



## **Bury St Edmunds Area Working Party 24 January 2012**

### **Amendments to the boundaries of the Bury St Edmunds Town Centre and Victoria Street Conservation Areas**

#### Summary

1. The Town Centre Conservation Area was designated on 26 January 1973, with some extensions to the boundary being added on 23 May 1975. The Victoria Street Conservation Area was designated on 5 March 1987.
2. In reviewing the use of Article 4 Directions in the two conservation areas, it has become apparent that there are places where the boundaries of the conservation areas are in need of updating.
3. The Bury St Edmunds Area Working Party is asked to approve the draft amended conservation area boundaries for public consultation.

#### **1. Purpose of Report**

- 1.1 The purpose of this report is to ask the Working Party to recommend to Cabinet that the draft amended boundaries of the Bury St Edmunds Town Centre Conservation Area and the Bury St Edmunds Victoria Street Conservation Area (as shown in Appendices 1 and 3 of this report) be approved for consultation.**

#### **2. Background**

- 2.1 Both of the conservation areas contain properties protected by Article 4 Directions and a review of the effectiveness of the Article 4 Directions has been carried out. Following this, a Task and Finish Group has been established through the Overview and Scrutiny Committee. The group will be resurveying the Directions and a number of initiatives are being put in place to ensure the homeowners affected by them fully understand what they are and are aware of the requirements they bring.
- 2.2 In carrying out preparatory work before the full resurvey of all the Article 4 Directions, Officers have identified parts of the conservation area boundaries which, for the reasons set out in paragraph 3.1, require amending.

### 3. The Conservation Area Boundaries

3.1 An assessment has been made as to whether each conservation area boundary met the following criteria:-

- (a) does it follow a defined or tangible boundary, or logically relate to the land or buildings? The original conservation area boundaries were based on older Ordnance Survey map bases. Modern mapping is now more accurate and, as a result, in some parts of the conservation area there are small anomalies between the boundary as drawn on the map and what is actually on the ground, as the two no longer accurately correlate.
- (b) does it enclose modern buildings which better relate to development outside the conservation area?
- (c) is there land or buildings included within the conservation area that do not contribute to its character or appearance? or
- (d) is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?

3.2 As a result of this assessment, several amendments to the boundaries of the Bury St Edmunds Town Centre and Victoria Street Conservation Areas are proposed. It is, therefore, intended to complete the review of the conservation area boundaries before resurveying the Article 4 Directions, as some properties currently with Article 4 Directions may be excluded from the revised conservation areas. In these cases, the Directions will be cancelled following the designation of the amended conservation area boundary.

3.3 The following appendices are attached to this report:-

**Appendix 1:** Map showing the proposed boundary amendments for the Bury St Edmunds Town Centre Conservation Area.

**Appendix 2:** Description of each proposed change to the Bury St Edmunds Town Centre Conservation Area boundary.

**Appendix 3:** Map showing the proposed boundary amendments for the Bury St Edmunds Victoria Street Conservation Area.

**Appendix 4:** Description of each proposed change to the Bury St Edmunds Victoria Street Conservation Area boundary.

### 4. Consultation

4.1 There is no statutory requirement to carry out any public consultation before designating a conservation area or amending its boundary. Officers consider it 'good practice', however, and a means of raising public awareness of the conservation areas. It is therefore intended to engage in public consultation during the period 29 February to 30 April 2012 to coincide with the consultation period for the Vision 2031 documents. In addition to the consultation process detailed in

paragraph 4.2 below, each resident directly affected by the proposed boundary changes will be written to individually.

- 4.2 It is proposed to seek public involvement in accordance with the Council's Statement of Community Involvement. Relevant bodies and consultees listed in Appendix 4 of the Statement of Community Involvement, including local amenity groups, will be consulted on the boundary amendments. A press release will be circulated informing residents that the draft boundary maps can be viewed at West Suffolk House and the Central Library and also on the Borough Council's web site. Comments can be made in writing or by e mail. At least one drop-in session will be arranged in each conservation area, when anyone can speak to the conservation officers in person and make comments regarding the proposed amendments. The Vision 2031 consultation events will also be shared where appropriate. Following the consultation period the conservation area boundaries will be amended (as appropriate) for adoption.

## **5. Recommendations**

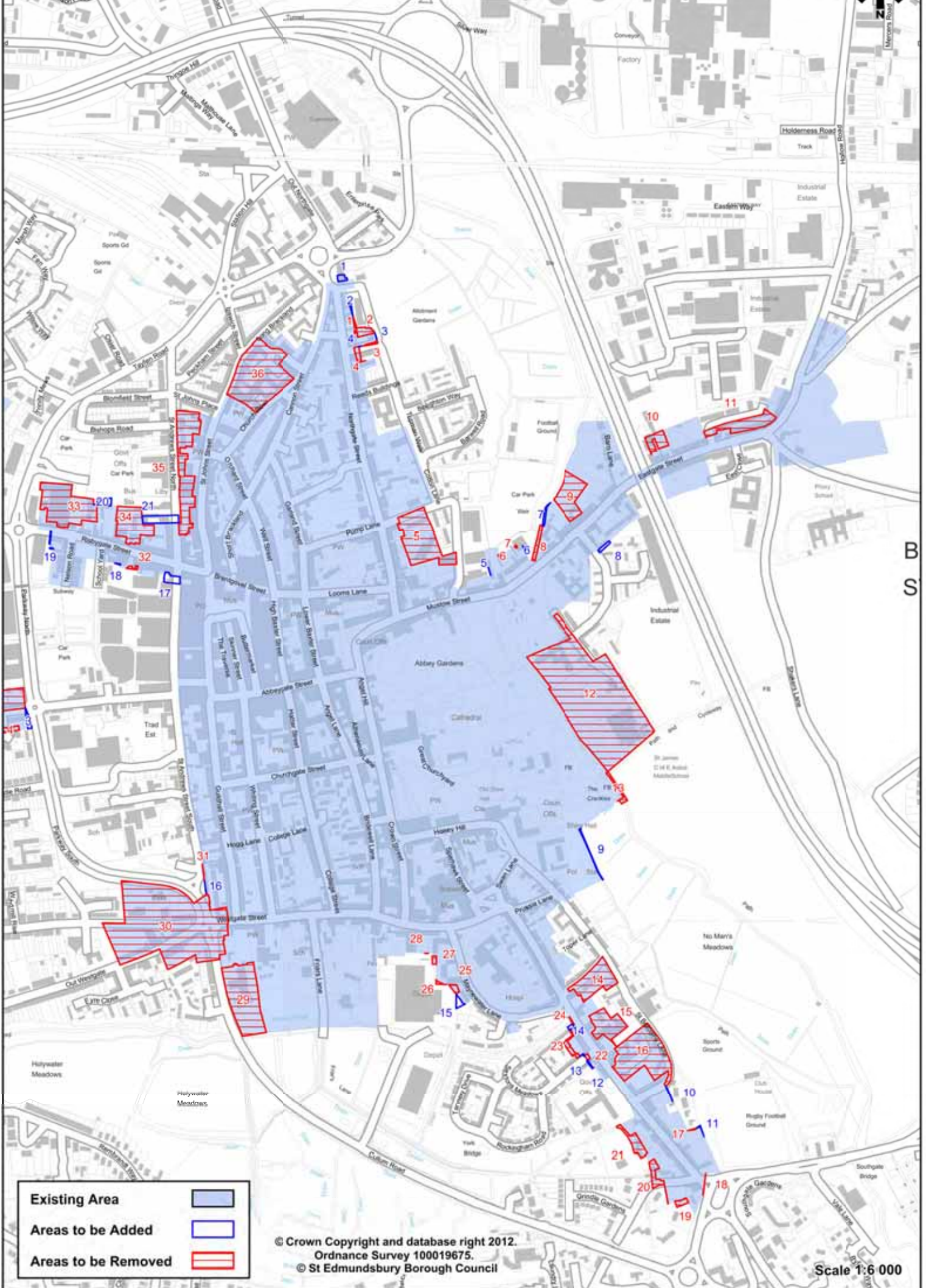
- 5.1 The Working Party is asked to recommend to Cabinet that the draft amended conservation area boundaries for the Bury St Edmunds Town Centre and Victoria Street Conservation Areas, as detailed in Report C296 be approved for consultation.
- 5.2 The Interim Joint Head of Planning and Economic Development, in consultation with the Portfolio Holder for Planning and Transport, be authorised to amend any minor mapping errors prior to the commencement of the consultation.

For further information contact:-

Christine Leveson, Principal Conservation Officer, Planning and Economic Development

Telephone: (01284) 757356 or Email: [chris.leveson@stedsbcc.gov.uk](mailto:chris.leveson@stedsbcc.gov.uk)

# Bury St Edmunds Town Centre Conservation Area - Amendments



© Crown Copyright and database right 2012.  
 Ordnance Survey 100019675.  
 © St Edmundsbury Borough Council

Scale 1:6 000

### Amendments to the Bury St Edmunds Town Centre Conservation Area boundary

The boundary has been assessed against the following tests and amendments proposed accordingly:

- A does it follow a defined or tangible boundary, or logically relate to the land or buildings?  
The original conservation area boundary was based on an older OS map base. Modern mapping is much more accurate and, as a result, in some parts of the conservation area there are small anomalies between the boundary drawn on the map and what is actually on the ground, as the two no longer accurately correlate.
- B does it enclose modern buildings which better relate to development outside the conservation area?
- C is there land or buildings included within the conservation area that do not contribute to its character or appearance?
- D is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?

Sites to be removed (shown in red)	Brief description	Reason(s) for exclusion (see categories above)
<b>1</b> Land to rear of Chantry Court, Cotton Lane	Part of garden	A
<b>2</b> Land to south of Chantry Court, Cotton Lane	Parking area	A and C
<b>3</b> land on corner of Cotton Lane and Mark Jennings Lane	Boundary does not accurately follow highway alignment	A
<b>4</b> 1 & 3 Mark Jennings Lane	End part of a modern development of flats which is unrelated to the current conservation area boundary	A and B
<b>5</b> 1-8 Pickwick Crescent and Redwood Gardens	Modern development	A, B and C
<b>6</b> Land to the rear of 3 The Broadway, Eastgate Street	Boundary does not accurately follow property boundaries	A
<b>7</b> South-west corner of premises occupied by Car Electrics and C D Friend & Son, The Broadway	Part of a modern business premises	A
<b>8</b> part of the River Lark	Boundary runs through the centre of the river and does not follow a defined line (see also Blue 3)	A
<b>9</b> 17-22 Magna House and associated garden	Modern development not visible from Eastgate Street	C
<b>10</b> Land to rear of 37-40 Eastgate Street	Mixture of established commercial premises and new development	A and C
<b>11</b> Unicorn Cottage and 61-83 Eastgate Street	Modern properties	C

<b>Sites to be removed (shown in red)</b>	<b>Brief description</b>	<b>Reason(s) for exclusion (see categories above)</b>
<b>12</b> The Martins, St James' Court and St James' Middle School, The Vinefields	Land adjoining the River Lark containing largely modern development	B and C
<b>13</b> Part of footpath running south of St James School, The Vinefields	Boundary does not follow a logical boundary on the ground	A
<b>14</b> 1-6 Linnet Place, 10 Bakers Lane and Old Mission House, St Botolph's Lane	Modern development and commercial premises	B and C
<b>15</b> 1-15 and 20-29 Oast Court and depot in St Botolph's Lane	Mixture of modern commercial and residential properties	A, B and C
<b>16</b> 1-25 Alicia Court	Modern residential development	C
<b>17</b> Land to the south of 2 Southgate Place, Southgate Street	Small area of garden included by inaccuracies in mapping	A
<b>18</b> Highway land at the southern end of Southgate Street	Boundary does not accurately follow highway alignment	A
<b>19</b> 11A Beech Rise	Modern development unrelated to current conservation area boundary	A
<b>20</b> 14 and 16 Beech Rise, part of highway and land to east of 3 Beech Rise	14 Beech Rise is set well back from the street and barely visible. 16 Beech Rise of one of a terrace of three divided by the current conservation area boundary. The boundary does not accurately align with the property boundary of 3 Beech Rise.	A, B and C
<b>21</b> Grindle Barns, Southgate Street	Barn conversion not visible from the street	C
<b>22</b> 1 Sextons Meadows	Modern development unrelated to the current conservation area boundary	B
<b>23</b> Land between and to the rears of 119-126 Southgate Street, 2 Sextons Meadows and 4-6 Harrington Close	Parking areas for modern development unrelated to the current conservation area boundary	A and B
<b>24</b> Highway land at the junction of Harrington Close and Southgate Street	Boundary does not accurately follow highway alignment	A
<b>25, 26 and 27</b> Land forming part of the site to the south and west of Maynewater Square	Small areas of land included by inaccuracies in mapping	A

<b>Sites to be removed (shown in red)</b>	<b>Brief description</b>	<b>Reason(s) for exclusion (see categories above)</b>
<b>28</b> Land to the south of 2 Westgate Street	Small area of land included by inaccuracies in mapping	A
<b>29</b> 11 Cullum Road	Modern flats development	B and C
<b>30</b> 2-12, Westgate Chapel, Hyndman Centre, St Peter's Church and 1-3 St Peter's Terrace in Hospital Road, 2-52 and 7-29 Out Westgate, including Carter's yard and Chapel House, 10-17 St Andrew's Street South, 27, 28 and 33-36 Westgate Street and 32-37 Cullum Road	Mixture of traditional and modern developments. Hospital Road and Out Westgate contain several listed buildings but are somewhat detached from the rest of the conservation area by the road junction	B and C
<b>31</b> Highway land at the southern end of St Andrew's Street South	Boundary does not accurately follow highway alignment	A
<b>32</b> land to the rear of 10 Risbygate Street	Boundary includes a small area of land which forms part of the site of the rear	A
<b>33</b> Land and buildings to the rear of Flats 32-35 Parkway House, 88-89 Risbygate Street (Wilkinsons), land to the rear of 90 Risbygate Street and 1-3 and 5-15 Elsey's Yard	Modern residential and commercial developments and parking area	B and C
<b>34</b> 1-4 Raes Yard and 9-17 Tavern Lane	Modern residential developments	C
<b>35</b> 1-7 All Saints Court, 44-59 St Andrew's Street North, library, 107 Sergeants Walk and commercial premises at 67 St Andrew's Street North	Mixture of traditional and modern residential and commercial properties along the east side of St Andrew's Street North	B and C
<b>36</b> 40-50 St Johns Street, 62-67 Long Brackland, 6-7 St Martin's Street, St Edmunds Place, 1-3 Church Row and 1-5 Mudds Yard	An area of largely modern development with some older but altered properties in St John's Street and Long Brackland	B and C

<b>Sites to be included (shown in blue)</b>	<b>Brief description</b>	<b>Reason(s) for inclusion (see categories above)</b>
<b>1</b> 79 Northgate Street	Listed building immediately adjoining the current boundary of the conservation area	D
<b>2</b> Land to rear of 89-91 Northgate Street	Boundary cuts through rear gardens to properties	A and D
<b>3</b> Highway land in Cotton Lane, to north of junction with Mark Jennings Lane	Boundary does not accurately follow highway alignment	A
<b>4</b> Highway land in Mark Jennings Lane	Boundary does not accurately follow highway alignment	A
<b>5</b> Outbuildings to the rear of The Fox PH, Eastgate Street	Boundary does not accurately align with western walls of buildings	A
<b>6</b> 11 The Broadway	Boundary cuts off small part of the rear garden	A and D
<b>7</b> Land to the rear of 4-5 Friary Court and 21, 23B and 23C Eastgate Street fronting the River Lark	Boundary cuts through land associated with the properties	A and D
<b>8</b> 9-12 The Vinefields	Boundary separates the properties from their gardens to the south	A and D
<b>9</b> Land adjacent to the River Linnet	Small area of land excluded by a mapping error	A
<b>10</b> Car park belonging to The Warehouse, St Botolphs Lane	Boundary does not accurately align with eastern boundary of the site	A
<b>11</b> Land to the rear of 64 Southgate Street	Small areas of garden excluded by inaccuracies in mapping	A and D
<b>12</b> Land to the rear of 112-113 Southgate Street	Boundary cuts through part of the rear gardens	A and D
<b>13</b> Land adjacent to 119 Southgate Street	Boundary cuts through landscaped area	A and A
<b>14</b> 1-3 Harrington Close	Modern development which straddles the conservation area boundary	A and D
<b>15</b> Land to the rear of 25-28 Maynewater Lane	Boundary cuts through the rear gardens of the properties	A and D
<b>16</b> 12 and 14 St Edmundsbury Mews, St Andrew's Street South	Boundary does not accurately follow alignment of building	A
<b>17</b> 64 St Andrew's Street South	Traditional property adjoining the current boundary of the conservation area	D
<b>18</b> 11-13 Risbygate Street	Inaccuracies in the mapping mean that the boundary does not follow the rear wall of the building	A

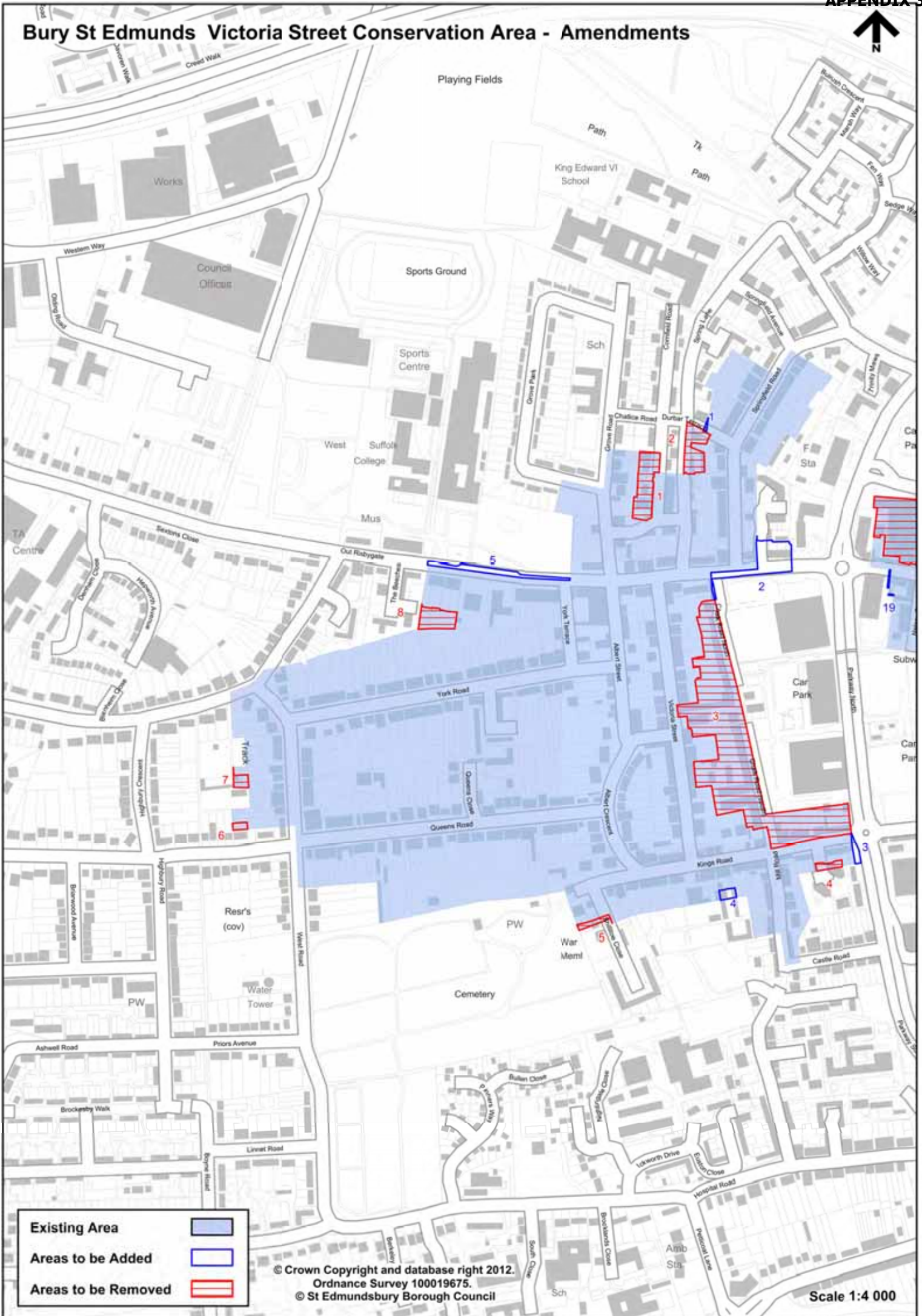


<b>Sites to be included (shown in blue)</b>	<b>Brief description</b>	<b>Reason(s) for inclusion (see categories above)</b>
<b>19</b> Demeter House, 27 Risbygate Street	Boundary cuts off small areas of the garden	A and D
<b>20</b> The Maltings, Elsey's Yard	Boundary divides the building	A and D
<b>21</b> 7-9 St Andrew's Street North	Traditional and modern buildings adjoining the current boundary of the conservation area	D

W:\Democratic WP Services\Committee\Reports\Bury St Edmunds Area Working Party\2012\12.01.24\C296 Amendments to boundaries of Bury St Edmunds Conservation Areas - Appendix 2.doc



# Bury St Edmunds Victoria Street Conservation Area - Amendments



**Amendments to the Bury St Edmunds Victoria Street Conservation Area boundary**

The boundary has been assessed against the following tests and amendments proposed accordingly:

- A does it follow a defined or tangible boundary, or logically relate to the land or buildings?  
The original conservation area boundary was based on an older OS map base. Modern mapping is much more accurate and, as a result, in some parts of the conservation area there are small anomalies between the boundary drawn on the map and what is actually on the ground, as the two no longer accurately correlate.
- B does it enclose modern buildings which better relate to development outside the conservation area?
- C is there land or buildings included within the conservation area that do not contribute to its character or appearance?
- D is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?

<b>Sites to be removed (shown in red)</b>	<b>Brief description</b>	<b>Reason(s) for exclusion (see categories above)</b>
<b>1</b> 62 - 66 Cornfield Road	Row of individual modern bungalows which do not reflect the character of the conservation area	B and C
<b>2</b> Durbar House and garage court to the south	Modern house and parking areas	B and C
<b>3</b> 40, 43-46, 48-54, 63-72C and 73-100 Chalk Road North, 1-12 St James Lane, Victoria Surgery, 10-30 Nevilles Close, 1-18 Jankyn's Place and 127-139 Kings Road	Mixture of traditional and modern, mostly residential, properties. Many of the properties in Chalk Road North have been altered and the 'street' form has been compromised.	A, B and C
<b>4</b> 1 and 2 Yeomanry Yard	Modern residential development which straddles the current conservation area boundary	A and B
<b>5</b> 89A Kings Road	Boundary divides the house and garden	A and B
<b>6</b> Land to the rear of Blencathra and Hitherto, Westbury Road	Boundary divides the gardens	A and B
<b>7</b> Land to the rear of 28-32 West Road	Boundary divides the site	A and B
<b>8</b> Land to the rear of 30-37 Out Risbygate	This area of land belongs with The Beeches, a modern residential development outside the conservation area	A and B

<b>Sites to be included (shown in blue)</b>	<b>Brief description</b>	<b>Reason(s) for inclusion (see categories above)</b>
<b>1</b> Land adjacent to 5 Durbar Terrace	Boundary cuts across the road and does not relate to existing boundaries	A
<b>2</b> 1-6 Risbygate Street and highway land along Risbygate Street and the corner of Chalk Road North	Modern properties in a traditional style which reflects the adjacent historic buildings. Boundary follows the centre of the road and does not relate to existing highway boundaries	A and D
<b>3</b> Land to the side of 28 Kings Road	Boundary divides the side garden from the property	A and D
<b>4</b> Land to the rear of 57-59A Kings Road	Boundary divides the land from the properties	A
<b>5</b> Part of Out Risbygate	Boundary follows the centre of the road and does not relate to existing highway boundaries	A

W:\Democratic WP Services\Committee\Reports\Bury St Edmunds Area Working Party\2012\12.01.24\Bury St Edmunds Conservation Area - Appendix 4.doc