

Designation Criteria as Recommended by Historic England

1. Special interest relates to an area (not merely to individual building/s)
2. The area has special architectural interest, because of the following:
 - It has good surviving architecture of a significant period or style; or
 - It has significant good quality architecture which contributes to local distinctiveness;
or
 - Its buildings have a layout or townscape which contributes to local distinctiveness.
3. Or the area has special historic interest, because:
 - It illustrates a significant phase of the borough's history or its development; or
 - It has associations with historic event/s, uses, movements or people of more than local significance; or
 - It has archaeological significance for which the physical setting (buildings and landscape) is important.
4. It is desirable to preserve features in the area of special interest
5. Or It is desirable to enhance features in the area of special interest

The Criteria above identify separately those relating to architectural interest and to historic interest. They will enable the appraisals to clearly identify the criteria on which conservation areas are designated.

The factors to be considered are listed separately below. To merit designation, the area must satisfy the criteria in 1, at least one of the criteria in 2 or 3, and either of the criteria in 4 or 5 in Table 1.

Based on these criteria, it is likely that some existing conservation areas will need to be amended or de-designated whilst other areas may come forward for designation.

Key Factors'

Factors which will be included in the assessment of the area will include:

- ✓ Scheduled ancient monuments in area
- ✓ Archaeological potential of more than local significance

- ✓ Evidence of historic topography e.g. Ancient boundaries, street alignments, open spaces
- ✓ Historic development of the area
- ✓ Historic uses in the area and how they have influenced its development
- ✓ Present day uses
- ✓ Historic buildings in the area and their architectural quality (listed, locally listed and unlisted)
- ✓ Architectural styles and periods and notable architect/s
- ✓ Coherence of architecture in the area and significant groups of buildings
- ✓ Building materials and their importance for the area's character
- ✓ Buildings which contribute positively to the area's character
- ✓ Other built features and materials in the area, eg. Street surfaces and furniture, boundary walls
- ✓ Trees, hedges and landscaping and open spaces
- ✓ Townscape quality – street layout and building lines, open and enclosed spaces, views within the area, views into the area from outside and views out of the area, landmark buildings / features.
- ✓ Positive, neutral and negative features of the area and the need for their preservation, restoration and enhancement or for development
- ✓ Uniqueness of the area's history and architecture
- ✓ Overall importance and quality of the area's history and architecture
- ✓ Planning context
- ✓ Resource implications