

Criteria for assessing the special interest of prospective conservation areas.

Spatial Analysis

Character and inter-relationship of spaces

- Is there a distinctive sense of place?
- What impact does enclosure have on the sense of place?
- What impact on the character of the area does scale and massing have?
- Does the public realm contribute to the sense of place?
- Does the inter-relationship of public and private spaces around buildings make a positive contribution to the character of the place?
- Is there a regionally or locally distinctive urban form?
- Are there set-pieces eg village green, pond, etc. visible within the settlement?

Plan form

- Does it have a clear and distinct plan form?
- Can a historic plan form be detected in map records?
- Can it be detected on the ground?
- Do historic routes and tracks survive in modern footpaths and roads?

Contribution of green space and trees

- Do trees make a positive contribution to the character of the settlement?
- Are there any public green spaces which contribute to character?
- Are there groups of private gardens visible from the public realm, which make a contribution to the character of the place? (eg private formal gardens, rows of front gardens, etc.)

Positive views

- Can positive sequential views be defined?
- Are there positive views of key landmarks from outside the settlement?
- Are there positive views from the settlement to the surrounding landscape?

Architectural Analysis

Traditional building materials and local details

- What are the age and type of the buildings?
- Is there predominant use of local construction materials?
- Are walling styles typical of the area or region?
- Are there any longstraw-thatched buildings?
- Do locally-distinctive or datable details survive? (eg long timber lintels serving multiple openings)

Positive buildings

- Are there groups of buildings which together make a significant impact on the character of the settlement?
- Are there buildings which typify local or regional vernacular?
- Are there surviving groups of outbuildings and farm complexes?

Appendix 2

- Are there unlisted buildings worthy of inclusion on a local list?
- Are there any innovative or unusual buildings not typical of the local area but of architectural interest?
- Are there important institutional buildings such as school, church, chapel, hall, of historic or architectural note or which enhance the streetscape?
- Are there any buildings which appear likely to contain undiscovered elements of national significance (eg early encased timber frames, crucks, etc.)

Historical Assessment

Origins and visible archaeology

- Does the settlement have early origins?
- Are there any visible archaeological features contributing to historic interest or sense of place?

Historic development

- Can development of settlement be traced by characterisation?
- Does it provide information about changing history of the place?
- Where settlement shows little development is this of historic significance? (eg heavily controlled estate village)

Negative features

- Are there any negative features which strip the area of distinctive character?
- Is it likely to be possible to undo this harm in the future?
- Is the harm so severe that it outweighs all positive features of the settlement?