

boundary

AN
Hi Margaret,
There is a copy of the
notes I think you meant.
OK. JEAN.

To: -- MARGARET
From: -- JEAN ALAN

19/02/04

REPORT OF THE DIRECTOR OF TECHNICAL SERVICES
TO TECHNICAL SERVICES COMMITTEE
15TH MARCH 1994

(FOR DECISION)

PROPOSED COXBANK CONSERVATION AREA

1.0 INTRODUCTION

- 1.1 A statutory duty exists under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine from time to time whether parts of the local planning authorities' area shall be designated as conservation areas.
- 1.2 Although a conservation strategy is to be formulated addressing the whole of the Borough it is already acknowledged that certain areas of the Borough which warrant conservation area status have not been so designated.
- 1.3 One of these areas is the settlement of Coxbank located in the south of the borough on the county boundary between Cheshire and Shropshire. Its recognition as an area of special architectural or historic interest was highlighted at the meeting of the Planning Policy Group held on 3rd September 1991.
- 1.4 The subsequent Rural Area Settlement Survey for Coxbank (July 1992) concluded at paragraph 5.2 that consideration be given to the possibility of declaring a Conservation Area in Coxbank.

2.0 DEFINITION OF CONSERVATION AREA

- 2.1 A Conservation Area is statutorily defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." It is essential to recognise that it is the character of an area which the legislation seeks to preserve or enhance.

3.0 THE CHARACTER OF COXBANK

- 3.1 Coxbank has a particularly strong and identifiable character comprising a low-density settlement pattern based upon an intricate network of routes. The settlement's outstanding feature is the domination of its built form by landscape features.

- 3.2 At a more defined level, the quality of Coxbank as an "area of special architectural or historic interest" rests on the spatial sophistication of the settlement. This spatial quality leads to an intricate and intimate system of routes which give Coxbank a degree of permeability and legibility.
- 3.3 A strong sense of identity arises from the spatial nature of Coxbank, with spaces being "small" and tending to lead naturally from one to another. This "closed" sensation contrasts effectively with the open nature of much of the surrounding land. Because of this juxtaposition there are a number of satisfying views both into and out of the settlement.
- 3.4 This spatial quality is developed by the generally small scale properties, randomly located in large plots. Although the architecture of the buildings is unexceptional, the generally simple forms of modest scale and bulk tend to create an architecture rural in feel. Building plots are largely enclosed by hedges giving rise to the perceived landscape dominance.
- 3.5 A building type clearly existed for Coxbank during its formation although this has been somewhat diffused by the rate of development and conversion during this latter half of the century.

4.0 CONCLUSION

- 4.1 Coxbank is an attractive settlement possessing high quality visual and physical characteristics which give it a unique identity. This identity is of importance to both its residents and the Borough Council, for it serves to underpin the variety and quality of settlements and settlement patterns throughout the Borough.
- 4.2 Designation as a conservation area would assist in retaining and enhancing the elements outlined above which make Coxbank Coxbank!

5.0 RECOMMENDATIONS

- 5.1 The Committee is asked to RECOMMEND to the Borough Council -
- (i) that Coxbank be designated as a Conservation Area, the proposed boundary of which is illustrated on the accompanying plan.

5.2 (ii) That a leaflet showing the boundary of the "conservation area" and explaining the implications of its designation be prepared and distributed to owners and occupiers within the Conservation Area.

(iii) That the area so designated be known as the "Coxbank Conservation Area".

Background Papers Village Townscape Surveys. Coxbank
Rural Area Settlement Survey. Coxbank

Location Planning Division

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