

CONSULTATION RESPONSES

PROPOSAL 1

That the boundary of the conservation area should remain as it is but be extended to include the now listed walls of the site of the former walled garden to the former Townsend House to the north of Welsh Row, and, Pall Mall and Grocotts Row, as shown in the initial draft proposals Map t, subject to further work with key groups in 2006 before being finalised within a Conservation Area Management Strategy.

Reasoning: To retain its basis following the known early historic boundary of the town and reinforce it by the continued inclusion of the open wedge of land bounded by market Street, Beam Street, North Crofts and East View, which formed part of the wider enhancement scheme for the area in this eastern end of Beam Street (which has now been completed) to guide the form and appearance of any development within this central area. Subject to further work with key groups before being finalised within a Conservation Area Management Strategy, based on guidance published by English heritage in February 2006 during the consultation period.

COMMENTS		OFFICER RESPONSE AND RECOMMENDATIONS
<p><u>Town Council</u> Appraisal's Proposal</p>	<p>Support the initial draft proposal in the appraisal to extend the existing boundary to include the site of the former walled garden to the north of Welsh Row, Pall Mall and Grocott's Row.</p>	<p>The support given to the current proposal is appreciated.</p> <p><u>Their inclusion is recommended.</u></p> <p>Once approved they will take immediate effect and officers will carry out formal procedures to place Notices in the press, amend the conservation area boundary, notify all property owners, register the extensions as a land charges and amend the G.I.S mapping system.</p>

<p><u>Market Town Project</u> Appraisal's Proposal</p>	<p>Aware that Civic Society will be suggesting reasons for extending the conservation area beyond that proposed.</p>	<p>Officer responses on these are given below (areas 1-10).</p>
<p><u>Civic Society</u> Appraisal's Proposal</p>	<p>Support the initial draft proposal in the appraisal to extend the existing boundary to include the listed boundary wall of the former walled garden to the rear of Welsh Row and its proposal to include Pall Mall and Grocott's Row.</p>	<p>The support given to the current proposal is appreciated.</p> <p><u>Their inclusion is recommended.</u></p> <p>Once approved they will take immediate effect and officers will carry out formal procedures to place Notices in the press, amend the conservation area boundary, notify all property owners, register the extensions as a land charges and amend the G.I.S mapping system.</p>
<p><u>Civic Society</u> <u>Rear boundaries.</u></p>	<p>Do not agree that the boundary of the conservation area should remain as it is, as consider that it does not follow the rear boundaries of the historic properties of the town.</p>	<p>The boundary of the conservation area has been drawn to reflect the historic rear boundaries of properties within the historic core as shown on the 1851 Jas Fenna Map, the oldest map for the town, wherever possible, with existing rear property boundaries used in cases where the historic boundary is not clear on the ground or would pass through current property boundaries. In accordance with accepted best practise nationally.</p> <p><u>Recommended that officers include text within the appraisal to explain the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map, to assist and endeavour to carry out work where necessary to correct clear mapping inaccuracies which have been identified in the boundaries in recent years which have resulted form the use of computer based mapping of existing rear property boundaries.</u></p>

<p><u>Civic Society</u> Further extensions: (relevant areas are identified by numbers below and are indicated on Map 1 appended to this report)</p>	<p>Suggest the boundary should be extended to include large additional areas of Victorian and Edwardian development, in accordance with English Heritage advice (guidance on appraisals and management strategies August 2005).</p> <p>Suggest that the boundary should be extended to include the whole of the historic late eighteenth century town including the full extent of all rear plots.</p>	<p>The boundary of the conservation area has been drawn tightly to encompass only its historic core as shown on the 1851 Jas Fenna Map (as explained above) with the almshouses and mansions at the ends of the main roads into the town being the recognised historic boundary to this particular historic town. In addition English Heritage indicate that they support this current demarcation of the boundary for Nantwich conservation area.</p> <p>English Heritage and Nantwich Civic Society have both subsequently indicated that they would support this current demarcation, when advise of its basis.</p> <p><u>Recommended that officers include text within the appraisal to explain the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map, to assist.</u></p>
<p><u>Town Council</u> Further extensions:</p>	<p>Do not support the Civic Society's suggestion for a significant extension of the conservation area, as this will bring into the area a number of new properties and properties of no particular architectural or historical interest yet will restrict the rights of owners of those premises to alter or refurbish them.</p>	<p>The support given to the current demarcation of the boundary is appreciated.</p> <p><u>Recommended that officers include text within the appraisal to explain the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map, to assist.</u></p>
<p>Map 1 -area 1 Civic Society</p>	<p>Suggest that the boundary should be extended to include west end of Welsh Row up to and including the aqueduct.</p>	<p>These properties and the aqueduct lie beyond the Wilbraham's Almshouse which mark the historic linear boundary of the conservation area in the 1851 Jas Fenna Map.</p>

		<p>It is recognised that the construction of the aqueduct was important and that its appearance and its role in assisting to link the historic Chester Canal/Ellesmere Port with canals to the south, to form the current day Shropshire Union Canal is significant. Work is currently being undertaken by officers from Cheshire East and from Cheshire West and Chester Borough Councils and the Chester Heritage Canal Trust to potentially make this section of the canal part of a canal conservation area.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers will include text within the appraisal to explain the basis of the boundary to Nantwich conservation area and should include copy of the 1851 Jas Fenna Map, to assist.</p> <p>Officers will include text within the appraisal to outline the work currently being undertaken to potentially make a section of the Shropshire Union Canal which runs through Nantwich and northwards into a canal conservation area to assist.</p>
<p>Map 1 -<u>area 1</u> Town Council (additional comments)</p>	<p>Do not consider the boundary should be extended to include west end of Welsh Row up to and including the aqueduct, as it will bring into the area a number of new properties and properties of no particular architectural or historical interest, yet restrict owner's rights to alter or refurbish them.</p>	<p>The support given to the current demarcation of the boundary is appreciated.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p>

<p>Map 1 - area 2 Civic Society</p>	<p>Suggest that the boundary should be extended to include Hillfield Place, Jubilee Terrace and north end of Wellington Road as far south as Parkfield Drive.</p>	<p>These properties lie beyond the historic core of the conservation areas shown on the 1851 Jas Fenna Map.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers will include in the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.</p>
<p>Map 1 - area 3 Civic Society</p>	<p>Suggest that the boundary should be extended to include the west end of Crewe Road.</p>	<p>These properties lie beyond the historic core of the conservation area shown on the 1851 Jas Fenna Map.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers will include in the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.</p>
<p>Map 1 - area 4 Civic Society</p>	<p>Suggest that the boundary should be extended to include the west end/much of London Road.</p>	<p>These properties lie beyond site of the former Wright's Almshouses which mark the historic linear boundary of the conservation area shown on the 1851 Jas Fenna Map.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers to include within the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.</p>

<p>Map 1 - area 5a Civic Society</p>	<p>Suggest that the boundary should be extended to include the south end of Millstone Lane.</p>	<p>This area lies beyond the historic core of the conservation area shown on the 1851 Jas Fenna Map.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers to include within the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.</p>
<p>Map 1 - area 5b Town Council (additional comments)</p>	<p>Suggest that the boundary should be extended to include the long row of terraced dwellings running along the westerly side of Millstone Lane from the Crewe Road end.</p>	<p>This area lies beyond the historic core of the conservation area shown on the 1851 Jas Fenna Map.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p> <p>Officers to include within the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.</p>
<p>Map 1 - area 6 Civic Society</p>	<p>Suggest that the boundary should be extended to include the Pratchitt's Row.</p>	<p>This area lies beyond the historic core of the conservation area shown on the 1851 Jas Fenna Map.</p> <p>It is however identified as an important part of the Haighton's Clothing Factory in the detailed assessment of the town recently produced by Nantwich Civic Society and officer's proposed action to protect such buildings is set out below under Proposal 3.</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p>

		Officers to include text within the appraisal to explain the basis of the boundary in this respect and a copy of the 1851 Jas Fenna Map, and, text to explain the proposed action to protect the building as set out below under Proposal 3.
Map 1 - <u>area 6</u> Town Council (additional comments)	Suggests that inclusion of important properties within a proposed Local List may be a more effective way of protecting them than a blanket extension of the conservation area boundary.	The support given to the use of the Council's list of locally important buildings rather than an extension to the conservation area, as a more appropriate means of protecting important properties in certain cases, is noted. <u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u> Officer's to include text within the appraisal to explain the proposed action to protect the building as set out below in Proposal 3.
Map 1 - <u>area 7</u> Civic Society	Suggest that the boundary should be extended to include The Crescent and Park View.	These properties lie beyond Crewe's Almshouses which mark the historic linear boundary of the conservation area shown on the 1851 Jas Fenna Map. <u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u> Officers to include within the appraisal text explaining the basis of the boundary in this respect and should include a copy of the 1851 Jas Fenna Map.
Map 1 - <u>area 8</u> Civic Society	Suggest that the boundary should be extended to include Wall Lane and south end of Manor Road.	This area lay within the historic boundary shown on the 1851 Jas Fenna Map but was redeveloped in later years. <u>Recommended that no extension should be made to</u>

<p>Map 1 - <u>area 9</u> Civic Society</p>	<p>Suggest that the boundary should be extended to include a greater extent of the Riverside Park.</p>	<p><u>Nantwich conservation area to include this area.</u></p> <p>The current boundary already protects the setting of the conservation area by including the visible section of the grassed riverside area of the River Weaver at Waterlode The areas beyond are not visible</p> <p><u>Recommended that no extension should be made to Nantwich conservation area to include this area.</u></p>
<p>Map 1 - <u>area 10</u> Civic Society</p>	<p>Suggest that the boundary should be extended to the south to include the whole of Pillory Street, Station Road and Waterlode.</p>	<p>The southern part of Pillory Street was occupied by Elms House/Maisterton's Hall in the 1851 Jas Fenna Map which marked the historic linear boundary of the town and information subsequently received confirms the remaining buildings here are their outbuildings. An extension to include this site would thus be appropriate.</p> <p>Station Road and Waterlode to the south should not be included as they lie beyond the former Elms House/ Maisterton's Hall which marked the historic linear boundary of the town on the 1851 Jas Fenna Map.</p> <p><u>Recommended that the conservation area boundary should be extended to include only the former Elms House/ Maisterton's Hall site on the west of Pillory St.</u></p> <p>Once approved it will take immediate effect and officers will carry out formal procedures to place Notices in the press, amend the conservation area boundary, notify all property owners, register the extensions as a land charges and amend the G.I.S mapping system.</p>

PROPOSAL 3

A local list should be created within the conservation area to include those few remaining buildings which were identified in the conservation area designation/amendment report produced by the County Council as being provisionally listed or meriting inclusion on the national register in 1973; the front section of the Methodist School Rooms on Hospital Street; the site of the old Biot by the River Weaver; the war memorial in the Market Square and the Wheelrights Chimney in Cocoa Yard, as shown in the initial draft proposals map (Map 7) and Appendix 4. Subject to further work with key groups in 2006 before being finalised within a Conservation Area Management Strategy.

Reasoning: To identify their recognised significance and ensure their local list status is taken into account in all future relevant development proposals. Subject to further work with key groups before being finalised within a Conservation Area Management Strategy, based on guidance published by English heritage in February 2006 during the consultation period.

2012 – It should be noted that this proposal will be amended, to identify the fact that it is not proposed to include these buildings in the local list but to identify them as buildings which make a positive contribution to the conservation area and identify the fact that their inclusion within an Article 4 Direction will be given priority in the timetable in the **Management Strategy**, following English Heritage guidance, to give them more rigorous protection than would be afforded by their inclusion within the local list

COMMENTS		OFFICER RECOMMENDATIONS
<u>Town Council</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal to create a Local List but suggest that the Methodist School frontage of particular importance.	Support given to the current proposal relating to the school is appreciated but the comments regarding the frontage are not supported by other groups. <u>The frontage needs to remain within Appendix 4 of the 2006 Appraisal & Review as being an element which makes a positive contribution to the to the conservation area, to ensure that its value is taken into account when considering any application to demolish, alter of extend it, and, identify its inclusion within an Article 4 Direction be given priority in the timetable within the Management Strategy. To seek to give it more rigorous protection than would be afforded by its inclusion within a local list.</u>

		In accordance with English Heritage guidance.
<u>Market Town Project Appraisal's Proposal</u>	Support the preparation of a Local List, suggest widening the list outside the conservation area boundary and updating the statutory list.	Support given to the current proposal is appreciated and the comments regarding widening the local list will be dealt with in relation to the candidates identified by the Civic Society, as set out below. <u>Work on the statutory list is the responsibility of English Heritage and they will be sent a copy of the candidates identified by the Civic Society, to assist in any future work they may be undertaking relating to Nantwich.</u>
<u>Civic Society Appraisal's Proposal</u>	Support the initial draft proposal in the appraisal to create a Local List, but suggest that the whole of the Methodist School should be included and that the statutory list needs updating.	Support given to the current proposal is appreciated but the comments relating to the <u>inclusion of all of the Methodist School is not supported</u> , given that these are later and altered elements.
Appendix 2 <u>Civic Society Additional Proposals</u>	Make a detailed submission which considers all the candidates, suggests others and provides supporting evidence base. (Appendix 2, summary for insertion in appraisal).	Detailed assessment appreciated and the <u>buildings are included in Appendix 2 to this report</u> . They will not be put on the local list but <u>they and the buildings identified in Appendix 4 of the 2006 Appraisal will be identified as being buildings which make a positive contribution to the conservation area</u> , to ensure their value is taken into account when considering applications for their demolition, alteration or extension. Identify the fact that their <u>inclusion within an Article 4 Direction be given priority in the timetable within the Management Strategy</u> . To seek to give them more rigorous protection than would be afforded by their inclusion within a local list. In accordance with guidance produced by English Heritage.

PROPOSAL 5

There would be scope to create an Article 4 (II) Direction Area in Nantwich conservation area targeted at front elevations of the traditional unlisted residential properties in the conservation area, as shown in the initial draft proposals map (Map 7). Subject to further work with key groups in 2006 before being finalised within a Conservation Area Management Strategy.

Reasoning: To seek to protect them from the use of both non traditional style and upvc for doors and windows which would affect the character and appearance of the main thoroughfares in the conservation area. Subject to further work with key groups before being finalised within a Conservation Area Management Strategy, based on guidance published by English heritage in February 2006 during the consultation period.

COMMENTS		OFFICER RECOMMENDATIONS
<u>Town Council</u> Appraisal's Proposal	Strongly support the initial draft proposal in the appraisal to create an Article 4 (ii) Direction Area to control the use of inappropriate material such as upvc windows.	The support given to the current proposal is appreciated.
<u>Market Town Project</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal to create an Article 4 (ii) Direction Area.	The support given to the current proposal is appreciated.
<u>Civic Society</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal to create an Article 4 (ii) Direction Area	The support given to the current proposal is appreciated.
<u>Civic Society</u> Additional Proposals	Suggest that the proposed area be extended to include both sides of South Crofts, together with Rigby's Row, East View, Pall Mall and Grocotts Row.	The suggested additional areas identified will be noted in the text of the appraisal and will be considered in accordance with national criteria for selection so the additional controls imposed will be effective and enforceable and supported by the community and their owners when planned work on the Article 4 (ii) Direction is undertaken within the time slot to be identified within the Management Strategy .

PROPOSAL 7

An application should be made to the Secretary of State to create an Area of Special Advertisement Control in the commercial and retail core of the conservation area, as shown in the initial draft proposals map (Map 7). Subject to further work with key groups in 2006 before being finalised within a Conservation Area Management Strategy.

Reasoning: To protect the sensitive commercial core of the conservation area from a loss of amenity which would affect its special character. Subject to further work with key groups before being finalised within a Conservation Area Management Strategy, based on guidance published by English heritage in February 2006 during the consultation period.

COMMENTS		OFFICER RECOMMENDATIONS
<u>Town Council</u> Appraisal's Proposal	Strongly support initial draft proposal in the appraisal to create an Area of Special Advertisement Control.	The support given to the current proposal is appreciated.
<u>Town Council</u> Additional Proposals	Suggests the need for a coherent and effective policy for shopfronts and signs, its effective application and enforcement.	This will be facilitated by the proposed Area of Special Advertisement Control and by the production of the planned guidance note in Proposal 6 of the appraisal.
<u>Market Town Project</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal to create an Area of Special Advertisement Control.	The support given to the current proposal is appreciated.
<u>Civic Society</u> Appraisal's Proposal	Strongly support initial draft proposal in the appraisal to create an Area of Special Advertisement Control.	The support given to the current proposal is appreciated.
<u>Civic Society</u> Additional Proposals	Suggest the proposed area be extended to include Pepper Street and Mill Street (from High Street to Bowers Row).	The suggested additional areas will need to be noted in the text of the appraisal and their inclusion considered to ensure it can be justified in accordance with national criteria for selection so that the additional controls imposed will be effective and enforceable and supported by the community, their owners and the Secretary of State the when planned work on the Area of Special Advertisement Control is undertaken within the time slot to be identified within the Management Strategy .

PROPOSAL 9

Development briefs should be prepared for any sites within or adjacent to the conservation area which are subsequently allocated for development in any future local plan or are in need of improvement, including potential sites identified on the initial draft proposals map (Map 7) and appropriate nominees received during the consultation period on this appraisal in January / February 2006. Subject to further work with key groups in 2006 before being finalised within a Conservation Area Management Strategy.

Reasoning: To ensure a continued improvement in the design and appearance of such schemes. Subject to further work with key groups before being finalised within a Conservation Area Management Strategy, based on guidance published by English heritage in February 2006 during the consultation period.

COMMENTS		OFFICER RECOMMENDATIONS
<u>Town Council</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal for the need to prepare development briefs for sites in or adjacent to the conservation area allocated for development or in need of improvement, including potential sites identified in the initial draft proposals Map 7 and appropriate nominees received during the consultation process.	The support given to the current proposal is appreciated.
<u>Town Council</u> Additional Proposal	Suggest that briefs should be detailed and specific and steps taken to ensure they are closely followed by developers.	Comments on the need for the briefs to be detailed, specific and closely followed are appreciated and could be included in the text of the appraisal.
<u>Market Town Project</u> Appraisal's Proposal	Support the initial draft proposal in the appraisal for the need to prepare development briefs for sites in or adjacent to the conservation area allocated for development or in need of improvement, including potential sites identified in the initial draft proposals Map 7 and appropriate nominees received during the consultation process.	The support given to the current proposal is appreciated.

<p>Appendix 3 <u>Market Town Project</u> Additional Proposal</p>	<p>Suggests that briefs need to be based on planning, ecology and landscape context, with character assessments, visual interpretation and cross sections where necessary to illustrate building massing, open space and connections, topography and how views and distinctive character or features are retained or treated.</p> <p>Suggest that briefs for allocated development sites and briefs for areas in need of improvement need to be identified separately or an annotation applied to the map, to avoid the areas in need of improvement being mistaken for development sites.</p> <p>Make a detailed submission which suggests other areas in need of improvement. (Appendix 3, summary for insertion in appraisal).</p>	<p>Comments on the need for the briefs to be based on the planning and ecology/landscape context and the need for visual interpretation are appreciated and could be included in the text of the appraisal.</p> <p>The suggestion that clarity is needed to differentiate between the two types of sites in the proposal, in order to protect the areas in need of improvement from being potentially mistaken for development sites is fully appreciated. And the text of the proposal and annotation on the map could be amended accordingly.</p> <p>The suggestion for the inclusion of other areas in need of improvement will be noted in the text of the appraisal and assessed for inclusion when planned work on this proposal is undertaken within the time slot to be identified in the Management Strategy, involving consultation with the community and owners.</p>
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