

Russell Street/Castle Hill Conservation Area



An evaluation- Baker Street Area Neighbourhood Association (BSANA)
September 2015

overview-the issues

- **Inadequate Planning Protection and Development Control**
- **Inappropriate street furniture and paving**
- **Blighting by Cable and Telecommunications companies and installers**
- **Inappropriate maintenance of properties in the CA**
- **Substandard maintenance/shabby appearance of properties**
- **Bad refuse management**
- **Unrestrained Estate Agent's advertising signage**
- **Crime**

Inadequate Planning Protection and Development Control

- government planning relaxations have left CA's less protected
- local Article 4 directions are needed to restore/improve control
- tighter enforcement needed against breaches of planning permission in CAs
- greater fulfilment of duty under s.72, Planning (Listed Buildings and Conservation Areas) Act 1990
- persistent loss of features and character to buildings with no restriction

Government planning relaxations have left CA's less protected



The owner of the bedsit house on the left, just bought the next-to-last single family house on the right with original windows and original railings- We're afraid to think what will happen next...

Local Article 4 directions are needed to restore and improve control

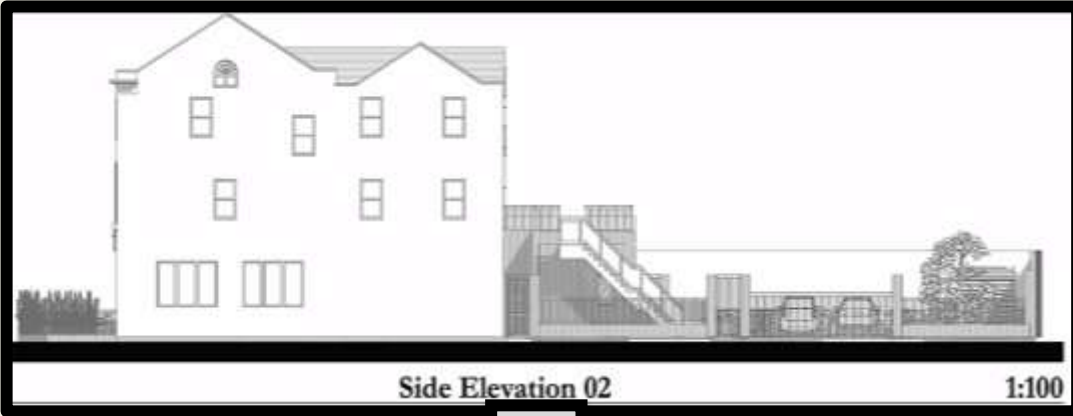


Article 4 Protection over exterior features and upcoming enhanced HMO protection

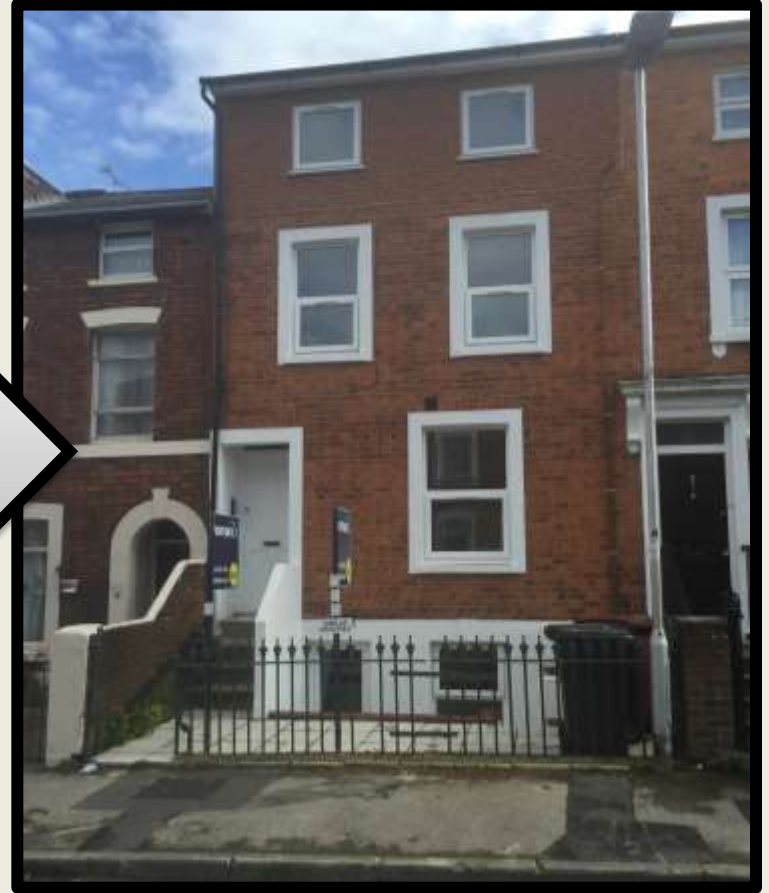
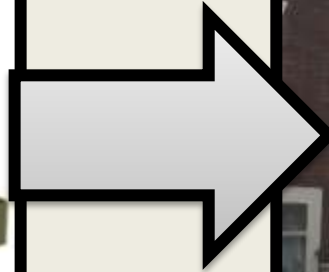
No article 4 Protection over exterior features or HMO proliferation



tighter enforcement needed against breaches of planning permission in CAs



greater fulfilment of duty under s.72, Planning (Listed Buildings and Conservation Areas) Act 1990



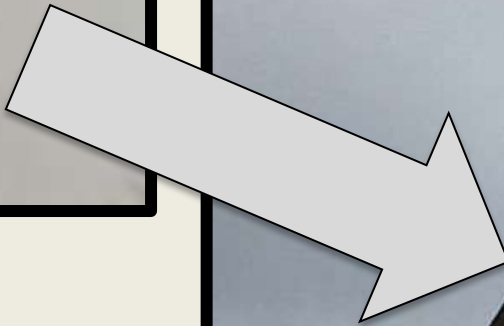
Approved plans allowed for:

1. enlarging of doorway to destroy period coping and moulding
2. removal of period railings
3. increased height for more residents

What we got:

1. negotiated with builder to save period railing ! 😊
2. Upvc windows/doors/basement framed with heavy white focused paint overpowering house

persistent loss of features and character of buildings with no restriction



Inappropriate street furniture and paving

- choice of lamp posts, litter bins, etc., needs to reflect local CA status
- suitable paving for pavements (and not tarmac) should be phased-in

choice of lamp posts, litter bins, etc, needs to reflect local CA status



suitable paving for pavements (and not tarmac) should be phased-in



Blighting by Cable and Telecommunications companies and installers

- failure to observe CA- related protocols on positioning satellite dishes(WAYLEN ST SATELLITES)
- loose and unsightly domestic connections/reconnections
- *knowledge and application of work in appropriate CA (JT telegraph pole)*
- non-removal of redundant on-street wires and cables

failure to observe CA- related protocols on positioning satellite dishes



loose and unsightly domestic connections/reconnections



knowledge of working in a CA



Successfully staved off a telegraph pole on Jesse Terrace –saving valuable sightlines

non-removal of redundant on-street wires and cables



Inappropriate maintenance of properties in CA

- stone cladding of period brickwork
- removal of period walls and railings/concreting of front gardens
- development of raised bin platforms
- much replacement walling not harmonising with CA character
- installation of Upvc windows
- unsympathetic replacements of front doors
- unsightly waste bin storage

stone cladding over of period brickwork



-polychrome brickwork ruined by indiscriminate cladding and stucco

removal of period walls and railings/concreting of front gardens



the development of raised bin platforms



**much replacement walling not harmonising
with street period character**



installation of Upvc windows



unsympathetic replacements of front doors



unsightly waste bin storage



Substandard maintenance/shabby appearance of properties

- faded/flaking, inappropriate paintwork
- unsightly walls, fences and overgrown hedges
- unsightly routing of wires and loose cabling on facades
- satellite dishes (often multiple) on street-facing facades
- unkempt front gardens
- waste deposits in front gardens

Inappropriate, faded/flaking paintwork



unsightly walls, fences and overgrown hedges



unsightly routing of wires, loose cabling, piping on facades



satellite dishes (often multiple) on street-facing facades



unkempt front gardens



waste deposits in front gardens



Bad refuse management

- Fly tipping of old mattresses, sofas, fridges, etc. on pavements and front gardens
- residents overfilling or inappropriately filling waste bins, leading to
- unsightly gaping bins attracting rats
- non-collection of overfilled or inappropriately filled bins, leading to
- further deposits of unsightly refuse alongside the uncollected bins.

Fly tipping of old mattresses, sofas, fridges, etc. on pavements and front gardens



**residents overfilling or inappropriately filling
waste bins, leading to
unsightly gaping bins attracting rats**



non-collection of overfilled or inappropriately filled bins, leading to further deposits of unsightly refuse alongside the uncollected bins.



Unrestrained Estate Agent's advertising signage

- **multiple resident occupation leads to greater amounts of signs**
- **all too many agents leave their signage displayed long after lettings made**

HMO/bedsit tenants leads to greater amounts of signs



Signs fighting for space 15ft. high in the air



Each flat gets a separate sign over the pavement

all too many agents leave their signage displayed long after lettings made



Crime

- Anti-social behaviour, dog- fouling
- Crime- prostitution, drug dealing, graffiti

Anti-social behaviour, dog-fouling



**ASB associated
with street-
drinking and
drugs-cans
needles,
undesirable
behaviour
perpetuating
run-down area**

Crime: prostitution, drug dealing, graffiti



and you ask, what's wrong?...

Unkempt bushes /front gardens

Blown out windows

Proliferation of wiring, antennae, satellite dishes

Dust bin proliferation





in answer to your query...