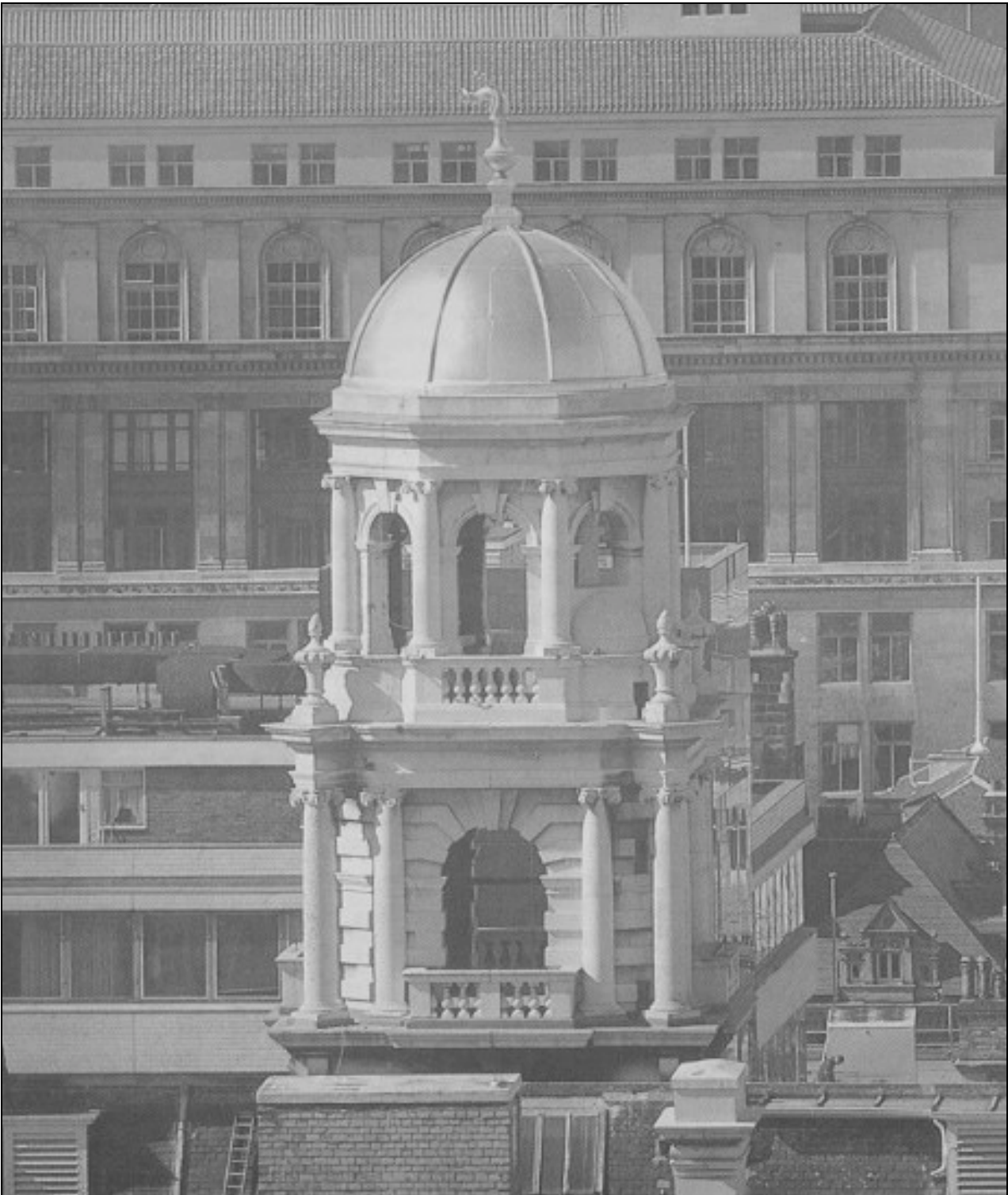


## CHAPTER 7



## HERITAGE & DESIGN IN THE BUILT ENVIRONMENT

## Introduction

### 7.1

Liverpool enjoys a wealth of fine architecture characterised by a relatively large number of conservation areas and listed buildings. The City Centre in particular is possibly unrivalled in this respect in comparison with most other English provincial cities. The waterside setting, flanked by several important buildings, gives the river approach a unique and world renowned frontage.

### 7.2

In recent years the importance of pursuing proactive conservation action and the significant role it can play in urban regeneration has been realised. It has clearly been demonstrated that conservation programmes aimed at the repair and enhancement of historic buildings and areas can have a significant impact in attracting both additional public sector funding and, perhaps, more importantly substantial private investment into the regeneration of the city.

### 7.3

Government guidance, in both Planning Policy Guidance Notes 15 (Planning and the Historic Environment) and 16 (Archaeology and Planning) confirms the importance of reconciling the need for economic growth with the need to protect the historic environment, and highlights that successful conservation allows for change as well as protection. The emphasis is on controlled and positive management of change.

### 7.4

Policy GEN 3 in Part I of the Plan sets out the strategic objectives for this chapter and forms the context for its policies. The first part of this chapter deals with those policies designed to ensure that the primary objective, to preserve and enhance the city's historically and architecturally important buildings and areas, is successfully achieved.

## Design of the Urban Environment

### 7.5

A pleasant and attractive environment is an essential element in maintaining and improving the quality of life of people living and working in the city. It is also central to people's image of a place. A high quality environment is therefore a significant factor in helping to attract new investment, vital to the regeneration of the city and has been identified as one of the three main objectives of the UDP strategy.

### 7.6

The second part of this chapter includes policies aimed at encouraging a better standard of design for all those components that make up the built environment. Good urban design can reinforce a sense of community. A depressing environment can adversely affect local pride, attracts crime, deters investment and leaves people feeling powerless. More attention to urban detail is needed, both in the design of buildings, design of the public space between buildings including road design and traffic management and in the treatment of open spaces and landscaping.

### 7.7

The built environment has physical barriers which make it difficult for many people to gain access to jobs and the city's full range of facilities and housing. This is particularly the case for disabled people. This chapter aims to address the needs of disadvantaged groups in particular, by improving accessibility for people with mobility and sensory impairments and by creating an attractive environment that is safe and secure both day and night. Whilst these improvements will be of particular benefit to certain groups, a safer and more accessible environment will be of benefit to everyone in the community.

## LISTED BUILDINGS

### HD1

The City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings and will:

- i. seek support and funding from all available sources to set up grant and repair schemes;
- ii. use its available powers to take action in the case of derelict buildings;
- iii. relax planning and other City Council policies in order to secure the retention of a building of special architectural or historic interest, subject to reasonable standards of health and safety being ensured; and
- iv. provide guidance and advice to owners and developers.

### 7.8

Listed buildings are vitally important to our national identity and form a central part of our cultural heritage. They provide an irreplaceable record which helps to inform our understanding of both the past and the present. Once lost, individual listed buildings and the essential fabric of historic areas cannot be replaced.

### 7.9

Listed buildings contribute to the economic development of the city by attracting tourism and providing floorspace for businesses. The continued repair and maintenance of listed buildings creates demand for craft skills which helps to train and keep a pool of skilled labour in the city. PPG15 emphasises the contribution that historic buildings can make to the economy of an area.

### 7.10

The City Council will therefore take a pro-active approach to ensuring the continued use and repair of listed buildings, using its available powers.

### 7.11

Whilst the majority of the City's buildings are in good repair, a 'Buildings At Risk' Register compiled in 1990, to English Heritage's standards, identified that 12% of the listed buildings in the city were in severe disrepair. Action targeted at these buildings has already started to have an impact in reducing the number of derelict listed buildings and needs to be continued.

### 7.12

Schemes, such as Conservation Area Partnerships, offering grants for the repair of historic buildings, have proved successful in attracting private investment into listed buildings and have assisted the regeneration of the city through preserving its heritage and improving its image. The City Council will encourage owners of derelict buildings to secure their repair and reuse by offering assistance in seeking resources for repairs and refurbishment. However, the Council will also be prepared to make use of its powers available, such as Repairs and Emergency works notices, if an owner consistently fails to carry out essential repairs to a listed building. The City Council will also consider taking action to compulsorily purchase buildings from owners who cannot or will not repair them, in order to hand them onto new owners who will carry out the works.

### 7.13

In support of this work, the Council will encourage the setting up of Building Preservation Trusts in the City, as they can attract funding not available to other organisations. Building Preservation Trusts can be essential partners when Repairs Notices are being considered as they can enter into back to back arrangements with the City Council.

## STATUTORY LIST

### HD2

The City Council will request the Department of Culture, Media and Sport to keep the Statutory List of Buildings of Architectural and Historic Interest in Liverpool under review and will draw the Department's attention to buildings which appear to merit listing or upgrading.

### 7.14

Buildings are included in the statutory list because of their special architectural or historic interest. They are graded I, II\* or II depending on their relative importance.

### 7.15

Inclusion in the list means that consent is required for the demolition of a building, in whole or in part, or for any works of alteration or extension, either internal or external which would affect its special interest. It is a criminal offence to carry out works to a listed building without consent from the local planning authority.

### 7.16

Responsibility for keeping the lists up to date lies with the Department of Culture, Media and Sport, who are advised by English Heritage. The last complete re-survey of Liverpool was carried out in 1985, but the Department of Culture, Media and Sport does from time to time add or delete buildings, or upgrade them, if they consider it appropriate.

### 7.17

Their priorities in the future will be on more precisely targeted research based studies of particular building types which are known to be under represented in the list. For example, there is increased emphasis on 20th Century buildings, industrial buildings and buildings forming groups in parks and gardens.

### 7.18

The City Council has a duty to notify the Department of Culture, Media and Sport of any building which they consider listable, if it is affected by development proposals, including their own. The Council may also suggest any building for listing or upgrading which they consider to be of special interest. There are buildings in the city which may merit inclusion in the statutory list and listed buildings which may merit upgrading. The City Council will bring these to the attention of the Department for consideration.

## DEMOLITION OF LISTED BUILDINGS

### HD3

1. There will be a presumption in favour of the preservation of listed buildings. Consent for demolition will not be granted other than in the most exceptional circumstances, and in any case, not unless the Council is satisfied that every possible effort has been made to continue the present use or find a suitable alternative use.
2. Applications for demolition must contain full justification for their proposals and provide all the information necessary to judge the application against the following criteria; including fully detailed plans for any redevelopment. Applications for demolition will be assessed against the following criteria:
  - i. the importance of the building, its intrinsic architectural and historic interest and its contribution to the local scene;
  - ii. the condition of the building and the cost of repairing and maintaining it in relation to its importance;
  - iii. the adequacy of efforts made to retain the building in use; and
  - iv. the merits of alternative proposals for the site.

3. Any consent granted for demolition will, where appropriate, be conditional that demolition must not start until;

i. planning permission has been granted and there is evidence that a contract has been let for the full implementation of the redevelopment proposals submitted in support of the application for demolition; and

ii. provision is made for English Heritage to record the building.

### 7.19

PPG 15 states that there should be a general presumption in favour of the preservation of listed buildings except where a convincing case can be made out for alteration or demolition, and reminds local authorities that the prime consideration must be to have special regard to the desirability of preserving the building or its setting or any features of special historic interest it possesses when assessing applications for demolition.

### 7.20

The destruction of historic buildings is very seldom necessary for reasons of good planning; more often it is the result of neglect or of failure to make imaginative efforts to find new uses for them or to incorporate them into new development. This policy reaffirms the government's commitment for presumption in favour of the preservation of listed buildings.

### 7.21

In determining applications for demolition, the City Council does not have power to grant consent for the demolition of a listed building without reference to the Secretary of State for the Environment.

### 7.22

Demolition of listed buildings, in whole or in part, without consent is a criminal offence. It is also an offence to demolish even a dangerous listed building without consent, although it is a defence to show the works were urgently necessary and that the requirements of Paragraph 9, Section 9 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 have been followed. It is also a requirement of this Act that the works be kept to the minimum immediately necessary and every effort should be made to secure safety and health, and preserve the building by repairing the building or providing temporary support or shelter before demolition is considered.

### 7.23

Demolition behind facades will be considered in the same way as total demolition. Listing covers the whole of a building and it is unusual for the interest of a building only to be in its facade. However, there may be exceptional cases where although the demolition of a listed building can be justified, the contribution the facade of the building makes to a conservation area, terrace or group of buildings is such that the consent will be made conditional on its retention and that of the adjacent roof form to protect the character of the area.

### 7.24

The Royal Commission on the Historical Monuments of England became part of English Heritage in April 1999. They must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place. Notification may also be appropriate where radical changes or alterations are to be made to the interior or exterior of listed buildings.

## ALTERATIONS TO LISTED BUILDINGS

### HD4

Consent will not be granted for:

i. extensions, external or internal alterations to, or the change of use of, or any other works to a listed building that would adversely affect its architectural or historic character;

ii. applications for extensions, alterations to, or the change of use of, a listed building that are not accompanied by the full information necessary to

assess the impact of the proposals on the building; and

iii. any works which are not of a high standard of design in terms of form, scale, detailing and materials.

2. Where the adaptive reuse of a listed building will be used by visiting members of the public, the needs of disabled people should be provided for in a manner which preserves the special architectural or historic interest of the building.

### 7.25

The best way of securing the future of listed buildings is to keep them in active use, but this will often necessitate some degree of adaptation. Judging the best use requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural or historic interest of the building or its setting. The optimum viable use compatible with the fabric, interior and setting of the listed building may not necessarily be the most profitable.

### 7.26

While the best use will often be the one for which the building was originally designed, the nature of uses can change over time, as can the regulations governing them, so that in some cases the original use may be less compatible with the building than an alternative.

### 7.27

While the City Council is prepared to be flexible in considering new uses in order to secure a buildings survival PPG 15 makes it clear that the starting point for the exercise of listed building control is the statutory requirement to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

### 7.28

Insensitive alterations and extensions can easily destroy the very character which made the

building worthy of listing. Before granting consent, the City Council will need to be satisfied that all aspects of the proposal are justified and that the overall effect of the proposal is not detrimental to the architectural or historic fabric of the building and can be carried out without danger to the fabric and structure of the building or to adjoining historic structures. The implications of complying with other statutory requirements for example, Building and Fire Regulations, will be taken into account in determining the application. The City Council may refuse to consider planning applications for a change of use without an associated Listed Building Application, if physical works would be necessary to accommodate the proposed new use.

### 7.29

The City Council will therefore expect high standards of building work and use of materials which are in keeping with the form and detailing of the building. Plan forms should be retained where they are an integral part of the architectural layout of the building and as far as possible, all original features should be retained and, where this is not possible, careful attention must be given to the details of any replica replacements.

### 7.30

Applicants for listed building consent must be able to justify their proposals. Full plans and elevations showing the proposed development together with details of adjoining properties and particulars of design, external appearance, materials and proposed landscaping will be required, to enable a proper assessment of the likely impact of the proposal on the special architectural or historic character of the building. The guidance on alterations to listed buildings in Annex C of PPG 15 should be referred to in drawing up any proposals.

### 7.31

It is essential that alterations to historic buildings take into account the needs of disabled people. However, great care will be needed to achieve solutions which do not detract from the character of the building and area. Matching materials and

details will help alterations to blend in, but sometimes, alternative access arrangements may have to be considered.

## DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING

### HD5

Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate:

- i. control over the design and siting of new development;
- ii. control over the use of adjacent land; and
- iii. the preservation of trees and landscape features.

### 7.32

Listed buildings make an important contribution to their surroundings and are in turn affected by them. The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving the setting of listed buildings when considering development proposals which affect a listed building or its setting.

### 7.33

The setting of a listed building is more extensive than its curtilage. The setting could be its garden, grounds, open space or the general street scene and, in the case of a particularly prominent building such as a church with a tower, may cover an extensive area. In such cases the siting of buildings even at some distance may need careful control in order to protect important views.

### 7.34

It is therefore essential to consider the impact of development and other proposals within the vicinity of listed buildings. Development proposals will be given careful appraisal to ensure that the

harmony produced by particular groupings of buildings and the quality of the spaces and views between them is not adversely affected. The preservation of nearby trees and landscape features and close control over the quality of design of new development in close proximity to a listed building will be essential to protect its setting.

## CHURCHES AND CATHEDRALS

### HD6

1. The City Council will work with Church Authorities of all denominations and expects them to carry out alterations and repairs to listed churches and churches within conservation areas to the highest standards.
2. The City Council will assist Church Authorities of all denominations to secure the appropriate resources to maintain listed churches and churches within conservation areas and cathedrals in a good state of repair.
3. Where ecclesiastical exemption applies, the City Council will still expect work to be carried out in accordance with the guidelines for all listed buildings and to respect the character and integrity of the building.

### 7.35

Church buildings form an important part of the architectural history and built environment of Liverpool. Seventy-seven church buildings are included in the statutory list of buildings of architectural or historic interest, and 37 of these are in conservation areas. Many are exceptionally fine buildings whose demolition or deterioration would be detrimental to the image of the city. The City Council has a role, not only in providing advice on the work carried out to churches, but in positively assisting the Church Authorities to maximise the grant aid that they can attract for the repair of church buildings.

### 7.36

Section 60(1) and 75(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

provides that listed ecclesiastical buildings which are for the time being used for ecclesiastical purposes, or would be but for the works, are not subject to Listed Building Control for demolition, alteration or extension. Instead any proposed works to these buildings are considered by a Diocesan Advisory Committee, which takes into account the architectural and historic issues. However planning permission may still be required for alterations or extensions. Ecclesiastical exemption does not apply to the residences of Ministers of Religion.

### 7.37

The Government introduced changes to this legislation in October 1994. The Ecclesiastical Exemption (Listed Buildings & Conservation Areas) Order 1994 removed ecclesiastical exemption from all ecclesiastical buildings other than those of the following religions:

- The Church of England
- The Church in Wales
- The Roman Catholic Church
- The Methodist Church
- The Baptist Union of Great Britain
- The Baptist Union of Wales
- The United Reform Church

### 7.38

Religious bodies other than those above are subject to statutory secular planning and Listed Building controls for both internal and external works to their listed buildings, unless an approved control system has been established which conforms to the government's Code of Practice for Denominations' Internal Control System as set out in Part 2 Section 8 of PPG 15.

### 7.39

The City Council will respond positively to the legislation and assist all other denominations who wish to establish internal systems of control to meet the government's requirements as set out in PPG 15 and the Department of National Heritage explanatory booklet 'The Ecclesiastical Exemption, What it is and How it Works' (September 1994).

## Cathedrals

### 7.40

Under the Care of Cathedrals Measure 1990, a separate system of control has been established for Church of England Cathedrals. Certain categories of important proposals are dealt with by the Cathedrals Fabric Commission. Minor works of a less important nature are considered by the local Cathedral Fabric Advisory Committee.

## Finance/Grants

### 7.41

Financial assistance towards the cost of structural repairs to Grade I & II\* Listed Churches are currently available under the Historic Buildings & Ancient Monuments Act 1953. The City Council will continue to offer assistance in obtaining grants from English Heritage and any other relevant sources for the repair of church buildings.

## CONSERVATION AREAS

### HD7

1. The City Council will continue to review the boundaries of existing conservation areas and consider the designation of new conservation areas in accordance with consistent standards, and will carry out an assessment of the special interest of each area.
2. Article 4 Directions will be imposed to control permitted development in conservation areas, where appropriate.

### 7.42

Liverpool's conservation areas provide attractive places to live and work and contribute to the quality of life for local people. Such areas are also attractive to visitors and help to promote a positive image of Liverpool, encouraging new investment and tourism.

### 7.43

Conservation Areas are defined in the Planning (Listed Buildings and Conservation Areas) Act

1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The City Council has a duty under the Act to review designations from time to time and has taken the opportunity to carry out this review as part of the Development Plan process. The role of this Plan can therefore be identified as being to:

- identify further areas which could be considered for designation as conservation areas;
  - review existing boundaries taking into account the need to consolidate, clarify and consider deleting sites, in the light of current guidelines and changes which have taken place within those areas;
  - set out the general policies which will govern the consideration of planning applications in designated conservation areas;
  - set out policies for positive action to enhance the character and appearance of conservation areas where necessary; and
  - provide a framework for the preparation of more detailed 'character statements' for each conservation area.
- the topographical development of the area, including ancient street patterns, planned layouts, the influence of historic land uses and the relationship of buildings to open spaces;
  - archaeological interest, including scheduled monuments or other recorded sites;
  - buildings of architectural or historic quality and character or social interest, either listed or unlisted;
  - high townscape and/or landscape value, which may include the contribution of green spaces, trees and other natural features as well as the built fabric of the area including views into and out of the area;
  - building materials and details representative of a particular locality, period or prevalent building type; and
  - traditional paving materials and patterns.

#### 7.44

In reviewing existing conservation areas and considering new designations, clear and consistent standards must be applied. It is important that only areas of demonstrable quality are designated. Deciding which areas are of special architectural or historic interest is a matter of judgement informed by locally based criteria. It is the quality and interest of a whole area not just of the individual buildings which is of prime consideration.

#### 7.45

An assessment of the special architectural or historic interest of an area would normally consider some or all of the following:

#### 7.46

The distinctiveness of areas of special architectural or historic interest can be damaged by the loss of original features, the intrusion of alien development or poor repair. The impact of such negative elements will be taken into account in determining whether designation, extension or de-designation is appropriate.

#### 7.47

However, the existence of negative elements within an area of otherwise special interest will not necessarily mean that designation is not appropriate. Designation can be a stimulus to regeneration and may allow resources to be brought to bear on the area's problems, bringing economic and social benefits as well as enhancing the character and appearance of the area.

#### 7.48

In order to protect the character and appearance of conservation areas, the City Council will seek additional powers to control certain classes of

permitted development through directions under Article 4 of the GDO (1995), where these are not already in place, as minor building works and alterations can radically alter the character and appearance of the area.

## Conservation Area Review

### 7.49

Liverpool's Conservation Areas are shown on Figure 7.1. A review of existing and potential conservation areas in Liverpool was carried out as part of the preparation of the Plan.

### 7.50

The review showed that minor alterations to the boundaries of fifteen of the city's conservation areas was necessary. These resulted from changes such as alterations in plot boundaries and land ownership, new building developments and subsequent conservation area designations. It was considered that these revisions were of a minor nature which do not warrant any special consultation measures. The definitive boundaries are shown on the Proposals Map. The fifteen conservation areas whose boundaries have been amended through the preparation of the Plan are :

- Canning
- Fulwood Park
- Newenham Crescent
- St. Michaels
- Walton
- Woolton Village
- Castle Street
- Gateacre Village
- Edge Hill
- Grassendale & Cressington
- Lark Lane
- Mossley Hill
- Princes Park
- Rodney Street
- Sefton Park

### 7.51

After careful review of all the existing conservation areas against consistent standards it was clear that Mill Bank had lost much of its special interest

through later alterations. Some of these alterations appear to be as a result of failures in the original construction of some of the houses. As from April 1996 the conservation area status of **Mill Bank has been formally cancelled.**

### 7.52

Following the review more extensive changes are proposed to the boundaries of eight conservation areas, where adjoining areas had been assessed as meeting the standards for inclusion either for their own special interest or for the contribution they make to the existing conservation area (see paragraphs 7.55 – 7.63). The proposed boundary extensions are shown on the Proposals Map.

**7.53**

Five new areas which appeared to meet the criteria for designation as conservation areas because of their special architectural and historic interest were also identified (see paragraphs 7.64 – 7.77). The proposed boundaries of which are shown on the Proposals Map.

**7.54**

As these more major extensions to existing conservation areas and the proposed new conservation areas involve extensive areas of land or properties, it is not intended to finalise these boundaries at this stage until further consultation has been carried out and any representations taken into account. This process will be carried out independently from the Plan process.

### **Proposed Conservation Area Boundary Changes**

**7.55**

The eight conservation areas which it is proposed to extend subject to further consultation are:

- Childwall Abbey
- Duke Street
- Mount Pleasant
- Princes Road
- Wavertree Garden Suburb
- Wavertree Village
- West Derby Village
- William Brown Street

**7.56**

**Childwall Abbey Conservation Area:** It is proposed that Childwall Woods should be incorporated into the conservation area for the contribution they make to the rural character of the area and the setting of All Saints Church. The woods also contain a number of man-made landscape features and a listed lodge.

**7.57**

**Duke Street Conservation Area:** Currently excludes the former Bluecoat School and buildings around Hanover Street which reflect the 18th Century origins of the area. The rear of properties on Berry Street are also excluded. It is proposed that the conservation area boundary should be extended to include these buildings, which are an integral part of the history and character of the area.

**7.58**

**Mount Pleasant Conservation Area:** The existing boundary covers the predominantly Georgian area around Mount Pleasant, Oxford Street and part of Hope Street as well as the Metropolitan Cathedral. It is proposed to extend the Conservation Area at the north end of Mount Pleasant to include the former Royal Infirmary and other fine Victorian buildings forming part of the University of Liverpool campus, which were all designed by the architect Alfred Waterhouse. It is also proposed to include the former Childrens Hospital and Maternity Hospital which contribute to the character and appearance of both this and the adjoining Canning Street Conservation Area.

**7.59**

**Princes Road Conservation Area:** As well as some minor alterations to the boundaries of the Princes Road Conservation Area, it is proposed to include the 19th Century St. Margarets Primary School.

**7.60**

**Wavertree Garden Suburb Conservation Area:** Meadway and the sections of Fieldway and Wavertree Nook Road to the south of Thingwall Road form part of the same planned development as the rest of Wavertree Garden Suburb. It is proposed that these roads should be added to the existing conservation area.

**7.61**

**Wavertree Village Conservation Area:** It is proposed to extend the conservation area boundary across Sandown Park to include the listed villas around Olive Lane. Some rationalisation of the boundary with Wavertree Playground is also proposed.

**7.62**

**West Derby Village Conservation Area:** It is now considered that the boundary of the conservation area was too tightly drawn around the centre of the village and it is proposed to extend the boundary to include some of the 19th Century villas in Haymans Green.

**7.63**

**William Brown Street Conservation Area:** Lime Street Station and the Empire Theatre currently straddle the boundary of the conservation area. This anomaly is to be rectified and it is also proposed to include the Georgian properties in Lord Nelson Street and Seymour Terrace. Part of St. John Precinct currently within the conservation area will be excluded.

## Designation of New Conservation Areas

**7.64**

The five new conservation areas which it is proposed to designate, subject to public consultation, are:

- Stanley Park
- The Stanley Docks
- Croxteth Park
- New Hall
- Arundel Avenue

**7.65**

**Stanley Park** has been included in the National Register of Historic Parks and Gardens by the Historic Buildings & Monuments Commission and is registered grade II by reason of its historic layout, features and architectural ornaments. It was laid out in 1867-70 by Edward Kemp, and has

been described by Nicholas Pevsner as 'One of the best mid-Victorian parks in the North'. It is a crescent-shaped area of 45 hectares (111 acres) running east-west with views northward across the park, over Anfield Cemetery and beyond. Serpentine paths cross the park linking the entrances and main features.

**7.66**

The architectural features, which include a long screen wall, octagonal pavilions, a bridge over the lake and a gazebo shelter are constructed in red sandstone. The glass conservatory, dated 1899, is by Mackenzie & Moncur who were responsible for the Palm House in Sefton Park.

**7.67**

**The Stanley Docks**, one mile from the Pier Head, represent a small but historically significant and visually dramatic area of Liverpool's dockland. Behind the 14 foot high sea wall lies Salisbury, Collingwood, Nelson, Trafalgar and Stanley Docks, connected to each other and the graving docks by tidal lock gates.

**7.68**

Stanley Dock acts as a link in the water transport system by connecting the Mersey to the Leeds and Liverpool Canal through a rising stair of locks. Stanley Dock is the only inland dock in Liverpool, being on the landward side of the Dock Road. It is enclosed to the north and south by warehouses. The dock system was opened on 4 August 1848.

**7.69**

The use of a few, yet simple, traditional materials such as brick, granite, timber and cast iron has left its distinctive mark in the docks. The Stanley Dock warehouses are of the same construction and materials as the Albert Dock and Wapping Dock warehouses, while the Tobacco Warehouse is constructed on a vast scale and demonstrates a more decorative use of materials. The warehouses, dock walls and many other structures are listed buildings. A group of unusual yet charming buildings including the Victoria Tower, the Dockmaster's Office and a dramatic

lifting bridge act as landmarks pinpointing the western boundary of Salisbury Dock.

### 7.70

The Stanley Docks are examples of revolutionary 19th century architecture and engineering, designed and built by Jesse Hartley at a period of great prosperity and rapidly expanding commercial enterprise.

### 7.71

**Croxteth Park** was the seat of the Earls of Sefton, whose family name was Molyneux. Begun in 1575 by Sir Richard Molyneux, the Hall reflects several phases of building from Jacobean to Victorian England.

### 7.72

The Hall is surrounded by lawns, shrubberies and fine landscaped vistas. To the south-west is a group of estate buildings comprising stables, cottages, riding school, dairy and Home Farm. The Home Farm can be described as a Victorian 'model farm', because in its time it would have been regarded as the best designed system of farm buildings available. It was established in its present form during the mid 1800's. To the north of the Hall is a walled garden. All the entrances to the Park have a lodge, each of which is different in design. Also set within the Park are a number of estate workers cottages and farm houses, a laundry, kennels and an ice house.

### 7.73

**New Hall** in Fazakerley was built in 1887-89 for the Poor Law Guardians as a home for children from Liverpool's workhouse, and was considered to be very much in advance of its time. The home was laid out as a series of houses in which the children lived in 'family' groups each with their own 'house mother'. The children were educated and trained for jobs such as domestic service, agricultural work or in craft skills. As well as the houses the complex included a swimming bath, workshops, kindergarten and infirmary grouped around a central hall.

### 7.74

The houses and smaller buildings at New Hall are designed in domestic style of brick with slate roofs and decorative features in terracotta or half timbering. The layout however is very formal, the houses arranged along an avenue focused on the Neo-Georgian hall with its impressive clocktower. New Hall is a unique example in Liverpool of Victorian institutional social housing as well as being an area of high architectural quality.

### 7.75

**Arundel Avenue** comprises a group of nine Victorian avenues bounded by Arundel Avenue to the north, Brompton Avenue in the east, Halkyn Avenue in the west and the existing northern boundary of Sefton Park Conservation Area to the south, form a pleasant group of a mixture of predominantly large two storey closely spaced semi-detached and terraced quality artisan dwellings.

### 7.76

Constructed during the 1880s, this group of properties are largely unspoilt and provide an important residential setting for the three Grade I Listed Church Buildings (St. Agnes Church of England, St. Clare's Roman Catholic and the Ullet Road Unitarian Chapel), located centrally within the area.

### 7.77

The distinctive character of the area is created by the common use of red pressed brick, stone dressings and slate roofs combined with subtle changes in the architectural detailing in each avenue.

## PRESERVATION AND ENHANCEMENT OF CONSERVATION AREAS

### HD8

The City Council will take positive action to secure the preservation or enhancement of conservation areas and will:

- i. seek support and funding from all available sources for the repair of buildings and environmental improvements;
- ii. prepare action plans for priority areas;
- iii. use its available powers to secure the removal of features which significantly detract from the character of the area; and
- iv. provide planning guidance and advice to owners and developers.

### 7.78

Proposals for protection and enhancement may take many forms. Some areas require no more than effective development control to protect their good character, while others may require a more pro-active approach to solve existing problems. The Council will continue to monitor the enhancement needs of conservation areas and prepare programmes for regeneration and improvement, such as the Canning Area Strategy and the Hope Street Action Plan.

### 7.79

A key component of a positive approach to conservation is the use of limited grant aid to secure the proper repair of listed buildings and buildings in conservation areas. The cost of repairing these buildings can often place a considerable burden on owners and is quite often greater than that of ordinary buildings.

### 7.80

The City Council can assist in the process of repair and regeneration by seeking funds from private and central government sources and by making funds available itself. Schemes such as Conservation Area Partnerships have proved successful in attracting investment into conservation areas and support the council's economic development initiatives.

### 7.81

In some conservation areas, there are problem areas where poor environmental conditions may detract from the setting of the conservation area as a whole. The City Council will continue to seek funds from English Heritage and central government to encourage environmental improvements within conservation areas.

### 7.82

A plethora of signs and clutter can significantly detract from the appearance of conservation area and where appropriate, the City Council will issue discontinuance orders to secure the removal of existing signs which are detrimental to the character and appearance of a conservation area. The City Council will pursue appropriate action against unauthorised alterations to buildings in conservation areas which result in damage to the character and appearance of the area.

### 7.83

Character assessments will be prepared for each conservation area and additional planning guidance in the form of leaflets on individual conservation areas will be produced and updated where currently existing. These will provide detailed information on why an area has been designated, its special features and set down guidelines for works, permitted or otherwise, necessary to ensure the preservation and enhancement of its character. PPG 15 emphasises that policies will almost always need to be developed which clearly identify what it is about an area which should be preserved or enhanced.

## Consultation with Amenity Groups

### 7.84

Listed building and conservation area legislation requires that statutory consultation takes place with a number of national amenity organisations, such as the Victorian Society, the Georgian Group, the Society for the Protection of Ancient Buildings (SPAB), the Ancient Monuments Society, the Council for British Archaeology (CBA) and English Heritage.

### 7.85

The City Council will also seek to obtain the support and advice of local amenity groups and take into account the views of the newly established Urban Design and Conservation Area Panel. The Panel has been set up to address concerns about the quality of new development and the preservation of the city's built heritage. It will advise on urban design and conservation strategies and will comment on new development proposals and alterations to historic buildings.

## Heritage Interpretation

### 7.86

The City Council will seek to widen the appreciation of the city's conservation areas and built heritage by supporting and initiating proposals for heritage interpretation.

## DEMOLITION OF BUILDINGS IN CONSERVATION AREAS

### HD9

1. There will be a presumption in favour of the preservation of any building, part of a building or structure in a conservation area which makes a positive contribution to the character or appearance of the conservation area.

2. The City Council will consider proposals for the demolition of any building or structure which makes a positive contribution to the character or appearance of the conservation area against the following criteria:

- i. the importance of the building, its intrinsic architectural and historic interest and its contribution to the character or appearance of the conservation area;
- ii. the condition of the building and the cost of repairing or maintaining it;
- iii. the adequacy of the efforts made to retain the building in use; and
- iv. the contribution of any new proposal to the character and appearance of the conservation area.

3. Applications must be accompanied by all the information necessary to judge the application against the above criteria, including fully detailed plans for the redevelopment.

4. Where a building makes little or no contribution to the character of the conservation area, proposals for demolition will be considered in the light of the alternative proposals for the site and the contribution made to preserving or enhancing the character of the conservation area.

5. Where appropriate, the City Council will not grant consent for demolition unless there are approved detailed plans and evidence that a contract has been let for the full implementation of the development scheme.

### 7.87

Specific consent must be obtained for the demolition of buildings in conservation areas. PPG 15 affirms that the general presumption should be in favour of the preservation of retaining buildings or structures which make a positive contribution to the character and appearance of the Conservation Area. The Secretary of State now expects that proposals to demolish such buildings are assessed against the same broad criteria as proposals to demolish listed buildings.

### 7.88

In assessing whether buildings which are not listed make a positive contribution to the special

character architectural or historic interest of a conservation area, the following criteria will be taken into account, as advised by English Heritage's Conservation Area Practice Note 1995;

- whether the building is the work of a particular architect of local or regional note;
- whether the building has qualities of age, style, materials or any other characteristics common to other buildings in the conservation area;
- whether the building relates by age, materials or in any other historically significant way, to adjacent listed buildings, and contributes positively to their setting;
- whether the building, individually or as part of a group, serves as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth;
- whether the building has a significant historic association with established features such as the road layout, or with local people or past events;
- whether the building has a landmark quality, or contributes to the quality of recognisable spaces;
- whether the building reflects the traditional functional character of, or former uses within, the area;
- whether a structure associated with a designed landscape within the conservation area, such as walls, terracing, or a minor garden building, is of identifiable importance to the historic design.

#### 7.89

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form

and qualities has not been seriously eroded by unsympathetic alteration.

#### 7.90

The PPG also makes it clear that where the building makes little or no contribution to the character of an area, the local planning authority will still need to have full information about what is proposed for the site after demolition and that consent should not be given without acceptable and detailed plans for any redevelopment. More information on the requirements on new developments in conservation areas is given under Policy HD11.

#### 7.91

If the City Council approves the demolition of a building in a conservation area, it will ensure that unsightly gaps and dereliction are not created by imposing a condition on the planning approval to provide that demolition shall not take place until a contract for the carrying out of works for redevelopment has been made and planning permission for those works has been granted.

### ALTERATIONS OF NON-LISTED BUILDINGS IN CONSERVATION AREAS

#### HD10

1. Consent will not be granted for:
  - i. changes of use, extensions, external alterations or any other works which adversely affect the overall character and appearance of the conservation area; or
  - ii. applications for any works which are not fully justified and accompanied by the full information necessary to assess the impact of the proposals on the conservation area.
2. In considering proposals for the alteration, extension or conversion of non-listed buildings in a conservation area, special attention will be paid to the following:

- i. the retention, replacement and restoration of historic features and details of buildings, including windows, roofing materials, garden or forecourt features and boundary walls;
- ii. the detailed design of proposed extensions or conversions in relation to the original building with respect to proportion, materials, construction details and its effect on the setting of the building and its surroundings; and
- iii. the effect of introducing new uses into a conservation area in terms of parking and servicing arrangements and the detailed design of such arrangements.

**7.92**

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The introduction of Article 4 Directions on many of the city's conservation areas also gives the City Council, as local planning authority, additional powers to control certain classes of permitted development.

**7.93**

Insensitive alterations and extensions can easily destroy the character of the conservation area, and so before granting consent, the Council will need to be satisfied that all aspects of the proposal are justified and that the overall effect of the proposal is not detrimental to the character of the conservation area.

**7.94**

The Council will be particularly attentive to unsympathetic small scale developments, alterations and extensions, the incremental and cumulative effects of which can so easily be detrimental to the character and appearance of the area. The existence of previous unsympathetic alterations in the area will not

justify further alterations which are detrimental to the character of the area. In dealing with applications for alterations and extensions, the Council will positively encourage the reinstatement of missing architectural features.

**7.95**

Fully detailed plans and elevations showing the proposed development, together with details of adjoining properties and particulars of design, external appearance, materials and proposed landscaping will be required to enable a proper assessment of the likely impact of the proposal on the special architectural or historic character of the area. Outline applications will not normally be considered.

## NEW DEVELOPMENT IN CONSERVATION AREAS

**HD11**

1. Planning permission will not be granted for:

- i. development in a conservation area which fails to preserve or enhance its character; and
- ii. applications which are not accompanied by the full information necessary to assess the impact of the proposals on the area, including all details of design, materials and landscaping.

2. Proposals for new development will be permitted having regard to the following criteria:

- i. the development is of a high standard of design and materials, appropriate to their setting and context, which respect the character and appearance of the conservation area;
- ii. the development pays special attention to conserving the essential elements which combine to give the area its special character and does not introduce changes which would detract from the character or appearance of the area;
- iii. the proposal protects important views and vistas within, into and out of the conservation area;

iv. the proposal does not lead to the loss of open space or landscape features (trees and hedges) important to the character or appearance of the area;

v. the development does not generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character or appearance of the area; and

vi. the proposal has a satisfactory means of access and provides for car parking in a way which is sympathetic to the appearance of the conservation area.

#### **7.96**

The City Council recognises that special attention must be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. It is also recognised that this cannot realistically take the form of preventing all new development. The emphasis must be on the controlled management of change 'in context' where alterations, adaptation of existing buildings and the creation of new buildings should be sympathetic in design, scale and use of materials to the existing character of the conservation area. Conservation means breathing new life into old buildings, sometimes by restoration, sometimes by sensitive development and sometimes by adaptation to a new use.

#### **7.97**

It is essential, however, that the new work is to the highest possible standards. Ideally it should become as valued in the future as the best historic buildings are today. It follows that new development should not just be a pastiche of the old. Good contemporary design is to be welcomed, but should respond to and respect the integrity of the building's appearance and character. This would involve retaining such things as the original internal layout and important architectural features.

#### **7.98**

Many conservation areas include gap sites or buildings that make no positive contribution to, or indeed, detract from, the character or appearance of the Conservation Area. Their replacement should stimulate high quality design and be seen as an opportunity to enhance the area. New buildings do not have to imitate earlier buildings but should be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own.

#### **7.99**

Good design need not necessarily be expensive. Development should be appropriate to its location, with special regard given to such matters as scale, height, form, massing, respect for traditional pattern of frontages, vertical or horizontal emphasis, local materials and detailed design (e.g. the scale and spacing of window openings).

#### **7.100**

In order to protect the character and appearance of a conservation area, the City Council will require detailed plans and drawings of the proposals as part of any planning application which fully illustrate aspects of siting, design, scale, materials and access of the scheme and its relationship to its surroundings. Outline applications will not usually be considered.

#### **7.101**

The City Council will resist new development which would detract from the character, appearance and setting of designated conservation areas. It will seek the retention of existing features and important landscape elements including trees and hedgerows and open areas.

#### **7.102**

The Council will resist the introduction of new uses, or the expansion or intensification of existing uses, which would adversely affect the character of a conservation area through the generation of excessive traffic, car parking and noise.

**7.103**

Access and service arrangements for new developments or new car parking should also be carried out sympathetically and designed with regard to their locations and in traditional materials that match those found locally.

Particular care should be taken to ensure that rear servicing arrangements are not achieved at the expense of historic street and plot boundary layouts.

**7.104**

Floorscape is important in conservation areas. Wherever possible traditional surfacing should be retained or reintroduced. Traditional paving is generally simple, relying on good quality materials and high quality workmanship for its effect. Where new surfacing materials are necessary, schemes should adopt a similarly simple approach, and avoid introducing alien materials and patterns or destroying the traditional relationship between building, footpath and road.

**7.105**

The landscaping of any development should take account of existing townscape and landscape features, including trees, walls and traditional paving which are important to the character of an area. Full landscaping schemes should be submitted as part of any application.

**NEW DEVELOPMENT ADJACENT TO CONSERVATION AREAS****HD12**

Development on land adjacent to a conservation area will only be permitted if it protects the setting of the conservation area and important views into and out of it.

**7.106**

PPG 15 now requires planning authorities to assess the impact of development proposals adjacent to conservation areas. The PPG states that the desirability of preserving or enhancing the conservation area should also be a material consideration in the handling of development

proposals which are outside the conservation area but would affect its setting, or views into or out of the area. Proposals for development adjacent to conservation areas should therefore be designed to be sympathetic in design, scale, location and use of materials.

**SHOPFRONTS ON LISTED BUILDINGS AND IN CONSERVATION AREAS****HD13**

1. In assessing proposals for the repair, restoration or renewal of existing shopfronts or the introduction of new shopfronts on listed buildings or in conservation areas the City Council will apply the following principles:

i. all original and traditional shopfronts which are of historic or architectural value, or contribute to the character of the area must be retained and restored;

ii. shopfronts that have suffered from insensitive alterations to the detriment of the character of the area must be restored;

iii. new shopfronts must be well designed, particularly through the sympathetic use of scale, proportion and materials;

iv. security shutters must be integrated into the design of shopfronts and be of materials appropriate to the listed building and the conservation area;

v. proposals for advertisements and signs on listed buildings will be permitted if they do not detract from its design, character or appearance, or compromise its setting. They should take account of the character of the shopfront and the building as a whole, particularly in terms of their size, proportions, positioning, materials, colour and style of lettering.

vi. within conservation areas advertisements will be assessed having regard to the character or appearance of the building/street in which they are situated.

2. The City Council will resist proposals to insert shopfronts into buildings which were not originally designed for them.

#### **7.107**

This policy should be read in conjunction with Supplementary Planning Guidance Note 9 (Shopfronts), which supplements the policy and provides advice and information on shopfront design. This aim of SPG9 is to ensure that all shopfronts are of a high quality design and do not detract from the character and appearance of the street scene.

#### **7.108**

Although shopfronts may be regarded as transient features, it is important that wherever shopfronts of architectural or historic merit survive they must be retained and restored, while others in historic areas are adapted to meet modern needs by means of sensitive design.

#### **7.109**

Shopfronts have an important impact on the street scene, particularly in the City Centre, and influence the quality of the environment in conservation areas. Well designed, sympathetic shopfronts make a positive contribution to the appearance of the street. Those that are insensitive and obtrusive inevitably spoil the character of the area.

#### **7.110**

Pressures to change shopfronts often arise due to changes in retailing methods and increased pressure to advertise and display goods for sale, or for ease of maintenance. One recent trend has been to provide additional security by means of galvanised steel shutters which can detract from the appearance of the shopping street. These are not suitable for conservation areas and will not be considered acceptable unless it can be demonstrated that they can be integrated into the design of the shopfront without adversely affecting the character or appearance of the property or area.

## **Advertisements**

#### **7.111**

Advertising is a feature of present society which can contribute to the attractiveness of the urban street scene by introducing colour, variety and interest. However, the proliferation of competing signs in shopping streets can be unsightly and confusing and, particularly in conservation areas, damaging to the appearance of the street scene. Advertising should be integrated into the overall design of the shopfront and the building as a whole. Corporate images should be tailored to suit the existing character of the shopfront and the surrounding area.

#### **7.112**

In assessing applications for advertisement consent, consideration will be given to the quality of the area and the importance of views.

## STREETWORKS IN CONSERVATION AREAS

### HD14

The City Council will seek to protect and enhance the quality and appearance of streets, footpaths and other public spaces in conservation areas by:

- i. relaxing highway standards where these are onerous and detract from the area, subject to safety interests;
- ii. retaining existing natural materials and using traditional materials and techniques for paving;
- iii. ensuring street furniture is kept to a minimum and is of good design and any redundant street furniture removed; and
- iv. ensuring that special care is taken in all works carried out by the Council, Statutory Undertakers, Private Developers and Owners.

### 7.113

The City Council recognises the need for special care in all works carried out by itself, statutory undertakers or private developers and owners. It has therefore drawn up a Code of Practice for highway works in conservation areas to promote best practice for such works.

### 7.114

Highway works have a significant effect on the character of conservation areas. Many problems can arise from, or be associated with, the measures required for traffic safety control. The need for road markings and signs, as well as physical constraints such as barriers or safety rails, inevitably introduces alien elements and can result in physical clutter, none of which preserves or enhances the character or appearance of the conservation area.

## Floorscape

### 7.115

Floorscape makes a vital contribution to the character of a conservation area and the City Council will seek to ensure that every effort is made to retain and repair traditional surfaces such as natural stone paving, setts and stone kerbs. The gradual erosion of these surfaces and the introduction of a variety of other materials can be very damaging, especially when works of maintenance and reinstatement leave ugly scars.

## Street Furniture

### 7.116

Street furniture should be so designed and located as to minimise physical obstruction and visual clutter. New signs and street furniture should be properly integrated into the design of the street as a whole. Historic street furniture, such as red telephone boxes or memorials, make a major contribution to the local scene and should be kept in their original locations wherever possible, with responsibilities for their repair and maintenance clearly identified.

### 7.117

Department of the Environment Circular 7/75, which gives advice on the size, design and mounting of traffic signs, lays emphasis on the flexibility needed in sensitive areas and every effort should be made to minimise the impact of road signs on conservation areas. Street lighting too should be designed with great care. Attention will be paid to coloration and lighting levels as well as designs of fittings and standards.

## HISTORIC PARKS, GARDENS AND CEMETERIES

### HD15

1. The City Council will take positive action to protect and enhance the character and setting of Historic Parks, Gardens and Cemeteries and will:

- i. prepare strategies for their management and maintenance;
- ii. seek funding from all available sources for their restoration, repair and enhancement; and
- iii. provide advice and information to promote their greater use and encourage understanding and interest.

2. The City Council will not grant planning permission for development in or adjacent to a Historic Park, Garden or Cemetery which would adversely affect their character and setting and in particular will:

- i. resist the removal of features such as buildings, walls and planting which are an integral part of their character and setting;
- ii. resist development or landscape change which would adversely affect their character and setting;
- iii. resist development for uses not related to their original function; and
- iv. ensure that any new development in or adjacent to the site, is of the highest standard of design and materials appropriate to their historic character and setting.

### 7.118

The Historic Buildings and Monuments Commission for England (English Heritage) has compiled a national register of gardens and parks with historic features from before 1939. The following in Liverpool are included:

- Anfield Cemetery, Grade II
- Prince's Park, Grade II
- Sefton Park, Grade II\*
- Stanley Park, Grade II
- Croxteth Park, Grade II

### 7.119

These open spaces, which are identified on the Proposals Map, have been listed for their historic layouts and features, with Sefton Park being declared 'outstanding' by English Heritage in 1992. The impact of development proposals on a registered park or garden, or its setting, is a material consideration in the determination of a planning application.

### 7.120

The City Council will ensure that any proposals affecting these areas are consistent with their designation. Consultation with English Heritage and the Garden History Society is required for proposals affecting Grade I or II\* parks and the City Council will seek expert opinion on any proposals for development in any registered historic park.

### 7.121

The City Council will assist English Heritage in identifying other parks and gardens which may be worthy of inclusion on the register. Those which are being considered at present include:

- St. James Cemetery
- Wavertree Botanic Gardens
- Allerton Towers
- Woolton Hall

### 7.122

As well as being recognised and protected through registration other historic parks, gardens and cemeteries are also protected by other designations such as Green Wedge, Conservation areas, Green Space or Nature Conservation Value. Policy HD15 will be implemented alongside other policies for these areas.

## PROTECTION OF ANCIENT MONUMENTS

### HD16

There will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important monuments and their settings. Planning permission for development which would have an adverse effect on their site or setting will not be granted.

### 7.123

The basic means of protecting ancient monuments is through their inclusion in the statutory list of scheduled Ancient Monuments issued by the Secretary of State on the advice of the Historic Buildings and Monuments Commission (English Heritage). The existing scheduled Ancient Monuments in Liverpool are shown on the Proposals Map. These are:

- Calderstones, Allerton
- Robin Hood's Stone, Allerton
- Motte and Bailey Castle, West Derby
- Speke Hall Moated Site

### 7.124

Although only these four sites have been scheduled as Ancient Monuments in Liverpool, there is a wealth of evidence relating to the prehistoric period onwards contained in the Merseyside Sites and Monuments Record held by the National Museum & Galleries on Merseyside. The City Council will use this information to make recommendations to English Heritage for scheduling of other sites as appropriate.

### 7.125

The Secretary of State for Culture, Media and Sport, with expert advice from English Heritage, deals with all applications for scheduled monument consent. This is required for any work which would affect a scheduled ancient monument unless it falls within one of the specified categories exempted under the Ancient Monument (Class Consents Order 1994). The grant of scheduled monument consent does not

remove the need to obtain planning permission or vice versa.

## PROTECTION OF ARCHAEOLOGICAL REMAINS

### HD17

1. The Council will seek to protect other sites of archaeological importance. Where development is proposed in areas of known or suspected archaeological importance the City Council will require that:

- i. developers have the archaeological implications of their proposals assessed by a recognised archaeological body at an early stage and the results submitted as part of the planning application;
- ii. important archaeological remains and their settings are permanently preserved in situ;
- iii. where in situ preservation is not justified and disturbance by development is acceptable in principle, the applicants undertake an agreed programme of mitigation including investigation, excavation and recording before development begins, or as specified in the agreed programme; and
- iv. conflicts regarding archaeological issues and development pressures are resolved by means of management agreements.

2. The City Council will continue to support the Merseyside Sites and Monuments Record held by the National Museum and Galleries on Merseyside, to ensure that archaeological evidence, both above and below ground is properly identified, recorded and protected.

### 7.126

Archaeological remains are irreplaceable evidence of our society's past development, which are valuable not only for their own sake, but also for their role in education, leisure and tourism. Remains are a finite, non renewable resource, vulnerable to damage and destruction and great

care is needed to ensure their survival. Planning Policy Guidance Note 16 (Archaeology and Planning) advises that preservation in situ of important archaeological remains is always to be preferred.

#### 7.127

The collection and management of archaeological information is essential in formulating policies for the archaeological resource and its future protection. The Merseyside Sites and Monuments Record (SMR) is the inventory of known archaeological sites within the five Districts of Merseyside. About 2000 archaeological sites in the City have been included in the Record, held by the National Museum and Galleries on Merseyside at the Liverpool Museum. However it is likely that not all important remains have yet been identified.

### Archaeological Remains and Development Proposals

#### 7.128

The needs of archaeology and development can be reconciled and potential conflict very much reduced, if developers discuss their preliminary plans for development with the planning authority at an early stage. The first step will be to contact the holder of the SMR, who can provide information about locations where archaeological remains are known or thought likely to exist, enabling assessment of the archaeological sensitivity of a site.

#### 7.129

The preferred option is preservation of significant archaeological features in situ. Developers may be able to achieve this through sympathetic designs using, for example foundations which avoid disturbing the remains altogether or by the careful siting of landscaped or open areas.

#### 7.130

On sites where it can be justified that preservation in situ is not warranted then archaeological remains faced with destruction must be preserved by record through adequate recording or

excavation. In these circumstances the City Council will require the developer to enter into a legal agreement or impose conditions on the planning consent to require them to fund and allow adequate archaeological investigation and recording to be made before building works commence. In appropriate cases, the management, display and enhancement of sites will be promoted.

#### 7.131

The City Council will continue to support the Sites and Monuments Record (within the National Museums and Galleries on Merseyside) to identify, record and protect sites and monuments where appropriate and any other historic landscape features within the City of Liverpool. The Council will consult the curator of the Sites and Monuments Record, English Heritage, the Council for British Archaeology and local interest groups in determining applications for development on sites of archaeological interest.

### GENERAL DESIGN REQUIREMENTS

#### HD18

When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:

- i. the scale, density and massing of the proposed development relate well to its locality;
- ii. the development includes characteristics of local distinctiveness in terms of design, layout and materials;
- iii. the building lines and layout of the development relate to those of the locality;
- iv. external boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;

- v. all plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;
- vi. the development pays special attention to views into and out of any adjoining green space, or area of Green Belt;
- vii. the development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- viii. the satisfactory development or redevelopment of adjoining land is not prejudiced;
- ix. there is no severe loss of amenity or privacy to adjacent residents;
- x. in the case of temporary buildings, the development is of a suitable design and not in a prominent location;
- xi. adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;
- xii. the exterior of the development incorporates materials to discourage graffiti; and
- xiii. adequate arrangements are made for pedestrian and vehicular access and for car parking.

## Good Design

### 7.132

Revised PPG1 places renewed emphasis on the importance of good design. It states that 'Good design should be the aim of all those involved in the development process and should be encouraged everywhere'. Accordingly, the City Council will expect the design, layout and treatment of all new development to be of good design and make a positive contribution to the city's environment.

### 7.133

Urban design is defined as including the complex relationship between all the elements of built and unbuilt space. As such, the appearance and treatment of spaces between and around buildings is of comparable importance to the design of the buildings themselves, and the City Council will expect new development proposals to demonstrate that this has been taken into account.

### 7.134

Whilst the City Council will be focusing on guiding the broad issues of scale, density, massing, height, landscaping, access and materials for new development, it will promote and reinforce more detailed design advice on local distinctiveness where appropriate and intervene in detailed design matters where these have a significant effect on the character or quality of an area or neighbouring buildings. As advised in revised PPG1, the City Council will consider the appearance of proposed development and its relationship to its surroundings as material considerations in determining planning applications and appeals.

### 7.135

New development should respect, complement and contribute to the character of the area, and make an improvement to areas where this is required. Creative, imaginative and contemporary designs which provide visual interest will be encouraged and, in appropriate cases, support

will be given to designs which reflect the ethnic and cultural background of the various groups of people living in Liverpool. New development should avoid unusable or inappropriate pockets of open land on street frontages by following the grain of the street pattern.

#### **7.136**

Policy HD18 requires certain basic standards of design that should be adhered to in any development. The policy should be read in conjunction with other detailed policies and additional guidance elsewhere in the Plan.

### **Development Adjoining Green Space**

#### **7.137**

Development of adjoining open spaces may have a significant effect on the amenity value of those sites by way of their additional impact on the public domain. It is particularly important that such developments take advantage of opportunities for good townscape design and layout by making positive use of a green space or Green Belt setting. Particular attention will be paid to the use of boundary treatments which allow for open views into green spaces and onto open countryside and to avoiding designs which provide a poor face to them.

### **Tall Buildings**

#### **7.138**

Many of the approaches to the city and areas within the city offer attractive views, particularly of the cathedral and the City Centre skyline, and of wooded areas in the south of the city, such as at Childwall and Allerton ridge. Views of landmarks contribute to the strength of character of the city, and are valued by local people and visitors. Tall buildings can block or spoil these views.

#### **7.139**

New development will pay regard to the height of its neighbours unless the architecture is such that the building would make a positive contribution to the City's skyline. Particular attention will be paid to large new developments in the City Centre,

where the interplay between the historic street pattern and buildings of major importance is most acute.

### **Neighbouring Uses**

#### **7.140**

In order to assess properly the impact of a proposal on a particular area, drawings which show any major proposal in its local context will need to be provided as part of any planning application. The quality of life of neighbouring occupiers should not be harmed unnecessarily by new development through overshadowing and loss of privacy or visual amenity.

### **Temporary Buildings**

#### **7.141**

Temporary buildings can sometimes serve a valuable purpose but they are often unattractive and less durable. Therefore, they are not appropriate in prominent locations and are not an acceptable alternative to permanent buildings. Where they are deemed to be appropriate, consent will normally only be given for a period of two years.

### **Litter**

#### **7.142**

Litter is a particular environmental nuisance in Liverpool. Litter nuisance tends to be worse in shopping areas, and particularly where there are a number of take-away food shops. The planning system cannot tackle the litter problem directly. However, it can ensure that basic arrangements are set up for the storage of waste on site until collection, thus reducing refuse on pavements and the City Council will use Section 106 Agreements if necessary.

## Graffiti

### 7.143

Graffiti contributes to the unsatisfactory public face of the city. The exteriors of new or refurbished buildings which front the highway, or are otherwise readily accessible and visible from public areas, should be clad with materials that are difficult to deface or from which graffiti and fly-posting can readily be removed, or finished with material which will achieve the same end.

## ACCESS FOR ALL

### HD19

1. In accordance with its equal opportunities policy, and in order to achieve a fully accessible environment for everyone, the City Council will ensure that:
  - i. all new non-residential development proposals provide suitable provision for disabled people, both as employees and customers;
  - ii. access to and egress from existing buildings and their surroundings is improved as opportunities arise through alterations, extensions and changes of use; and
  - iii. consideration is given to the need to ensure ease of access and movement for disabled people between and within public areas by the careful provision, siting and design of parking areas, paths, dropped kerbs, pedestrian crossings, street furniture and open space.
2. Where the City Council considers there to be evidence of local need, it will negotiate with developers for an element of housing to be accessible to disabled people to facilitate independent living where this is reasonable and realistic.

### 7.144

The Chronically Sick and Disabled Persons Act 1970, incorporated into the Town and Country Planning Act 1990 under Section 76, requires developers of specified types of buildings to provide suitable means of access, parking and toilet facilities to meet the needs of people with mobility and sensory impairments. The types of building to which the Act applies are those premises open to the public (for example, shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment, and education buildings, in fact most types of buildings other than residential.

### 7.145

British Standards Institution Code of Practice for Access for the Disabled to Buildings: BS5810 and Part M of the Building Regulations set out the minimum standards with which access provision should comply. However the City Council is committed to ensuring that new developments go beyond ensuring technical compliance with the minimum standards. Supplementary Planning Guidance Note 5 (Access For All) provides detailed guidance on incorporating accessibility into site layouts and the approaches to buildings, and sets out further standards the City Council will expect.

### 7.146

Alterations to existing buildings and changes of use will be expected to incorporate full access provision unless the applicant can effectively demonstrate that this is neither practicable nor reasonable.

### 7.147

Good planning and design of new development should help create a more accessible environment for all people. PPG1 emphasises that, the development of land and buildings provides the opportunity to secure a more accessible environment for everyone. Disability is not just limited to wheelchair users, or those with sight and hearing problems. It also applies to those who suffer from chronic illness, those with artificial

limbs or walking aids, pregnant women, elderly people and people with children in prams.

#### 7.148

The Council believes that provision of disabled facilities, access and parking should be designed into a development at an early stage. Design 'added on' at the last minute is rarely as effective and can be much more costly. Ensuring that people have adequate access to new buildings is a material consideration and must be taken into account in determining planning applications.

#### 7.149

The Council is currently working with other Merseyside Authorities in producing a county-wide Code of Practice on Access and Mobility. In preparing the Code, the Councils involved have established mechanisms to enable consultation with disabled people's organisations (locally and nationally).

### Pedestrian Environments

#### 7.150

Improving access to buildings is of limited value if people with disabilities are unable to get to them. Ensuring that the pedestrian environment, streets and the spaces around buildings are accessible is an essential element of a comprehensive access programme.

#### 7.151

Careful design of the pedestrian environment is particularly important for people with disabilities. Poorly maintained pavements constitute obstacles and are dangerous to everyone and particularly people with disabilities. Street furniture that clutters the footway rather than being consistently positioned can be a hazard to people with visual impairment, while crossing roads is made easier by the installation of tactile services to locate the crossing.

### Residential Development

#### 7.152

The needs of people with particular housing and support requirements are often not met by private developers building for the open market. This is particularly true when considering the needs of disabled people and the elderly.

#### 7.153

Standard house designs can be adapted to suit the requirements of disabled people or the changing needs of people as they become older and less mobile. Where this issue is addressed at the design stage, the future adaptation of housing can normally be met at minimal cost. This is preferable to having to make costly alterations in the future because the original design was too restrictive.

#### 7.154

In addressing this issue the City Council has for its own part, adopted 'Lifetime Homes' standards in its Estate Action housing improvement schemes. The Council wishes to encourage the provision of houses constructed to Lifetime Homes Standards wherever this is reasonable and realistic.

### CRIME PREVENTION

#### HD20

1. The City Council will encourage developers, in the design and layout of new developments, to incorporate measures which reflect the need to make proper provision for personal safety and crime prevention, paying particular attention to:
  - i. increase the overlooking of public areas;
  - ii. incorporate the use of hard and soft landscaping arrangements in ways which do not create hiding places;
  - iii. the design and relationship of car parking, particularly its lighting and visibility, from buildings;

- iv. the design and location of entrances and pedestrian circulation within and out of the site; and
  - v. making a clear distinction between public and private space and providing 'defensible space'.
2. The City Council will seek to create a safer environment by:
- i. providing and maintaining adequate street lighting;
  - ii. discouraging pedestrian underpasses and improving those that remain;
  - iii. improving security in council owned car parks;
  - iv. examining the feasibility of extending Closed Circuit Television to other problem areas of the city;
  - v. tackling problems of defensible space in problem council estates with extensive common areas through the Estates Action programme; and
  - vi. encouraging the creation of lively and varied environments, to increase activity and passive surveillance.

### Designing-out Crime

#### 7.155

Fear of crime is much higher among certain groups in society, in particular women, ethnic minorities and the elderly. A perceived lack of security can restrict the areas and times in which people move about the city. The design of buildings, streets, housing estates and parks can all affect the sense of safety and security which people have when using them.

#### 7.156

The City Council believes that good planning and environmental design can contribute to reducing the opportunity for crime to occur, and people's fear of crime. The government advises that the

design and layout of new development should make crime more difficult to commit, increase the risk of detection for potential offenders and help to reassure the public.

#### 7.157

A number of general principles are identified on key issues including natural surveillance, privacy, definition of boundaries, landscaping, lighting, access and parking. Addressing these issues should help lessen the potential for crime, for example by routing footpaths so that no part of them is hidden from public view.

### Liaison with the Police

#### 7.158

Personal safety and crime prevention should be considered at the outset of the design process. The City Council will liaise with the Police Architectural Liaison Officer in order to improve the personal safety aspect of the design and layout of development proposals. Developers will be expected to take into account the guidelines contained within the police manual 'Secured by Design'.

### ENERGY CONSERVATION

#### HD21

In order to conserve energy resources the City Council will expect developers to minimise the overall demand for energy arising from their development proposals by taking into account the need for energy sensitive siting, orientation and layout in the design of new developments.

#### 7.159

Energy efficiency improvements can help to combat acid rain and reduce the emission of gases which contribute to global warming through the greenhouse effect. These international problems require action at a local level, and energy efficiency improvements benefit the city's residents and businesses through lower fuel bills.

**7.160**

The City Council wishes to see that all development contributes to the efficient use of scarce natural resources. Apart from designing for reduced energy consumption, the orientation of buildings to face south, the provision of shelter belts and encouraging journeys by public transport, bicycle or foot can contribute to the same aim.

**EXISTING TREES AND LANDSCAPING****HD22**

1. In order to protect and integrate existing trees and landscape features within new developments, the City Council will:

- i. require the retention of key ecological and natural site features, such as trees, hedges, walls and ponds;
  - ii. require the submission of a full independent tree survey to enable the effect of the proposal on the trees to be fully assessed;
  - iii. refuse planning permission for proposals which cause unacceptable tree loss, or which do not allow for the successful integration of existing trees identified for retention following consideration of the tree survey;
  - iv. require layouts to provide adequate spacing between existing trees and buildings, taking into account the existing and potential size of trees and their impact both above and below ground level; and
  - v. require retained trees and woodland to be protected and managed during construction, preventing all site works within the branch spread of any retained tree.
2. The City Council will protect existing trees and woodland areas by:
- i. making tree preservation orders on trees or groups of trees, where appropriate;

ii. only allowing the removal of any protected tree in exceptional circumstances, such as where the tree is a danger to public safety or is diseased, and on condition that appropriate replacement planting takes place;

iii. ensuring the proper and beneficial management of trees and woodland areas in its ownership; and

iv. carrying out a review of existing Tree Preservation Orders.

**7.161**

Trees and landscaping make a very important contribution to the city's environment and are a vital habitat for wildlife. Visually, trees can be attractive in their own right and soften an otherwise harsh urban environment. Trees also improve the local climate and reduce pollution by absorbing carbon dioxide and by producing oxygen.

**7.162**

Liverpool possibly has a higher number of street trees than any other English provincial town or city. In 1974, the Tree Council identified 150,000 trees on the highway network of Liverpool. If trees in parks, other council property and private property are also considered, the city's stock probably totals over one million trees.

**7.163**

A large concentration of the city's trees are in the south of the city, where the stock is mature/late mature, and many trees are in need of replacement. In the north, the stock is predominantly mature and the need is to increase the overall coverage. The city's trees are a valuable asset which the Council will seek to protect and enhance through its planning powers and beneficial management of its own stock, particularly by carrying out a programme of replacing old or diseased street trees.

**7.164**

On development sites, there will be a presumption in favour of retaining existing trees, even where such trees are not subject to a preservation order nor within a Conservation Area. Existing trees provide an immediate landscaped setting for new development and help to integrate new development into the surrounding environment. This policy should be read in conjunction with Supplementary Planning Guidance Note 6: Trees and Development. This guidance note supplements the policy and provides information and advice to developers on the standards the City Council will expect from new development to ensure that existing trees are protected and integrated into new development. In particular SPG6 provides advice on:

- the information that should be submitted as part of the tree survey
- factors that should be considered when planning a site layout containing existing trees
- advice and information on the standards for the protection and management of trees during development construction

**7.165**

A developer needs to consult an independent arboriculturalist at the outset, to produce a full survey identifying any valuable trees on the site. This should be submitted as an integral part of the planning application showing the location of the trees and the proposed development.

**NEW TREES AND LANDSCAPING****HD23**

All new development proposals should make proper provision for the planting and successful growth of new trees and landscaping, including any replacement planting provided as compensation for the loss of any trees due to development and in particular should:

- provide high quality landscaping and boundary treatment including the submission of

such details as part of any full planning application; and

- promote nature conservation through the use of native species and the creation of wildlife habitats where appropriate.

**7.166**

The design for external space, hard and soft, is as fundamental to the character, context and quality of buildings as urban design. Revised PPG1 stresses that 'the appearance and treatment of spaces between and around buildings is often of comparable importance to the design of the buildings themselves'. As such, the City Council considers that to be successful, the detailed design of hard and soft landscaping needs thorough consideration as part of the overall design of the development.

**7.167**

The landscape setting of a building can help to improve the character of the area to the benefit of both its users and local residents or visitors. Careful landscaping can reduce the impact of new development and screen parking areas. To be successful the detailed design of hard and soft landscaping needs thorough consideration as part of the overall design of the development.

**7.168**

Landscaping schemes should take advantage of opportunities for nature conservation through the creation of new habitats, and the planting of native trees and shrubs, which are generally of more value to wildlife than non-native 'exotic' species. Native plants and new habitats will be of particular value in wildlife corridors where links between existing habitats can be reinforced.

**7.169**

Section 197 of the Town and Country Planning Act 1990 places a duty on local planning authorities to ensure that adequate provision is made for the preservation and planting of trees. In certain circumstances, for example on cramped inner city sites, or schemes involving underground parking, the City Council accepts that it may not

be practical or appropriate to achieve intensive planting and boundary treatment. In such cases, the City Council will expect appropriate compensatory landscaping measures. However, in other cases, more extensive planting may be required to lessen the impact on nearby residents and workers.

#### 7.170

It is also essential that due care is taken to protect trees during construction and to provide adequate management and aftercare during the landscape establishment period after completion of construction. Supplementary Planning Guidance Note 6 sets out the standards the City Council will expect to ensure that new planting is carried out successfully.

#### 7.171

Applicants will also be required, through the attachment of a condition on the planning approval, to ensure the establishment of the planting proposals by replacing all dead, diseased or dying stock for a period of five years from the date of completion of the development.

## PUBLIC ART

### HD24

The City Council will:

- i. encourage the provision of appropriate new works of art, including the visual arts, crafts and landscape design, within public places and as part of new development proposals. Such works of art will be expected to contribute to their surroundings and the amenity of the wider area; and
- ii. protect and maintain in good condition, including their re-siting where appropriate, the City's stock of statues.

#### 7.172

Liverpool has a rich legacy of arts and crafts which have enhanced the image of the City and given character to its urban landscape. However, since the 19th and early 20th centuries the

contribution of public art and crafts in the city has been limited.

#### 7.173

There is now a growing recognition that artists and crafts people need to be given the opportunity to regain their role in shaping the environment and to give new expression to community and cultural identity. The City Council wishes to encourage good design in the form of new works of art, as an integral part of new developments.

#### 7.174

Public art is defined as work by artists and crafts people that can be viewed from external or internal public spaces. This is a broad definition that includes, for example: art work incorporated into building facades and public interiors, landscaping, sculpture, railings and other street furniture in public spaces. It also includes community arts projects, schools and educational activities. Public art can be permanent or it can be temporary as part of a festival or as a feature for enhancing vacant land for construction sites.

#### 7.175

Public Art also has an important role to play in urban regeneration. It can promote the identity of a location, develop local pride and encourage community involvement in development schemes. The City Council will therefore pursue this policy through negotiations with developers on individual development proposals, as well as through its own Public Art Strategy.

#### 7.176

In support of its commitment to public art the City Council is producing a Public Arts Strategy identifying potential opportunities for public art projects. The Council is currently developing measures to secure the operation of the Strategy and has commissioned the first new major piece of public art for the City titled, 'The Great Escape' to be exhibited in Church Street.

#### 7.177

The Strategy recognises the potential of artworks in reinforcing tourism and cultural industries and

complementing environmental improvements designed to stimulate confidence and investment in the City Centre. Potential locations identified for public art projects include Williamson Square, the Cavern Quarter, Clayton Square, Bold Street/Duke Street and the Office Quarter. In order to pursue further projects for public art, the City Council will be investigating potential sources of funding.

#### 7.178

The city owns over a hundred statues and monuments, over half of which are listed, yet many are in storage. The Council will protect and maintain in good condition the city's stock of statues, and seek to return those currently in storage to their original or a new location.

## ADVERTISEMENTS

### HD25

1. Consent will not be granted for advertisements which by virtue of their size, siting, proliferation, or method of display, including illumination would:

- i. be a hazard or distraction to road users to the detriment of public safety; or
- ii. dominate or otherwise adversely affect, the amenity of an area.

#### 7.179

Signs and advertisements are important to the commercial life of an area and can make a contribution to their character or appearance, as recognised in Planning Policy Guidance Note 19 (Outdoor Advertisement Control). However, careful control is necessary to ensure that they do not adversely affect visual amenity or public safety. The size and scale of advertisements should be in keeping with their surroundings. In particular, advertisements above ground floor level on buildings or those sited in predominantly residential areas would normally be considered inappropriate. A co-ordinated approach to signage on buildings in multiple occupation will be required.

#### 7.180

The number and arrangement of adverts should not cause distraction or confusion to traffic (either vehicular or pedestrian), particularly at junctions. Advertisements should not unduly dominate either individual buildings or the area generally. Excessive numbers of adverts and signs in close proximity can lead to visual chaos and clutter in the street scene. The Council wishes to avoid this by restricting the number of adverts and signs to a level appropriate to the character of the area.

#### 7.181

In the case of illuminated signs, luminance conditions will normally be imposed to ensure their brightness does not cause a traffic safety hazard or a nuisance to neighbours.

#### 7.182

On the Environmental Improvement Corridors (see Policy OE15), the City Council will refuse advertisement consent for, and issue discontinuance notices against, hoardings, signs and other advertisements which by reason of their size and situation detract from the appearance of the corridor.

## SATELLITE DISH AERIAL/ TELECOMMUNICATION INSTALLATIONS

### HD26

1. Applications for satellite dish aerials and associated telecommunications equipment will be determined taking into account the following guidelines, that they:

- i. are located as unobtrusively as possible, usually on the rear elevation of buildings or on the ground;
- ii. are adequately screened by appropriate landscaping and walls if they are located on the ground;
- iii. are shared by as many users as is feasible;

- iv. do not have a detrimental effect on the character or appearance of a listed building or a conservation area;
- v. do not have a detrimental effect on the amenity of adjoining premises or on the visual amenity or character of an area; and
- vi. are coloured or painted or of a material so as to be less visually obtrusive in relation to the background against which they are to be installed.

2. Any application which is granted will, where appropriate, be conditional that the equipment must be removed when it is no longer required.

### 7.183

The Town and Country Planning General Development Order 1987 sets out conditions in which planning permission is required for satellite dishes and antennae. Such telecommunications equipment can have a significant effect on the local environment, and the City Council will use its planning powers to minimise their impact in accordance with Planning Policy Guidance Note 8 (Telecommunications).

## TELECOMMUNICATIONS CODE SYSTEMS OPERATORS

### HD27

Proposals for masts or other structures by telecommunications code systems operators will be considered having regard to the visual impact on the built and natural environment and the technical and operational requirements of the equipment and will normally be permitted provided that:

- i. there is no suitable alternative site, structure or building that can be satisfactorily used for the purpose and that there is no reasonable possibility of sharing existing facilities;
- ii. the proposal does not have a detrimental effect on the amenity of adjoining premises or on the overall visual amenity or character of an area.

Particular attention will be paid to the character or appearance of a listed building or a conservation area;

- iii. the proposal is designed, landscaped and screened to minimise their effect on the appearance and amenity of its surroundings; and
- iv. the proposal will replace existing masts or structures or will facilitate future network development by reducing the need for additional masts or structures.

### 7.184

In considering proposals from a licensed telecommunications operator for telecommunications apparatus the need to protect amenity whilst addressing operational and technical requirements will be important considerations. Careful siting design and screening may remove concerns about the visual impact of such apparatus. The Council will pay attention to such matters in dealing with proposals and in particular the advice in PPG8 that operators should bear in mind the environmental implications of their appearance and consider the use of materials, colours and design which would minimise obtrusiveness.

### 7.185

Where the Council believes the siting or appearance of a telecommunication operators apparatus would have a serious impact on local amenity or other issues of acknowledged importance, the operator will be required to consider alternative arrangements or planning permission will be refused.

## LIGHT SPILLAGE

### HD28

The City Council will require developers to take account of the following principles in schemes where external lighting is required;

- i. the lighting scheme proposed is the minimum required for security and working purposes to undertake the task, and

ii. light spillage and potential glare is minimised particularly to:

- residential and commercial areas;
- areas of wildlife interest; and
- areas whose open landscape qualities would be affected, particularly those open areas on the urban fringe.

#### **7.186**

More and more lighting is being used in developments and along roads, and our lighting is becoming increasingly bright. Lighting is needed in many areas in the interests of public safety and it can enhance the appearance of some public buildings. But a lot of lighting is poorly designed and misdirected.

#### **7.187**

Outdoor lighting can cause intrusive and unnecessary pollution of our countryside. Poorly designed or badly aimed lights are responsible for 'skyglow'. This scattered light spills into and colours the night sky and reduces the visibility of the stars. Illuminated skies blur the separation between country and town. They reduce the feeling of remoteness in rural areas and introduce a suburban character deep into the countryside.

#### **7.188**

This policy is aimed at encouraging developers to give greater attention to the siting and type of lighting used both in the country and in towns, in order to reduce wasted light and to seek guidance on the most efficient and effective lighting systems, in particular systems which limit upward light spill. Encouraging developers to use modern, good quality lighting will save energy and therefore financial resources.