



**Shephall Green Conservation Area Management Plan
Supplementary Planning Document**



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1 Introduction

“Our built heritage represents the very best of our past. It provides a huge resource that can play an important role in the future of our towns, cities and rural areas in giving the stimulus provided to regeneration and the promotion of sustainable development” - Heritage Works, English Heritage, 2005.

1.1 A conservation area is defined as an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”⁽¹⁾.

1.2 Shephall Green Conservation Area was designated in October 1973. The boundary was extended in December 2007. Figure 1 (overleaf) illustrates its boundary.

1.3 The management plan is the next step after the designation process and preparation of the character statement. The plan provides guidance to enable the effective management of change and secure the preservation and enhancement of the character and appearance of the conservation area. This is in accordance with the Planning [Listed Buildings and Conservation Areas] Act 1990 s.71 and 72; s.71 specifically requires the local planning authority to formulate and publish proposals for the preservation and enhancement of their conservation areas and to submit these proposals for public consideration.

1.4 The character statement provides a comprehensive assessment of the physical character and appearance of the conservation area and defines what elements are of merit, what the key issues are, what opportunities exist for preservation/enhancement and which elements detract from the conservation area.

1.5 Its purpose is to provide a benchmark for assessing the impact of development proposals on the character and/or appearance of the conservation area.

1.6 The management plan is based on the Conservation Area Appraisal⁽²⁾ and advice from English Heritage⁽³⁾.

1 Planning [Listed Buildings and Conservation Areas] Act 1990 s.69

2 Shephall Green Conservation Area Appraisal, BEAMS, 2009

3 Guidance on the Management of Conservation Areas, 2006 and Understanding Place: Conservation Area Designation, Appraisal and Management, 2011

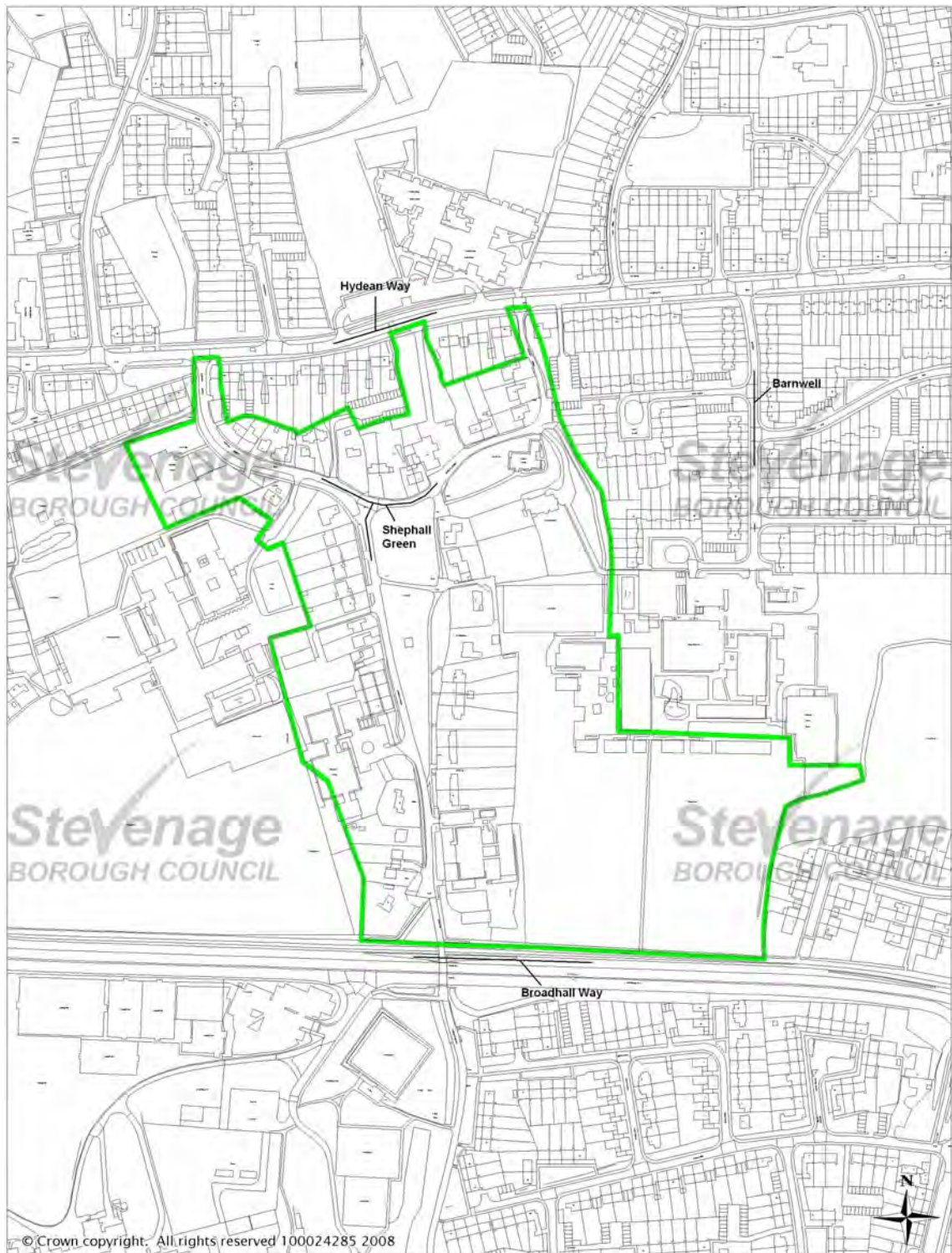


Figure 1 Shephall Green Conservation Area map (Green line denotes boundary)

2 Conservation areas and planning procedures

2.1 The Council has a duty to only allow developments in a conservation area that preserve or enhance its character or appearance. Demolitions, alterations, extensions and other works affecting the character or appearance of properties in a conservation area will probably require planning permission and/or listed building consent or conservation area consent.

2.2 At the time of writing, four of the buildings within the Shephall Green Conservation Area are listed. You should confirm whether the property is listed prior to consideration of a potential scheme as listed buildings have more stringent management methods.

2.3 The Council generally requires more detail than usual with applications submitted for listed building consent or for planning permission and conservation area consent for buildings within a conservation area.

2.4 The following section provides a brief overview of applications in conservation areas but you should always contact the Council to clarify how your proposals might be affected by conservation area designations.

Building alterations

2.5 In a conservation area you sometimes need planning permission for changes to buildings which would normally be permitted elsewhere. This might include extensions, alterations, dormer windows, satellite dishes or altering the external appearance of a property. You should contact the Council to determine how your proposal might be affected.

Demolition

2.6 For any unlisted building within a conservation area, a planning application to demolish a building is not required, however conservation area consent will be necessary. Conservation area consent is required to totally or substantially demolish most buildings within a conservation area.

2.7 Conservation area consent is also required to totally or substantially demolish a gate, fence, wall or railing over 1m high where it is next to a highway (including a public footpath or bridleway) or public open space; or over 2m high elsewhere.

Works to trees

2.8 The Council requires six weeks notice in writing before felling or cutting back the majority of trees in conservation areas, even if they are not specifically protected by a tree preservation order (TPO). In giving notice it is necessary to specify precisely what works are to be carried out.

2.9 Tree Preservation Orders (TPOs) are designed to protect important trees that make a significant contribution to the character and appearance of the area. Many of the trees within the Shephall Green Conservation Area are covered by TPOs. Any works to trees covered by a TPO must be approved by the Council.

Advertisements

2.10 Additional planning procedures apply to the display of advertisements within a conservation area. In particular prohibiting the use of advertising hoardings around building sites and the use of captive balloons for advertising.

Enforcement

2.11 The failure to comply with any of the special planning procedures listed above could lead to prosecution by the Council. It is therefore advisable to consult the Council before proceeding with any works, which might affect the character and appearance of a conservation area and/or a listed building.

It is always advisable to discuss any proposals with the Development Management team at Stevenage Borough Council at the earliest opportunity.

Please see our website for further information and direct contact details.

Alternatively you may telephone the Council on 01438 242159.

3 The aims

3.1 The management plan has four objectives:

Objective 1

To establish and define the significance of the conservation area as a whole and of the individual elements which contribute to that significance, building on the character appraisal.

Objective 2

To assess and define the threats and opportunities within the area and how these impact on the significance of the individual elements and of the conservation area as a whole.

Objective 3

To provide a benchmark for assessing and managing change.

Objective 4

To provide guidance to ensure that the character and appearance of the conservation area will be maintained through the effective management of change and that opportunities to enhance the character and appearance are maximised.

4 In context

Planning policy context

4.1 The management plan will support existing planning policy as adopted by Stevenage Borough Council.

Regional Spatial Strategy [RSS] – The East of England Plan

4.2 The management plan complies with policies ENV6 and ENV7 of the RSS as adopted May 2008.

4.3 It should be noted that the regional level of plans (The East of England Plan) is proposed for revocation.

Stevenage District Plan 2nd Review 2004 [SDP]

4.4 The management plan supplements the following saved policies within the SDP:

Policy number	Policy title
Town-wide	
TW2	Structural open space
TW9	Quality in design
TW11	Planning requirements
Transport	
T6	Design standards
T13	Cycleways
T14	Pedestrians
T15	Car parking strategy
T16	Loss of residential car parking
Environment	
EN9	Archaeology and development (EN9/5)
EN10	Green Links (EN10/5 & EN10/6)
EN13	Trees in new developments

Policy number	Policy title
EN21	Other sites of nature conservation importance

Table 1 - Policies of particular relevance in the Stevenage District Plan (2nd Review)

4.5 This list is not intended to be exhaustive.

Emerging planning policy

4.6 Emerging planning policies within the Site Specific Policies document are also relevant as material considerations. The following policies are of particular note:

SSP07	Leisure facilities (SSP07/2)
SSP10	Wildlife sites (SSP10/34)
SSP12	Green Lungs (SSP12/5 & SSP12/6)
SSP17	Areas of archaeological significance (SSP17/3)

Table 2 - Policies of particular relevance in emerging local planning policies (Site Specific Policies)

Wider planning policy framework

4.7 The following is a list of existing policy and strategy documents which are supported by the management plan:

NPPF - National Planning Policy Framework
A Better Life - The role of culture in the sustainable development of the East of England Plan, 2006
The Biodiversity Action Plan, 2010
The Stevenage Green Space Strategy 2010

Table 3 The wider planning policy framework

4.8 For up to date details of relevant planning policy please refer to our website www.stevenage.gov.uk.

5 A brief history

5.1 The conservation area is located to the south east of Stevenage. Once an entirely separate parish and manor the area is now located within the New Town neighbourhood of Shephall, constructed from 1953.

5.2 The conservation area is bounded by Hydean Way to the north and Broadhall Way to the south. The eastern edge includes the playing field boundaries of Barnwell School and to the west the Heathcote School playing fields are beyond the boundary.

5.3 The parish was recorded as Escephale in the Domesday Book of 1086 and the manor was owned by both the Abbot of St Albans Abbey and the Archbishop of Canterbury. The village developed around the church of St Mary's which dates to the 14th century. St Albans Abbey gained eventual control of the manor of Shephall but, after King Henry VIII's dissolution of the monestaries, the manor was given to George Nodes. The manor remained in the Nodes family until the late 18th century when it was sold to Michael Heathcote of London.



Figure 2 Shephall Green in the late 19th century

5.4 The area developed as arable land, meadow and woodland with a small number of farms, cottages and ancillary facilities. These included a rectory, a public house and a school. The manor house was demolished and replaced by Shepalbury house, which lies outside of the conservation area boundary.



Figure 3 St Mary's Church (l), 9 Shephall Green (c) and Fullers Mead & Mead Cottage (r)

5.5 In 1947 the land around Shephall Green was compulsory purchased under the New Towns Act by Stevenage Development Corporation. The Green was retained in its existing form and the New Town neighbourhood of Shephall developed around it and included the Broadhall Centre⁽⁴⁾. Residential development occurred on the western side of the Green in the 1970s and 1980s.



Figure 4 Modern housing west of the Green.

4 Now known as the Shephall Centre

6 An analysis

"The character appraisal should provide the basis for developing management proposals for the conservation area." - Guidance on the Management of Conservation Areas, English Heritage, 2006.

6.1 This section considers the strengths, weaknesses, opportunities and threats associated with the conversation area. This information has been compiled from a number of sources including the conservation area appraisal, site surveys and previous consultation comments.

Strengths

6.2 The Shephall Green Conservation Area was designated in 1973 and there are a number of strengths which warranted its designation:

- The Green - a strong and unifying presence in the make up of Shephall Green;
- Wide verges and pathways;
- Mature trees and significant hedgerows;
- Cottage style front gardens;
- Statutory listed buildings (4) - see Appendix 1;
- A number of buildings considered of importance to the conservation area - see Appendix 2;
- Most properties face onto the Green;
- Consistent use of materials and design including:
 - Generally two storeys;
 - Brick, red/ brown in tone being the most common;
 - Roof ridges generally run parallel to the Green;
 - Clay tiles being the most common;
 - Timber sashes and casements in the older properties;
 - Crittall and uPVC windows in the later properties;
- Significant views and vistas into and out of the Green;
- Within an Area of Archaeological Significance.

6.3 This list is not intended to be exhaustive. Figure 5 illustrates some of the key features.

6.4 The individual strengths combine to establish an area worthy of its conservation area status. The Shephall Green Conservation Area has a rural, village character with the Green at the core of the area. Hedge boundaries, grassed areas and front gardens all assist in preserving

the local character. There is also no through route for vehicular traffic, the road of Shephall Green is only used to access the school and local residential properties. This has helped the area to retain its village setting.

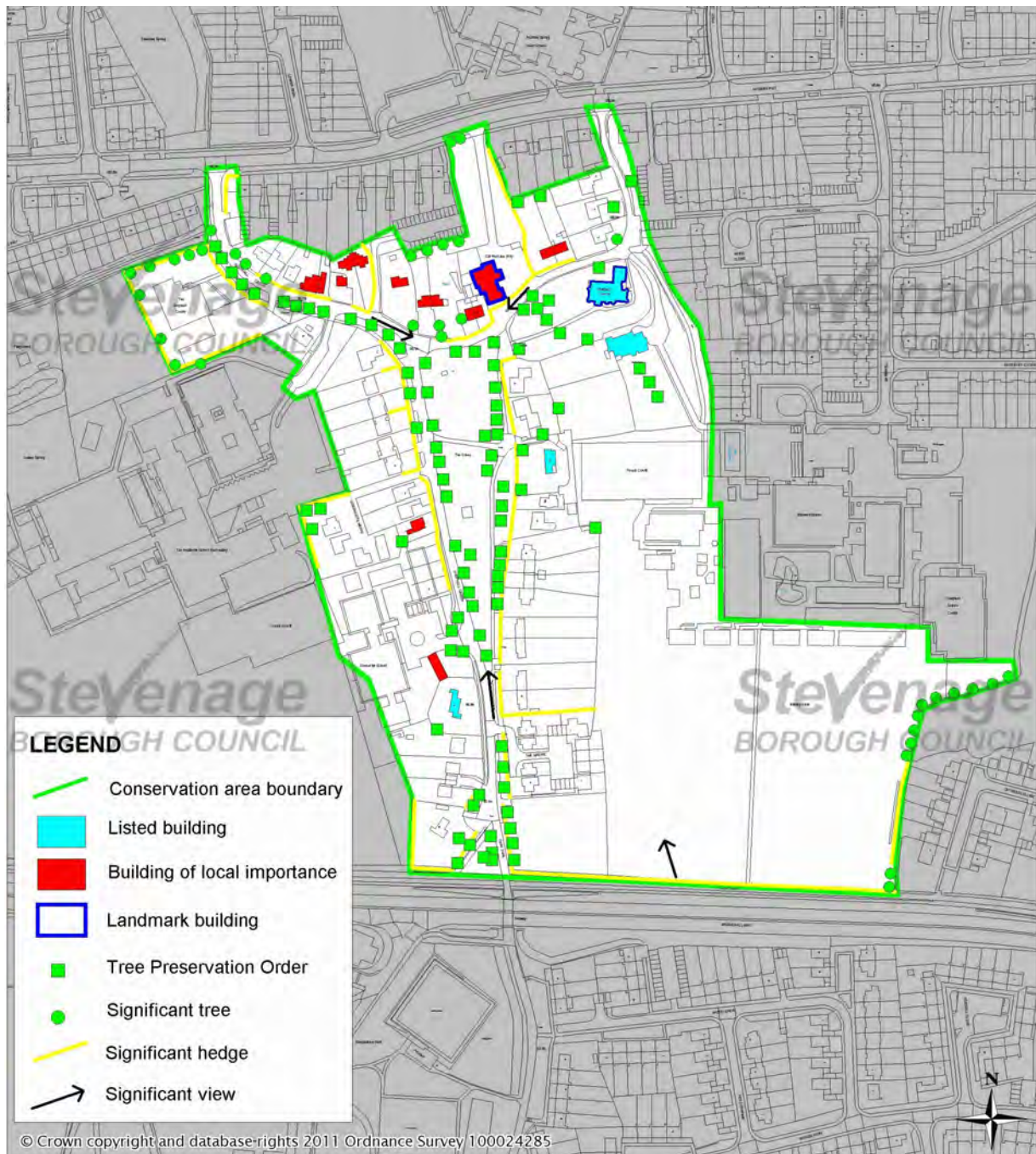


Figure 5 A character analysis of the Shephall Green Conservation Area

Weaknesses

6.5 The Shephall Green Conservation Area is regarded as a generally well-kept neighbourhood and many of the houses have retained their original features; however the following issues have been highlighted.

- Parking pressure on the Green;
- Cluttered signage;
- Waste bins north of the Green;
- The loss of (or poorly maintained) traditional architectural features;
- Poor quality of grass verges to the north end of the Green (caused by parking).

6.6 These weaknesses, either individually or in combination, have a negative effect on the conservation area as a whole. Unsympathetic repairs and buildings detract from those features which make the area special. A continuation of such practices could potentially lead to a reduction in the size of the conservation area, or complete removal of designation. If those special features are lost forever, future reviews of the area would determine that there are no points of special architectural or historic interest which it is desirable to preserve or enhance.

Opportunities

6.7 There are a number of opportunities which may provide solutions to some of the mentioned issues.

- Promotion of the historic qualities of the area;
- Strengthening connections to the past;
- Encourage use of traditional materials;
- Enforce breaches of planning law and legislation;
- Maintain the area of the Green and promote it's location;
- Appropriate development of available sites;
- Improvement to views into and from the Green.

6.8 These opportunities present options to promote the area to visitors and improve local knowledge of the historic qualities of the area. Improving the image of an area will encourage sympathetic repairs and development. A pro-active enforcement process will ensure that conservation is at the forefront of people's minds when considering alterations or home improvements.

6.9 In combination, they provide an opportunity to reduce the weaknesses of the conservation area and further strengthen those characteristics which make the area special.

Threats

- Continued erosion of the Green by parked vehicles;
- The cumulative negative effect of the continued loss of architectural features;
- The cumulative negative effect of the continued use of non-traditional materials;
- The demolition of unlisted buildings.

6.10 These threats are potentially damaging to the conservation area in the long-term. The pressure for development alongside unsympathetic changes to the existing environment could lead to erosion of all the special local features. It will be necessary for various stakeholders to integrate their activities, to work together and ensure that these threats do not impact negatively on the conservation area as a whole.



Illustrative examples of the analysis: the mature trees and green space is a significant strength of the area. Poor quality litter bins are a weakness. There are opportunities to encourage traditional building methods. The demolition of buildings of local interest, although not currently an issue for Shephall Green, is a threat to the area.

7 Development issues

"Sometimes the very qualities that make conservation areas appealing might lead to pressure for development and then the management plan can help channel development pressure in a way that conserves the special quality of the conservation area," Understanding Place, English Heritage, 2011.

7.1 There is evidence to suggest that historic buildings can command higher prices in residential use than new build. Many historic buildings are seen to be more desirable than their most recent equivalents. Historical residential properties, for example, carry a premium. Research suggests⁽⁵⁾ that houses built before 1919 are worth on average 20% more than an equivalent more recent house.⁽⁶⁾

7.2 Re-using existing buildings is a simple way of achieving sustainability. The re-use of buildings can also retain those features which make an area special.

"Change is inevitable in most conservation areas; the challenge is to manage change in ways that maintain and, if possible, reinforce an area's special qualities," Guidance on the Management of Conservation Areas, English Heritage, 2006.

7.3 The area generally contains large properties on large plots. Some of the more traditional properties, north of the Green, are smaller but generally on equally large plots. Single tandem style development, the development of one property behind another within a single plot, is not considered an appropriate style of development. These developments share access, reduce highway safety and reduce the privacy of neighbouring properties.

7.4 A relative strength of the zone is the orientation of properties, facing onto the Green. This provides enclosure of the space and highlights the importance of the Green as the focus of the conservation area. This feature has been considered in the development at The Grove. This former school site, that had been derelict for some time, has maintained the mature tree line along Shephall Green. Homes face onto the street and their scale is in keeping with other adjacent properties. Detailing such as the chimney stacks also reflects the character of other local properties.

5 Nationwide Building Society, What Adds Value, 2003

6 Regeneration and the Historic Environment, English Heritage, 2005



Figure 6 New development at The Grove has retained the mature tree line, faces the street and maintains the building line of adjacent houses

7.5 The emerging local development framework allocates development sites across the town for the next 20 years. There is one allocation which is partially located within the boundary of the Shephall Green Conservation Area and it is possible that unallocated sites might come forward for development over the plan period.

7.6 The allocated site is at the Shephall Centre. Our evidence shows that a site of this size could accommodate approximately 32 dwellings.

8 Transport issues

"The impact of traffic and parking on historic character can be significant," Suburbs and the Historic Environment, English Heritage, 2007.

8.1 Vehicular access into the conservation area is via a one-way system from Hydean Way. Vehicles enter the conservation area from the north west, near the Shephall Centre, and exit to the north east, near the church. The northern section of road is narrow and rural in character. For some of the road length there are no footpaths, as Figure 7 illustrates.



Figure 7 Shephall Green road access

8.2 Only one section of road is not accompanied by a footpath, that is the north eastern section from the top of the Green, towards the church and onwards onto Hydean Way. However, it is considered that the development of footpaths and/or cycle ways would not be appropriate here as vehicle speeds are not excessive. The rural nature of the Shephall Green Conservation Area is a significant part of the historic character which it is desirable to preserve.

8.3 Cycling and pedestrian routes are particularly important considerations in terms of sustainability. There is generally good access from north to south. Pedestrians are able to access from Hydean Way and across the conservation area safely and securely.

8.4 At the southern tip of the conservation area vehicular access ends but two cycle routes connect at this point. One route, a scenic route, extends onwards to Shephalbury Park and the other is the main town-wide cycle way system extending along Broadhall Way. See Figure 8.



Figure 8 Section of missing footpath highlighted in red. Main cycle routes are also shown (l), a view south towards the cycle routes (r)

8.5 Vehicular parking has caused continual damage to the Green. The edges of the grassed area have become worn and eroded over time. This detracts from the visual amenity of the space and, when cars are parked, restricts the use of the space. After further investigation and a consideration of potential solutions, the Council has resolved to install timber bollards along sections of the Green. These bollards will prevent parking in the most affected areas. The timber construction provides a more traditional and rural appearance than other more modern alternatives.

8.6 Traffic along this road is not considered excessive. Given the location of this road the volume of traffic is as anticipated. It should be noted that the presence of school traffic during term time restricts access along the road to the west of the Green. This road is barely wide enough to allow two cars to pass, but with parking at peak times it becomes a single track road.

"Road signs and markings can also have a significant effect on the appearance of a conservation area. A proliferation of signs and posts should be avoided," Guidance on the Management of Conservation Areas, English Heritage, 2006.

8.7 The visual amenity to the northern end of the Green is also harmed by a significant number of highways signage, along with other street furniture.

9 The Management Plan

9.1 All development in the conservation area, or which forms part of its setting, must respond to its immediate environment and context, in terms of scale, alignment, form, materials and detailing. This plan sets out a series of design guidelines aimed at ensuring appropriately designed development in the conservation area.

Alterations and extensions

9.2 Alterations and extensions should not dominate an existing building's scale or alter the composition of its main elevations. Any alterations, including partial demolition, should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Walls and stone detailing which have traditionally not been painted should remain undecorated.

Layout

9.3 Building footprints provide a reference for how the conservation area has developed over time. Apart from the formal layout of school buildings, the buildings generally face onto the Green, as illustrated in Figure 9.



Figure 9 The built form of Shephall Green Conservation Area.

9.4 Where possible we will seek to retain the traditional rural layout in this area.

Materials

9.5 The predominant building materials are brown in tone with generally brickwork walls with roof coverings of small tiles. For new planning applications, the applicant is provided the opportunity to illustrate how the predominant building materials will be incorporated in the design and access statement.



Figure 10 Properties within the Shephall Green Conservation Area

Roofs

9.6 The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a landscape. It would be preferable to retain, repair or replace (on a like for like basis) original roof material, ridge tiles and hip tiles.

Dormer windows and rooflights

9.7 The conversion of loft space and the installation of inappropriate dormer windows and/or rooflights may have a negative impact on the appearance of a building and detract from the character of a roofscape. Proposals to add or alter roof windows which are inappropriately designed would be resisted.

Windows and doors

9.8 There are a number of variations in window and door materials and designs. This is partly due to the variety of buildings within the conservation area.

9.9 Windows and doors are important components of a building and any alteration or replacement can significantly alter the character and appearance of a building. Wherever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design so preserving the character and proportions of the building. The energy efficiency of windows can be increased through the use of appropriate secondary glazing.

9.10 Imitation replacement window styles and inappropriate replacement window materials are poor alternatives for historic buildings. For example, mock sliding sash windows generally have heavy top opening casements for the opening section, whilst UPVC windows have thicker, cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a building is then changed, which has a detrimental impact on the overall appearance of the conservation area.

9.11 Some older properties in the conservation area have undergone alterations which have utilised more contemporary materials. The cumulative effect of such alterations can erode those features which support the special architectural or historic interest of the area. We will encourage the replacement of modern windows and doors for those of more traditional materials where appropriate.

Other architectural details

9.12 Chimney stacks can contribute greatly to the local character and should be retained and repaired. When retained they provide a dominant and attractive feature of the roofscape.

9.13 Various sources offer guidance when dealing with the maintenance or restoration of period homes. English Heritage provide a great deal of information on heritage protection and understanding your property. It is recommended that you engage professional help to manage a project, such as an architect or building surveyor. Only a small proportion of qualified professionals specialise in the repair of old buildings. English Heritage offer advice on how to determine the most appropriate tradesperson for your property. See www.english-heritage.org.uk for further details.

9.14 Article 4 Directions can be used to withdraw certain permitted development rights under the 1995 Town and Country Planning [General Permitted Development] Order. This might include a requirement for permission when changing features such as windows and doors. In order to implement such a Direction it is necessary to prove that works carried out under the Order have a direct and detrimental impact on the character and/or appearance of the conservation area.

9.15 The potential for an Article 4 Direction has been considered for the Shephall Green Conservation Area. However, there have been a significant number of alterations already and designation of an Article 4 cannot enforce changes that have already taken place. Through promotion of the historic values of the area it is hoped that an Article 4 Direction will not be required. We will continue to monitor this situation through future reviews of the conservation area.

Aerials, satellite dishes and alarm boxes

9.16 Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a property or carefully located to minimise the impact on the character of the building.

Landscaping and open space

9.17 The Biodiversity Action Plan (2010) contains policies and action for wildlife species and habitats which must guide management and The Green Space Strategy (2010) contains an action plan with recommendations on how green spaces across the town are maintained and improved.

9.18 The Green is part of a Green Link between Hampson Park to the north and Shephall Park to the south. The southern section of the conservation area also forms part of a Green Link between Gresley Way to the east and Shephall Park to the south. They form important green wedges through the central section of the town providing links between open spaces and opportunities for informal recreation. The link is an essential part of the urban structure of the town and protected through policy within the Stevenage District Plan (2nd Review). We will continue to protect this link through emerging planning policies.

9.19 Green infrastructure assets within the Shephall Green Conservation Area are currently protected by a number of specific District Plan policies and these policy designations will be carried forward in future iterations of the document to offer a similar level of protection.

9.20 The rural village setting of the Shephall Green Conservation Area is a key feature. The original pattern of gardens and grounds and the presence of trees contribute greatly to the character of the area. An emerging Amenity Tree Management Policy will further support the importance and protection of trees across the town.



Figure 11 Trees make an important contribution to green space in the conservation area

9.21 The Green is an attractive area of public open space with a well located to the northern end. The continued maintenance of this area will be monitored by the Council and emergency ad-hoc works will be completed as necessary. The area will otherwise be subject to a regular programme of maintenance.

9.22 The potential presence of protected species associated with older buildings should be acknowledged. We will support the improvement of existing habitats and encourage the development of new nesting areas for protected species as appropriate.

Boundary treatments

9.23 Original boundary treatments play an important part in the character and appearance of the conservation area and they should be retained, maintained or reinstated where possible. The variety of hedgerows are particularly dominant and a key feature of the conservation area. We will encourage the retention of these features.

Street furniture

9.24 Street lighting improves night-time safety for road users and members of the community and can reduce crime and the fear of crime during the hours of darkness. Hertfordshire County Council are moving to a part-night street light operation to reduce carbon emissions and overall costs. There are some exceptions to this programme, particularly where safety is an issue.

9.25 Hertfordshire County Council is responsible for around 115,000 street lights across the County. In 2009 Stevenage Borough Council undertook a town-wide programme to highlight the importance of more traditional light columns in Stevenage. This process involved a recognition of the importance of particular columns. Each one was painted a uniform colour (black) and a badge was attached to each post signifying its historic importance. There are 20 in the vicinity of the conservation area and they will all be maintained by Hertfordshire County Council.

9.26 We will continue to support the use of light fittings which are appropriate to their location in terms of material, scale, design and illumination, particularly for listed buildings and conservation areas.

9.27 Signage in the area is generally well proportioned but towards the northern end of the Green a collection of signs has a negative effect on the visual amenity of the area. Where possible we will encourage the attachment of signs to existing columns to prevent clutter. It is recommended that signage is removed as it becomes redundant or is replaced to reduce visual clutter.



Figure 12 Street furniture in the Shephall Green Conservation Area

9.28 It is recommended that consideration is given to the siting of new signage. Where possible existing poles should be used. Where supplementary poles are required these should be dark in colour unless pedestrian safety is compromised. Signs should be grouped to avoid visual clutter. Street signs or finger posts should be carefully planned in a comprehensive manner and should consider a simple but bespoke design to create distinctiveness.

9.29 Benches can provide an opportunity for people to stop, relax and reflect upon their surroundings. We will retain and maintain seating on the Green. The opportunity for people to sit and relax in the open space creates a feeling of safety for other users as they move through the area. Where street furniture requires replacement or repair we will maintain them and provide suitable replacements as funding allows.

Pedestrian and cycle links

9.30 There are a number of links through and near the conservation area. These routes are publicised on the Stevenage Borough Council and Hertfordshire County Council website. We will encourage the promotion of these routes as they bring movement into the area, encourage sustainable travel and improve local knowledge of the special historical characteristics of the Shephall Green Conservation Area.

Parking

9.31 The issues already identified due to parking on the Green are to be resolved by the timber bollards already in place, see Figure 13.



Figure 13 Timber bollards within the Shephall Green Conservation Area

9.32 We will encourage proposals which alleviate pressure for parking within the conservation area. Development proposals that do not provide off street parking will not be permitted.

9.33 We will continue to monitor parking issues within the conservation area and work with Hertfordshire County Council to limit issues created by term time parking for the schools.

9.34 Yellow lines for parking restrictions may have a negative effect on the visual character of a conservation area. If parking restrictions are proposed in the future we will consider the narrower 'primrose lines', although traffic regulations do not always allow this as an option.

Advertisements

9.35 For businesses, interesting and eye-catching advertisements play an important role in attracting customers but poorly designed advertisement displays can have a negative effect on the appearance of a building and its surroundings.

9.36 Enhancing the appearance of the street scene and making the best use of the existing historic features creates an attractive, readily identifiable environment and can improve the economic and social vitality of the area.

9.37 All advertisements within the Shephall Green Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

Pre-application discussions

9.38 Any proposed works within a conservation area require special consideration and all applicants are encouraged to seek pre-application advice prior to submission. For extensions, alterations and significant development proposals, applicants are advised to employ the services of an agent or architect with extensive knowledge of working in conservation areas.

9.39 Proposals for development which fall within the conservation area, or which affect its setting, including views into and out of the area, will not be permitted unless they include a detailed assessment which identifies how the proposals will preserve or enhance, or otherwise complement the special character and appearance of the area. We will pay particular regard to the Shephall Green Conservation Area Appraisal⁽⁷⁾ when considering development proposals in, or adjacent to, the area.

Enforcement

9.40 Local planning authorities have a duty to consider taking enforcement action where they believe there to have been a breach of planning control. Key aspects of the enforcement service are to investigate alleged breaches of planning control, listed building control and advertisement control. Wherever possible the Council will seek to resolve breaches without the need to take formal action.

Summary

9.41 In conclusion, we will seek to strengthen those elements which warranted the designation of the area. The village Green will be protected. Proposals which contribute towards the rural nature of the conservation area will be welcomed.

9.42 We would seek to maintain the structure and layout of existing buildings, particularly those of historical merit and where they reflect the rural character of the conservation area. The success of the conservation area will depend in some part upon the care which individual owners take with the maintenance and repair of their properties, and their surrounding plots of land, and in any alterations or extensions they make. We will promote the conservation area to ensure that local residents are aware of the contribution they are able to make when considering even small alterations to their homes.

9.43 It is recognised that parking is an issue. We will monitor the planned improvement works for the Green and continue to work with local residents to provide workable solutions for access. We will also work with Hertfordshire County Council to monitor the impact of parking during school term times.

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9.44 The area can contribute to local historical knowledge and develop lifelong learning and improved health. The development of links which introduce people to the historic diversity of the town are encouraged. Strengthening connections to the past can be achieved through promotional literature such as the current Stevenage Cycle Map which promotes the scenic cycle route to Shephalbury Park. These routes can bring movement into the area and encourage use of the Green.

11 Monitoring measures

"Changes in the appearance of conservation areas ... should be monitored regularly" - Guidance on the management of conservation areas, English Heritage, 2006.

11.1 The management plan will be subject to a five year review, subject to staff resources, commencing from the date of adoption. This may result in a revision or expansion of the existing appraisal and management plan and will include:

- Recording changes;
- Re-assessing the definition of special interest that warrants designation;
- Identifying new issues affecting the conservation area and revising the management plan accordingly.

11.2 Reviews will, where possible, link with local planning policies so that development opportunities can be properly considered against the heritage interests of the Shephall Green Conservation Area.

11.3 The input of stakeholders including local conservation groups in this process, and in the wider management of the historic environment, such as monitoring buildings at risk, will be welcomed.

11.4 Stevenage Borough Council's Historic Environment Champion will take an active role in championing the importance of Stevenage's historic environment. Officers will meet the Historic Environment Champion and local Council Members as issues arise and these meetings will be used to monitor and review the Conservation Area Management Plan.

11.5 Future iterations of the appraisal and management plan will be subject to public consultation with the local community, relevant stakeholders, and others with an interest in the area. They will be made available on the Council's website and hard copies will be placed in local libraries. Adverts will be placed in local press. Comments received will be taken into consideration in the final drafting of these documents.



Appendix 1



Appendix 1

At the time of writing, the following buildings are listed:

Church of Saint Mary	Grade II
The Old Rectory	Grade II
Shephalbury Farmhouse	Grade II
23 Shephall Green	Grade II

Table 4

For detailed descriptions of each listing, please refer to the English Heritage website at www.english-heritage.org.uk.



Appendix 2



Appendix 2

Further to the statutory listings as catalogued in Appendix 1, a number of the buildings could be considered of local importance to the conservation area:

Fullers Mead and Mead Cottage, 4 and 5 Shephall Green	Single story dwelling sub-divided into two units. Probably late 16th / early 17th century single storey cottage with rear addition. Timber framed. Tiled roof with two dormers. External cement render. Modern timber diamond lattice windows with shutters to ground floor front.
6 Shephall Green	2 storey red brick house with tiled roof. Flemish bond, some blue headers. Probably early to mid 20th century, replaced earlier building. Modern timber diamond lattice windows.
7 and 8 Shephall Green	Pair of two storey yellow stock brick cottages with slate roof. Late 19th century. Two enclosed front porches. Timber sashes (no.7). UPVC double glazed windows (no.8).
9 Shephall Green	Single storey cottage. Probably late 16th / early 17th century. Timber framed. External cement render. Enclosed front porch. Tiled roof with two dormers. UPVC windows.
10 and 11 Shephall Green	Pair of two storey semi-detached houses in yellow stock brick with slate roof. Probably late 18th century with rear extensions. Timber sashes, 2-over-2 (no.10), 6-over-6 (no.11). Modern front porch to no.10. Weather-boarded single storey adjoined outhouse with corrugated roof to no.11.
12 and 13 Shephall Green	Pair of two storey semi-detached houses in red brick, render to first floor. Tiled roof. Probably early 20th century. Some timber windows, some uPVC windows.
The Red Lion Public House, 14 Shephall Green	Oldest part to the front, south elevation. Single storey red brick building with dormer 6-over-6 sash window in attic. Half hipped slate roof. Flemish bond with some blue headers. Probably dates to the late 17th / early 18th century. Later two and single storey extensions to rear with several different types of timber windows, and gabled tiled or slate roofs.
15 and 16 Shephall Green	Pair of single storey semi-detached cottages with dormers and small roof light in attic. Red brick with tiled roof. Modern timber and UPVC windows to no.15, UPVC windows to no.16. Early 20th century.
46 Shephall Green	Two storey red brick house. Stretcher bond to ground floor. Flemish bond with some tile hung walls to first floor. Tiled roof, part gabled,

Appendix 2

	part hipped and half hipped. Timber open porch. Timber windows. Mid-late 19th century former school house.
Barn north of Shephalbury Farmhouse	Timber framed and weather boarded barn on brick sill. Corrugated iron gabled roof. Two large air conditioning units attached to gabled end. Formerly part of Shephalbury Farm, now within grounds of Greenside School, possibly used as a classroom. May originally date to the 17th century; contemporary with adjacent listed farmhouse. Heavily renovated and converted.

Table 5

This list is not intended to be an exhaustive record of buildings located in the conservation area.

