

Appendix C – Guidance for Developments Located with the Architectural Conservation Area

Specific policy provisions regarding the protection of the built heritage can be found in the 'Natural and Built Heritage' chapters of this Plan and the County Development Plan. In addition to these specific policy provisions, the following sections set out guidance for material finishes and workmanship within the Cathedral Quarter Architectural Conservation Area.

As noted in Section 13.3 of this Plan, pre-planning discussions with the planning authority shall be required in advance of making any formal application within the ACA.

External walls –

- Exposed stone and brickwork should not be painted.
- Original historic finishes must be retained where possible and any proposals for alterations that adversely affect the character of the ACA will not be acceptable.
- Removal of modern cement finishes and replacing with the original lime finish which would have been traditionally ruled and lined will be encouraged.

Roofs

- Original roofing materials must be retained where possible and should be reused and repaired like for like rather than replaced.
- Where modern roofing materials like fibre cement tiles have been used in the past, replacement with an appropriate natural slate and ridge tiles will normally be required.
- Removal of existing chimney stacks and early terracotta or clay pots or other features of the roofscape such as cast iron rainwater goods or down pipes will not be permitted unless otherwise agreed with the planning authority.
- Installation of roof lights on the front elevation of a structure will not be permitted
- Erection of solar panels, tv satellite dishes, communication antennae or support structures for same will not be permitted.

Windows and doors

- Original elements should be retained, repaired and reused rather than replaced unless otherwise agreed with the planning authority.
- Planning permission is likely to be required for the alteration or enlargement of original windows, removal of original timbers or metal windows.
- Replacement with modern, artificial materials such as uPVC and aluminum will not be deemed acceptable.
- Removal of stone cills and doorsteps and not be acceptable.
- Removal of fanlights and original timber doors and replacement with modern, artificial materials such as uPVC and aluminium will not be deemed acceptable.

Commercial frontages

- Proposed shop front designs must have regard to adjoining and surrounding structures, taking account of scale, proportion, material and details.
- Signage and fascias should be in proportion to the shop front and colours should be complementary to those of the building and adjoining structures; high quality durable materials should be used.
- Any new shopfront or extension to an existing shopfronts should not obscure architectural details of the original structure, such as sills, stringcourses, eaves details, windows and doorways.

- Windows of the main façade of the shop should be made of clear glass and not used as a surface for advertisements or other coloured signage.
- New signage must not detract from the special character and visual amenity of the ACA.
- Handpainted signs will be encouraged.
- Owners and occupiers of commercial premises shall maintain an appropriate traditional style, which complements extant historic structures.

Boundary treatments

- Original boundary treatments, such as walls, railings hedges and trees must be retained unless otherwise agreed with the planning authority. Planning permission may be required for the total or partial removal of a boundary wall or railings.
- Where boundary treatments have been removed in the past, they should be reinstated wherever possible and should be replicated in terms of material, proportions and design.
- Modern decorative boundary wall treatments such as concrete block walling are not appropriate and will not be permitted.
- Existing concrete block walling should be removed if the opportunity arises.

Public realm

- Historic street features and surfaces such as historic paving, kerbstones, utilities features should remain in situ unless otherwise agreed with the planning authority.
- The design of roads and other public areas should respect the character of their surroundings in layout, detailing and materials. Historic street surfaces, materials or furniture should be retained, repaired, and where appropriate reinstated.
- New highway surfaces or verges should complement the surrounding architecture in design, materials, colour, texture and detailing.
- Paths should complement their surroundings in design, materials, colour, texture and detailing.
- Street furniture, signs and lighting should be appropriate to their context in design, materials and location.
- Tree planting and landscape features should be used selectively to enhance the space between buildings, reinforcing the area's character and distinctiveness.
- New public realm plans must be multi-functional and in particular look at innovative approaches as to how to improve open street events
- The planning authority will seek to ensure that there is a mutually supportive relationship between public space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contribute to a vibrant public realm.

Demolition

- Demolition of buildings, structures or boundary treatments which contribute to the character of the area will not generally be permitted unless otherwise agreed with the planning authority.

Streetscape

- Streetscape views within, into and out of the ACA shall be maintained, enhanced and protected, particularly with reference to the character of Cathedral Square, Church Lane, and Castle Street.