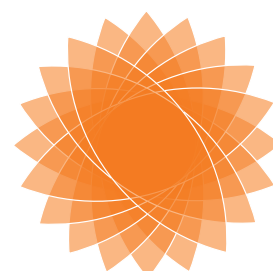


Rauceby Hospital Conservation Area Management Plan Adopted 2017



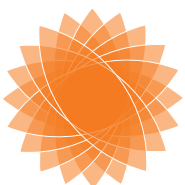
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North Kesteven District Council

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1. Management Plan

Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation area special and to guide future development in a way that preserves and enhances the characteristics which make them worthy of protection. It also sets out the tools available through Development Management and Planning Enforcement procedures in addition to policies designed to proactively manage change within the conservation area. The Management Plan was formally adopted by North Kesteven District Council on September 21st 2017.

2. Management Policies

Article 4 Directions

Article 4 Directions are used to bring under planning control a range of works authorised under article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all, or in most cases selective, normal permitted development rights of householders to make changes to specific items considered to be contributing to the erosion of the character of many conservation areas.

Small scale, incremental changes such as the loss of traditional timber windows and doors have been identified within the conservation area appraisal as having the potential to have a harmful impact on the conservation area. In addition further changes such as the installation of roof-mounted solar panels also have the potential to harm the character and appearance of the conservation area. In order to address these issues it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of a selective Article 4 Direction would be an appropriate course of action.

The purpose of the Article 4 Direction would be to prevent further harm to the conservation area and provide a means to reverse the harm which has already occurred.

Green space and landscaping

Green space and landscaping plays a vital role in forming the character and appearance of Rauceby Hospital Conservation Area. Of particular importance are the surviving elements of William Goldring's original landscape masterplan and the relationship between the former hospital buildings and the 'therapeutic landscape' around them and it is therefore important that these spaces are preserved and enhanced. Clauses within two Section 106 Agreements (N/57/0058/00 and 93/0422/OUT) require the restoration and management of the former airing courts, shelters and woodland areas within the conservation area. Therefore the loss of green space and mature trees as a result of development will be resisted unless such loss is proven to be essential in order to deliver a viable redevelopment of the buildings within the central core of the conservation area and the council will seek to ensure their enhancement through the planning process wherever possible.

Design

The Appraisal identifies and defines the special characteristics of the conservation area including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when development proposals are being formulated.

Where possible the Council will seek to retain the existing buildings within the conservation area through conversion to new uses. Such conversion schemes will need to preserve the significant contribution made to the conservation area by these buildings, in particular their architectural features and details.

Any new development will be required to preserve and enhance the conservation area. This will be achieved by ensuring the scale, massing and architectural details and pattern of development respects and reflects that of the existing built environment.

Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area, as identified in the 1995 Development Brief and Conservation Area Appraisal, such as timber windows and doors will normally be expected and boundary treatments should follow the form of those existing in the area, such as the black metal railings surrounding the airing courts and the original railings around East Lodge.

Development Management

The central core of the conservation area has recently been the subject of a planning application seeking to demolish all six of the remaining ward blocks. The Council has refused this proposal due to the substantial harm to the conservation area that would have resulted, but will continue to seek appropriate development to secure the restoration of these buildings. It is anticipated that a relatively large number of new dwellings and high development density could be accommodated within the conservation area in order to facilitate retention of the surviving hospital buildings and that this could be achieved without significant harm to the conservation area.

The Council will continue to seek to proactively encourage and support development which preserves and enhances the character and appearance of the conservation area in accordance with local and national policy and guidance as outlined in the conservation area appraisal.

Planning Enforcement

Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a Conservation Area. Examples include unauthorised alterations to a building or the use of non-approved materials, or development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

Shopfronts and signage

Although there are presently no shops or commercial units within Rauceby Hospital Conservation Area it is anticipated that these uses are likely to be introduced in the future. The appearance of such shopfronts and signage will make an important contribution to the character and appearance of the conservation area. Where they are located in traditional buildings it is particularly important that shopfronts respect the architectural and historic character of those buildings.

In response to issues identified in other conservation areas within the District the council has produced a shopfront design guide to assist developers and retailers in formulating sympathetic shopfront and advertisement designs which better respond to the traditional character and appearance of the District's historic town and village centres. It also covers issues such as security and lighting. In order to preserve and enhance the character and appearance of the conservation area the council will expect proposals for new or replacement shopfronts and signage to adhere to this guidance. In particular the use of traditional timber shopfronts and signage will be positively encouraged and signage will generally not be permitted where it would substantially undermine the character and appearance of the conservation area.

Opportunities for Enhancement

The Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings and the enhancement of the public realm and landscape.

With regard to future areas for enhancement in Rauceby Hospital Conservation Area, the council supports the re-use, restoration or enhancement of the former hospital buildings within the Conservation Area. If this is not possible the Council will pursue enforcement action where necessary including the possibility of securing urgent works through the Planning (Listed Buildings and Conservation Areas) Act 1990.

The derelict condition of the former hospital buildings at the core of the conservation area is having a significantly harmful impact. The Council will seek to achieve their restoration in the medium to long term and more immediately will work with the owners of the site to secure the buildings and prevent further deterioration. If this is not possible the Council will pursue enforcement action where necessary.

Aside from its buildings, Rauceby Hospital Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tarmac surfaces are widely used. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place.

As part of its management strategy the Council will support:

- The use of bespoke public realm materials where appropriate
- The preservation and/or enhancement of the Conservation Area's significant buildings, and green spaces
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber doors, slate roofs, clay roof tiles, brick chimney stacks, traditional shop fronts and signage (consistent with the Council's Shopfront Design Guide);
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), traditional fencing/railings, etc;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species.
- The preservation and enhancement of the surviving elements of the original landscape masterplan particularly the mature trees and 'therapeutic landscape' particularly the airing courts and orchards