

DOC 10
LEFT



REAR VIEW FACING LEFT (NE)

DOC 10
MIDDLE



REAR VIEW (MIDDLE)

Dec 10 RIGHT



REAR VIEW FACING RIGHT (SE)



CHURCH STREET CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

December 2010

DOC 11
EXAMPLE

English Heritage guidance advises that a general presumption exists in favour of retaining those buildings which make a *positive* contribution to the character or appearance of a conservation area. The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. The demolition of non-positive buildings may be allowed, but any redevelopment of the site will have to closely conform to existing Council policies, particularly in terms of site density, scale, materials and details.



Well preserved unlisted but 'positive' cottages in Heathcote Road

The unlisted but *positive* buildings in the conservation area can mainly be found in Heathcote Road, where they include a variety of semi-detached late 19th century brick cottages (St Joseph's Cottages are dated 1890), and in Laburnum Road, where they include the more substantial but also semi-detached houses. Church Road retains a long row of semi-detached cottages, relatively unaltered, although similar houses in The Grove have suffered more from modern 'improvements'. No. 12 Church Street (Heath House), which sits on the junction of Worples Road and Church Street, is two storey brick building with sash windows and a very steeply pitched tiled roof with an impressive doorcase to the front door. Currently used as a dentists' surgery, it must date to the 1930s (it is not shown on the 1932 map) although stylistically it could well be c1910.



DEC 12

No 85
REAR



Doc B

NO
ST



BOC 14



NO 85
CUNY RD

NO 85



NO 15

NO 81
Church Rd

DOC 16

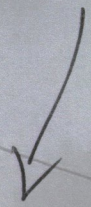


80017



no 85 church road

NO FT



BOC 18