

9.2 Gidea Park Conservation Area Management Proposals

Category	Issues identified in character appraisal (see para.7.0)		Management proposal	Action by
<p>Opportunity sites Major sites where re-development likely/desirable; may need development brief /design brief</p>	<p>Scale and form of single storey retail units in Main Road detract from streetscape/character of Conservation Area (CA)</p>		<p>Prepare development briefs for sites currently used by Motor Centre, Majestic, & American Golf (Nos. 222-232, 97-101)</p> <p>Buildings identified as neutral/negative present opportunities for enhancement. Further analysis would be helpful, suggesting enhancement needed in each case.</p>	
<p>Improvement sites Existing buildings/sites needing repair, enhancement, major intervention</p>	<p>Forecourts at above sites & others on Main Road detract from character of CA</p> <p>Balgores Square car park and high hedges detract from townscape of square and prevent appreciation of the space as a whole.</p>	 	<p>Improvement schemes in partnership</p> <p>Further investigate design solution to help open up space, vary surface treatment – achieve better quality</p>	<p>LBH & owners</p> <p>LBH</p>

<p>Development control & enforcement <i>Need for changed procedures</i></p>	<p>Inappropriate PVCu and stained timber windows at Hare Hall Lane; front garden paving to Exhibition houses.</p>		<p>Implement existing policy on properties without permitted development rights (shops, flats etc) and enforce on unauthorised work/ apply stricter standards in Article 4 direction area</p>	<p>LBH (DC)</p>
<p>Public realm <i>Highways and traffic management Roads/footways surfacing signage Street furniture</i></p>	<p>Painting signs on highways detracts from character, eg at Reed Pond walk</p>		<p>Highways works to avoid road painting, use 'narrow' yellow lines where essential.</p>	
<p>Planning control/regulation <i>CA boundary extension, Article 4(2) direction, listing additions/review</i></p>	<p>Urgent need for statutory protection for exhibition houses and other buildings by well- known architects.</p>		<p>Request English Heritage to review statutory list throughout CA and provide additional/supporting information.</p>	<p>LBH (ES)</p>
<p>Education/advice <i>Planning guidance, generic or site-specific;</i></p>	<p>Setting of large houses converted to flats or institutional use spoilt by poorly designed car parks and access drives</p>		<p>Design & landscape guidance for existing and new schemes</p>	<p>LBH (ES)</p>