

Conservation Area Appraisal word template

Introduction

1.1 Purpose

Text

2.0 Overview

2.1 Location and context

Text

2.2 Summary of special interest

Text

2.3 Conservation area boundary changes *if applicable*

Text

3.0 Summary History

The following text is intended as a summary only. The reader is referred to [Appendix A](#) for a detailed account of the history of *settlement name*.

3.1 Early history

Text

3.2 Medieval period

Text

3.3 Early modern period

Text

3.4 Eighteenth century

Text

3.5 Nineteenth century

Text

3.6 Twentieth and twenty-first centuries

Text

4.0 Character

The character of a conservation area is more than the style of any particular building type, character arises as a consequence of building types sharing a relationship with each other; how those buildings relate to characteristic street patterns; how spaces between those buildings are experienced; how open or well-treed spaces contribute to that area and the relationship with the surrounding landscape. This section seeks to define the character of *Settlement name* Conservation Area in those terms but it should always be considered that the collective contribution of these elements is more than a sum of its parts.

4.1 Spatial and urban analysis

- Text
- Text

4.2 Townscape details

Architectural interest

- Text
- Text

Building materials

- Text
- Text

Boundary treatments

- Text
- Text

Street furniture and public realm

- Text
- Text

4.3 Open space, parks and gardens, trees

Open space assessment

The character of *Settlement name* Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in three main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It has historic interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important. For this reason, private gardens are excluded from this open space assessment; most of them are enclosed and of limited visibility. However, trees in private gardens are often visible from the surrounding area and their contribution is explored in more detail in Section 4.3 'Gardens, trees and water courses'.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In addition, privately owned paddocks, orchards and meadows are included in this open space assessment; due to *Settlement name's* rural character, this type of open space can be found within and around the conservation area and are, unlike the majority of private gardens, open in nature and therefore usually quite visible.

Only parcels of land lying outside the conservation area that are directly adjoining the conservation area or in close proximity to it have been included in this assessment. The exclusion of parcels of land further afield does not mean that they do not contribute to the character of the conservation area. Any future developments involving these open spaces should take account of their contribution.

Individual parcels of land are assessed below and mapped on the map on page according to the extent of their contribution to the character and appearance of the conservation area: strong, some or none/negligible.

Number of the open spaces in the *Settlement name* area have been separately designated as Local Green Space in the *document name and date*. These are as follows:

- Text
- Text

- Text

Open space within the conservation area

1 *Name, contribution*

Text

To view this area on a map, see *Drawing name* on page **

2 *Name, contribution*

Text

To view this area on a map, see *Drawing name* on page **

3 *Name*

Text

To view this area on a map, see *Drawing name* on page **

Open space outside the conservation area

4 *Name*

Text

To view this area on a map, see *Drawing name* on page **

5 *Name*

Text

To view this area on a map, see *Drawing name* on page **

Gardens, trees and water courses

- Text

- Text

4.4 Views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting). These views are a selection only and are not definitive.

Text

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the council when considering proposals for development or change.

- **Townscape views** within the conservation area which give a sense of the spatial character and development, and architectural quality of the village. Trees can play an important part in these views. (Views A–J).
- **Contextual views** which look out to the landscape beyond the conservation area and give an understanding of its topography and setting (Views L–Q).
- **Setting views** from outside the conservation area, which enable its boundaries and rural setting to be understood and appreciated (Views R–V).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.

Particularly important townscape views include text. Key examples of contextual views are text. An important example of a setting view is text.

4.5 Character zones

Number zones of discernibly different character can be identified within the conservation area, based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on page **

Character zone 1: Name

Text

- Text
- Text

Character zone 2: Name

Text

- Text
- Text

Character zone 3: Name

Text

- Text
- Text

5.0 Heritage assets and opportunities for enhancement

5.1 Collective contribution

The buildings, structures and spaces of the conservation area collectively contribute to its character, but some particular buildings and spaces are worth noting, either for their positive contribution, or conversely, because they do *not* contribute to the defined character of the conservation areas. Where such exemptions from character occur (see section 5.3), their existence should not be relied on as a precedent for any further changes of a similar type, where this would result in a detrimental impact to the identified character of the conservation areas. Such elements may have some merit in non-heritage terms; however, with respect to the character of the conservation area, they may provide opportunities for its enhancement.

5.2 Listed buildings and positive contributors

Limitations of mapping

The preparation of this appraisal has not included a survey of significant outbuildings in the conservation areas. Accordingly, outbuildings are left uncoloured on the maps but no inference as to the nature of the contribution made by any particular outbuilding should be made from the absence of colouring. Additionally, outbuildings may be curtilage listed through association with listed buildings.

Listed Buildings

Settlement name Conservation Area contains *number* nationally, statutorily listed buildings which are identified on the map on page **. There will always be a strong presumption in favour of the retention of these buildings and special regard to conserving their significance and setting will be expected in any development proposals.

It is possible to add evidence (from published research) to list entries through Historic England's 'Enrich the List' online facility. Enriching the list entries for *Settlement name's* listed buildings in this way is encouraged and would aid both applicants and HDC in the proposal and assessment of changes to listed buildings.

Positive Contributors

Whilst not recognised within the NPPF, Historic England describe the existence of 'positive contributors': buildings which may or may not be historic, and which may have been significantly altered, but make a positive contribution to the appearance or defined character of the conservation area.

Positive contributors are identified on the map on page **.

5.3 Elements which do not contribute to character

The sites, buildings and structures mentioned below do not contribute to the character of the conservation area. This is not to say that they are not of merit in non-heritage terms, but simply that they are not part of the defined character of the conservation area. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

Houses of modern construction

Some twentieth- and twenty-first century houses do not contribute to the character the conservation area, for various reasons, including scale, style, materials, proportions, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

- Text
- Text

Inappropriate boundary treatments

There are some examples of boundary treatments that do not contribute to the unique character of the conservation area, including:

- Text
- Text

Building name/element name

Text

Building name/element name

Text

6.0 Boundary review **if applicable**

Text

The recommended amendments fall into **number** broad categories:

1 category one. Text

2 category two Text.

Each parcel of land has been carefully considered, with the conclusion that development could significantly impact the special character of the conservation area.

Note that the changes suggested below would require public consultation.

6.1 Category 1

- Text
- Text

6.2 Category 2

- Text
- Text

7.0 Management risks, opportunities, and recommendations

The following analysis and recommendations have emerged from the assessment of *Settlement name* Conservation Area in the preparation of this appraisal.

7.1 Key risks and opportunities

- Text
- Text

Opportunities for the enhancement of the conservation areas include managing small cumulative developments to better respond to the identified character of the conservation areas as well as the potential sensitive redevelopment of sites that do not contribute to the character of the conservation area where other heritage and amenity considerations are met.

7.2 Management recommendations

Recommendation 1

Text.

Reason

Text

Subhead

Text

Recommendation 2

Text

Reason

Text

Recommendation 3

Etc

8.0 Glossary, methodology and further information

8.1 Glossary

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Non-designated heritage asset: A heritage asset which is not listed or scheduled.

8.2 Methodology

Designation and management of conservation areas

What are conservation areas?

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

- They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.
- They are normally designated by the local planning authority, in this case Hart District Council.

Effects of conservation area designation

- The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places.
- To find out how conservation areas are managed and how living in or owning a business in a conservation area might affect you, see the Hart District Council's website.

Best practice

Two Historic England publications provided relevant and widely recognised advice that informed the methodology employed to prepare the appraisal:

- *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (Second edition), English Heritage (2019)
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) 2017

Process

The appraisal of the conservation area involved the following steps:

- A re-survey of the area and its boundaries,
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends,
- Identification of views which contribute to appreciation of the character of the conservation area,
- A description of the character of the area and the key elements that contribute to it,
- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture, social make-up, historical associations and past and present uses,
- An assessment of the contribution made by open space within and around the conservation area,
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the conservation area.

Heritage assets

The appraisal identifies buildings, listed or unlisted, which contribute to the character and appearance of the conservation area, and those that do not.

- **Statutorily listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of the district's conservation areas. Listed buildings are referred to as designated heritage assets.
- There are many **unlisted buildings, structures and spaces** that help to shape the character of an area. All such buildings and places are considered 'non-designated heritage assets' (see glossary). The Historic England advice note on conservation area designation, appraisal and management includes a set of criteria that can be used to identify these.
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?

- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

Open space analysis

The analysis considered open space inside and immediately outside the conservation area. Seasonal variations, particularly leaf growth, may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the Conservation Area
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside.

The contribution of open spaces to the conservation area are shown on the maps. They are graded into three different categories: 'strong contribution', 'some contribution' and 'no / negligible contribution'.

8.3 Statement of community engagement

WORDING TO BE AGREED ONCE CONSULTATION STRATEGY FINALISED

8.4 Sources and further information

Legislation and policy

Planning (Listed Buildings and Conservation Areas) Act 1990 [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](#)

National Planning Policy Framework [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

Hart Local Plan (Strategy & Sites) 2032 link [Hart Local Plan \(Strategy & Sites\) 2032](#)

An accessible version of the Local Plan is also available at the following link: [Hart Local Plan plain text version \(hart.gov.uk\)](http://hart.gov.uk)

Text

Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017)

Reference

Text

Photography

Text

Appendix A:

History of *Settlement name* Conservation Area

Heading

Text

Heading

Text

Heading

Text

Heading

Text

Appendix B:

Policy

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ('The Act'), defines Conservation Area as:

areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Once identified these areas should be designated as Conservation Areas and regularly reviewed.

Section 69 (2) of the Act, states:

it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.

In addition, the statutory test in Section 72 of the Act states:

that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal and the accompanying management plan are comply with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2023) Chapter 16 'Conserving and Enhancing the Historic Environment' Paragraphs 190 to 193. and Historic England's Historic Environment, Advice Note 1 (second edition) 'Conservation Appraisal, Designation and Management.'

The Hart Local Plan Policy (Strategy & Sites) 2032 Policy NBE8 is the key policy relating to the historic environment for development management purposes.

With regards to the development plan, Policy NBE8 Historic Environment in the Hart Local Plan (Strategy and Sites) 2032 sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings.