



The Stoke Green Conservation Area combines the ancient open spaces of Stoke Green and Binley Road with their ring of surrounding development and the attractive residential development of Stoke Park first laid out in the Victorian period on the site of the city's former race course. This walled estate has been subject to a considerable degree of infilling while retaining its heavily landscaped character. The Conservation Area was declared in 1968.

The following policies are derived from the need to maintain and enhance the character of the area. They will be applied to all planning applications within the Conservation Area and will form the basis of informal advice and enhancement works.

Stoke Park Area

- 1.1** Domestic residential use (Class C3) will be protected where possible. Any proposal for the sub-division of houses into flats or conversion to non-domestic residential uses will have to demonstrate outstanding need and will also be required to meet the design criteria in 1.3 below.
- 1.2** Neither back land development nor the sub-division of existing plots will be permitted.
- 1.3** The following design criteria will be applied to all proposed developments:
- i. Existing vegetation should not be removed or disturbed unless it is in a dangerous condition;
 - ii. A substantial hedge should be provided along the road frontage of sites, close to the back of the footway;
 - iii. Breaks in existing or new hedges at the front of sites should be minimized, if possible a single break of not more than 2.5m (8.2ft) width. Adjoining sites should share an access not more than 5m (16.4 ft). A suitable vision splay will be required in the interest of road safety;
 - iv. Buildings should normally be set back from the road at least 5m (16.4 ft) or follow the existing building line of adjacent houses;
 - v. Buildings should normally be limited to two storeys although three storeys may be acceptable if the massing is carefully handled and the adjacent houses are tall;
 - vi. Buildings and extensions should reflect and complement the historic character of the area, which dates from the late Victorian period. Appropriate design materials and detailing will be required; and
 - vii. The provision of car parking should not result in the substantial loss of garden areas.
- 1.4** The stone walls around the estate should be protected and repaired where necessary and no entrance should be driven through them. The gate piers should also be retained.
- 1.5** No advertising requiring express consent will be permitted.

Stoke Green and Binley Road

- 2.1 Domestic residential use (Class C3) will be protected where possible, non-domestic residential uses within Classes C1 and C2 may be permitted if the criteria in 2.3 are met.
- 2.2 No new social, commercial or retail uses will be permitted around Stoke Green or along Binley Road, neither will any significant expansion of the existing uses be permitted.
- 2.3 The following design criteria will be applied to all proposed developments;
 - i. There should be an emphasis on creating and protecting the ring of buildings around Stoke Green and along Binley Road and the existing proportions between the open spaces and the buildings should be retained;
 - ii. Existing building lines should be retained, hedges or low walls and fences with planting behind should be included at the front of the properties;
 - iii. Buildings should normally be brick with a darker, pitched roof except on the east side of Stoke Green if massing is carefully handled;
 - iv. Buildings should normally be brick with a darker, pitched roof except on the east side of Stoke Green where light coloured rendered surfaces reflecting the surviving stuccoed buildings will be preferred; and
 - v. Tree planting to the rear of buildings and filling in gaps in the ring of development will be encouraged.
- 2.4 No illuminated advertising will be allowed and any other advertisements or sign requiring express consent should be of the minimum size necessary.
- 2.5 Development in the Hugh Road area should have special regard to the setting of the refurbished "Gentleman's Green" and enhance the setting if possible.