

COVENTRY

Chapelfields conservation area - Control plan



conservation area designated 1976
adopted as SPG - 2001

Conservation Area Control Plan **Chapelfields**

The Chapelfields area was developed in the late 1840's as an extension to the existing watch making areas of Earlsdon and Spon End. The buildings included workshops either built into the rear first floor or as rear "tails". The size of the dwellings depended on the status of the occupant as journeyman or employer. Houses were built directly onto the streets or with a small front garden with the result that the area has a very "urban" feel, relieved by a number of large trees. The Conservation area was designated in 1976.

The following policies are derived from the need to maintain and enhance the character of the area and will be applied to all planning applications and the design of enhancement schemes.

House improvements

- 1.1** The rendering or painting of external walls in Chapelfields will generally be discouraged. This is most important in situations where adjacent properties have not been so treated.
- 1.2** Wherever possible, defective slate roofs should be renovated by re-nailing and replacing individual slates. If this is not possible, the use of modern matching materials that give a similar appearance to slates will be acceptable.
- 1.3** If complete renewal of the windows is necessary they should be replaced with a simple design of frame appropriate to the building and in keeping with the character of the area. Windows which open onto a public footpath, thus causing obstructions, will in no circumstances be accepted.
- 1.4** Existing front doorway surrounds shall be retained wherever possible. Where doors are to be removed the replacement should be chosen with care in relation to the overall proportions and design of the property.
- 1.5** Where existing rear extensions have to be completely rebuilt due to structural instability, they should match the original in height, size and colour of brick and have a pitched roof.
- 1.6** Front garden boundaries should be brick walls between 0.76m and 1.21m in height using a brick in sympathy with the main house.

Car parking and access

- 2.1** Residential development in Chapelfields should meet the appropriate current car parking standards in the city. However, where such parking provision would seriously reduce the traditional character and amenity of the area, a relaxation to this requirement will be considered.
- 2.2** Parking on converted front garden areas will be discouraged.
- 2.3** The provision of rear access roads in order to service existing residential properties is supported in principle but care is needed to avoid prejudicing amenity or demolition of houses.

Industrial and commercial uses.

- 3.1** New industrial or commercial uses will not be permitted within the area except where;
 - i)** the use can be shown to be consistent with the area's original function and design as an area of cottage industry; and
 - ii)** the use would cause no detriment to the environment through smell, noise or excessive movement of vehicles.
- 3.2** The expansion of existing industrial or commercial premises beyond their existing curtilage will be generally resisted. Expansion of premises within their curtilage will be assessed with regard to criterion 3.1 (ii) above.
- 3.3** Established commercial operations using converted house premises in the area should maintain the original external appearance in the same way as for private dwelling houses. Advertising will be carefully controlled.
- 3.4** All alterations to existing premises used by commercial and other operations (e.g. public houses) should be in character with the overall area.
- 3.5** There are no proposals to stop the existing light and industrial use of the small engineering works in Lord Street. Redevelopment of the site for residential purposes would be the only acceptable alternative use and the building line, ridge line, materials and overall design would have to satisfactorily blended with the area.

Area Improvements

- 4.1** Every encouragement will be made to improve the rear of properties along the south-east side of Craven street which are prominently visible from Hearsall Lane. This includes the site at the rear of "The Hearsall" PH, the car park of "The Chestnut" PH and the adjacent small industrial units.
- 4.2** The houses fronting Allesley Old Road, which are of a larger and grander type, often include a substantial rear workshop area, and some of which are listed buildings should be the subject of special attention to converse their appearance and setting in the street.
- 4.3** Any street furniture, including lamp-posts, telephone posts and other items should be in character with the area. The city Planning Officer should be consulted with regard to the location and design of such items.
- 4.4** The land at the corner of Craven Street and the east side of Mount Street should be landscaped to complement the amenity of the area generally and enhance the setting of the TPO tree. No other development of the land will be permitted.