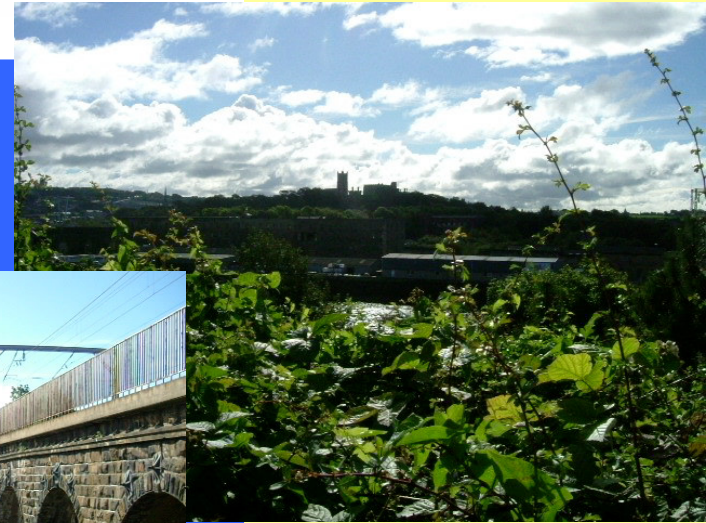


LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside



Castle & Quay Conservation Area Management Plan

Prepared by the Planning & Building Control Service, Lancaster City Council

What is a Conservation Area Management Plan?

Every Local Authority has a duty to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. A Management Plan is the next stage after the preparation of a Character Appraisal. While Character Appraisals assess and document the physical features and qualities that make up the special character of an area, Management Plans formulate specific proposals and guidance based on those characteristics identified. For example, a Character Appraisal would provide an assessment of the tangible character and appearance of a Conservation Area, what the key issues are, what the opportunities for preservation and/or enhancement are and which elements detract from the Conservation Area such as gap sites and inappropriate infill developments. The associated Management Plan would then provide policy guidance on ways in which these areas could be improved in an appropriate and sympathetic manner.

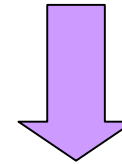
ASSESSMENT

- Understand the area
- Assess significance and character
- Define issues and constraints
- Set vision and policies

ACTION

- Management programme setting out priorities for action and key stakeholders
- Budgets and work programme
- Execution of proposals
- Monitoring and review of management plan

CONSERVATION AREA CHARACTER APPRAISAL



CONSERVATION AREA MANAGEMENT PLAN

A number of issues have arisen through the initial appraisal process of the Castle and Quay area which forms part of the much larger Lancaster Castle Conservation Area. This Management Plan responds to the issues identified in the Castle and Quay Character Area Appraisal of October 2004. It is clear from this appraisal that there is a strong and important architectural character in the area. On the whole much of this character is not under significant threat as it is well recognised and cared for by many of the area's residents and users. Some parts of this area are what could be described as being fairly 'settled' with relatively few pressures for change. However, like all Conservation Areas there are parts where the character has been eroded and would benefit from improvement. This Management Plan will focus on tackling these issues in the short and long term within the constraints of available resources.

Implementation of the Management Plan

The Management Plan will set a framework for improvement of the whole area. Proposals in the Plan will not be implemented overnight. The Plan sets a timetable for implementation and meeting this timetable will depend upon the availability of resources and an effective partnership between the Local Authority, the private sector and the local community. As part of this the Council will ensure that all its planning and environmental management work is well coordinated and fits in with the aims and objectives of the Plan.

A consultation process will ensure that the views of the community and other stakeholders will inform preparation of the Plan. This will help identify priorities and secure support for particular proposals and projects. The Council will undertake to maintain community involvement in its delivery of the Management Plan where possible via leaflets, public meetings and exhibitions aimed at raising awareness and encouraging positive community input.

The Key Issues

This document sets out Lancaster City Council's strategy for managing the Castle and Quay character area of the Castle Conservation Area over the next 15 years. The key issues that have influenced its development are identified below.

Historic environment:

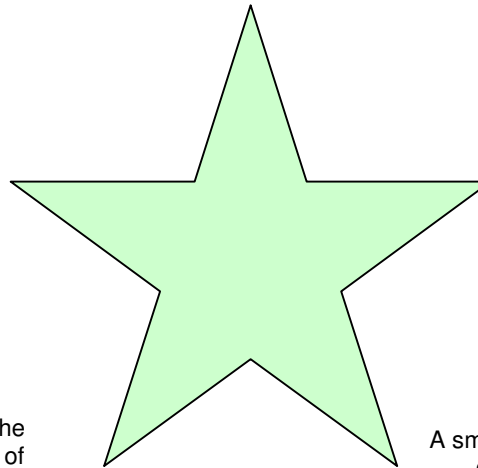
The Castle and St George's Quay areas have a large number of historic buildings, features and archaeological sites, most of which are given special protection under national legislation. Appropriate measures are required to protect and enhance these valuable resources, both now & in the future. This includes routine care & maintenance and positive future enhancement. New proposals such as flood protection measures & other development should be carefully balanced with the need to preserve & enhance these assets.

Housing:

The predominant character of Castle and Quay character area is residential. This consists of a number of historic houses, converted properties and new developments. A major new urban village scheme is also proposed in the Luneside area just outside the Conservation Area boundary. The needs of local residents must be carefully balanced with the other key issues.

Integration:

Geographically the Castle and Quay character area lies on the northwestern periphery of the city centre. However, in terms of strategic importance this area is at the heart of Lancaster. In order for this to be fully realised, improved linkages are required. Initially, the Castle & Quay areas could be better integrated with one another. This would aid their integration with the rest of city centre and adjacent areas.



Green space/Wildlife/Leisure:

The Quay Meadow and Vicarage Field are two principal green spaces within the city centre. They provide wildlife and nature habitats as well as opportunities for outdoor leisure and recreation. The green spaces also provide an attractive contrast and setting for the many historic structures in the area. This multifunctional role should be recognised and optimised.

Regeneration:

A small number of commercial units exist in this area. These contribute to the vibrancy of the area and should be encouraged. The Castle & Quay area is also a key tourism resource that is presently undervalued. This asset could be much better utilised & carefully integrated with other attractions in the city including new facilities on Luneside East.

 **Our VISION for the Castle & Quay area is:**

“that this is the vibrant historic heart of the city, a place for everyone to enjoy ”

 **Aim of Management Plan**

To make this area as a whole attractive for all to enjoy by reconnecting Castle and Quay, improving the coherence of the area in visual terms, its legibility for the visitor, and improving vital visual and physical links with the rest of the city.

The Management Plan will guide a wide range of work by the Council over the coming years to to preserve and enhance the character and appearance of the area. The Management Plan will set out proposals to improve the principle assets of the built environment and key open spaces and MAXIMISE the significant potential of the area.

 **Detailed Objectives**

All proposals in the Management Plan (N1, N2, N3, D2, D3) will adhere with the following objectives: -

❖ **Land use and planning**

- ❖ It will ensure the management of the area is compatible with and satisfies policies in the Local Plan. For example;

E31: Protection of Key Urban Landscape Areas

E35: Important views in Conservation Areas

E37: Demolition of buildings with Conservation Areas

E38: New Development in Conservation Areas

- ❖ It will ensure that proposals are consistent and sensitive to existing land uses while permitting future development where appropriate. For example it will promote the enhancement of existing buildings and structures and encourage new development in key gap sites or areas identified as in need of improvement.
- ❖ It will provide general guidance and advice on what type of improvements are required and where and what type of new development may be appropriate.

❖ **Heritage and cultural resources**

- ❖ It will advocate the protection, improvement and promotion of the significant heritage and cultural assets of the area, namely the Castle, Priory, Roman Archaeology, Maritime Heritage and Key Open Green Spaces of the Quay Meadow and Vicarage Field.
- ❖ All statutory obligations arising from national and local designations will be complied with. i.e. planning permissions, listed building consents and scheduled ancient monument consents obtained for any works that would affect the historic or architectural significance of the above assets.

❖ **Sport, recreation and access**

- ❖ It will propose the improved provision of sporting and recreational facilities in the area. The Quay Meadow is one of the main open green spaces in the city which could provide improved recreational opportunities for tourists and visitors.
- ❖ Improved access to all parts of this area will be sought including improved linkages between different parts of the area. Safety and disabled access will be two key considerations.

❖ **Landscape and nature conservation**

- ❖ All proposals will take account of the area's landscape character and seek to enhance this. This will include a careful and considered balanced between reinstating the area's historic landscape setting and preserving and enhancing wildlife and nature habitats and resources.

❖ **Tourism**

- ❖ All proposals contained in the plan recognise the significance of this area as a tourist resource. The Castle & Quay area is the jewel in the crown of the city, although this fact is frequently under estimated. This plan seeks to readdress this oversight and reiterate the central tourist role of this area through a series of improvements, namely better integration with other parts of the city. It proposes a number of new and improved attractions for tourists and locals.

❖ **Community interests**

- ❖ The plan will take account of and protect the overall interests of people living in, working in and visiting the area. The entire process of the Management Plan through planning and implementation will involve local people.

recreation opportunities of the open space including grounds maintenance, grass cutting, litter clearance.

- The addition of a few well-designed and appropriately located benches and/or other public realm furniture.

N2: Improve key linkages and routes within the Conservation Area and with wider town.

(A) Opportunities exist to improve cycle path in Quay Meadow/Vicarage Field making it safer, lighter, more attractive and accessible by:

- Managing vegetation, which is heavily overgrown and obtrusive, while still retaining the 'natural character' of the route.
- Improving lighting, hence visibility and safety. Lighting must be sensitive designed and located and again must retain the 'natural character' of the route.
- Creating new links and extensions to the existing route to integrate it with other adjacent areas i.e. Carlisle Bridge and Luneside East.
- Improving signage indicating routes and other

S-M

2006/2007

PBC, ES, LS

<p>information. Signage should be sensitively designed and sited to avoid the appearance of clutter.</p>				
<p>(B) Vicarage Lane is a primary link from the Castle to the Quay but is presently in need of a number of improvements such as:</p> <ul style="list-style-type: none"> ▪ Better lighting to make the lane more inviting and safer especially in the evening. Lighting should be sensitively designed and located. ▪ Repairs and improvements to boundary walls and fencing using high quality appropriate materials. ▪ Better integration with Quay Meadow and Vicarage Field through the creation of footpaths. Existing desire lines indicate that this would improve current ease of movement within these areas. New footpaths should respect the natural character of the Quay Meadow and Vicarage Field. 	<i>M</i>	<i>2007/2008</i>	<i>PBC, ES, LS</i>	
<p>(C) In tandem with other measures proposed in this plan including tree management and improvement of existing routes combined with new developments such as Luneside East there will be a need for new paths and linkages to</p>	<i>M-L</i>	<i>2008/2010</i>	<i>PBC, ES, LS</i>	

properly integrate all parts of the area with the rest of the city. This will also integrate the **'frontland'** of the Quay & Castle areas which are the major public areas with the **'backland'** of the spaces in between which are underutilised public areas. Key routes include:

- Castle to Quay via Vicarage Field & Quay Meadow,
- Quay meadow to Luneside East via Carlisle Bridge,
- Perimeter of Quay Meadow,
- River Street with links to Quay Meadow and the Quay.

See attached map which illustrates the potential locations of new strategic routes.

N3: Enhance setting of key buildings and structures

(A) Enhance setting of Castle & Priory through:

- Maintenance and repair of funerary monuments in Priory graveyard.
- repair and restoration of listed stone posts c.1800 surrounding Castle Parade

(B) Improvements to the Carlisle Bridge and surrounding area

M-L

2006/2008

LR, PBC

M-L

2008/2010

PBC, ES, LS

are necessary including the utilisation of the bridge as a prominent 'gateway' feature in the area through:

- appropriate and localised cleaning, subtle lighting and historical interpretation.
- enhancing the 'setting' of the Carlisle Bridge by the use of high quality, natural hard surface materials.
- Improvements to road layout, pedestrian and cycle links under the bridge between the old and new parts of the Quayside.

(C) The important landmarks of Lancaster Castle & St Mary's Priory should be revealed and their historical setting and important visual relationship between the Castle and Priory and the Quayside restored by:

- Undertaking a programme of tree management in Quay Meadow and Vicarage Field as recommended above.

(D) The remains of the Roman Bath House which is a scheduled monument is in a very poor condition and is currently undervalued. There is significant potential to enhance this important heritage asset by:

M-L

2008/2010

PBC, ES, LS

S-L

2005/2007

PBC, LCC, LR

<ul style="list-style-type: none"> ▪ creating better interpretation at the location which may include small scale sensitively designed information boards or even a purpose built structure in situ to protect and present the scheduled monument, ▪ creating a more accessible, safer environment by improving the access point, surface of path and lighting on site, ▪ Improving the links from the castle and quay to this monument. 				
<p><i>D2: Townscape Enhancements</i></p>				
<p>River Street works includes a small group of unsightly industrial buildings with adjacent wasteland of overgrown vegetation and litter and removing this small group of buildings would create a good opportunity to improve the visual and physical access link between the Quay and Castle area. This includes:</p>	<i>S-M</i>	<i>2005/2006</i>	<i>PBC, DV, LR</i>	
<ul style="list-style-type: none"> ▪ Purchase and demolition of buildings that do not contribute to the character of the Conservation Area ▪ Establishing a better use for this site which might include the erection of high quality new build on part of the site combined with quality open space to improve the 'linkage' 				

between the Quay Meadow, the Quay and the Bridge gateway.

D3: New developments in historic environment to be designed in context.

(A) Alterations or repairs to existing buildings and structures are carried out in high quality appropriate materials.

- Necessary advice sought and planning permissions and consents to be obtained.

S-L

2005 onwards

PBC, DV, LR

(B) New developments in the locality to relate to the wider context and make a positive contribution to the area. They must;

S-L

2005 onwards

PBC, DV, LR

- Relate well to the geography & history of the place,
- Sit happily in the pattern of existing development and associated routes,
- Respect important views into and across the conservation area,
- Respect the scale of neighbouring buildings
- Use high quality building methods and materials,

<ul style="list-style-type: none"> ▪ Create new, interesting views and juxtapositions that contribute tot the existing variety and texture of the area. <p>(C) Minimise impact of proposed flood defences on the historic character of the Quay. St George’s Quay is widely recognised as one of the finest 18thC Quays in the country. Therefore, any proposals, should be carefully balanced with the need to preserve and enhance the character of the Quay - comprised of the listed Quay Wall, many listed and key townscape buildings and the principal open space between the buildings and the Quay Wall. Any permanent flood defence should be:</p> <ul style="list-style-type: none"> ▪ Carefully designed with traditional, natural and high quality materials that respect the character of the adjacent buildings and open spaces. ▪ Should respect and have minimal impact on key views into and across the area. ▪ Should also form part of a wider ‘enhancement’ of the Quay including improvements to surface area, street furniture and other amenities. 	<i>S-L</i>	<i>2005 onwards</i>	<i>PBC, DV,EA, LCC, LR</i>	
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Key players involved

LR	Local Community including existing residents and businesses
DV	Developers
EA	Environment Agency
LCC	Lancashire County Council
PBC	Planning & Building Control Service, Lancaster City Council
ES	Engineering Services, Lancaster City Council
LS	Leisure Services, Lancaster City Council
CCS	City Contract Services, Lancaster City Council

Level of Priority

Immediate (I): There are significant threats to the heritage that should be dealt with as a matter of priority. Action is required immediately to secure the future of the heritage asset.

Urgent (U): Further damage/decays likely if not dealt with promptly.

Necessary (N): Some action is required to preserve the resource over the next five years.

Desirable (D): Intervention is required as part of a longer-term initiative.

APPENDIX 1

Comments & Feedback on 'Castle & Quay Conservation Area Management Plan'

Proposal number {e.g. 1 (A)}	Summary of proposal {e.g. open space & views}	Comment/Feedback

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