



Fulwood and Douglas Avenue Conservation Area

Draft Character Appraisal



September 2014

1. Introduction

- 1.1. This appraisal is part of a rolling programme of appraisals of all the conservation areas in West Lancashire. The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its Conservation Area designations, and under Section 71 of this Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2. The Fulwood and Douglas Avenue conservation area was designated by West Lancashire District Council in 1975. The two linked avenues form part of a small unique residential development that lies off Hesketh Lane in Tarleton, approximately 350 metres south of Hesketh Bank (see **Location Plan** for context). The two avenues form a pair of narrow, single carriageway access drives which run east towards the bank of the River Douglas. The properties, dating mainly from the turn of the 20th Century, are a mixture of large, bespoke designed detached and semi-detached houses.
- 1.3. The last appraisal of the conservation area was carried out in April 1998. Whilst we feel that the levels of change have been modest since that time, this document aims to identify and re-affirm the special architectural or historic interest of the area which justifies its designation. In this instance this review is not intended to supersede the previous 1998 appraisal, but rather adds a further layer of understanding in recording changes and potential threats to the character and appearance of the conservation area.
- 1.4. English Heritage, in its relevant guidance¹, states that the outcome of a review might typically result in an addendum to the existing appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the area's management strategy.
- 1.5. As part of this review an objective study has been conducted, which has assessed the contribution (both architecturally and historically) that individual properties make within the conservation area. This appraisal work has extended beyond the boundaries of the current conservation area and is used to examine the potential for extending the boundary of the conservation area. The outcome of this study is illustrated in **Map 2**.

2. Planning Policy Context

- 2.1. At a national level the National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The *framework* recognises that a core role of the planning system is to conserve heritage so it can be enjoyed by future generations and sets out the wider social,

¹ Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, March 2011).

cultural, economic and environmental benefits of heritage. Paragraph 127 of the NPPF states that local planning authorities should ensure that conservation areas justify their status because of their architectural or historic interest.

- 2.2. The West Lancashire Borough Council Local Plan Development Plan Document 2012 – 2027 guides development within the Borough. The vision for the plan is for West Lancashire to be an attractive place where people want to live, work and visit. The distinctiveness of West Lancashire including the contribution made by its historic buildings and places should be valued, sustained and where possible enhanced.
- 2.3. Policy EN4 of the Local Plan (Preserving and Enhancing West Lancashire’s Cultural and Heritage Assets) identifies that the historic environment has an aesthetic value which helps create a unique sense of place. Protection is to be afforded the historic environment, and there is a presumption in favour of the conservation of designated heritage assets (which includes Conservation Areas).
- 2.4. The West Lancashire ‘Design Guide’ Supplementary Planning Guidance (published in January 2008) provides specific direction in relation to design, including works to buildings in the historic environment. It states that development proposals should always be sensitive to the character of the historic environment, be of high quality in terms of design and the materials used and aim to enhance the character and appearance of the building and/or wider area.

3. History and Development

- 3.1 A brief history of the Fulwood and Douglas Avenue conservation area and its surroundings was published in the 1998 conservation appraisal. This history, together with those of all the 28 conservation areas in the Borough, has been published in a document entitled *The Conservation Areas of West Lancashire: A Brief History (2007)* which is available to download from www.westlancs.gov.uk/heritage

4. Summary of Special Interest

Key Characteristics of the Conservation Area

- 4.1 Below is a list of key attributes of the conservation area;
 - Substantial and essentially bespoke designed, two-storey detached houses dating from the late C19 and early C20.
 - Regular residential plot sizes of approximately a quarter of an acre (0.1ha).

- The layout of the two avenues creates an *Arcadian*² feel with houses set centrally within generous, open plots within a mature landscape framework.
- Development of a consistent building line set back around 10 metres from the roadside, allowing space for open garden amenity space.
- Many of the traditional properties have an architectural form and detailing influenced by the *Arts and Crafts*³ movement.
- The use of front-facing two-storey gabled features to buildings.
- Feature bay windows to properties.
- A typical palette of materials drawn from smooth-faced red brick, white painted roughcast render, grey roofing slate and Rosemary red roof tiles.
- Typical late Victorian/ early Edwardian detailing to the houses, including the use of leaded window glass (including some coloured glass), open or semi-enclosed porches, the use of string or band feature courses and the use of decorative terracotta, timber and brick features.
- Prominent feature chimneys.
- Painted timber casement windows.
- Large detached garages (former coach houses) which mimic the materials and architectural styling of the houses.
- Overhanging or protruding roof eaves (supported by exposed roof *spar* ends or decorative brackets).
- Mature garden areas with hedges used as boundaries and to separate the plots.
- Uninterrupted enclosed views down both avenues framed by trees and hedges on either side.
- Relatively small areas of hardstanding within the residential curtilage – usually leading to a garage.
- Well-established mature tree cover which forms a canopy over the roads and softens the views of properties in the conservation area.

² An artistic and landscape movement which sought to achieve rural housing which, was more in harmony with the nature of its setting. Buildings were often to be viewed within their landscape settings.

³ 'Arts and Crafts' was an artistic movement which grew out of a concern for the effects of industrialisation. It valued traditional skills and natural materials.



One of the original Edwardian properties displaying a number of original features.



Another of the Edwardian properties - illustrating bespoke design but use of a common palette of materials and colours

4.2 The Fulwood and Douglas Avenue conservation area was designated in 1985 on the basis that it represented a well-defined example of an Edwardian residential park development in West Lancashire. The layout was achieved by applying a simple

'design code' on the sale of the plots, setting out a regular plot size, the building line and controlling the materials used for the construction of the houses.

- 4.3 Several new houses have been added in Fulwood Avenue in the decades since the original Edwardian development. Although these have commonly used differing materials, architectural styles and generally have been of a different mass and scale, the building line and regular plot size established at the initial conception of the development, has largely been respected. This has helped to preserve the overall coherent character and appearance of the conservation area.

5. Assessment of Special Interest

Location and Setting

- 5.1 The conservation area is located to the northern edge of Tarleton and is part of a linear urban area which has stretched out along Hesketh Lane from the village centre, connecting with Hesketh Bank. The surrounding landscape is agricultural in nature with market gardening predominant on the mosslands to the west of the settlement.
- 5.2 Being adjacent to the River Douglas, the land at the eastern end of the conservation area gently slopes towards a wooded river terrace. Beyond the last house on Douglas Avenue, the land falls away down to the former railway embankment and the bank of the River Douglas beyond.
- 5.3 Views into the conservation area are restricted by a framework of dense tree and vegetation cover to the west and east. To the north, the views are restricted by residential development along Greenways. The views south of Douglas Avenue are across a small open pasture and east across the River Douglas over the fields beyond, both serve to give a semi-rural context and feel to the area. These views are illustrated in **Map 2**.

Historic Development

- 5.4 Tarleton and Hesketh Bank originally developed as agricultural communities on a narrow ridge above the River Douglas and River Ribble flood plains. Small scale farm development occurred in the mid to late 19th century, taking advantage of land drainage and the benefits of the fertile soils to the west of the villages.
- 5.5 Linear residential expansion followed in the period after the opening of the Preston to Southport railway in 1882. A new Railway Station and a Station Hotel were built approximately 0.5km north of the conservation area, in Hesketh Bank to take advantage of the new trade in salad goods to feed the expanding populations in Preston, Southport and Liverpool. Landowners and speculative housing developers began to recognise the opportunities this presented, including attracting wealthy Southport businessmen and merchants to a quieter, semi-rural environment. The area

was envisaged as “residences for businessmen who like to mix with the rapid action of their town and business life, some of the pleasures and quietness which can only be found on the countryside”.⁴

- 5.6 Development in the locality was aided by the sale of land by the Hesketh family who were large landowners in the area. Two major sales of land took place, the first in 1882 and the second in 1915. In the second of these sales Henry Alty bought 40 acres with the purpose of disposal for residential development. A Southport newspaper article in 1898 clearly showed the high demand for proposed development in Hesketh Bank at the time, with Fulwood and Douglas Avenues fitting into this new planned pattern of villa residences. In preparation for the construction of the new dwellings, essential services such as water and sewage were provided and trees were planted to provide a more attractive environment for the houses.
- 5.7 The main phases of development in the Fulwood/Douglas Avenue conservation area occurred over a period of more than 30 years from around 1893 until 1931. Douglas Avenue was extensively completed in the first phase between 1893 and the end of the Edwardian period. The principle properties on Fulwood Avenue were constructed in a second phase lasting up until the early 1930s. The remaining residential development has occurred gradually over the ensuing years as the residual plots were sold off. This phasing for the development is described below and illustrated in **Map 1**:
- First Phase (*late Victorian/Edwardian period*) from 1893 – 1911; construction of Nos. 1, 3, 5, 7, 9 and 11 Douglas Avenue, Nos. 236, 238 and 240 Hesketh Lane and Nos. 2 and 3 Fulwood Avenue.
 - Second Phase (*Arts and Crafts period*) from 1911 – 1931; Nos. 1, 5, 7 and 11 Fulwood Avenue built.
 - Third Phase (*Post War Modern period*) from;
 - (A) 1955 – 1963; Nos. 4 and 6 Fulwood Avenue constructed.
 - (B) 1963 – 1971; No 9 Fulwood Avenue and 240a Hesketh Lane.
 - (C) 1984 – 1992; No 11a Fulwood Avenue.
 - (D) 1992 onwards; Nos. 8 and 10 Fulwood Avenue.

Layout, Architectural Quality and Built Form

- 5.8 Fulwood and Douglas Avenue lies 0.5km south of the site of the former brickworks owned by Mr Henry Alty, who purchased the land for residential development. The bricks were made from locally sourced clay which was dug from the banks of the adjacent River Douglas. Contemporary reports claimed that the brickworks, at peak capacity, were capable of producing 25,000 bricks a day. It is likely that these local bricks were used in the construction of the original houses within the conservation area.

⁴ ‘More about Hesketh and Becconsall’ T.E Whittingham (1986).

- 5.9 The houses in Fulwood and Douglas Avenue were advertised at the time of construction, within a local newspaper, as being “villa residences” with enough grounds for a tennis or croquet lawn – popular active pastimes of the era. Building plots of approximately ¼ acre (0.1ha) were sold off separately to individuals, but in order to ensure consistent quality in the layout and appearance of the houses, covenants established rules (similar to modern-day planning controls or the application of a *design code*⁵).
- 5.10 The covenant restricted the housing layout and materials used for the houses. An extract from the covenant stipulates that each site should be provided:
- “One dwellinghouse with suitable outbuildings and a coach house and stable” and that “all buildings had to be constructed of good brick or stone or both, set in lime mortar and sound timber and ... covered with good Cumberland or Welsh slates or terracotta tiles”.*
- 5.11 The architectural style and design of the early (first phase) houses on Douglas Avenue follow the common convention borrowed from late Victorian domestic architecture of the period. Details include the use of engineered red brick and stone sills, natural grey slate roofs with ‘Gothic’ architectural detailing. The early phase of houses, from this period, are noted as having a greater floor to ceiling height and vertical emphasis with tall, narrower window openings (sliding sash windows) and steeply pitched gables with turned painted timber finials.
- 5.12 At the turn of the 20th Century the *Arts and Crafts* movement was starting to influence domestic architecture, with house styles starting to move away from the ubiquitous Victorian Gothic common throughout the country. The Edwardian period also brought in a ‘lighter’ touch to house design with the introduction of cottage features, applied timber detailing, use of rendered elevations, feature porches and coloured glass.
- 5.13 The second phase of development, typified in Fulwood Avenue, has house styles using half timbering detailing to the gables, elaborate wooden porches and the variety of bay windows with leaded light detailing. The transition in architectural style during this time can be seen in the contrast in the appearance between the Douglas Avenue properties and Nos. 2 and 3 Fulwood Avenue, which appear more influenced by the *Arts and Crafts* movement. The use of a roughcast finish to walls, deep gables, exposed roof spar ends, tall chimneys and a variety of bay window styles typifies this cottage *vernacular*⁶ style that was popularly employed by speculative builders in the expansion of many towns and suburbs.

⁵ A design code is a set of illustrated design rules and requirements which instruct and can help guide the physical development of a site or area.

⁶ Vernacular architecture is commonly based upon housing forms reflecting local traditions and materials rather than mainstream fashions and styles.

- 5.14 The layout within the plots also differs. The style of Nos. 2 and 3 Fulwood Avenue create a more naturalistic relationship between the house and garden setting. However, development along Douglas Avenue has a more built-up and suburban feel – particularly evident in its inclusion of semi-detached houses.

Open Space, Parks, Gardens and Trees



Fulwood Avenue

- 5.15 The entrance to Douglas Avenue is marked by two cast iron gate posts, which most likely date from the original layout and development of the road. There are no similar gateposts at the entrance to Fulwood Avenue, although a rounded metal base at the entrance to this avenue possibly suggests that metal estate fencing marked the original boundary. The boundary of the properties is generally informal hedging, interspersed with large, mature trees. There are a number of individual trees, groups of trees and an area of woodland within the conservation area that are protected by designation. These are illustrated in **Map 2**.
- 5.16 Although the western end of the conservation area is impacted upon, somewhat, by traffic noise from Hesketh Lane, the trees and hedges and narrow carriageway width helps enclose the area and limit its impact.
- 5.17 The absence of footpaths and the general lack of vehicles entering both roads mean that the area is relatively peaceful creating a more tranquil, rural feel when compared to the surrounding residential developments along Hesketh Lane.

- 5.18 Apart from the garden spaces which are important in providing a setting for the residential properties, an important open area is the mixed formal/informal garden area belonging to No. 11 Douglas Avenue, which lies at the eastern end of the conservation area.
- 5.19 The two avenues function, in essence, as two Cul-de-Sacs as Fulwood Avenue is effectively blocked at the end, preventing vehicular access on to Douglas Avenue. They are, however, linked by an unmade track. The informal nature of the track greatly contributes to the rural feel in the eastern portion of the conservation area.

6. Further Action and Issues

Possible changes to the conservation area boundary

- 6.1 In relation to conservation areas, national planning guidance states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Although this section specifically refers to designation, this principle is also be used when considering boundary revisions to existing conservation areas.
- 6.2 The boundary of the Fulwood/Douglas Avenue conservation area has remained the same since its designation in 1985 and is tightly drawn around the two avenues. This is largely because the adjacent properties on Hesketh Lane do not share the same history and the age and architectural style of the properties becomes more varied. However, it is clear that some of the dwellings, close too, and adjoining the current conservation area, date from a similar period and echo some of the detailing and features commonly found within the Conservation Area. For example 242 Hesketh Lane is similar in appearance to properties on Fulwood Avenue.
- 6.3 As part of any re-appraisal of a conservation area, it is good practice to assess properties beyond the current boundary. With this in mind as part of the survey/evaluation process, a number of properties in close proximity to the existing boundary have been identified (using the same criteria as those within the conservation area) for their possible inclusion within the existing conservation area. These have been divided into two possible extensions to the conservation area and have each been assessed to determine the extent to which they reflect the conservation area's key characteristics (identified in Section 4).
- 6.4 In line with English Heritage guidance⁷ we propose that the possible extensions, set out below, should be subject to public scrutiny and consultation with local residents before a decision is taken to amend the conservation area boundary.

⁷ Paragraphs 1.13-1.16 Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, March 2011).

- 6.5 A Local Authority's power to cancel or vary a designation is given by Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In terms of procedure, the local authority must follow the same publicity procedures to vary or cancel a designation as they do to designate an area. In addition, notice will be given to the Secretary of State and English Heritage with details of the area affected.

The following possible extensions are illustrated in **Map 2**:

Possible Extension 1

Nos. 242 and 244 Hesketh Lane

- These two properties lie immediately north of the existing conservation area fronting onto Hesketh Lane. Both properties were likely built at a similar time to the main phases of development in the conservation area (between 1893 – 1931). They share similar sized plots to properties within the conservation area and are positioned set back from the road on a similar building line to Nos. 238 and 240 Hesketh Lane. Both properties have some degree of hedged boundary, but have also seen their front gardens eroded by hard standing and parking areas.
- 6.7 Both properties have mature trees and gardens which visually contribute positively to the setting of the current conservation area, albeit No. 244 has a reduced garden at the front of the property.
- 6.8 No. 242 is a former Doctor's Surgery. Externally it exhibits a number of architectural features typical of the *Arts and Crafts* period, including the use of roughcast render and brick elevations, bay windows, gable features with exposed roof spars, prominent chimneys and corner detailing. It retains a number of its original features and is appears contemporaneous with the styles evident on Fulwood Avenue.
- 6.9 Whilst there has been some loss of detailing on both properties, most noticeably, the loss of original windows, the form, scale, layout and the shared (group) value between both properties remains positive and they appear a contiguous part of the adjacent conservation area.
- 6.10 No. 244 is perhaps later in age but still has an architectural form and detailing commonly expressed by properties within the conservation area, albeit it is acknowledged to be plainer in style. This detail includes red brick elevations with first floor rendered panels and dentil course detailing to the windows surrounds. Other features, common to those in the conservation area, include a feature bay window, a prominent front facing gable, slate roof, timber fascia and tall brick chimneys.



242 Hesketh Lane



244 Hesketh Lane

- 6.11 Having considered the above, our recommendation, subject to consultation with local residents and consideration of any comments received, is that these two properties should be added into the conservation area.

Recommendation – *To amend the conservation boundary to include Nos. 242 and 244 Hesketh Lane, Tarleton.*

Possible Extension 2

6.12 (A) Nos. 247 - 253 Hesketh Lane

This group of 4 properties, made up of 2 pairs of semi-detached brick houses, were built in a similar period to those within the conservation area and display a number of common characteristics with properties in both Fulwood and Douglas Avenues. These include timber porches, feature gable ends (Nos. 251 and 253 have half-timbered detailing), slated feature front bay windows and feature chimney stacks. However, it is clear that the architectural form of the properties is different and there has been some loss in detailing, with some original features – e.g. doors and windows have been replaced with UPVC. The plot sizes are also different – being much longer and narrower with less space to the sides than those within the conservation area and the buildings themselves are sited slightly further forward. As a result most of the frontage areas are given over to hardstanding for parking of vehicles. This diminishes the appearance of the frontage and diverges from the more typical sense of space afforded properties found within the conservation area.



249 Hesketh Lane



251 Hesketh Lane

6.13 **(B) Nos. 241, 243 & 255 – 261 Hesketh Lane**

These represent three pairs of smaller semi-detached, red brick properties adjacent the conservation area. Nos. 241 and 243 are immediately opposite (to the west of) the conservation area and Nos. 255 - 261 lie to the north west on the opposite side of Hesketh Lane to Nos. 242 and 244 (see possible extension 1). Whilst the properties probably date from the early C20 and have some interesting detailing including small ground floor splayed front bays and ornate arched brick door surrounds, they differ greatly from those found in the conservation area in terms of architectural appearance, detailing and plot size. A higher proportion of the original building features have been lost or replaced and this has resulted in a loss in the clarity of their original design. The best example, No. 261 has retained most of its original features, including timber sash windows with upper leaded stained glass detailing to the upper lights.



255 Hesketh Lane



261 Hesketh Lane

6.14 Whilst it is noted that both groups of properties identified in the possible extensions A and B, are of value in themselves they do not however have either a strong architectural or historic association with the development of Fulwood and Douglas Avenue. Their contribution to the areas character and or appearance would therefore be limited.

Recommendation – *Not to amend the conservation boundary to include either possible extensions A or B indicated above.*

7. Article 4 (2) Direction

7.1 Households and property owners within the conservation area have had their permitted development rights to carry out certain works, without planning permission removed. The implications of the ‘direction’ are summarised below:

Element of Article 4(2) Direction	Importance in the context of the Fulwood Avenue/Douglas Avenue Conservation Area
Erection, alteration or removal of a chimney on dwelling or building in curtilage.	These features are important in the context of the buildings in this Conservation Area, particularly those identified as being important unlisted buildings.
Enlargement, improvement or other alteration of a dwelling.*	Strong justification is required to remove this particular right and the Council feels that it is justified in respect of this Conservation Area.
Alteration of dwelling roof.*	Alteration to inappropriate roof materials in this Conservation Area would severely affect its character as the slate and red tiled roofs are distinctive features.
Erection/construction of a porch outside any external door.*	Such development would have a major effect on the character of the area.
Provision within curtilage of a building, enclosure, swimming or other pool incidental to the enjoyment of the dwelling or required for the maintenance, improvement or alteration of building or enclosure.*	The provision of such features which do not currently require planning permission would have a great effect upon this particular Conservation Area.
Creation of hard surfaces within the curtilage of a house incidental to its enjoyment.*	The introduction of hard surfaced areas in a couple of cases has already affected the character of this Conservation Area and future control should be exercised.

Installation, alteration or replacement of satellite antenna on house or curtilage.*	Satellite antenna will need to be controlled to ensure that they are correctly sited.
Erection or demolition of gates, fences, walls or other means of enclosure within the curtilage.*	Boundary hedgerows are particularly important features in this Conservation Area and control is required over their replacement by walls.
Painting of a dwelling or building or enclosure within the curtilage.*	Inappropriate painting of the buildings would affect the character of the Conservation Area.

* In respect of these developments a direction only relates to those developments fronting a highway, a waterway or an open space (defined as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground). In the case of an extension, if any part such as the side fronts the highway etc. then this will be covered. Sec of State states that powers in relation to extensions should only be used exceptionally.

7.2 The Council considers that following this review of the Fulwood Avenue/Douglas Avenue conservation area, there remains a clear justification for the continued application of an Article 4 (2) Direction. This should continue to be applied across the whole of the conservation area and relate to the aspects of development as set out in the above table.

7.3 Since the previous Appraisal, the General Permitted Development Order⁸ has been changed, allowing for the installation of solar photo voltaic (PV) or solar thermal equipment in certain locations on buildings without the need for Planning Permission.

7.4 At present there is no planning control over this type of work within the conservation area, although this could be achieved by including such works within a new Article 4 (2) Direction. However, although some solar PV/thermal panels have been installed within the conservation area in recent years, there is not felt to be sufficient pressure, at the current time, to cause serious harm to either the character or appearance of the conservation area.

Recommendation – *To retain the Article 4 (2) Direction in its current form.*

8. Further Development in the Conservation Area

8.1 One of the threats identified within the conservation area appraisal (see Management issues – Part 9 below) is the possibility of future pressure for further development. The residential plots along both avenues are quite large and are on the

⁸ The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 – Part 40 of Schedule 2

whole of a regular size – an aspect which has been identified (Section 4) as positively contributing to the character and appearance of the area.

- 8.2 Maintaining a regular plot size and layout consistent with the majority of the conservation area is therefore important. Some parts of the conservation area however do not exert that characteristic and it would be wrong to apply a uniform design code across the whole of the area. The plot relating to No. 11 Douglas Avenue is particularly large and unlike that belonging to 11 Fulwood Avenue, has never been sub-divided. If any significant development proposals did come forward in the future, their impact upon the character and appearance of the conservation area will need to be carefully assessed.

9. Positive Contributors to the Conservation Area

- 9.1 The key characteristics of the conservation area, as identified in section 4.1, form the basis of the positive contributors to the area. This includes the value of the original development, in terms of the buildings and landscape and the intrinsic link between the two. **Map 2** also illustrates the outcome of an assessment of the houses within the conservation area – including those that make a positive contribution to the special character of the area.

10. Management issues

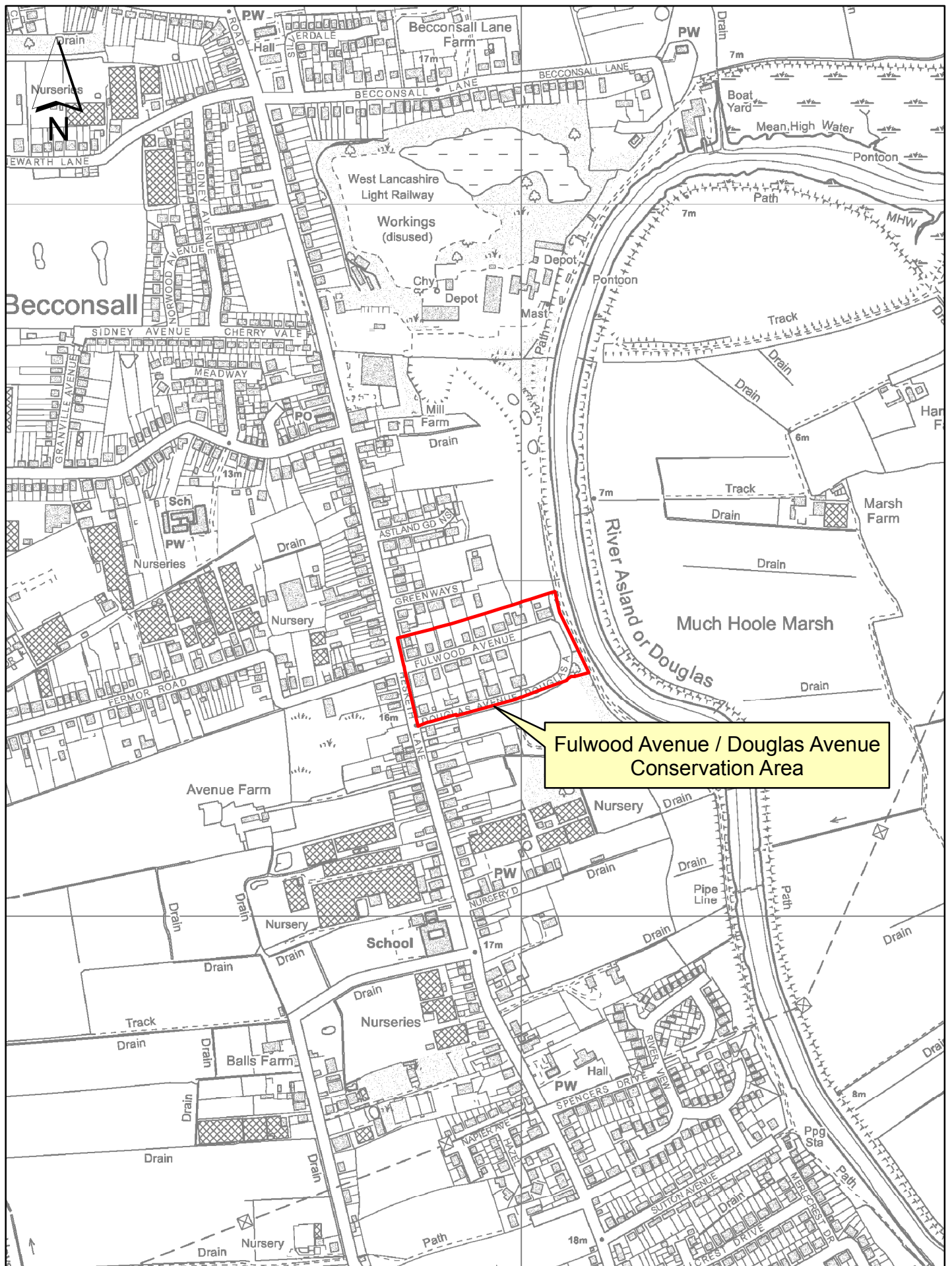
- 10.1 The Management Plan for a conservation area is an essential tool in ensuring the special character of the area is preserved and enhanced. The issues identified during the previous (1998) Appraisal included:
- Inappropriate boundary treatments in terms of walls, gate posts and gaps in hedging.
 - Large areas of hard standing or paving to the front of dwellings.
 - Modern lighting columns on Fulwood Avenue and Douglas Avenue.
 - Gaps in the lines of trees alongside the Avenues.
 - Removal of the original leaded windows on some of the important unlisted Edwardian properties.
 - Poor condition of the gateposts at the entrance to Douglas Avenue and the lack of a similar feature at Fulwood Avenue.
- 10.2 In terms of progress made with regards to these issues, the modern lighting columns have since been replaced with those of a more sympathetic design. The gateposts at the entrance to Douglas Avenue have also since been painted, although this will be a continuing maintenance requirement. A number of trees and groups of trees within the conservation area are protected by Tree Preservation Orders. These are

illustrated in Appendix 2. Works to trees within the conservation area are controlled by the Council under existing planning legislation, which requires prior notification of the any works to prune or fell trees.

10.3 The following issues have been identified as part of this current update and/or are issues which were identified during the 1998 appraisal and remain relevant;

Issue	Action required	Implementation
Inappropriate front boundary treatments in terms of walls, fences, gates and gate posts.	In the long term to seek the replacement of any walls/fences with more appropriate boundary treatments (native species hedges).	The Article 4 (2) Direction aims to prevent the erection of further inappropriate walls/ fences/gates. Residents to be made aware of the Hedging Grant Scheme available for the repair or reinstatement of hedging.
Gaps and/or poor condition of existing hedged boundaries.	Replant gaps in existing hedging by additional planting.	Residents to be made aware of the Hedging Grant Scheme for the planting of appropriate hedging.
Large areas of hard standing or paving to the front of dwellings.	Encourage the removal of hard surfaces and their replacement with smaller parking areas and natural vegetation (gardens).	Through negotiation with landowners and the Article 4 (2) Direction to prevent further such development.
Removal or loss of the original detailing and features of the important unlisted Edwardian properties.	Encourage the restoration of any lost traditional features. Use of development control powers to prevent any further loss of traditional features and where possible require the reinstatement or restoration of important historical features.	Providing advice to owners as requested and making residents aware of potential funding through Conservation Area Grant schemes. Through the control of development and use of enforcement section under Article 4 (2) Direction powers.

10.4 This document and the Appraisal document highlight the important features and the areas where action will be desirable in the future. How the works are financed largely depends on the ownership situation and on the availability of public sector finance to support those works that are not viable for the landowners. It is expected that the checklist above will be used as a starting point for determining the areas for priority action and for where funds should be targeted in the future should they become available.



Fulwood Avenue / Douglas Avenue
Conservation Area



