

**FULFORD ROAD CONSERVATION AREA APPRAISAL:
CONSULTATION DRAFT**

Summary

1. This report requests that a draft appraisal of the Fulford Road Conservation area is approved for public consultation. A copy of the appraisal is at **Annex A**.

Background

2. Fulford Road Conservation Area was designated in 1975. The date coincided with a review of the Central Historic Core Conservation Area which resulted in an extension of the designated area to include the city walls, bars and several of the major approach roads into the city centre. The Fulford Road Conservation Area does not extend as far as the walled city centre and it became an area designated in its own right, its special characteristics being strongly influenced by the historic military presence along the route. Prior to the production of this draft appraisal the character of Fulford Road conservation area had been summarized in a conservation statement within the City of York Draft Local Plan.
3. This draft appraisal has been developed from an initial report dated May 2008. The earlier report was commissioned around the time of the appraisal for Fulford Village Conservation Area. The two conservation areas share the same central spine road and it was considered important to understand how factors affecting both areas might contribute to the special character and appearance of each area. Unfortunately in 2008 resources did not allow both pieces of work to be taken to conclusion and only Fulford Village proceeded to full appraisal. The remaining work is being funded from the existing budget of the Design Conservation and Sustainable Development Section.
4. The appraisal offers an opportunity to re-assess the designated area and its boundaries and to evaluate and record its special interest. PPG 15 "Planning and the Historic Environment" 1994 section 4.4 states, "the more clearly the special architectural and historic interest that justifies designation is defined and recorded, the sounder will be the basis of local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". The appraisal should provide a basis for making sustainable decisions about the area through the development of management proposals.

5. The Fulford Road draft conservation area appraisal is attached at **Annex A**. The document has been carried out by an independent conservation consultant. The format and content of the report have been discussed with officers in the Design Conservation and Sustainable Development Section of the City Strategy Directorate.
6. If adopted the appraisal would form part of the review process incumbent on Local Authorities under section 69 of the Planning (Listed Buildings and Conservation Areas) Act. An important part of this process is a reassessment of the conservation area boundary.
7. Chapters 2-3 describe the context and development of the village and draw attention to factors which have contributed to the character of the area as it is today.
8. Chapter 4 of the appraisal reviews the boundary of the conservation area. The recommendation is that several amendments to the Conservation Area are therefore proposed, and are shown labelled A-H on the map in **Annex B**. Of the eight areas put forward for consideration, five of them would consolidate the boundary enclosure of the road itself and improve the definition of the north end of the designated area. The remaining three areas (B,C &D) would include new areas of housing of special historic, architectural or social interest.
9. Chapter 5 describes the general character of the area, as revised. Chapters 6-7 present a more detailed analysis of the area as it appears through two identifiable sub-areas:
 - Northern area – Fishergate to Alma terrace, and Alma Terrace to Hospital Fields Road; and
 - Southern area – Hospital Fields Road to Fulford Cross, and Fulford Cross to St Oswald's Road.
10. The final part, Chapter 8, contains suggestions which could be incorporated into a future management strategy.

Consultation

11. This report seeks approval for a consultation process to take place. If Members agree the draft appraisal, then a public consultation will be carried out based upon the methods used for other conservation areas. This would take place over a six week period as follows:
 - A letter to consultees including Conservation Area Advisory Panel, the Local Ward Members, Fishergate Planning Panel, Fulford Parish Council and appropriate amenity bodies (see list of consultees in **Annex C**).
 - A leaflet summarising the appraisal, with a tear-off comments slip, will be distributed to all properties within and surrounding the existing conservation area (approximately 1668 households). The map in **Annex D** shows the existing Conservation Area boundary, proposed amendments, and suggested

delivery area for the leaflet.

- Copies of the appraisal document will be made available at the Council offices 9 St Leonard's Place, York Central Library, Fulford Library, the Council website and suitable local venues (subject to agreement).
- We propose to attend the Ward Committee meeting on 6th October, rather than hold a separate meeting, and consider that this along with the extensive delivery area of the leaflet will provide sufficient coverage for the Appraisal.
- A press release will be sent to the York Press.

Options

12. Option 1 – approve the draft document for consultation purposes and to approve the method and range of consultation
13. Option 2 – amend the draft document and/or change the method and range of the consultation process
14. Option 3 – do not approve the draft document for consultation

Analysis

15. Unless any obvious omissions or inaccuracies can be identified within the draft document, or concerning the consultation process proposed, option 1 would allow the consultation process to start in October. Subsequently feedback from this process would be assessed comprehensively rather than in stages as implied by option 2. Option 3 would halt the statutory process and this should only be considered in exceptional circumstances

Corporate Priorities

16. The appraisal would assist in improving the actual and perceived condition and appearance of Fulford Road Conservation Area. It would also provide a more informed basis for decision making and for policy formulation.
17. The appraisal would contribute towards the Local Authority's statutory obligations with regard to conservation areas in their control.

Implications

18. **Financial** – Production of the consultation documents and delivery costs would be met by existing budgets
19. **Human Resources (HR)** – No known implications
20. **Equalities** – Different formats of the consultation leaflet will be made available on request. Documents will be lodged in accessible locations.
21. **Legal** – No implications at this stage

- 22. **Crime and Disorder** – No known implications
- 23. **Information Technology (IT)** – No implications
- 24. **Property** – No implications

Risk Management

- 25. There should be no additional risks

Recommendations

- 26. Members are asked to approve the draft Fulford Road Conservation Area Appraisal, as proposed in Annex A, for use as a consultation document. It is also requested that Members approve the consultation method proposed.

Reasons:

- (1) the document has been prepared in accordance with current guidance from English Heritage. It has adopted a rigorous approach to the assessment of the Fulford Road Conservation Area and as a consultation document it is clearly written and capable of being amended where required
- (2) the boundary review has been carried out in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and it has adopted relevant criteria a set out in PPG 15 and also as described in the latest guidance documents from English Heritage
- (3) the proposed consultation process would be based on previous practice

Contact Details

Author:

Janine Riley
Conservation Architect
Tel 01904 551305

Katherine Atkinson
Community Planning Officer
Tel 01904 551694

Design Conservation and
Sustainable Development

Chief Officer Responsible for the report:

Mike Slater
Assistant Director (Planning & Sustainable
Development)

**Report
Approved**



Date 11 September 2009

Specialist Implications Officer(s) none

Wards Affected – Fishergate

All

For further information please contact the author of the report

Background Papers:

PPG 15 Planning Policy Guidance: Planning and the Historic Environment HMSO
1994

Guidance on conservation area appraisals - English Heritage 2006

Annexes

Annex A - Fulford Road Conservation Area Appraisal consultation draft

Annex B - Map showing the proposed amendments to the existing conservation area

Annex C - List of consultees

Annex D – Map showing the proposed consultation area