

Appendix A

Derngate Conservation Area Re-appraisal - Summary of consultation responses

Results of public consultation held between 14th January - 24th February 2019 (Officer's response, where appropriate, is in italics).

Town Centre Conservation Area Advisory Committee

1 The boundary to incorporate St John's Street to The Plough Hotel and along the bottom of Victoria Promenade, thus incorporating the new St John's Hall of Residence as a modern inclusion and the new Angel Square as they are iconic architecture of our time, the area also has several buildings of local interest ie Swiss Cottage and railway workers' cottages.

(Officer response: This suggestion is considered in the main report but the conclusion is that the proposed extension would potentially devalue the historic character and appearance of Derngate Conservation by including parts of the town centre that do not reflect its historic character or which lack special interest and would include properties whose appearance has been previously altered; individual buildings of merit could be considered for inclusion on a Local Heritage List for Northampton).

2. Photos should be updated; the cover photograph is bland and does not show the area to its best

(Noted – it is proposed that the photos referred to be re-taken)

3. Emphasis should be made to the presence of Art Deco styles in this Conservation Area which makes it different to the others in the town centre

(The Summary of Special Interest (Section 8) does refer to the importance of “highly distinctive and individually designed 20th century buildings that are good examples of architectural fashion”)

Individual response

The character of this historic and visually appealing area is in danger of being downgraded due to increasing unsympathetic changes to gardens and other green spaces; any changes/new development should require a landscape plan; use of gardens for parking is not appropriate (reference is made to the use of the garden of No.3 Albion Place for parking); tree planting should be approved by the Council's Landscape Architects to ensure appropriate species and spacing. The Council should discourage the use of cars in the town centre

(The importance of green spaces in the area is recognised in the Review and the Derngate Conservation Area Article 4 Direction also requires planning permission be obtained to hard-surface front gardens; the front garden of No.3 Albion Place was already in use for office parking before the Article 4 Direction was introduced – the recent planning consent for conversion to residential aimed to improve the overall visual impact by reinstating a front boundary wall with some planting and the access re-located to the side). Work to trees within a Conservation Area requires consent and the arboricultural officer employed by the Planning service comments on planning applications but consent is not required to plant trees or to restrict the species proposed; measures to discourage the use of cars are beyond the scope of a Conservation Area Appraisal).
