the National Planning Policy Framework and Advice on Conservation Area Designation, Appraisal and Management, published by Historic England (2016).
- 2.5 The management plan proposals should be read in conjunction with the Coventry Local Plan 2017, and the Brownhill Green Conservation Area Appraisal.

1.0 The Protection of the Historic Environment.

Proposal	Issue being addressed	Action
<p>1.1: Extensions and alterations to historic buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing.</p>	<p>To guard against buildings being unsympathetically altered in ways that detract from the character and appearance of Brownhill Green.</p>	<p>All additions and alterations to existing buildings and structures in the Conservation Area must be sympathetic to the existing building in scale, proportion, materials and detailing. There will be a presumption against additions and alterations to buildings which adversely affect their character and appearance, or that of the Conservation Area.</p>
<p>1.2: Historic architectural features: The retention of historic architectural features on traditional buildings will be encouraged where they contribute to the character of the Conservation Area.</p>	<p>The character of many buildings of historic and architectural interest may be eroded by the fitting of inappropriate uPVC windows and doors, concrete roof tiles and the gravel dashing of brick walls</p>	<p>The retention of traditional style windows and doors and other features in historic buildings will be encouraged, as will the reinstatement of architectural features that had previously been removed. The fitting of inappropriate roof materials and wall coverings will be discouraged.</p>
<p>1.3: Retention of historic buildings: It is proposed that buildings and structures which make a positive contribution to the character or appearance of the Conservation Area are retained.</p>	<p>To protect against the loss of historic buildings which are positive contributors to the Brownhill Green Conservation Area .</p>	<p>There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. This will include buildings of contextual or group value.</p>

Proposal	Issue being addressed	Action
<p>1.4: Neglected Buildings: Historic and architecturally significant buildings and structures will not be allowed to deteriorate.</p>	<p>Historically and architecturally significant buildings and structures may sometimes be neglected by their owners and it becomes necessary for Local Authorities to intervene to secure the preservation of the building or structure.</p>	<p>The City Council will consider the use of its statutory powers to secure the preservation of threatened buildings in the Brownshill Green Conservation Area. In the case of a Statutorily Listed Building, these powers include Urgent Works and Repairs Notices and as a last resort, compulsory acquisition. The City Council also has the power to secure the preservation of unlisted buildings where it is important for maintaining the character or appearance of the Conservation Area.</p>
<p>1.5: Empty buildings: It is proposed that empty buildings which contribute positively to the Conservation Area are re-used in a manner that preserves their visual appearance and character.</p>	<p>Should future evidence arise, to preserve vacant buildings which make a positive contribution to the Conservation Area are at risk of deterioration.</p>	<p>Beneficial and creative new uses for empty buildings will be actively encouraged, where these respect the character of the building and the Conservation Area. Uses that will adversely affect their character and appearance, or that of the Conservation Area, will be actively discouraged. Where buildings are unoccupied and await a long term use, appropriate temporary uses will be encouraged. Such uses should not require significant internal or external alterations, particularly where these would reduce the flexibility of the building in the future.</p>

Proposal	Issue being addressed	Action
<p>1.6: Demolition: Buildings should only be demolished where it can be demonstrated that they make little or no contribution to the character and appearance of the Conservation Area. The proposed replacement development must enhance the area.</p>	<p>To prevent the loss of good quality, usable buildings in Brownhill Green and ensure such scenarios do not result in empty sites and/or a diminishment in the quality of environment.</p>	<p>The City Council will expect the developer to justify the grounds for demolition and demonstrate that the building in question makes little or no contribution to the character of the Conservation Area. The developer must also submit detailed plans for redevelopment which must preserve or enhance the character of the Conservation Area. In the absence of satisfactory proposals, consent for demolition will be resisted.</p>
<p>1.7: Boundaries: It is proposed that traditional Brownhill Green side boundary treatments such as brick walls and hedges should be retained and maintained.</p>	<p>To assist in the maintenance and promotion of a key identifier of special character in the Conservation Area.</p>	<p>Boundaries should be retained; unless they can be shown to make a negative contribution to the character and appearance of the Conservation Area. The removal of historic hedgerows will also be discouraged.</p>
<p>1.8: Undesignated buildings: Buildings and structures which are felt to be of historic, architectural or archaeological interest will be recorded prior to them being significantly altered or demolished.</p>	<p>In order to ensure that positive historic record made and maintained of the special character of the Conservation Area</p>	<p>Where consent is granted for significant demolition or alteration of a heritage asset, whether designated or not, where appropriate, an accurate archive record should be made prior to the commencement of any works. This will include photographs and/or where appropriate, measured survey drawings, provided at the expense of the applicant.</p>

Proposal	Issue being addressed	Action
1.9: Archaeology: Development within areas of archaeological potential which involve works extending below existing ground level may require archaeological investigation.	In order to ensure a continual evolution of the research base, furthering the ability for the most robust conservation judgements to be made.	Sites which are deemed to be of archaeological potential will be evaluated prior to any development taking place and an appropriate scheme of mitigation implemented if archaeological remains are present.
1.10: Advice: Advice should be provided to help property owners, residents and developers achieve the objectives of the Conservation Area.	The conservation and enhancement of the Conservation Area is likely to require specialist advice which may not be widely accessible in the community.	The City Council will work with local groups to ensure that best practice guidance is available for all applicants.

2.0 The Design of New Development

Proposal	Issue being addressed	Action
<p>2.1: Green Space: New development within the Conservation Area will acknowledge Brownshill Green and maximise the potential of the open green countryside location. All developments should recognise Brownshill Green as a positive asset.</p>	<p>There is a need for Brownshill Green to be fully integrated into all future developments that occur on adjacent sites.</p>	<p>All new development within the Brownshill Green Conservation Area shall recognise Brownshill Green, and its special character as a positive asset. New residential developments should recognise the presence and value of the special character of Brownshill Green as a feature within their site planning and layout. Housing should be designed to take advantage of views and aspects. New design should be both innovative and sensitive to the positive features of a particular location. Developments which lie adjacent to historic buildings should respect the scale, massing and materials of the historic structures.</p>
<p>2.2: Car Parks and Service Yards: New developments in Brownshill Green should avoid positioning car parks and service yards adjacent to Brownshill Green in a way which is detrimental to its setting.</p>	<p>Service yards and car parks are sited so that they are visible from Brownshill Green and often have a negative impact on the setting of the Brownshill Green.</p>	<p>Site layouts must be carefully planned to avoid unattractive storage areas, waste disposal areas and car parks being sited immediately adjacent to Brownshill Green. Where such features do adjoin Brownshill Green, they should be the subject of landscaping or screening using predominantly indigenous tree species.</p>

3.0 The Public Realm

Proposals	Issues being addressed	Action
<p>3.0: Street Furniture: All street furniture should be sympathetic to the character of the Conservation Area.</p>	<p>New street furniture, including lighting columns, should be simple and functional, reflecting the predominantly historic character of the Conservation Area.</p>	<p>New furniture within the public realm should be carefully sited to avoid intrusion on views and vistas and the settings of buildings. A co-ordinated effort should be made to avoid street clutter through good design and careful siting. Thought needs to be given to the long-term maintenance of any new installations.</p>
<p>3.1: Advertisements should be sited in a way that does not detract from the character of the Conservation Area.</p>	<p>Should advertisements and/or hoardings be proposed in locations in or adjacent to Brownshill Green, these should not intrude on the setting of historic buildings and structures, to the detriment of identified important views and vistas of Brownshill Green.</p>	<p>Where signage is considered acceptable, it should be designed to suit the proportions, design and materials of the host development, and the immediate streetscape. Over-large, unsympathetic and visually intrusive signage will not be allowed.</p>
<p>3.2: Interpretation: Opportunities for the installation of interpretation materials will be promoted within the Conservation Area to raise awareness of the history of Brownshill Green and the industries alongside it.</p>	<p>Brownshill Green would benefit from an interpretation scheme to increase the public appreciation of its significance.</p>	<p>Opportunities will be taken to maximise heritage interpretation in the Conservation Area and to assist the public's appreciation of the Brownshill Green's history.</p>

4.0 The Green Environment

Proposals	Issues being addressed	Action
<p>4.1: Views and Vistas: The important views and vistas from Brownhill Green will be maintained.</p>	<p>There are important views and vistas looking both from the Conservation Area and into the Conservation Area, which should be maintained.</p>	<p>All new developments will preserve and enhance important views and vistas that are visible looking both from Brownhill Green and also looking in towards Brownhill Green.</p>
<p>4.2: Biodiversity: The biodiversity of Brownhill Green should be preserved and enhanced where possible.</p>	<p>Brownhill Green plays an important role in the city's biodiversity providing habitats for a range of species.</p>	<p>Trees, areas of woodland and vegetation which provide habitats for wildlife should be retained and enhanced. Proposals which adversely affect the ecological interest will be strongly resisted.</p>
<p>4.3: Trees: It is proposed that trees and mature vegetation which contribute in a positive way to the character of the Conservation Area should be retained where practicable.</p>	<p>Part of Brownhill Green's special character is the Ancient Arden landscape. Trees and mature hedgerows make an important contribution to the character and of the Conservation Area.</p>	<p>The Council will promote that trees, and mature vegetation which make a positive contribution to the character of the Conservation Area are retained.</p>

Conservation Area Status

- 2.6 Conservation Areas don't stop change or development, but they do demand a recognition of the area's special interest, character, and historical value in planning any changes and development.
- 2.7 They do not 'fossilise' buildings or prevent any change at all. On the contrary, it is a way of flagging up, both to owners and to potential buyers, that they are in, or coming to, a special area which needs care and thought if works carried out are not to diminish the appearance of the area in general, and possibly even the value of property.
- 2.8 Living in a Conservation Area does not mean you cannot make alterations to your property. But it does mean that changes you do make should preserve or enhance the character of the buildings and the area as a whole.
- 2.9 The actions below will help deliver the proposals and policies that will help retain what makes Brownshill Green special.
- 2.10 Coventry City Council will designate the recommended area as a Conservation Area.
- 2.11 Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:
- Planning permission is required to totally or substantially demolish most buildings within a conservation area.
 - The extent of permitted development is reduced.
 - Further control measures such as Article 4 directions may be placed upon an area. These may be served to ensure planning permission is required for proposals which may affect the special character of a Conservation Area.
 - Any works to prune or fell any protected tree requires the written consent of Coventry City Council. In the case of all other trees over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
 - Stricter rules apply in Conservation Areas with regard to the type and size of advertisements that can be erected without advertisement consent.
 - The desirability of preserving or enhancing a Conservation Area is a material issue in determining a planning application.

Article 4 Directions

- 2.12 An Article 4 Direction allows the Local Authority the power to restrict permitted development rights to bring certain types of development back under their control so that they may consider potentially harmful proposals and decide whether to grant permission. It is not about stopping

change – but making sure that change preserves or enhances the special character of the Conservation Area.

- 2.13 Article 4 Directions are normally used to control a proliferation of often minor alterations to buildings which can cumulatively erode the character of the Conservation Area over time.
- 2.14 Coventry City Council will implement an Article 4 Direction. This would mean certain works to a building (or within its curtilage) would need planning permission. The types of works affected include:
 - erection, alteration or removal of gate, fence, wall or other means of enclosure,
 - making of hard-standing.

Planning Enforcement

- 2.15 Effective Conservation Area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of the Conservation Area.
- 2.16 Coventry City Council will consider use of these powers to actions are taken to preserve or enhance the character of the area.

Local Listing

- 2.17 A Locally Listed heritage asset is a building, structure or feature, which is not listed by the Government, but that the Council believes is an important part of the city's heritage. Heritage assets on the Local List need not be less significant than designated assets; they may have important local significance.
- 2.18 Under the National Planning Policy Framework the conservation and contribution of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.
- 2.19 Current Historic England guidance advises that there is no need to locally list a building or other heritage asset within a Conservation Area, because the additional statutory protection is provided by the Conservation Area designation. However, where key significant buildings are outside the designated Conservation Area, these will be given consideration for Local Listing.

Funding for Enhancement and Regeneration

- 2.20 The City Council will endeavour to work with community groups to secure the necessary funding for regeneration and enhancement schemes. A variety of sources including Historic England, the Heritage Lottery Fund, and working in partnership with other organisations, will be considered.

Advice and Guidance

- 2.21 There is guidance in place to encourage best-practice to preserve or enhance the character of the area. These include: Design guidance on shop fronts for Conservation Areas and historic buildings
(http://www.coventry.gov.uk/downloads/download/3258/design_guidance_on_shop_fronts_for_conservation_areas_and_historic_buildings)
- 2.22 Guidance for improving streets and public spaces in the historic environment
(<https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/>)
- 2.23 Guidance on removal of graffiti (<http://www.coventry.gov.uk/graffiti>)