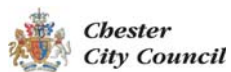




TARVIN

CONSERVATION AREA APPRAISAL JANUARY 2008



Maps can be seen on the following link: www.chester.gov.uk/conservationareareview

TARVIN CONSERVATION AREA APPRAISAL - JANUARY 2008

DESIGNATIONS

Conservation Area	First designated in 1973, alterations in 1996
Listed Buildings	<ul style="list-style-type: none"> • <i>Poolbank (II), The By-Pass (south)</i> • <i>Poolbank Cottage (II), The By-Pass (south)</i> • <i>Mount Pleasant (II), The By-Pass (north)</i> • <i>The Flaggs and Hamilton house and front garden walls and gates (II*), Church Street (east)</i> • <i>Church Cottages (II), Church Street (east)</i> • <i>Church House (II), Church Street (east)</i> • <i>Church Hall, Grammar School House and the Hearse House (II), Church Street (east)</i> • <i>Gates and gate piers to the churchyard of St Andrew (II), Church Street (east)</i> • <i>Sun Dial in the church yard of St Andrew (II), Church Street (east): missing or stolen</i> • <i>Tomb chest of William Sandbach and others, 5m. south-east of sundial in church yard of St Andrew (II), Church Street (east)</i> • <i>Tombstone of Beatrix Hollinsworth, 12 metres west door of Church of St Andrew (II), Church Street (east)</i> • <i>Tomb chest of William and Elizabeth Hilton, 17m. west of west door of Church of St Andrew (II), Church Street (east)</i> • <i>Tomb chest of John Minshull and daughter, south west corner of churchyard of St Andrew (II), Church Street (east)</i> • <i>Church of St Andrew (I), Church Street (east)</i> • <i>The Old Vicarage (II), Church Street (east)</i> • <i>Red Lion (II) Church Street (west)</i> • <i>Tarvin Hall (II), High Street (south)</i> • <i>No 54 (II), High Street (south)</i> • <i>no 76 (II), High Street (south)</i> • <i>nos 78 and 80 (II), High Street (south)</i> • <i>No 86 and attached outbuilding (II), High Street (south)</i> • <i>no 51(II), High Street (north)</i> • <i>no 55 Roade House (II), High Street (north)</i> • <i>no 71 Gunnery and Son (II), High Street (north)</i> • <i>No 103 and 105 (II), High Street (north)</i>
Scheduled Monuments	None
Registered Parks and Gardens	None
Archaeological Priority	None
SSSI	None
Regulation 7 directions	None
Any other designations	
Area of Special County Value (ASCV)	None
Site of Biological Interest (SBI)	None
Site of Nature Conservation Value (SNCV)	None
Area of Nature Conservation Value (ANCV)	None

Other	None
Article 4(2) directions	<p><i>High Street</i> 24, 26, 28, 35, 37, 38 (Tarvin Methodist Church), 40, 42, 45, 47, 57, 58, 59, 60, 66, 68, 75, 79, 81, 82, 85, 87, 90, 91, 92, 93, 94, 95, 96, 98, 100, 102, 104, 111, 113, 115, 117, 119, 119A, 121, 123, 125, 127, 131, 133, 135, 137, 139, 1 to 3 Well Cottages, Top Farm House, 1 to 4 Lichfield Mews, Chapel House.</p> <p><i>Church Street</i> 1 to 3 Church View, Glebe Cottage, 1 to 3 Tarvin Mews, Church Farm</p>

HISTORIC DEVELOPMENT

A settlement has existed on the site of modern day Tarvin since long before the Domesday Survey of 1086, when it was one of the most highly populated manors in Cheshire. In his book, "The Place Names of Cheshire", J McN Dodgson suggests that the name may be derived from the Welsh for a boundary.

The Roman road between Chester and Manchester ran through Stamford Bridge but passed to the north of Tarvin village. The Chester to Nantwich road only came through Tarvin when it was turnpiked after 1769. Prior to that the route followed either the pack trail and salt route via Hockenhull Platts or the coach track via Waverton and Stapleford.

There have been shops and rural businesses located in Tarvin for at least four hundred years but little is known about its appearance prior to 1752.

The oldest buildings in Tarvin are the church, with its South Aisle built in the 13th or early 14th century and the early 17th century Holme Street Hall, probably the oldest continuously occupied building in Tarvin.

A market was held in the wide part of the High Street, under a charter granted to Sir John Savage in the reign of Elizabeth 1 [1558 – 1603].

Tarvin was a strong point in the Civil War of the 17th Century. Both sides occupied the church, with the vantage point of its 80ft tower, at different times during the war. The west wall of the church bears shot marks dating from this period.



Lane to School House & Lichfield House

On the last day of April 1752, the Great Fire of Tarvin broke out. Within a couple of hours the greater part of the settlement burnt down, leaving the timber framed buildings of Church Cottages and Bull's Cottage (opposite Tarvin Hall) standing at its extremities.

The clearance of the old buildings in the village centre provided the Georgians with an opportunity for the widening of the streets and construction of new houses, which form the heart of Tarvin as we know it today.

Following the destruction wreaked by the 1752 fire, new buildings were constructed in the village centre. The premises currently occupied by the fish and chip shop, were built in 1753 as an inn or alehouse called the Bull's Head [the licence had disappeared from the records by 1890]. The Flaggs and Hamilton House, on Church Street, were built in 1756 by a speculative developer, name unknown. The Red Lion Inn, built or rebuilt about 1756, served as a coaching inn on the route to London after 1770. The other surviving inn, the George and Dragon, was built at the end of the 18th century. The present Tarvin Hall was constructed some time before 1776, replacing an earlier building.

In the 19th century, the Victorians further developed Tarvin by building their private villas in the village centre and outside the village envelope on the main road to Chester and at Tarvin Sands. The parade of shops and the two chapels in High Street were built at the same time.

In the middle of the century, John Brindley built the so-called Manor House, as far as can be ascertained, to house a preparatory department for his school at Tarvin Hall.

Workers' cottages were built in Lower High Street to accommodate those employed in the village's many trades allied to agriculture. The presence in the 19th century of shoemakers, carters, blacksmiths, wheelwrights, millers and a variety of shopkeepers is well documented.

In 1973, the area of the village occupied by these Georgian and Victorian developments was designated as a Conservation area under the Town and Country Planning Act 1971 ¹.

¹ Richard Chaplin, Tarvin Village Design Statement, 2007

KEY FEATURES OF THE CONSERVATION AREA

General:	Strong rural influence as well as imported Georgian architecture after 1752 great fire
Topography:	located on a gentle slope leading down to Mill Bridge from High Street. After Mill Bridge the slope reverses towards Northwich on A54 by-pass.
Streetscape:	Tarvin village: T-junction, mainly Church Street crossing High Street. Tarvin Sands: star shape pattern of rural lanes joining A54 by pass.

- Settlement layout:** Tarvin village: mainly linear. Tarvin Sands: dispersed in the countryside
- Built environment re: residential units:** Terraced, semi detached and detached houses two storeys high, slate or clay tile pitched roof, brick walls, sometimes rendered, dating the late 16th century to the 20th century. There is a small cluster of three-storey Georgian buildings around the road junction in the old village centre
- Building setting:** houses abutting the street as well as properties with varied setbacks and orientation
- Boundary treatment:** sandstone and brick walls
- Historic floor surface:** important cobble stones alleys linking Church Street and around 71 High Street (the Gunnery development)
- Trees and hedgerows:** Presence of medium and high hedgerows bordering properties and fields. Mature trees along Tarvin Sands lanes. Significant beech trees fronting 60 High Street and Beechlea property.

Other:

- important presence of sandstone outcrop along High Street
- some developments built after the first conservation area designation behind High Street, have detracted from the character of the area: the footprints of these buildings and their massing, materials and general layout do not fit with the existing grain.

Change of conservation area boundaries: recommendations for boundary changes

CHARACTER OF THE CONSERVATION AREA

Tarvin is located 6 miles east of Chester. Its conservation area includes two main parts: Tarvin village and Tarvin Sands.

Tarvin village

The Victorian antiquarian and commentator, George Ormerod, observed in his 1882 History of the County Palatine and City of Chester, that “in consequence of the 1752 fire, the buildings are chiefly modern, and the streets being wide and cut out of a dry rock, Tarvin has an air of greater comfort and cleanliness than



School House, High Street, Tarvin

most of the other neighbouring villages”.

Ormerod’s description remains the essence of village today with its visible “Living” sandstone building foundations and sandstone in garden walls. Despite the obstruction of through traffic by heavy parking levels, the breadth of the main streets, enhanced in places by wider areas, such as the old Elizabethan market site of the Cobbles in High Street, still gives a feeling of space and airiness to the village centre.

The depth of soil above the sandstone bedrock is so shallow that few large trees grow in the village. The one area of large trees lies between the houses on the north side of High Street and the A54 bypass

With exception of the black and white timbered Bull’s Cottage and Church Cottages, which survived 1752 fire, buildings were constructed of local red brick and largely in an austere style.

As well as buildings on main roads, dwellings were constructed within alleys and courtyards, patterns reflected in modern times with conversions of barns and outhouses into dwellings at the back of High Street houses and in former tradesmans’ yards. The small developments of Arden Close and Woodward Walk, off Lower High Street, continue this theme.

Many buildings are founded on sandstone outcrops to either side of the High Street and steps leading up from the pavement are a distinctive feature. Some of these steps have already been lost, as over time, pavements have been resurfaced.

The presence of black railings and mounting blocks is a recurring theme in the village centre. This style has been adapted to the modern provision of disabled access to the pharmacist’s shop on the Cobbles in High Street.

The tall building of Tarvin Hall which provides a most attractive backdrop to Upper High Street and the Church tower can be seen from many vantage points around the village.

There is a small cluster of three-storey buildings around the road junction in the centre of the old village centre but as they are not significantly higher than the neighbouring buildings they do not overwhelm the townscape. Their rectangular windows, taller on the lower two floors and smaller and narrower on the upper floors enhance their pleasing proportions.¹

Tarvin village part tends to divide into three sections of contrasting character:

1. Upper High Street

In Upper High Street those buildings that are not terraced are close together and all front immediately on to the road, at the exception of Tarvin Hall. The concealed rear plots of some of the larger villas have outbuildings, which have recently been converted to dwellings.

The Victorian frontages to the parade of small shops in High Street still exist. The frontages blend in well with the rest of the buildings and serve as an example of how sympathetic style, signage and decoration can make a significant contribution to the attractiveness and appearance of the village.

2. Lower High Street

Lower High Street has a mix of properties mainly built in the 19th C, sitting in their own plots, set back from the road, buildings fronting immediately onto the road and terraced housing with no front gardens and concealed rear plots, all of which add significantly to this part of the conservation area. It is more open in character than Upper High Street, ending at the junction with A54 by-pass.

Some of the cottages in Lower High Street were originally thatched, as evidenced by narrow margin between tops of upstairs windows and eaves. The roof of the cottage at 76 Lower High Street illustrates how attractive thatch can be in a modern context.

Few of the houses in Lower High Street have their own off-road car parking, and accordingly, the density of habitation is exaggerated by parking on the street.

3. Church Street

Church Street is a wider street intersecting High Street at the village centre. It is bordered mainly by individual houses, some abutting the street, the remaining houses with varied setbacks, a Public House cornering High Street and St Andrew's Church. The built environment as well as the streetscape is of significant quality, with landmark 16th C timber framed houses, i.e. Church Cottage and House, three storey Georgian houses at each end corner and St Andrew's 14th C Church.

The generous cobble stone alley leading to Church Farm adds greatly to this section of the conservation area.

Tarvin village *streetscape* type is mainly a T junction: High Street stretches from west to east, Church Street, coming from the south, intersects the centre of the settlement. The A54 by-pass built in the early thirties borders the northern edge of Tarvin village conservation area

The Ridgeway, the Priors, Arden and Park Close are recent roads crossing High Street, accessing housing development built recently.

Those residential properties and their setting do not contribute positively to the character and appearance of the area.

Tarvin Sands

Tarvin Sands is situated at the north-west edge of Tarvin village, on the northern side of the A54 by-pass, which climbs a gentle slope towards Northwich. Tarvin Sands, already mentioned on 18th century map (see Burdett Map 1777), is a development mainly



Church Street, Tarvin

built in the 19th century.

Tarvin Sands *streetscape*, which includes Sandy Lane, Mill Lane, and a section of Pool Lane, all rural lanes, enjoys a star shape pattern that converges to the A54 by-pass, opposite pool Bank.

Tarvin Sands also includes the former mill that was Tarvin's centre of economic activity since medieval times. Currently, a small industrial centre as well as a water / sewage plant borders the former mill on its northern side.

With the exception of the mill, this part of the conservation area includes villas and a couple of semi detached houses. The range of style stretches from late Georgian cottages, i.e. Mount Pleasant, to early and late Victorian cottages and houses. All are two storeys high, brick built and pitched roofed with slated or clay tiles. Some still enjoy sash windows, i.e. The Cedars and Mount Pleasant.

Gardens to Tarvin Sands houses are generally more generous than those in Tarvin village. Combined with good landscape details such as gravelled driveways, i.e. The Mount, pleasant sandstone boundary treatments, i.e. Coronation Villas, Willow Cottage, mature trees and hedgerows, i.e. the Hollies, they enhance residential quality, conferring a kind of agreeable and distinct suburban quality on Tarvin Sands.²

¹ Richard Chaplin, Tarvin Village Design Statement, 2007

² "A suburb can perhaps be best described as outgrowths or dependencies of larger settlements-somewhere with a clear relationship with a city or town, but with its own distinct character", *Suburbs and the Historic Environment*, English Heritage guidance, 2007.

POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

The listed buildings and buildings subject to Article 4 Directions within the conservation area contribute greatly to its overall character (see list above).

Listed Buildings

The listed elements within the conservation area form the key features of its overall character. These include church (St Andrew Church), Hall (Tarvin Hall circa 1750), Public House (The Red Lion, c.1750), Farm house (Poolbank Farmhouse, c. 1820), houses and cottages. They date from the late 13th century (St Andrew's Church) to the mid 19th century. Buildings are generally brick built, with the exception of a couple of timber framed cottages (Church Cottage, Church House and 51 High Street, built circa mid 16th century) predating the 1752 Tarvin Great Fire, generally all with slated roofs. They give the whole village a feeling of solid continuity from an earlier age. Located mainly in the centre, where High Street joins Church Street, they create a timeless atmosphere as well as emphasise the centre with their fine architecture and setting.

St Andrew's Church (grade I listed building) has retained its prominent role as a landmark in Tarvin. Its slightly higher setting, with two rows of mature trees leading to the entrance and its tower, play an important part in the town and streetscape.

Unlisted buildings of merit

A comprehensive list of dwelling units submitted in the Conservation Area Management Plan of Tarvin contribute to the conservation area, the character and appearance of which would be significantly undermined by inappropriate alterations to these properties, particularly in respect of alterations to windows, doors, exterior hard standing and landscape in general. As such, planning control under an Article 4 Direction for those houses is recommended to maintain the high quality of the built environment in Tarvin.

Local views

Local views that are considered important and which contribute to the character and appearance of the conservation area should be preserved. It is essential that full consideration be given to the impact of development proposals upon these views. Important local views include:

- Leading down High Street towards A54 by-pass, there are good views out in the country and hills.

Topography, Townscape, Landscape and Streetscape details

Topography

The topography is an evident and strong feature of the village. It is situated on an island of sandstone rock raised above the surrounding plane at 35 metres above sea level, sloping down towards Tarvin Mill Bridge 12 meters lower. From here, the land rises slowly up towards Tarvin Sands.

Townscape details

Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments, to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Tarvin as well as enhancing individual areas of character within the settlement.

Tarvin conservation area has no typical townscape details but more an eclectic mix of architectural styles of the village's older buildings. Nevertheless the following factors contribute strongly to the overall local distinctiveness:



High Street looking east

- The prevailing walling material in the village is a mellow red-brown local stock brick, generally two storeys high, with the exception of a small clustered group of houses in the village centre reaching three storeys. The latter all built in the late 18th century, after the 1752 great fire.
- The prevailing roofing material is slate.
- Often windows are set in plain rectangular openings with inverted trapezium shaped lintels or arched brick heads (Tarvin village).
- Ground floor windows are frequently set in openings with multi-layered sloped glazed sill bricks (Tarvin village).

Landscape and streetscape details

Landscape and streetscape details have a significant impact upon the setting of properties, the coherence of a group and the overall character of a conservation area. Traditional and appropriate treatments will preserve or enhance the appearance of the conservation area. They range from boundary treatments, hedgerows, trees, private driveways, historic floor surface.

Sandstone outcrops

As mentioned previously, many buildings are founded directly on sandstone outcrops to either side of the High Street and steps leading up from the pavement are a distinctive feature in the area. The most prominent sandstone outcrop that remains faces 82 to 86 High Street as well as 78 to 80 High Street foundations. 51, 54, 56, 59 and 63 High Street enclose some sandstone outcrops in their brick foundations. The passageway between 76 and 82 High Street witnesses also sandstone, partly covered by tarmac.

Historic floor surface

Historic floor surfaces are important elements in the townscape of an area, particularly street surfaces, private driveways, yards and gardens. If well designed and preserved, it will contribute to the townscape qualities of an area by providing a backdrop to the surrounding built fabric.

Tarvin enjoys a wide range of historic floor surface. Cobble stone floor surface worth mentioning comprise Church Street alley leading to Church Farm and grammar School House, 77 High Street back courtyard, alley between George and Dragon Public House and 71 High Street.

Sett floor surfaces of significant importance are situated on 93 High Street, Chapel House front yards, High Street entrance to Lichfield and School House and four strips of setts paving the entrance of High Street between nos. 59 and 63.

A combination of cobble stones, setts and flagstones fronting 24 to 30 High Street are worth mentioning too, creating a welcoming domestic atmosphere on this wider part of High Street footway.

Boundary treatments, hedgerows and trees

Boundary treatments

Pool Bank medium height (900 mm) sandstone bordering wall, covered successively with triangular and round coping stone, is a distinctive boundary treatment of Tarvin conservation area, reminding us the former importance of this rural estate.

Other more domestic properties enjoy ordinary low to medium height sandstone/brick walls (200 mm to 1200 mm): 60, Lichfield Mews 1 to 5, 85 to 91 High Street, Church and House Cottage, Glebe Cottage, St Andrew's Church, Lichfield and School House alley, Mount Cottage benefit from sandstone walls that adds for their fine building qualities as well as their appropriate dimensions within their setting. Combined with varied dwelling setbacks, hedgerows, plants and good maintenance, they contribute very significantly to the area, enhancing the streetscape and also form agreeable self contained spaces.

At the junction of Lower High Street with the A54 by-pass, there is a length of the very distinctive white painted metal railings erected by Cheshire County Council in the 1930. They deserve to be preserved.

Hedgerows and trees

Several mature trees coupled with medium to high hedgerows (1000 to 2500 mm) border Tarvin Sands lanes as well as Church Street, contributing to enhance the typical Cheshire landscape.

Some mature trees are particularly distinctive features of Tarvin conservation area: the majestic multi centennial beech tree fronting 60 High Street with its curved trunk, carrying an impressive canopy above the street, contrasts dramatically with the domestic scale of the surroundings.

The couple of beech trees of similar size fronting Beechlea and backing onto no. 49 High Street, also significantly enhance the character and appearance of the area with their imposing branches.

Private driveway/Parking

Tarvin Sands contains two good examples of appropriate private driveways: The Mount gravelled driveway winding through mature trees pleasantly enhances this part of the area as well as Comfrey Cottage's cobble stoned driveway blended with two flagstone strips (wheelers).

The gravelled parking places separated by set strips facing Old Barn in Tarvin village, show a



97 - 113 High Street, Tarvin

particular care for streetscape that deserves encouragement.

Buildings and their setting in the landscape

The conservation area is divided into two main groups of houses:

- Tarvin village, with houses mainly fronting High Street and Church Street, the remaining located within alleys and courtyards. The built environment contains a range of varied setbacks, ranging from the border of the street and stretching 10 metres behind highway boundary, all of which exhibits the typical village character of the District.
- Tarvin Sands, with houses spread more widely in the rural landscape, enjoys even more generous setbacks, with varying orientation that reinforces the suburban distinctiveness of the area.

Recent development

Gunnery's with its adjacent buildings, at the crossing of High and Church Street, is currently under restoration. It is worth mentioning the exemplary care in which the work is carried out. When possible existing materials have been reused, as well as introducing appropriately modern design, including some original and distinctive hanging signs.

This important complex of distinctive architectural quality, located in a sensitive part of the area, should add significantly to the character and appearance of the area after completion in 2008.

Accepted extension of Tarvin's Conservation Area boundaries 2009

Zone A: The area stretching along the northern side of Barrow Lane, between the Poplars and Tay Cottage should be included in the future Conservation Area boundaries, due to the buildings of merit surrounding the area.

NEUTRAL OR NEGATIVE ELEMENTS WITHIN THE CONSERVATION AREA, ENHANCEMENT OPPORTUNITIES AND SITE REQUIRING ATTENTION

Negative elements

Townscape

Nos. 68, 82, 96, 100, 102,103, 104, 127, 131, 139 High Street, all situated in Tarvin village centre, have poorly designed doors and windows with inappropriate materials (UPVC), adversely affecting the character of the area. .

Streetscape

- The George and Dragon car park
- The Red Lion Public House car park
- 61 & 63 High Street car park, facing A-54 by-pass road
- Highway semi-circular entrance to the Mount

All lack landscape design and contain inappropriate materials (tarmac), affecting the character and appearance of the area.

- the boundary treatment to Nos.93 and 95 High Street, located in Tarvin village, has been sadly removed to create parking space, to the detriment of the character and appearance of the area.
- 92 to 104 High Street disproportionately wide public footway with inappropriate material (tarmac), formerly the frontage of these 19th century terraced houses.

Accepted exclusions from Tarvin's Conservation Area boundaries 2009

- **Area 1:** 2 to 16, 1 to 11, 15 Park Close
- **Area 2:** 1 to 11, 15 to 43, 2 to 32 The Ridgeway; 1 to 11, 15 to 23, 2 to 22 The Pryors; 2 and 4 The Bruen; 2 to 6, 1 to 5 Ridgeway House; 1 to 5, 2 to 6 Woodward Walk; 87A and 99 High Street

The buildings mentioned above, most built after the first conservation area designation, have detracted from the character of the area: the footprints of these buildings and their massing, materials and general layout do not fit with the existing grain.

Enhancement opportunities and site requiring attention

Landscape improvement

High Street and Church Street – within conservation area boundaries - would benefit from an appropriate streetscape scheme that includes traditional materials such as cobblestones or setts. Independently of the added value the visual impact provided by such materials, it is among the most efficient traffic calming measure, contributing to increased public safety, sustainable and easy to maintain. It is also supported by the recent guidance on streetscape published by the Department of Transport (*Manual for Streets*, March 2007, www.communities.gov.uk).

- The George and Dragon car park,
- The Red Lion Public House car park,
- 61 & 63 High Street car park facing A54 by pass,
- 92 to 104 High Street disproportioned public footway,
- Highway semi-circular entrance to the Mount,

are all lacking in landscape design and inappropriate materials (tarmac). They would benefit from an appropriate landscape design. Traditional materials such as reclaimed sets, cobblestones or surface dressing would be welcomed for the pavements of those schemes. Trees could also easily be incorporated in the landscape scheme of all the sites mentioned above.

- Pool Bank Business Park parking area also lacks landscape design and would also benefit from an appropriate landscape design. Trees could be incorporated in this landscape scheme. One of the condition to the latest building granted permission (01/933/FUL) on this site in 2001 was a 800 sq.m.(8 metre wide min.) screening fence on its far eastern side which has not yet been implemented.

- 93 and 95 High Street: removal of boundary treatment would benefit from a reinstatement with traditional materials.

It is hoped that funding mechanism to achieve these enhancements may be explored locally in due course.

Building requiring attention

Nos.68, 82, 96, 100, 102,103, 104, 127, 131, 139 High Street, all situated in Tarvin village centre, have poorly designed doors and windows with inappropriate material (UPVC), seriously affecting the character of the area.

They would benefit from the reintroduction of carefully designed windows and doors with traditional material (i.e. timber), taking into consideration the key features that makes Tarvin's Conservation Area special.

Site requiring attention

Originally a dairy, Pool Bank Business Park is a valuable local employment site. However such sites within a conservation area require careful management to avoid conflicts regarding traffic, noise and pollution.

NB: These are suggestions for improvement, but owners should note that the Planning Authority has no powers to implement those recommendations.

MANAGEMENT TOOLS

In order to maintain the character and appearance of conservation areas, Chester City Council will use the appropriate pieces of legislation relevant for this task:

- Urgent Work Notice.
This notice relates to a building which is in a very serious state of disrepair and needs basically to be watertight. It should be confirmed by the Secretary of State.
- Tidy Land Provision Notice, section 214 of the Planning Act 1990.
This notice relates to a building and its curtilage that is poorly maintained. It requires a tidy up of the property.
- Dilapidated Building Notice, section 16 of the 1984 Building Act.
This Notice refers to a building that is in a poor state. It implies either repairing the building or removal of the building. In a Conservation Area, such demolition would need a Conservation Area Consent.

THREAT

Increasing car traffic - mainly due to commuting - with its side effects such as street widening, road signs, tree cutting, poorly designed garages and drive ways, inappropriate traffic calming measures, etc. often seriously and irreversibly affect the character of a conservation area.

It is therefore important to foresee and manage very carefully the design and material impact of traffic on new developments, in order to maintain the essential features that make a conservation area special, in accordance with the latest guidance on streets published by the Department for Transport (*Manual for Streets*, March 2007, www.communities.gov.uk).

SURROUNDINGS OF A CONSERVATION AREA

Developments on properties located in the surroundings of a conservation area should also be considered with great care, in order to maintain the essential features that make an area special.

APPENDICES

- Map of the conservation area as existing, scale 1:2,500
- Map of the conservation area as proposed, scale 1:2,500

FURTHER READING

Chester City Council - 1997 *Living in a Conservation Area - A Guide to Householders*
Chester City Council - November 2006 *Chester District Local Plan*

Relevant Local Plan Policies

- ENV21 Protection of trees and woodland
- ENV24 Preservation of key features within the landscape and its overall character
- ENV37 Preservation or enhancement of conservation areas
- ENV38 Protection of local views
- ENV45 Preservation of the special interest of listed buildings
- ENV46 Appropriate changes of use to listed buildings
- ENV47 Protection of unlisted buildings of merit

ACKNOWLEDGMENT

The Chester City Council would like to express its gratitude to the Tarvin Civic Trust for their valuable assistance in connection with Conservation Areas.