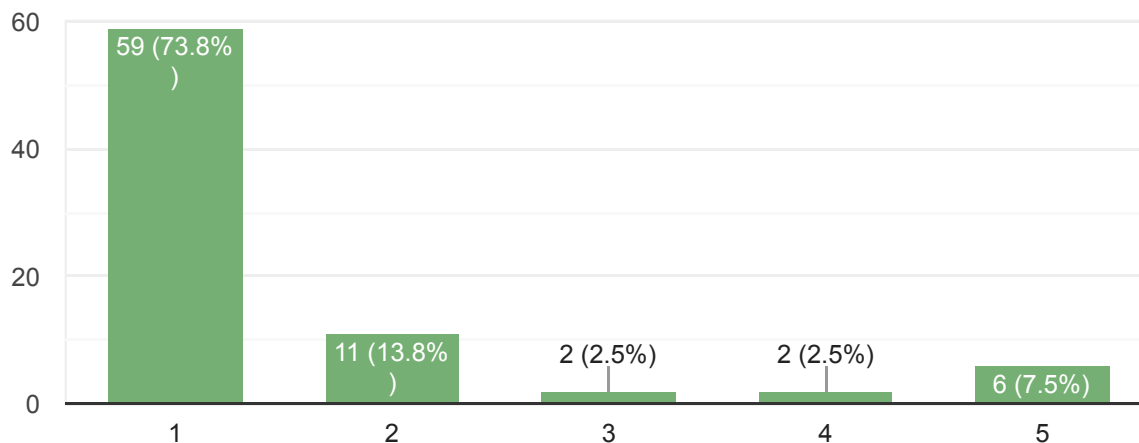


Queens Park Ward Area Neighbourhood Plan: Heritage Questionnaire, December 2018

80 responses

Q1. Should the Neighbourhood Plan identify, preserve and enhance the heritage assets of our area for the next generation?

80 responses



Have you got any further comments on Q.1?

13 responses

There needs to be a balance between preservation and modern living.

Old buildings tend to be inefficient with regard to heat loss, water usage and windows. Older building materials need more maintenance and redecoration, using scarce resources. All buildings have a finite age. The present generation should not impose its feelings and wishes on those to come.

Yes, but that would determine what is defined as 'heritage', e.g. I have no issue with replacing ugly pebble-dashing with a modern cladding.

Part of the reason people live in areas with these heritage assets is because they like the environment to which these assets contribute. Losing them would undermine some of the reasons that encouraged existing occupants to move here for the benefit of non-residents and developers.

Support a "protocol" for suggested criteria in terms architectural aesthetic and retention of these characteristics (i.e. education)

Yes, sympathetic developments.

It's important to identify key features / buildings across the area. Front walls, front doors and street trees.

This appears to be an "internal" questionnaire to re-affirm the objectives of the group. To obtain a more open response it would be better to remove the policy aims from the pre-amble.

Preserving the heritage assets of the area will help to retain the character of Queen's Park

Don't split houses into flats

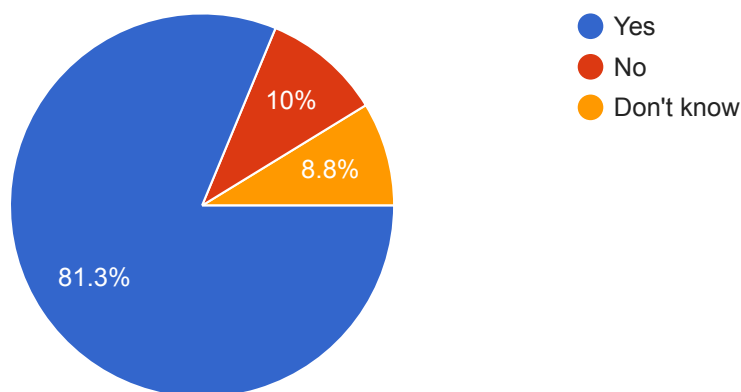
Where there is quality and interest not just for the sake of it

Domestic architecture is part of the landscape and should be treated as heritage rather than merely 'property'

Young people do have to have somewhere to live and most couldn't afford a house like this..... they way forward in THAT instance is to convert to multi dwelling if necessary, but retain the main facade. We did this in 2003/4 with 14 Howard Road... my family residence which we bought and preserved in this way.

Q.2 Should we control the design of new buildings and extensions to ensure they are in-keeping with historic styles, materials, height and general bulk?

80 responses



Have you got any further comments on Q.2?

18 responses

We should control the design of new developments and the materials used to ensure that they enhance to ambience of the area.

I don't feel new building should pretend to be periodic, but should be tasteful.

More modern flat developments are designed with an emphasis on profit rather than consideration for neighbours. Existing occupants of the neighbourhood should be given greater consideration when buildings are being developed.

As above

Unless design as it's own unique merit.

To retain character of area.

Allowances must be made for modern living.

Cost eg. Roof replacement the same as current 18k slate 8k so hard to preserve the look even if you like to.

However there needs to be a 'year' cut Off point so anything before 1910 for example. Further consultation needed to agree this

I believe new extensions and potentially new buildings should be allowed to be built in a different style if the proposed development is of significant architectural merit. Reproductions of older styles are not always the best or only way.

If the street scene is altered by differing size building or building styles then the character of the area will be compromised

Not sure we have the experience to carry out this task

Yes for size but I have no objection to good modern design which complements the area

It would depend on the personal interest one would have on the plans

Blocks of flats should provide decent living space, and some garden. Internal dimensions are often woefully small for comfortable living, especially with children.

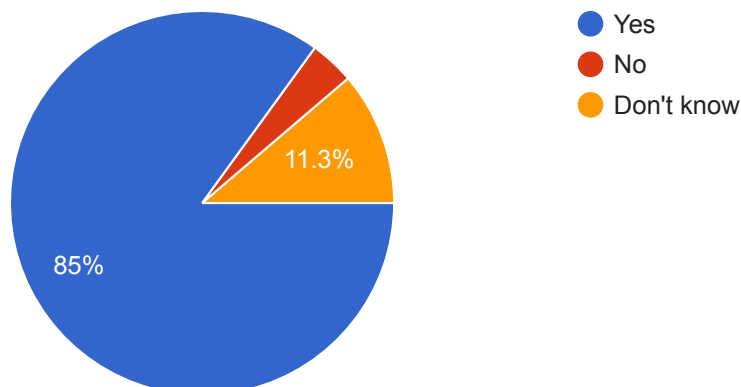
Each case on its own merit.

No

I see scale (size) and style as most important of these.

Q3. Should the Neighbourhood Plan retain all properties of architectural heritage, especially family sized dwellings in existing properties such as the Edwardian Villas ?

80 responses



Have you got any further comments on Q.3?

17 responses

Depends on quality and context

It should do so as much as possible but to say all is too extreme.

Yes, as long as they ARE of 'architectural heritage'.

This is a qualified "yes". "All" is a bit strong, sometimes there will be good reasons for change.

As above

To an extent.

Again it's important to define those properties / streets.

As many as possible as above.

see q2 should only be replaced if proposed development is of outstanding design.

The loss of these heritage assets would be detrimental to the character of the area.

Saying 'all properties' may be too sweeping

We should definitely offer family sized dwellings as this is a family friendly area

The loss of Edwardian villas around Charminster is a scandal

Yes essentially, but see my answer to Q1

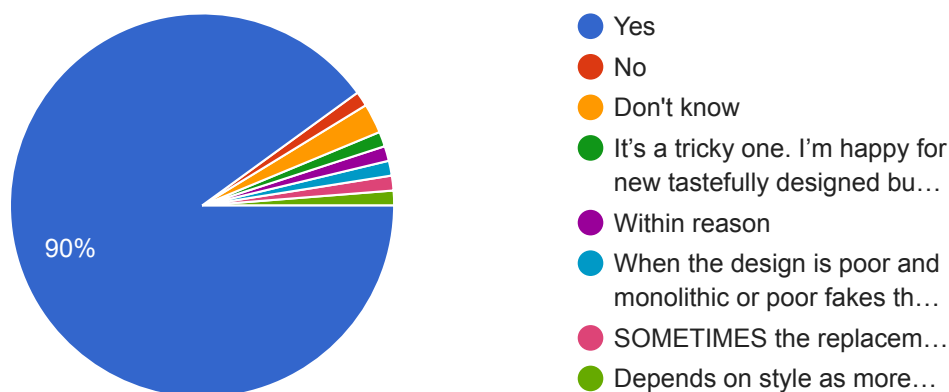
Can't state that definitely should be applied to 100%

No

I would say "most" rather than "all" but we must guard against neglect being used as a tool to permit demolition.

Q4. Do you think that that the demolition and replacement of existing heritage buildings with blocks of flats harms the architectural character of the area and should be resisted?

80 responses



Have you got any further comments about Q.4?

16 responses

The move to building flats, purely for commercial profit, removes the supply of family homes and proper external recreation space. People need space to live and to provide private space for individuals within a family unit.

It is nice around here. Let's not make it ugly.

Flatted developments that aren't sympathetic and that's building size is increased do harm the architectural character of area.

Replacement should be sympathetic in terms of design.

Developments ok but not new flats.

Flats are ok, if well designed and not over developed.

Need to build more sympathetically to existing buildings.

A balance should be struck with the needs of the community as a whole.

I would prefer to see sympathetic conversion of existing properties into flat than the demolition of these

buildings and replacement with new builds which often lack the character and architectural features of older properties.

I think this depends on the individual road/ neighbourhood. Blocks of flats are more obtrusive in residential roads than on main roads.

The demise of these lovely old houses is happening too frequently.

Splitting houses increases cars traffic pollution and detracts from the quiet neighbourhood

Maybe build the flats to blend in with surroundings

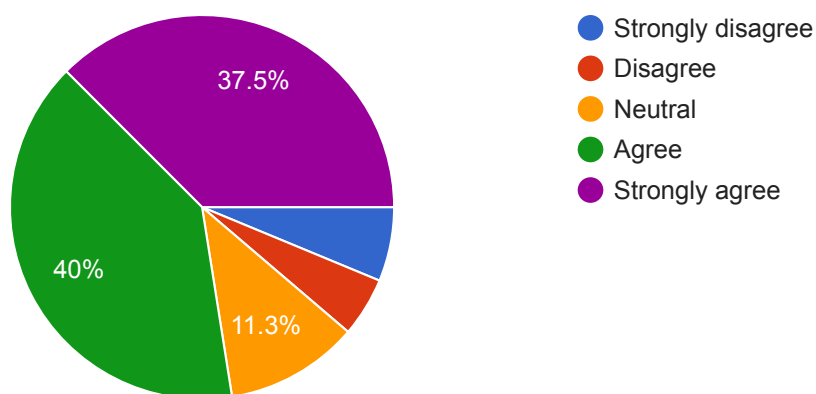
We wait to see the development in St Albans Ave.. two old houses (ex care home) knocked down and 2 blocks to be built. QP Forum instrumental in ensuring these plans did not overload the site with too many flats. This, again, must be a stipulation. There are ramifications for car parking, community services etc.

Are there enough parking places for residents of the flats or will those residents have to park in the surrounding roads adding to traffic congestion?

No

Q.5 Richmond Park Road: Some people think the modern blocks of flats that have replaced Edwardian properties in this area have damaged its character. Do you agree?

80 responses



Have you got any further comments about Q.5?

12 responses

The road feels dead.

Yes, because they are ugly - it's not so much about what they replaced (I wasn't here to see what was there before) but about how we ensure new builds are 'tasteful'.

I used to live at 149 with friends opposite in their nice house!

Certainly along Richmond Park Avenue - some poor developments.

The quality of the architecture of the new builds from 1970s onwards on this road is poor and has completely changed the character of the road.

Sorry ,but I dont know the flat on question.

They are not adding anything of value that are attractive to look at and stand the test of time

A lot are hidden away by bushes and trees from the roads. Also, times do move forward and that must be remembered

Some of the blocks are quite attractive. I don't fully agree with this statement.

There should be at least one off-street parking place provided for each new flat.

No

"Replaced" (or "destroyed") is probably the right word. The priority must now be to avoid losing other roads in the same way.

Q.6 Do you think the further conversion of large historic buildings into Houses in Multiple Occupation would harm the character of the area?

80 responses



Have you got any further comments about Q.6?

17 responses

I would depend how it was done - what's the point of large homes that people can afford and don't fill when the space could be used more effectively.

HMOs are potential major disruptive impacts in any community. Additionally the collection of Community Charges and payment of utility fees cannot be guaranteed.

Depends how sensitively they converted.

The number of cars parked on the road indicates that the current number of occupiers is placing a strain on the facilities of the area. Further HMOs would make the situation worse.

If the property's remain in their structural keeping but are converted to flats whilst maintaining the historical value of the property then it wouldn't be as bad as demolishing and replacing.

Conversions that split into 2/3 properties are ok to a point. HMO conversion is not good.

Problems with parking / loss of front gardens / too many bins.

If done properly and maintained.

We need to determine the sources from which the multi-occupancies are generated - are they ongoing / permanent? How many multi-occupancies currently exist?

I think the loss of family housing would be detrimental to the area.

Does character mean visual appearance of property or something wider.

My personal experience is not negative at the moment but has been in the past. It depends who lives there.

It does not matter what we think. If we are going to allow people to come into the UK they must have somewhere to live.

Conversion is better than demolition

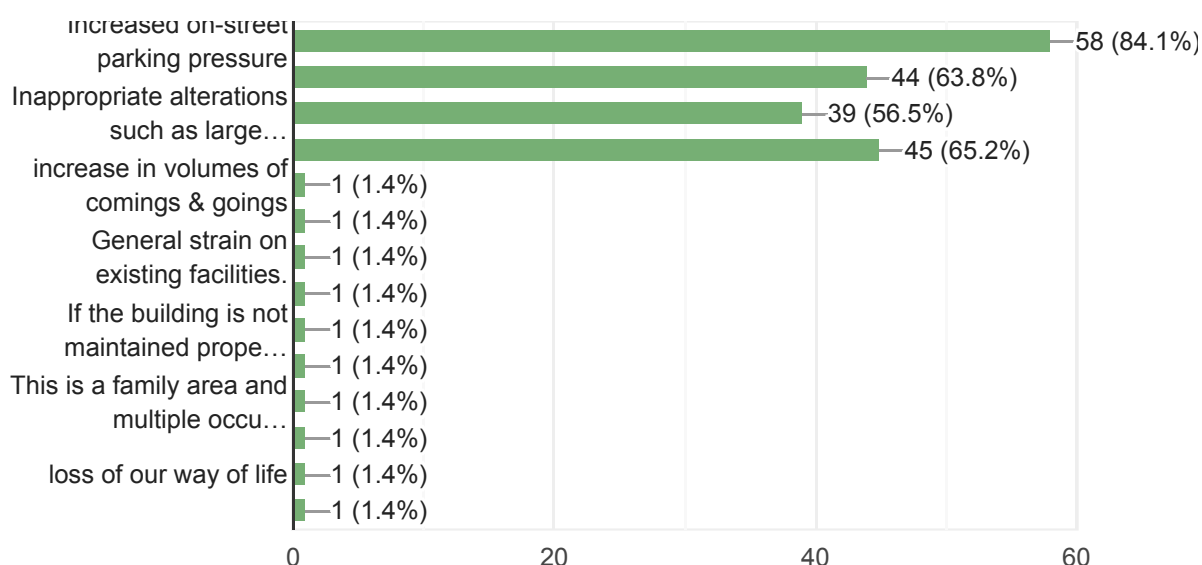
We must say no to HMOs per se. Just look at two particular ones in Richmond Park Avenue that are up for sale... Mostly, the tenants are not desirable neighbours.

Will conversion to flats add to parking congestion in the surrounding roads.

No

Q.7 If YES to question above. Why would conversion to HMO's be harmful to the area?

69 responses



Have you got any further comments about Q.7?

8 responses

Increasing density requires increased infrastructure

See above

See answer to question 6. The options given as answers to this question do not fit the situation.

Change of street landscape.

Conversions to HMOs tend to deprive an area of good quality affordable family accommodation.

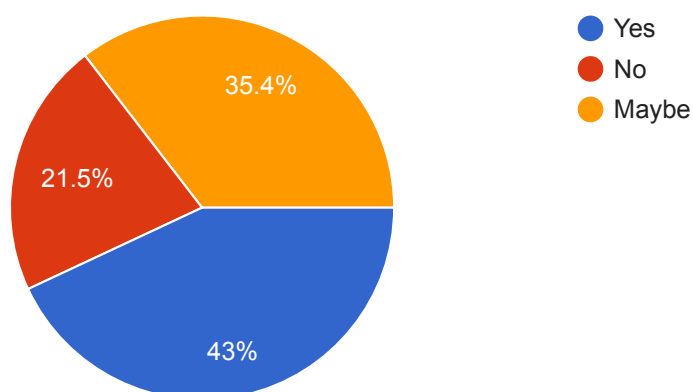
This is a family area. hmos by their nature have more transient residents that will not care so much about the area as they may not be planning on putting down roots. This can only be detrimental to an area.

Within 10 years the whole of Richmond park road will be full of tenanted places full of people who do not care about our way of life but who want to carry on with their way.

No

Q.8 Do you think the retention and sensitive conversion of large historic buildings and houses into a small number of family flats (for example to provide 2-4 flats per building), should be allowed?

79 responses



Have you got any further comments about Q.8?

25 responses

Too many developments are 1 bed flats

see above Q3

This still adds to the parking issue.

See previous comments.

Depends on size of rooms in the flats & how they will appeal to families &/or retirees as opposed to young singletons, or worse landlords (which will probably file better under 'Housing')

See response to question 6 - it depends on the strain it would place on the neighbourhood.

Already far too many flats in the area.

Have to move with the times.

Retaining overall landscape quality.

Depends on the nature of the modification and the impact on the community.

If the size of building allows.

See comments to Q6.

As long as character is retained.

Each on it's own merit.

Each application for the above should be considered on a case by case basis

They can always be turned back into houses.

again only if the conversion is of good quality and does not adversely affect nearby residents

This should be done with consideration to existing architectural features, the mass of the building and its facade as well as providing adequate parking off street for all inhabitants.

People require homes so flats are a solution.

See comment on Q7 re.population density

Depends on quality of conversion

With sympathetic planning.

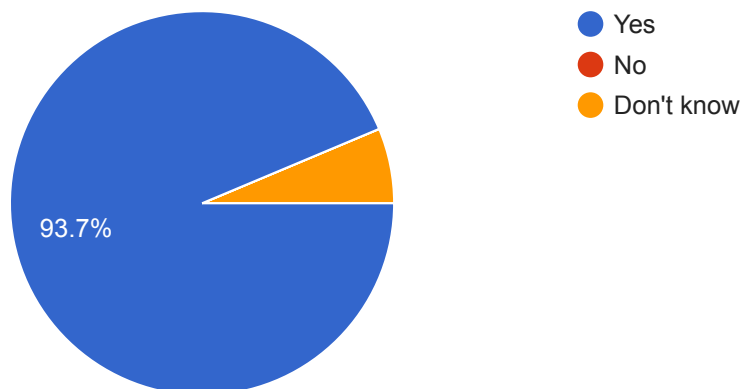
Would this add to parking congestion? At least one off-street parking place should be provided for each new dwelling.

No

This is a valuable way of simultaneously providing new homes and preserving the character of the buildings. Some of the larger properties are probably otherwise unaffordable.

Q.9 If flatted development is proposed in the Neighbourhood Plan, at least one off-street parking space to be provided for each flat?

79 responses



Have you got any further comments about Q.9?

17 responses

On-street parking already too intense

Needs to be more than 1 space. It's unrealistic to think that there will only be 1 car owner in each flat.

Preferably more.

most flats have two occupants each with a car. Plus visitor parking needs to be provided

Enhance pedestrian access in ground floor flats.

Retain landscape quality.

Really need two spaces.

One parking place to be the absolute minimum as most householders own more than one car

On street parking greatly alters the character of a street and off street parking should therefore be provided to prevent this happening.

Two spaces is better.off street

More than one off street parking place is needed, these will in the future become charging points if we switch to electric cars as planned. Also these spaces should be accessed by a driveway, not the whole frontage, to maintain existing on street parking spaces for everyone else

at least

Should have enough for each proposed property 4 flats then 4 parking spots

Possible if only a block of 4 but may not be possible for larger blocks but parking must be an moorland consideration in planning. Going underground should be considered everywhere in the town developments

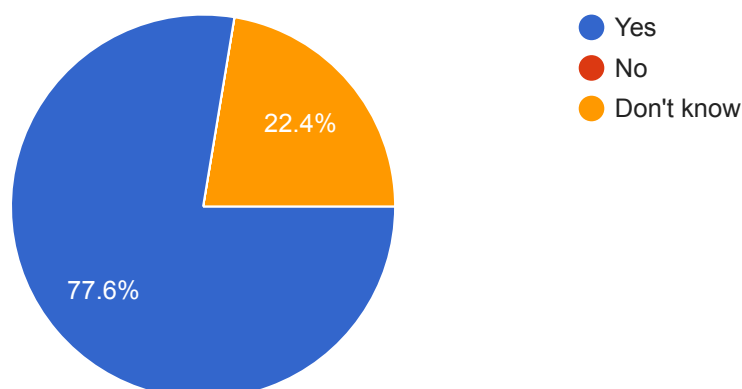
A wise provision.

No

Experience says that one space is insufficient.

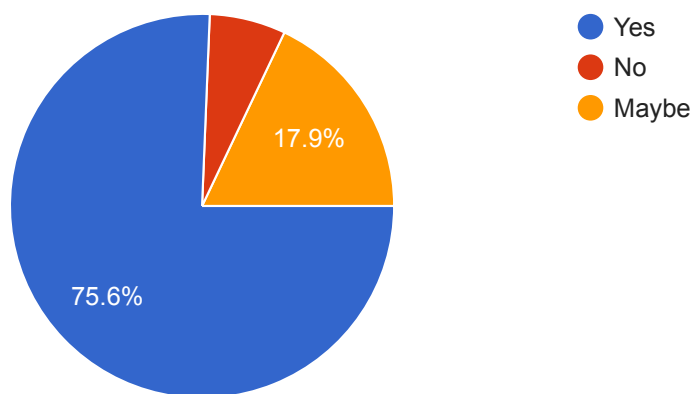
Q.11 Porchester Rd and parts of Milton Rd & Beechey Rd, are in a conservation area and have retained more of their historic character than other roads in the area. Do you think we should lobby the council to widen the Conservation Area?

67 responses



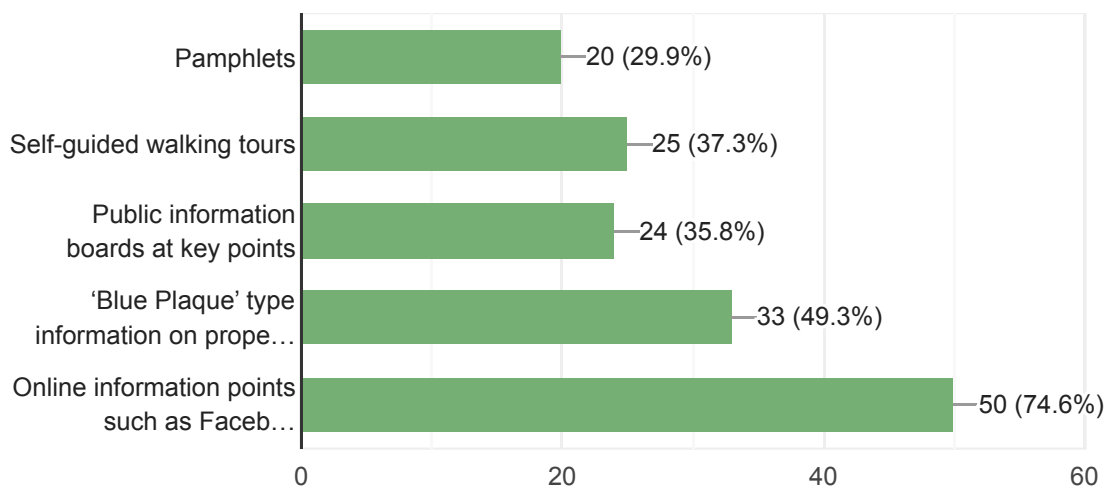
Q.10. Would you like to be more informed about the heritage and architectural history of the area?

78 responses



Q.11. If 'yes' to the question above, what would be your preferred method of information?

67 responses



THANK YOU AND STAY IN TOUCH: If you would like us to keep you informed about the Neighbourhood Plan, please visit our website and provide your details: <http://www.queenspark.org.uk/survey>

66 responses

Mar 2018	12
Nov 2018	30
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Jan 2019	1 5 3 8 9 10 11 2 12 15 18 21
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