

# Cabinet Report



Listening Learning Leading

Report of Head of Planning

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Wards affected: Wallingford

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To: CABINET BRIEFING

Date: 5 April 2018

## Adoption of Wallingford Conservation Area Appraisal and Boundary Review

### Recommendations

- (a) That the Wallingford Conservation Area boundary is adopted as per the proposed boundary shown at Appendix 1.
- (b) That the Wallingford Conservation Area Appraisal as amended following public consultation is adopted as part of the Development Plan evidence base and is a material planning consideration.
- (c) Delegate to the Head of Planning in consultation with the Cabinet Member for Planning to make minor changes, typographical corrections or non-material amendments to the Wallingford Conservation Area Appraisal and associated documents prior to formal publication and to undertake necessary statutory actions to implement agreed recommendations.

### Purpose of Report

1. The purpose of this report is to provide a summary of the representations received during the public consultation on the Wallingford Conservation Area Appraisal and Boundary Review and to detail what changes have been made to the document and boundary as a result in order to seek formal adoption of the appraisal and designated boundary.

### Corporate Objectives

2. The Conservation Area Appraisal accords with 2016-2020 corporate objective; Housing and Infrastructure by seeking high quality, sympathetic design.

## Background

### **Purpose of the Conservation Area Appraisal and Boundary Review:**

3. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. This Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of these areas and they form part of the Local Authority Development Plan evidence base.
4. Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area. This appraisal for Wallingford forms part of our rolling programme of providing conservation area appraisals for all the South Oxfordshire designated conservation areas.
5. The appraisal document forms part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.
6. Internal consultation to DM and Policy Colleagues was undertaken in September 2017 and feedback and responses received fed into the draft document that was issued for public consultation.
7. A six week period of public consultation commenced on Wednesday 11 October 2017 and as part of this, the Conservation and Design Team held a drop-in exhibition day at Centre 70 in Wallingford on Wednesday 8 November.

### **Summary of the Appraisal Document and alterations to the Proposed Boundary**

8. The document provides a summary of the history of Wallingford's development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and a series of illustrative maps showing various details of spatial analysis.
9. The Conservation and Design Team propose revisions to the existing boundary. These include rationalisation of the boundary where it crosses through buildings or plots and exclusion of areas that no longer meet the criteria for designation.

### **Summary of consultation responses received**

10. In total, 14 responses were received during the public consultation period. 10 responses were via the online web survey, 2 responses were received via email and 2 responses were paper copies. A consultation statement summarising the detailed comments is attached at Appendix 2.

11. No comments were received from the Town Council or Neighbourhood Plan Group but both parties were invited to provide comments. The Conservation and Design Team met with both groups immediately prior to the commencement of the consultation period.
12. Overall, the responses received were supportive of the content of the document with two respondents providing corrections to factual errors, typographical errors and supplying additional details about the historic and development of the town.
13. Eight respondents commented specifically on the proposed boundary revisions. Most comments sought the retention of those areas proposed for removal from the designated boundary and sought to increase the designated area. There were two comments which suggested the boundary be reduced.

### **Proposed changes to the consultation version of the Appraisal Document**

14. The following specific changes have been made to the document (shown at Appendix 3) following the public consultation:
  - Typographical errors and factual errors have been corrected and can be seen in the track changes version of the appraisal document.
  - Additional information regarding the Europa Nostra Awards has been included as this provides further evidence of the Evidential, Historical and Communal Value of the Conservation Area.
  - Further assessment of No.29 Goldsmiths Lane has been done following comments regarding its significance and condition and this building has been removed from the identified Local Interest Buildings.

### **Proposed changes to the Designated Boundary**

15. There are five areas where the existing Conservation Area Boundary is proposed for revision. The boundary is shown at Appendix 1.
  - An area of land which falls within the existing Wallingford School site is proposed to be removed from the boundary. It is proposed to align the conservation area boundary with the physical historic features of the ramparts ditch and footpath to the north of the Bullcroft. This boundary is also the boundary of the Scheduled Ancient Monument and has high historic/archaeological interest.
  - The boundary is proposed to be rationalised to include the more of Wallingford Footpath 17 to the north-west of the Bullcroft. This area has high historic/archaeological interest.
  - It is proposed to remove the residential building to the west of the fire station. This building does not meet the criteria of special historic and architectural interest to warrant inclusion within the boundary.

- It is proposed to rationalise the boundary at the north of Squire's Walk near to St Johns Green to exclude the twentieth-century domestic plots but retain the existing open space that once formed part of the larger St John's House site. This adjustment has been made following valid concerns that the boundary is not clear as to whether or not the historic wall enclosing the former St Johns House site would fall within the boundary or outside of it and to ensure that the boundary is rationalised around defined plots rather than going through them.
- It is proposed to include a number of plots on the east side of Reading Road where the late 19<sup>th</sup> and early 20<sup>th</sup> Century dwellings are characteristic of local vernacular and make a positive contribution to the historic and architectural interest of Wallingford and meet the criteria to warrant inclusion.

## Options

16. In respect of the proposal to extend the conservation area boundary and adopt the conservation area appraisal the options for Cabinet are;

- a) to find that the proposed extended area identified in the appraisal is of special architectural or historic interest and the character or appearance of which is desirable to preserve or enhance, the Council should designate the whole area as a conservation area
- b) to find that the proposed extended area identified in the appraisal is not of special architectural or historic interest and the character or appearance of which is not desirable to preserve or enhance, then the Council should not designate the proposed extension as a conservation area
- c) To find that there is an area of special architectural or historic interest and the character or appearance of which is desirable to preserve or enhance, but that the boundary should be different to that proposed and having identified and justified the difference, then to designate that area as a conservation area.

17. Based upon officers' assessment of the area as presented in the conservation area appraisal and the responses received during public consultation, it is recommended that the proposed extension to the boundary is adopted and the whole area is designated Wallingford Conservation Area, together with adopting the accompanying Appraisal, which is in line with Option (a).

## Financial Implications

18. The process of designating a conservation area entails a small external cost to advertise the designation of a new boundary, to meet the statutory notification requirements, as described in the legal implications section below.

19. Dwellings within the proposed extension once designated would be required to apply for planning permission for certain works no longer benefitting from permitted development rights. There will be some increased work to the council arising from the processing of those applications but some of the cost of processing these applications would be recovered from the planning fee. Additionally, there may be a small increase in overall workload for the service that might not be recovered because some cases will be more complex than average. However, having regard to the small number of

additional properties that the extension would cover, this impact is likely to be very modest relative to annual workloads.

20. The modest costs associated with the above points will be met from existing budgets.

## **Legal Implications**

21. The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. This Appraisal for Wallingford forms part of the Council's rolling programme of providing conservation area appraisals for all its designated conservation areas.

22. The principal legal effect of the designation of an area as a conservation area is control over demolition of buildings (including structures classed as buildings in planning legislation) and control over works to trees. In determining applications, the council also has a duty under the Planning Acts to have regard to the desirability of preserving or enhancing the character or appearance of the area and there are less generous permitted development rights, under the Town and Country Planning (General Permitted Development) Order 2015.

23. The Act requires that the designation of a new conservation area or variation to it be advertised in the London Gazette, a local newspaper and registered as a local land charge. The Secretary of State (DDCMS) and Historic England will also be notified.

## **Risks**

24. No strategic or operational risks associated with the matters covered in this report have been identified.

## **Conclusion**

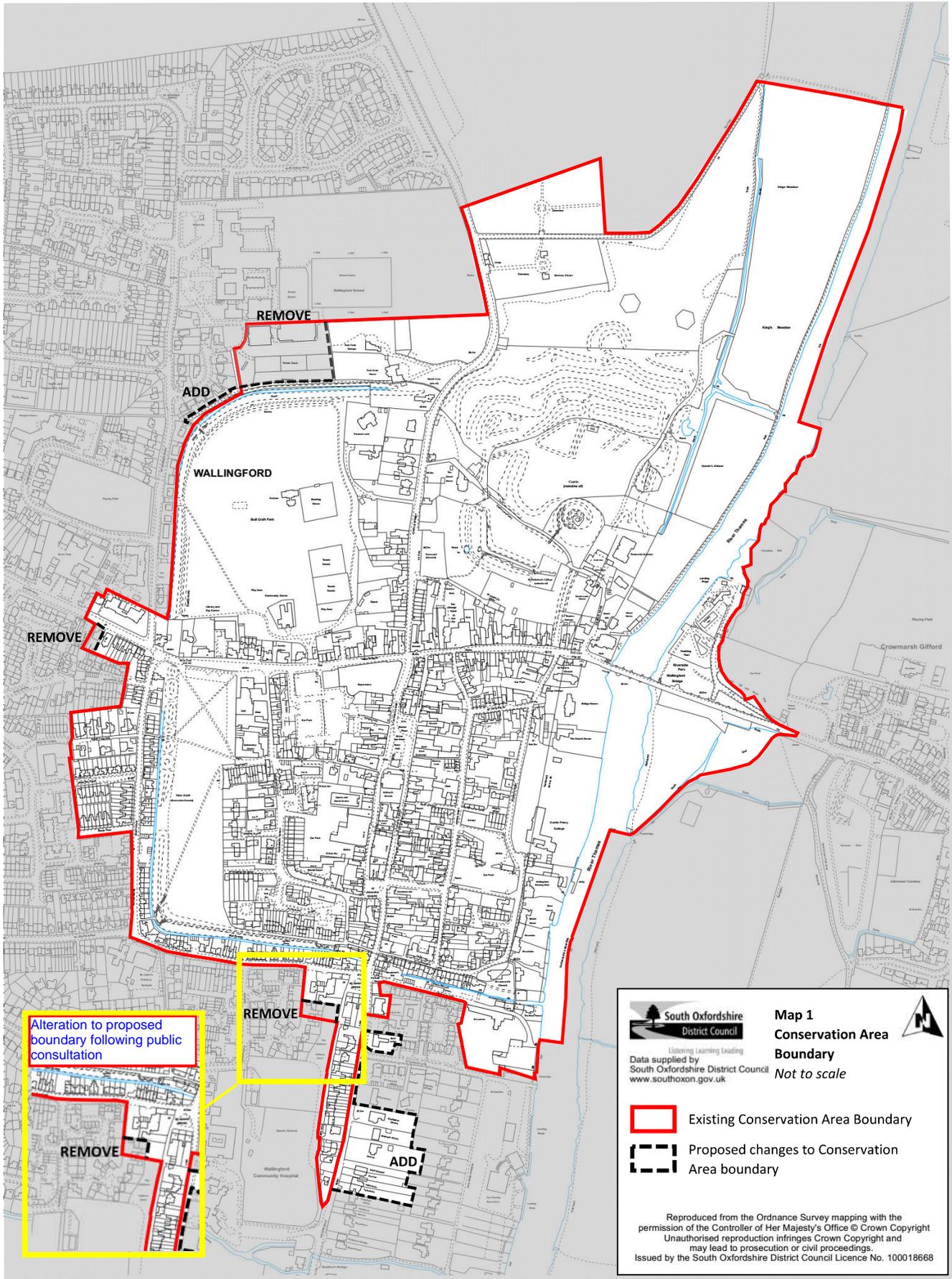
25. Having regard to the evidence collected and presented in the Wallingford Conservation Area Appraisal, and to the responses received during consultation, it is recommended that it is adopted for development management purposes. It is also recommended that the designated boundary of Wallingford Conservation Area be amended as proposed.

## **Appendices**

- Appendix 1: Wallingford Conservation Area Proposed Boundary Map
- Appendix 2: Consultation Statement
- Appendix 3: Track Changes version of amended pages of the Consultation Appraisal Document

**Appendix 1**

**Wallingford Conservation Area Proposed Boundary Map**



**Appendix 2**

**Consultation Statement**

# **Wallingford Conservation Area Appraisal and Boundary Extension**

## **Consultation Statement**

## **Introduction**

1. The purpose of this statement is to provide a summary of the representations received during the public consultation on the Wallingford Conservation Area Appraisal and Boundary Review held between Wednesday 11 October and Wednesday 22 November.

## **Background**

### **Purpose of the Conservation Area Appraisal and Boundary Review**

2. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. The Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of these areas and they form part of the Local Authority Development Plan evidence base.
3. Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area.
4. The appraisal document forms part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

### **Summary of the Appraisal Document and alterations to the Proposed Boundary**

5. The document provides a summary of the history of Wallingford's development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and a series of illustrative maps showing various details of spatial analysis.
6. The Conservation and Design Team proposed revisions to the existing boundary. These include rationalisation of the boundary where it crosses through buildings or plots and exclusion of areas that no longer meet the criteria for designation.

### **Summary of consultation responses received**

7. In total, 14 responses were received during the public consultation period. 10 responses were via the online web survey, 2 responses were received via email and 2 responses were paper copies.

8. Overall, the responses received were supportive of the content of the document with two respondents providing corrections to factual errors, typographical errors and supplying additional details about the historic and development of the town.
9. Eight respondents commented specifically on the proposed boundary revisions. Most comments sought the retention of those areas proposed for removal from the designated boundary and sought to increase the designated area. There were two comments which suggested the boundary be reduced.

Name	Individual/Organisation	Comment Summary	Conservation and Design Team Response
Mr Alec Hayton	Individual	The removal of the small area off Squire's Walk is strange. The buildings are attached to St. John's House and formed part of the domestic arrangements of that building which is of historical interest.	The boundary wall is proposed to be retained within the CA boundary. Works to alter the wall will require planning permission and the application would be considered with regard to the impact on the setting of the CA and neighbouring LBs. The C20 development to the rear of St Johns House are not considered to meet the criteria of architectural/historical interest to be retained in the conservation area. ACTION: Consider minor boundary change to retain the wall and open space but exclude the C20 development.
Mr Albert Leslie Walton	Individual	As the owner of [a property adjoining the Bull Croft] it would seem that the boundary at the rear of my property is in fact my back garden fence. Does this involve me in any changes or responsibility? I assume that the public footpath and beyond would in future, be kept in usable condition.	The boundary in this area has been extended slightly to include the full extent of the SAM here. This does not affect the boundary with the properties along Barncroft as the Scheduled monument line already exists here and any works affecting it have a higher statutory impact than the conservation area. We are proposing to align the boundary to emphasise the significance of the SAM and the embankment around it.
Dr Zac Etheridge	Individual	I would like to see further extension of the conservation area along Reading Road, which has many buildings of significant interest	The assessment of the dwellings along Reading Road was informed by their architectural/historic contribution and their completeness in terms of design, plot layout etc. It was not considered that additional development along Reading Road met these tests and very soon the houses become part of the Winterbrook CA rather than Wallingford.
Professor Malcolm Airs	Individual	No objections to the revisions to the boundaries and would like to record my full	ACTION: Make to reference the Europa Nostra Awards and Secretary of State

		<p>support, subject to the following observations.</p> <p>The Local Planning Authority and Community should be celebrated for the work done to designate and later transform the Market Place which received two Europa Nostra Awards in the 1980s.</p> <p>Reference should be made to the planning history regarding the archaeology at the Castle Grounds site and handing over to the Council.</p> <p>Public Realm description should include references to the iron kerbs and railings made locally by Wilders.</p> <p>Reference should be made to areas of positive development such as at Waitrose car park where historic walls were retained.</p> <p>Limited traffic through the Market Place adds to the vitality of the town and removing it should not be encouraged.</p>	<p>designation of CA as outstanding when designated - also reference made to Europa Awards in Communal Value section (see next point).</p> <p>Elevate Communal Value from Medium to High - suggest agree with this statement and include detail of the historic communal value of areas in the town reinforced by ongoing communal uses and subsequent recognition of Council and Community working through Europa Nostra awards.</p> <p>Request made to reference planning history decision that led to handing over of Castle Grounds to the Town - suggest no action needed as the archaeology section is more specifically about historic interest rather than the planning history of the town.</p> <p>P36 public realm reference to date of organisation of market place - suggest update text to include reference to date and Wallingford Local Plan.</p> <p>ACTION: Include references to Wilders</p>
Ms Anne Doherty	Individual	Agreed with Appraisal, Proposed Boundary and Recommendations in the Management Plan section	No action required
Philip and Wendy Burton	Individual	<p>Factual errors in the draft Appraisal are:-</p> <p>Location: Oak House is in New Road (not New Street - p 56 &amp; App A p 17))</p> <p>1840 Builder (and later Mayor): Mr Hilliard, not Hillard. (App A p 17)</p>	<p>Errors:</p> <p>Suggest references to New Street corrected to New Road throughout.</p> <p>Suggest spelling of Hilliard not Hillard corrected.</p>

		<p>Oak Cottage: Is physically to the right (East) of Oak House - it is the building described as 18th/19thC, not the left (West), as seen from New Road. (App A p 17)</p> <p>Anomalies are:-          Photo-montage (App A p 17): Highlighting this made-up view of Oak House is misleading - its prime neo-Georgian facade is not emphasised. The assemblage of four separate photographs is crude and unattractive.          Burgage Plots: Oak House in its burgage plot is dissimilar in character from the houses on the West side of Wood St, so, like the Green Tree plot immediately opposite in New Road, logically it sits with the Market Place plots - not least being similar in character to the nearby (original) houses in St Mary's Street. Buildings of Townscape Importance: The 2012 draft recognised the merits of Oak House, Oak Cottage and Spyers Court with this title, but in the new draft specific buildings have unaccountably lost such value.          Views: The 2012 draft described the view East from St Leonard's Square as 'uninteresting', whereas in the new draft the identical view is boosted to 'dynamic'. This is clearly at odds with its downgrading of the very buildings in that view.</p>	<p>Suggest no change to references of Oak Cottage/Oak House not altered, these references are to do with the photograph and not their geographic location.</p> <p>Anomalies:          Photo-montage - suggest no change as this photo is representative of the view possible from the public realm.          Burgage plots - reference could be made more explicit to the maps which shows that evidence of burgage plots extends beyond Market Place and Wood Street but no additional need to clarify differences in character of these plots as the Oak House plot is not typical of the medieval plots of Wallingford.          Buildings of Townscape Merit - terminology in the document has been updated to reflect current practice and all non-designated heritage assets have been identified in the Local Interest section rather than breaking them up into various other categories. This is to be consistent with good practice and also the terminology within the NPPF which only has one category - non-designated heritage assets - rather than multiple layers: suggest no change but make aware that no value has been removed or reduced.          Views - as above terminology has been updated and follows good practice. Again there has been no downgrading of buildings through the use of revised terminology -</p>
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			please see definitions of the terms in the text. Suggest no change.
Cllr Rosilyn Lester	Parish or Town Council	<p>I would like to see more buildings put into the "listed" quality. And our garden coloured yellow as parkland - protecting it from being built on or developed.</p> <p>I would like to see all areas kept in the conservation area esp. Wallingford School - near the Black Ditch - And the small area in Wydham Gardens - as we know this to be part of the Old St Johns Hospital and a burial ground.I would also like to make sure that Park Farm House is listed and the old school next door. Hopefully making sure that they both retain many of their features (i.e. windows) plus to list the Towing Club Bar as this was the summer house for Castle Priory.</p> <p>Listed St Leonards Lane terrace houses. All houses from the bridge to the traffic lights (buildings)Houses in Thames Street, further on from the rowing club. Very large and beautiful important to preserve these areas.</p>	<p>The LPA is not responsible for listing buildings and we can only identify them as non-designated heritage assets. Anyone can nominate a building for listing by contacting the Historic England designation team.</p> <p>The important open space category does not preclude development. Where they have been identified, although these spaces are private, they make an important contribution to the public realm.</p> <p>The northern part of the boundary has been re-drawn to follow the scheduled ancient monument to emphasise its importance. The archaeological constraints still wash over the school area but it is not considered to be worthy built form that should be included.</p> <p>The Old St John Hospital site is not legible as a result of recent developments. The historic boundary wall would not be removed but the area of modern housing removed as it is less historically characteristic. ACTION: Suggest boundary revised in part.</p>
Henry Venners	Individual	I note the intention to extend the CA to the east side of Reading Road. Whilst I acknowledge that the layout of the frontage of these houses is pleasing and also the spacing of them, I can really see no need for their rear gardens to be included. There is no public perception or enjoyment of this area and I believe that	The rear gardens of these plots form part of the old Chalmore Gardens and good practice is to follow a clear legible boundary line which the rear garden plots provides. The inclusion of an entire building plot enables a clear boundary to be drawn and avoids issues of partial inclusions within

		<p>including such an unimportant backland area would serve to diminish the value of the better truly historic and spatially important/characteristic parts of the town. Therefore I would suggest that the area be limited.</p> <p>If, accepting that the frontage areas of those properties to be included is important and deserving of protection then I cannot see why houses further south area not included. Their frontages are equally as important to character at this entrance to the town and the 'start' of the unspoilt part of the town coming from the south appears quite arbitrary when I feel the 'character' of this area starts right as one cross the brook.</p> <p>I do not quote follow why no changes are proposed to the north of the Cross Keys on St George's Road. There has been considerable infilling on St George's Road recently. The pub car park gives the only remaining glimpse of the very significant and sensitive saxon embankments from outside them and also the listed folly on the highpoint in the SW of the Bull Croft. This has a lovely setting and the trees may not always be there. There are no other places on the periphery of the embankments in the town where it can be appreciated so much as at the rear of the Cross Keys, which stands enjoyably in large grounds/space. This seems to be</p>	<p>conservation areas which should be avoided. ACTION: suggest no change.</p> <p>Extending further south along the Reading Road - the architectural and spatial qualities of these houses was considered to be of less consistent pattern and historic significance and so not included within the boundary.</p> <p>Extending north of the Cross Keys was also not pursued as this area is not of the same quality of architectural of historic interest as the other areas. The embankments are within the designated area and inclusion of much more modern development inconsistent with pattern was not considered of sufficient interest to meet the tests. The setting of the conservation area is a material consideration in planning terms and how it is experienced is an important consideration when understanding significance. The inclusion of 'setting' is not good practice and would merely alter the character of the setting itself making it harder to quantify as a feature that contributes to significance. ACTION: Suggest no change.</p>
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		underplayed in the assessment in my view.	
Jaqui Dingle	For CEH	<p>I am only comfortable with the boundary changes regarding the Saxon embankments on two provisos as follows:</p> <p>1 the trees in the new boundary area are made safe before the restrictions apply are there are several branches which are hanging half off in the trees at that spot. I have reported this before but nothing has been done and I think they could fall on a pedestrian on the path if very windy.</p> <p>2 the map appears to show the new line as going across the back gardens of Barncroft as they back onto the path by the embankments I presume from the wording that this is not intended but the line should be made thinner and clearer that it does not go into the garden boundaries If it were to go into the garden boundaries this would be inappropriate and could encompass a garden wall only built in the 1990s</p>	<p>For clarification the boundary follows the garden boundaries and does not draw them into the conservation area any more than as existing. The boundary follows the scheduled monument designation and therefore any works requiring scheduled monument consent would not be altered by this and would still be required regardless of the boundary change.</p>
Mr John Carroll	For Carroll and Partners	<p>Generally a useful appraisal. Some of the Local Interest buildings included in Appendix A : ie - 29 Goldsmiths Lane and rear of Corn Exchange, have little aesthetic value or quality and their inclusion should not prevent appropriate alteration or replacement.</p> <p>Remove the added conservation area to the east of Reading Road. Most of these</p>	<p>Although the buildings are altered internally or extended to the rear; the frontage of the buildings remains characteristic, the villa pairs remain legible and plot spacing consistent with the historic pattern of development along the Reading Road and hence are worthy of inclusion.</p> <p>Buildings identified within the local interest appendix have been considered against the</p>

		buildings already substantially altered or extended.	test of the local listing guidance by Historic England. Having visited No.29 Goldsmiths Lane again it is clear that a previous approval for works has stripped the building of all interest. ACTION: Suggest this is removed from the LIB. However, 4 Market Place former range still makes a contribution to the street scene and evidence that it is not worthy of addition has not been presented by these consultations comments. ACTION: Suggest no change to Wood Street environs.
Michael Simpson	For Carroll and Partners	Map 13 – Trees, landscape and open spaces On behalf of client/site owner, we comment as follows: The garden of 16 Castle Street has a high boundary wall to the street, and only forms a ‘valuable break from the built-up area’ because existing development to the rear of the garden is set well back. The statement ‘views through this gap to the trees on the Bullcroft form an important backdrop’ is disingenuous. The only vantage point from which to appreciate these views are the ramparts in the Castle Gardens, from where the view is of trees in the foreground, i.e. within Castle Gardens, and the line of yew trees adjacent the Castle Gardens Wall. Map 13 identifies 5 ‘Significant but only one of these is a native species. We suggest that the appraisal in this respect is misleading and inappropriate. Appendix A, page 6 – 29 Goldsmiths Lane	The green and verdant nature of trees in Wallingford, either in public spaces or private, make an important contribution to the character of the area and how it is experienced. These trees, whether native or not, do exactly this and are identified as such. This does not affect the current statutory protection on the trees but adds to the evidence that there is a distinct verdant character to Wallingford that contributes to is special interest and character. ACTION: Suggest no changes.  29 Goldsmiths Lane. Further assessment of the building shows that much of its historic significance has been lost through near total removal of historic fabric. ACTION: Suggest remove from LIBs  Buildings to the rear of 4 Market Place continue to illustrate the role of the historic burgage plots and the ancillary nature of the built form in this area. Assessment of the

		<p>The appraisal describes these buildings as C19 semi-detached. While we concur that the building may have C19 origins it has clearly been much altered, with one half of the building added at a later date, and possibly the bay window also being added later. The whole exterior is rendered over, its historical value is greatly diminished.</p> <p>Appendix A, page 18 – Buildings to the rear of the Corn Exchange This item would appear to include the building to the rear of 4 Market Place, which is the subject of a current planning application. The following comments are made specifically in reference to the building that forms part of 4 Market Place:</p> <p>The provenance of the building to the rear of 4 Market Place is questionable. Its authenticity is undermined by subsequent alterations of the architectural detailing. The north elevation has been heavily altered and the west elevation is definitely a later construction, circa 1950's vintage, as is much of the interior. The Diocletian windows in themselves, now with render finish concealing the brick detailing, don't constitute an asset of such significance to warrant retaining particularly when, looked at in the round, the asset is of such poor quality and in need of heavy refurbishment to bring it back into service.</p>	<p>buildings has not demonstrated through the appraisal process that the buildings no longer provide this important character, in fact the opposite. The appraisal does not deal with viability of buildings or their quality for re-use. Whether identified as of Local Interest or not, sound and robust justification would be needed for total demolition within the conservation area. Suggest no change needed.</p>
Tim Coleman	For Winslade Investments	My company Winslade Investments owns 28 Goldsmiths Lane and the former	ACTION: No.29 Goldsmiths Lane is removed from LIBs.

		<p>Wallingford Portcullis Social Club at 28 Goldsmiths Lane. I write to set out a my view in respect of the above property which has been noted as a "Local Interest Building" in Character area 3.</p> <p>I do not believe the building warrants this designation and should be removed from this classification. The building is very unattractive and currently has a blank elevation on Goldsmiths Lane with only one small high level window.</p> <p>A planning consent P16/S3593/HH has been implemented. I would therefore ask that it is not classified as being of Local Interest.</p> <p>Wallingford Brewery Buildings - in particular the part forming the former social club. The buildings contain elements of unattractive 1970's infill. The buildings generally require significant work and attention to enable a worthwhile productive use and to preserve the more interesting portions.</p>	<p>N.B.: viability is not an issue for the appraisal document and any proposals to demolish would be subject to robust justification regardless of identification as LIBs or otherwise. Generally the former brewery buildings have historic character that still provides a historic reference that is of importance to the interest of the western infill character area and are worthy of identification as LIBs. ACTION: Suggest no change to assessment of Portcullis Site as a whole.</p>
Trevor Cotton	Individual	<p>What about TPOs for 1) Trees in Castle Grounds. 2) Trees on N.side of Wallingford Bridge. 3) Bullcroft and Kinecroft. i.e: Significant trees to be considered.</p> <p>Not much change to existing conservation area but a most useful directory of existing buildings - copy in library?</p>	<p>TPOs are a separate process that the appraisals are not responsible for. Their size already provides some protection with regard to works to them. If the trees are at specific risk from development then TPOs can be served where necessary.</p> <p>A consultation copy was in the Library and a hard-copy version can be made available to the Library if desired following successful</p>

		<p>Don't forget footpaths and paving to enhance and also vehicle emissions and erosion of qualities of all within the designated area.</p>	<p>adoption. Electronic copies will be available online.</p> <p>The management plan deals with how preservation and enhancement of footpaths and paving is proposed. Vehicle emissions are not specifically mentioned and were not considered to impact the experience of the designated area to such an extent that certain areas are no longer used to the detriment of historic or architectural special interest. Suggest no changes.</p>
Theresa Jordan	Individual	<p>I would like to see more buildings listed in the High Street, St Peter's St, Wood St and Castle Lane</p> <p>I would like to see the areas marked 'deleted' to be retained especially at Wallingford School area. Please add to the 'conservation area' but not remove any area.</p>	<p>The LPA is not responsible for listing. Anyone can nominate a building for listing by the Secretary of State via Historic England designation team.</p> <p>Those areas for deletion have been considered with regard to preserving or enhancing what is significant about the conservation area. The area around Wallingford School has been redrawn to emphasise the significance of the scheduled monument designated area and does not alter that a large area of archaeological interest extends well beyond the designated areas.</p>