



Proposed Emmanuel Church Conservation Area

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The Presentation

- 1. Background to the proposal**
- 2. Implications of Conservation Area designation?**
- 3. What is special about this place?**
- 4. What happens next?**

The Background to the proposal

- Review Victoria Street Conservation Area
- Identify Forest Road as separate area
- Threat to Deaf Mission

What are the implications of Conservation Area designation?

It will enable better conservation and enhancement of the area's character and identity with:

- Extra controls over development
- Control over demolition
- Notice of works to trees
- Expectation of higher quality design
- Environmental enhancement

Why are character appraisals important?

- Identify what it is that should be protected or enhanced
- Formulate effective policies
- Make sensible development control decisions and be able to defend them
- Help property owners to formulate their applications
- Make sympathetic proposals for preservation & enhancement (including the identification of development opportunities)
- Obtain funds or encourage inward investment

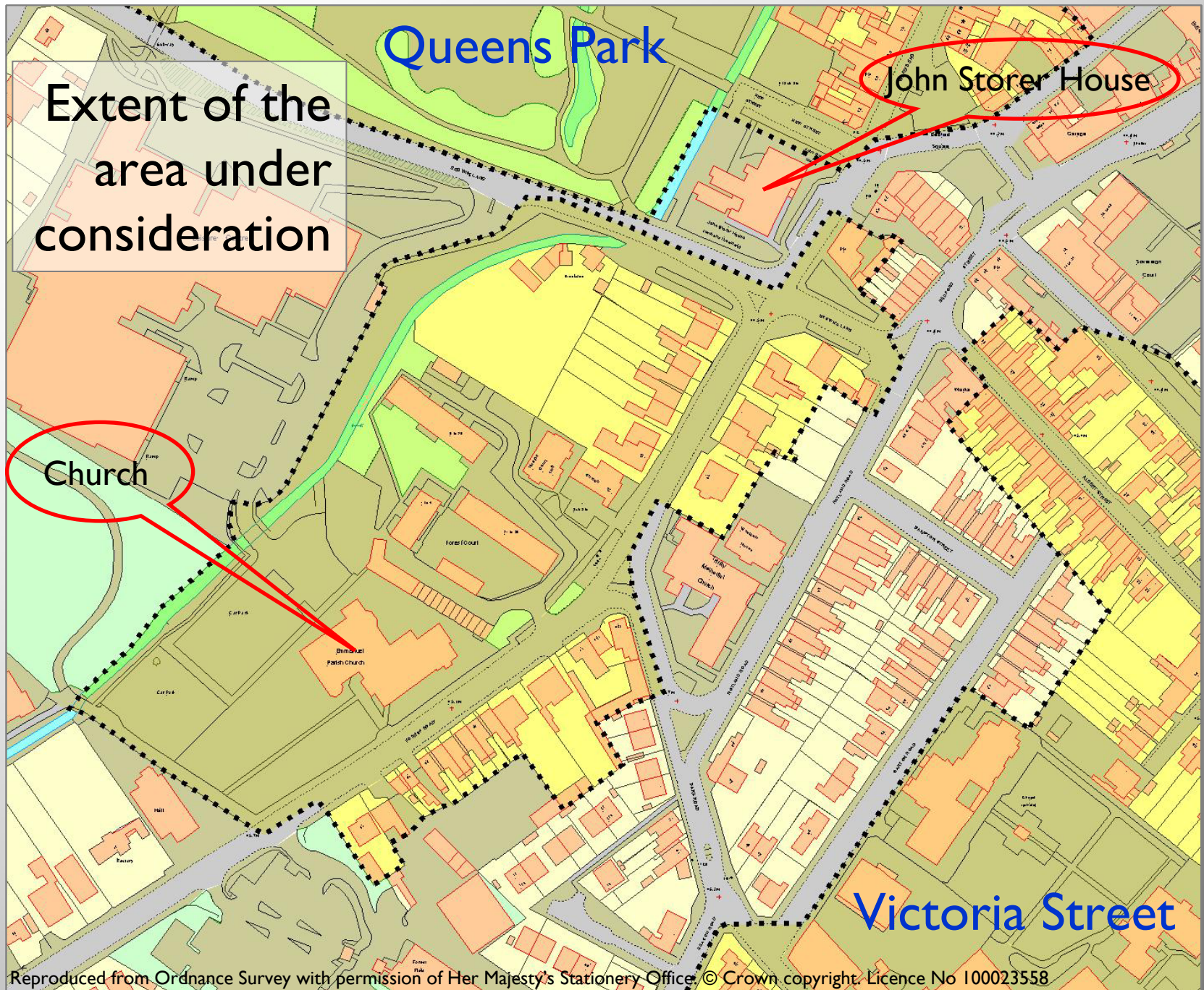
Queens Park

John Storer House

Extent of the
area under
consideration

Church

Victoria Street



What is special about this area

History

Key Buildings and the Core of the Area

Trees and Green spaces

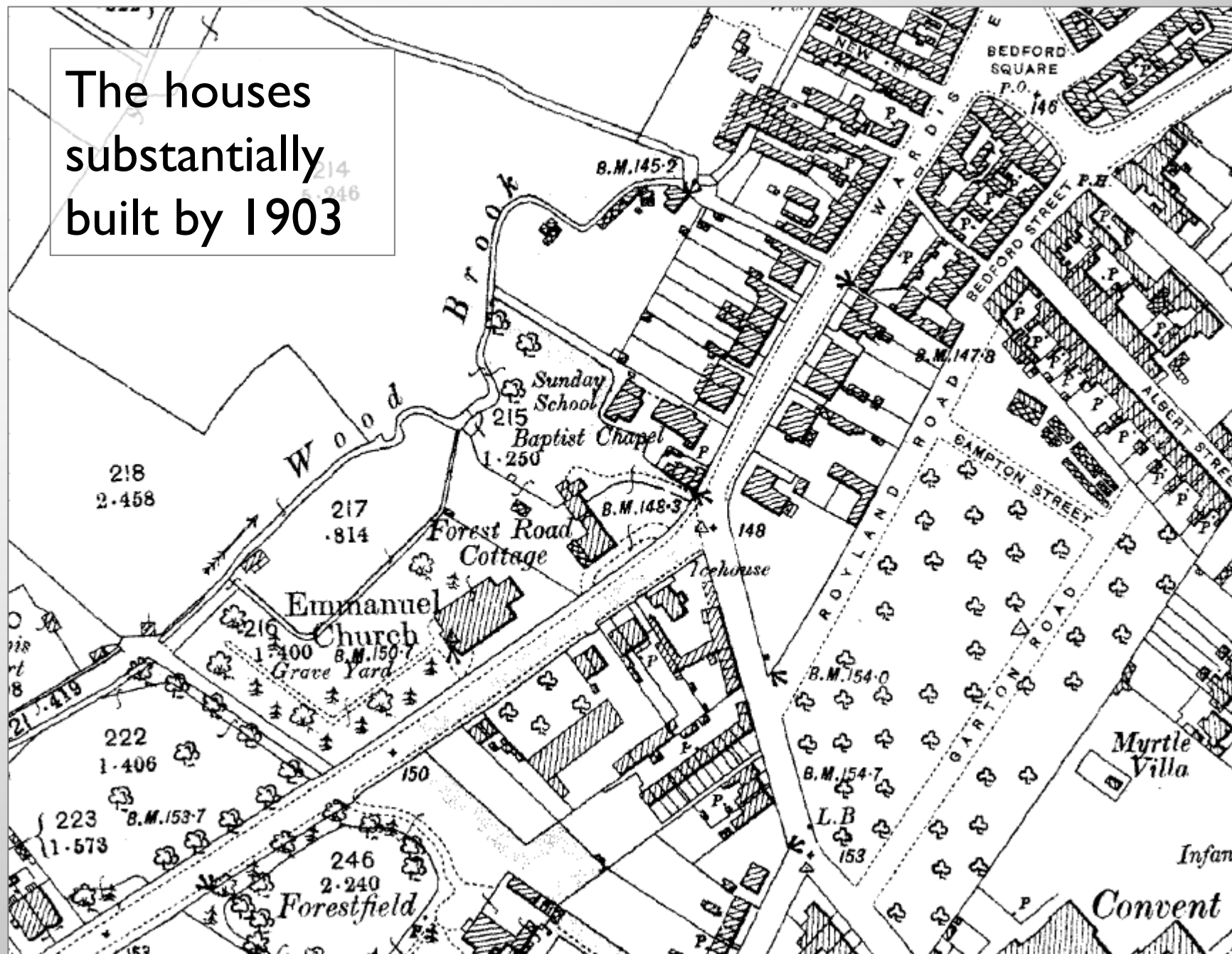
Views

Features and Details



The church built in 1835

The houses
substantially
built by 1903





Chancel extended and vestry built in 1909



Church Centre won a Design Award in 1996



Also a Listed Building

The core of the Area



The core of the Area



The core of the Area



The core of the Area



The core of the Area



Other key buildings



Other key buildings



Other key buildings



Trees and Green Spaces



Trees and Green Spaces



Trees and Green Spaces



Trees



Trees and Green Spaces



Views of the Carillon



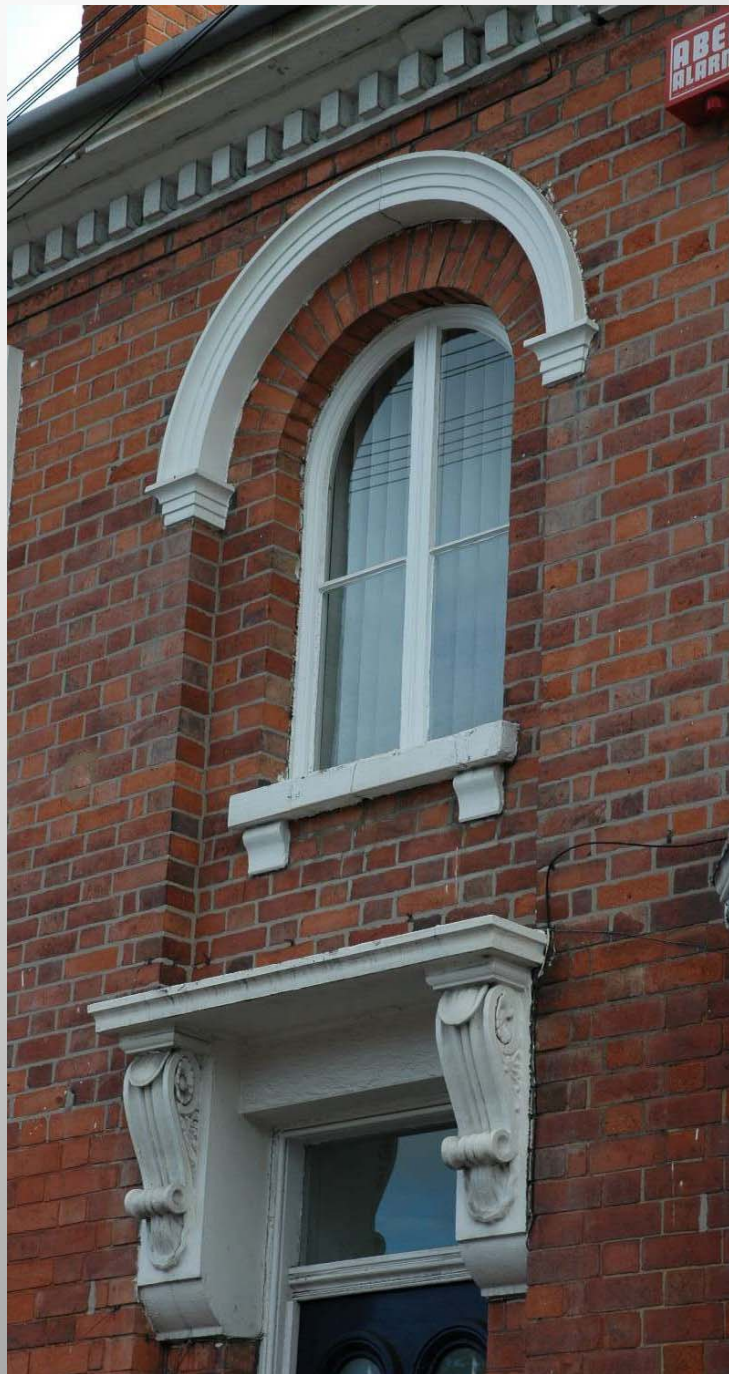
Views of the East Window



Features



Features



Details



Details



Details



Detrimental Features



Loss of permeability

Detrimental Features



Lack of unity in the front boundaries

Simple improvement



Opportunity for Enhancement



What Next?

1. This is a consultation period;
2. You can send comments until Monday 18th January 2010;
3. In January we will refine the draft appraisal, review the designation proposal and prepare a full report for the Borough Council's Cabinet;
4. The Borough Council's Cabinet will make a decision on the Conservation Area designation on Thursday 21st January 2010.