

Appendix 2

Buildings to add to the local list:

Sewell Barn Theatre, Constitution Hill

2, Former St Clements Garage (Maltings), St Clements Hill

Christ Church Hall (former school), Magdalen Road

Horse/Cattle trough and fountain (south entrance to Sewell Park)

Appendix 3

Comments and responses

Consultee	Comment	Response
Resident 90 St Clements Hill	The statement should be clearer as to who is going to pay for improvements – is it proposed to get the houses listed to force the owners to carry out enhancements?	The document is intended to highlight areas where enhancements can be made and expenditure targeted if it becomes available. In some cases enhancement may be carried out by the city council whereas in other cases the enhancement can only be carried out by owners and occupiers. The City Council does not have the remit to add buildings to the statutory list, but can apply to English Heritage for a building to be statutory listed (as can any person or organisation). However, in this case it is considered that the mid to late 19 th century age of many of the buildings means that they are a fairly common building type nationally, and therefore unlikely to be listed. .
Resident of Pelham Road	TPO area is unclear	Noted. It is considered that if too much emphasis was given to highlighting the areas on the map where TPOs were in place, this may undermine the impression the map gives of the overall natural character of the conservation area which is very verdant. It is considered that the map as shown helps to demonstrate the strength of landscaping in the area..
	Not too sure whether water would be appropriate in trough – but would like to see lettering around it made more legible.	Noted.
	The former garage, car park and hoardings area a particular bug bear. Suggest that it is short rather than short to medium term.	Due to the time taken to submit plans and start on site the development would take longer than a year putting it beyond the 'short' category.
Resident of Gertrude Road	Would like to see the area enlarged	The current boundary is considered to be appropriate, giving a well defined area with a relatively harmonious character based around the setting of the park.
	Would like to see something done about the traffic on Magdalen Street and Sprowston Road.	This is considered to be beyond the scope/remit of the appraisal.

	Would like to see new housing design to be terraces or similar local housing.	Conservation area guidance recommends that new buildings have appropriate scale and massing for the area, so this is likely to include some terraced properties.
Resident of NR3 3AB	Would like something to be done to ensure people take their bins onto their own property when its not bin day. Letters have been sent out, but ignored.	The Urban Design and Conservation team has raised this with the cleansing team who have informed us that although the Council has formal powers to act against obstructions caused by bins left indiscriminately on pavements, we will always work to encourage, educate and inform residents in the first instance. With visits, two letters and a legal notice, the process provides residents with sufficient opportunity to resolve problems and adopt reasonable practices. If the situation does not improve then there is a supportive legal framework which Officers can use.
Resident of Constitution Hill	There is a mistake in management and enhancement 4 – parking measures for St Clements not Constitution Hill.– there is constant speeding down the hill and bumps would be considered a good addition.	St Clements Hill has already benefitted from chicanes and speed cushions to slow vehicles speeds. The recent realignment of the St Clements Hill / Magdalen Road junction should further slow the entry of vehicles into St Clements Hill.

Consultee	Comment	Response
Paul Scruton	Would like to see the conservation area extended to cover Roseberry Road and add protection for its church, school and public house.	The Sewell Conservation Area is characterised by the important landscaped spaces between Constitution Hill and St Clements Hill and the houses which flank it, which are generally older and of a higher quality than those found along side streets. Although the buildings mentioned are of some historic and architectural merit, the street as a whole is fairly typical of many streets in the area from the Victorian period, and does not appear particularly connected to the character of the existing conservation area. The buildings specifically mentioned might be included in a separate local list at a later date.
Rosemary Salt Victorian Society	Another excellent production which was a joy to read. You have accurately captured the flavour of the area. The maps were a most helpful adjunct and the photographs were a lovely visual aid. I have always liked this little area and I am glad it is going to be more appreciated. I am sorry that Ash Grove got itself deselected. It could be such a charming enclave but it is horribly spoilt and neglected now. I look forward to future productions. Well done.	Noted.
David Grech Historic Areas Advisor English Heritage	The appraisal is well produced and includes a useful range of maps and photographs to support the text. The result is a document that is not only attractive to look at, but one which should be a useful tool in managing future change to the conservation area.	Noted

Consultee	Comment	Response
	It would be useful to have a record of all the buildings of local interest in the conservation area at the time of the appraisal, an appendix of photographs of principal elevations of those buildings would provide the 'baseline data' that could prove a useful tool in monitoring and managing change. This exercise might be repeated on a 4 or 5 year cycle.	Although this would be a worthwhile idea in a relatively small conservation area such as Sewell, we would wish to treat the conservation areas in the city equally and to apply the same principal to the larger conservation areas would require a significant amount of additional resources and significantly increase the size of the document.
	No changes are proposed to the boundaries of the conservation area, and while this may be the correct decision, it would be helpful to have at least a paragraph in the appraisal on why it has been decided to leave the boundaries unaltered.	We want to keep the appraisals concise and do not consider this to be important information given the lack of significant support for a change in the boundaries.
	No mention is made in the appraisal on the merits of Article 4 directions as a tool to assisting in preserving the character and appearance of the conservation area.	The council has not sought to implement article 4 directions due to the additional administrative and regulatory burden that results. There is not a compelling case for article 4 in this area. They are also better suited to architecturally grouped buildings (Such an example would be an art deco estate of housing by a particular architect).
	The council may wish to consider drafting a development brief for the site of the former St Clements Garage.	The site already has planning permission for redevelopment, so it would not be a productive use of scarce staff time.
Resident of Pelham Road	Reconsider management and enhancement action 4 - remember people do need to park somewhere - this could mean blocked roads elsewhere.	The action identified in 4. would be a redesign to discourage parking on the pavement. This would not preclude parking – but make the division between parking and the pedestrian use of the pavement clearer.
Resident of NR3	Stop all cars parking on the road and add a cycle lane	Stopping all parking would cause problems and be unpopular with residents. The possibility of installing a cycle lane going up hill is being investigated.