

Built Heritage Using historical evidence base for planning & DM Consultancy

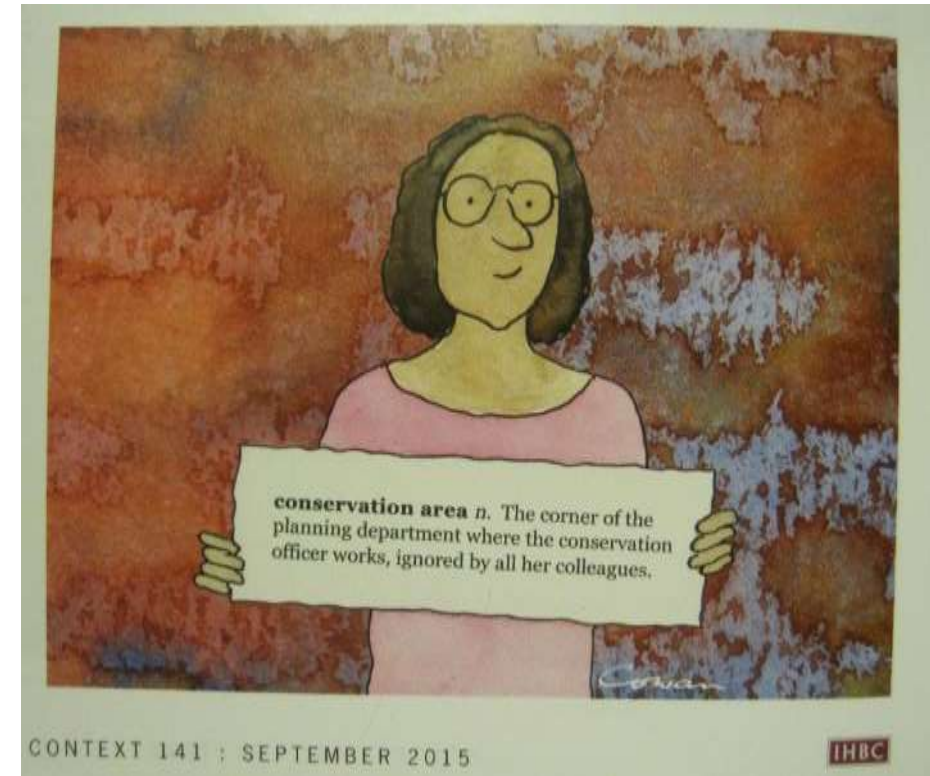
Introduction 1

I gave a version of this talk with the late Eddie Booth at the IHBC London Conference 2017
Back to the Future to highlight new approaches to managing conservation areas

The Conservation Studio has done more appraisals and management plans than any other consultancy, now sadly being wound up

BHC have worked with Influence landscape architects on GIS based approach in Horsham's Conservation Areas for historic settlements

This 30 minutes is but a snapshot of what this new approach might be able to achieve, if we can get mainstream planners not to think of conservation as an issue to be thought of later



Built Heritage Using historical evidence base for planning & DM

Consultancy

Introduction 2

London and the South East especially face great pressure to deliver new housing

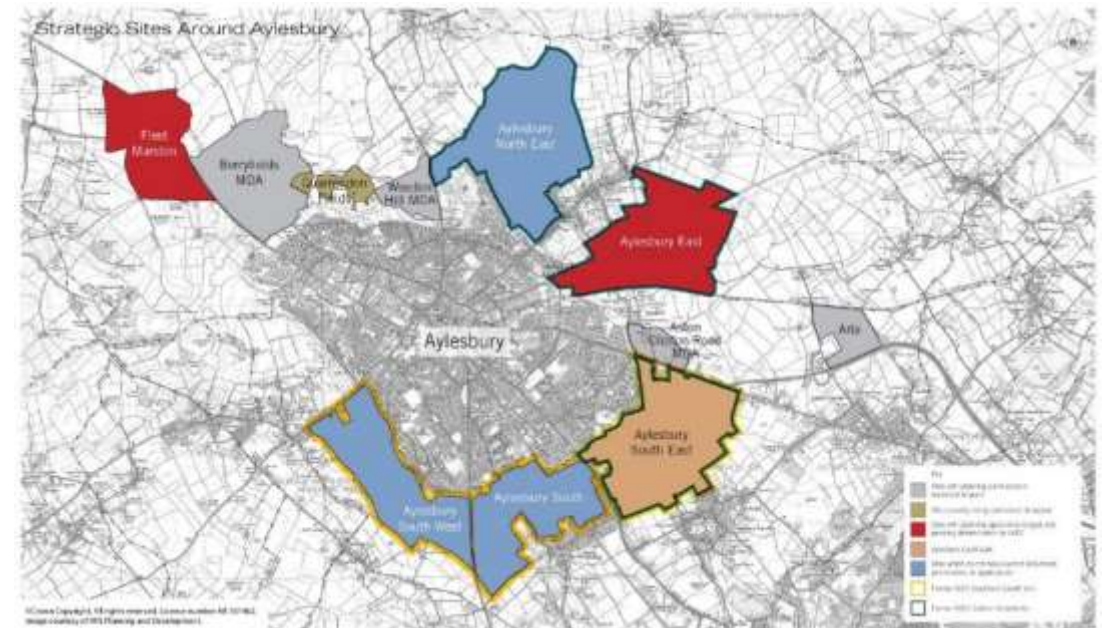
Sustainable development or just containing the dragon? Can conservation areas be maintained?

Are new approaches needed for conservation area appraisals and management plans to reflect this?

Realism about development management: who makes the decisions and how to influence them.

Views and settings critical to preserve character and appearance of CAs – what surrounds them.

Managing change and Densification: Ring or jam doughnut? Or do we prefer rich fruit cake?



Built Heritage Using historical evidence base for planning & DM

Consultancy

London: Royal Borough of Kensington & Chelsea

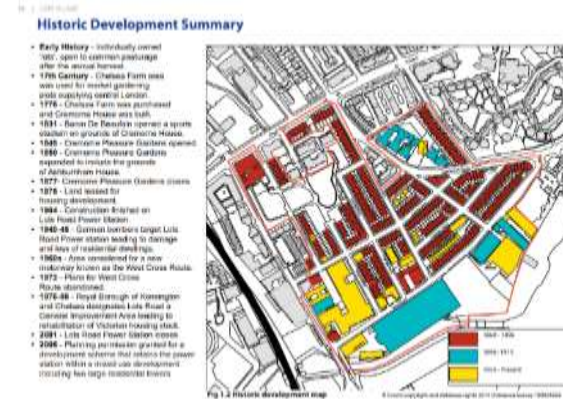
RBKC had Conservation Area Proposal Statements to meet 1990 Act S.71 'to formulate and publish proposals...' but not appraisals as recommended but to create a development management tool.

New management decided that Design & Conservation should take this approach working with the Policy Planners.

RBKC has done 23 appraisals since 2014: the first Lots Village, a new CA, a new approach based on EH advice, very much mapped based

History in a page, with Appendix of full text

Buildings Audit in a page; Views and spaces; another details on development sites in area.



Built Heritage Using historical evidence base for planning & DM

Consultancy

London RBKC now have 23 appraisals in place, 4 just consulted on, 9 to do

Has it been easy to keep to the rigorous template? No, content is expanding...

Has it helped get up-to-date appraisals? Yes - but the old Conservation Area Proposals Statements with detailed management has been lost, for now, but Man Plans to come next...

Norland Conservation Area Neighbourhood Plan has done the new appraisal and rigorous analysis of every building with control and enhancement covered in a proscriptive way.

Now the NP is 'made' its policies affect proposals and this has given the Neighbourhood Planning Forum, the Norland Conservation Society power.



Norland Neighbourhood Plan 2013-2028

For Referendum

December 2013

Built Heritage Using historical evidence base for planning & DM

Consultancy

London – Alton Estate Roehampton

BHC are acting as heritage consultants to Redrow on regenerating the estate, principally the area in the centre developed later but kept out of CA. The site has 18th century on landscape and listed buildings with many layers.

Alton CA Appraisal & Management Strategy by Wandsworth 2016 captured this palimpsest.

Now showing how regeneration can be seen as an enhancement by understanding different levels of significance of the area and its buildings both listed and unlisted

Issues: rationalising tree planting; siting a bus stand; how to open up vistas to create relationship between C18 villas; and the effect of new blocks on setting of CA



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham has 37 conservation areas, many designated by West Sussex CC in 1973: since then few appraisals or management plans were done

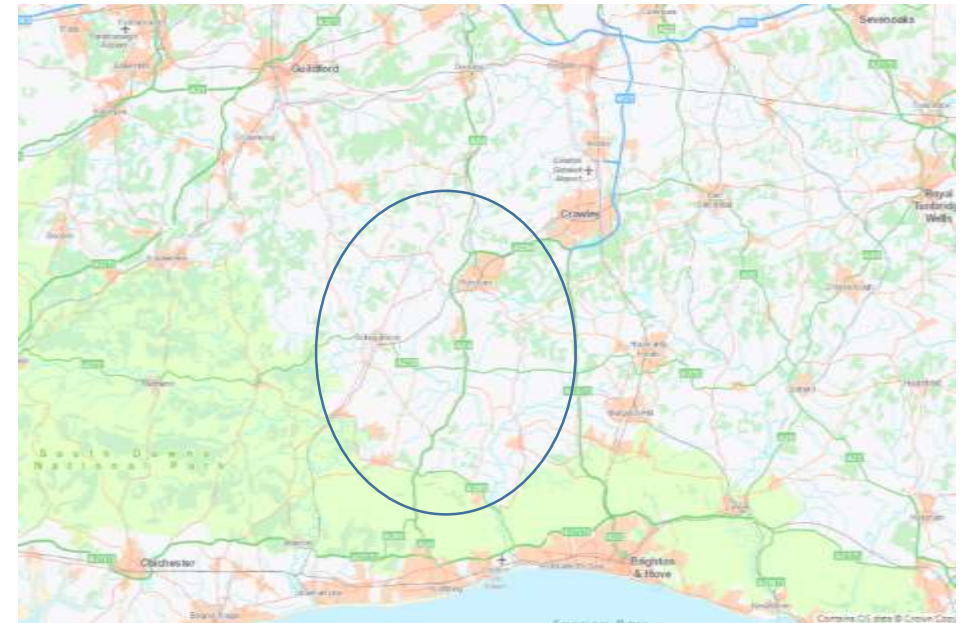
A new team saw the imperative for having them

The pressure for housing development has already seen much infilling and building on the land around the historic settlements

February saw the adoption of the appraisals with management plans for five historic small towns

Working with Influence, the appraisals cover not just the conservation area but evaluation of setting and the landscape around

The idea is to provide documents and a series of GIS layers to assist the development management



Built Heritage Using historical evidence base for planning & DM

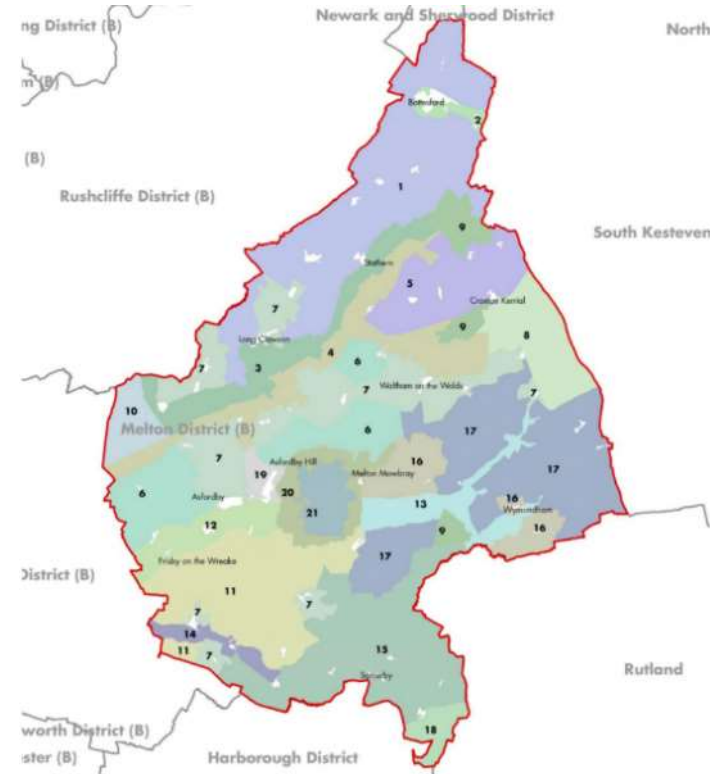
Consultancy

Horsham project saw combining historic environment skills of BHC with landscape assessment skills of Influence

Taking the Melton Borough Landscape Sensitivity approach and applying it to the landscape around conservation areas to establish where setting is important and to the views and open spaces within the CAs

This took the Sussex Historic Landscape Characterisation and used in to create more detailed sub-character areas around the CAs

Maybe a bit late in some of the Horsham cases, as since the 2007 plan was adopted large edge of settlement developments have been granted



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham - Pulborough

Two tightly drawn CAs designated by West Sussex CC in 1973, and no CA appraisal since

But development has been allowed around and between the two CAs and infilling in them

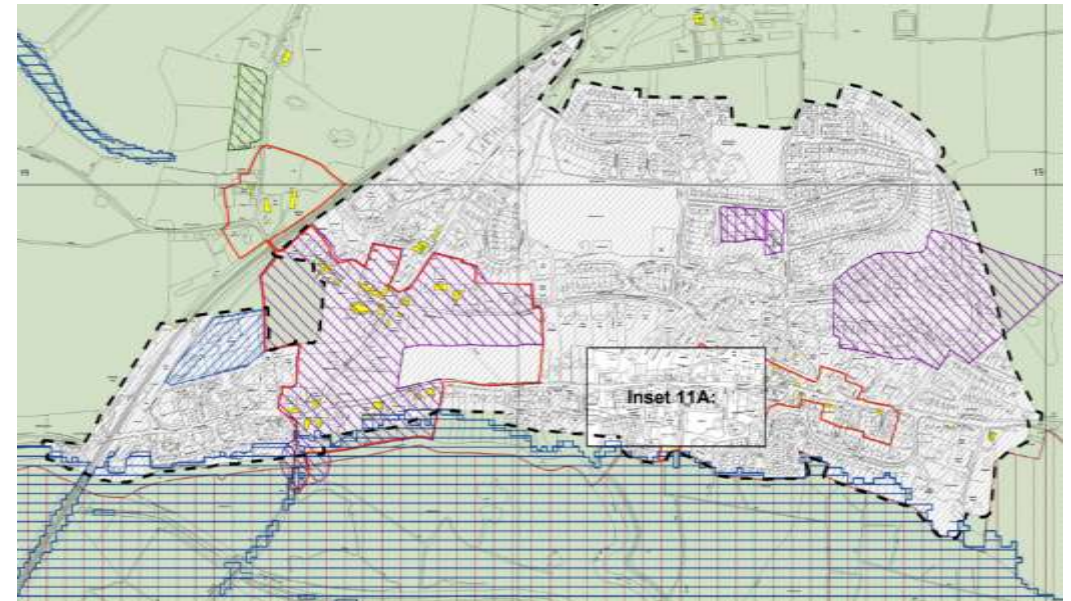
On the Roman Stane Street London to Chichester

A town that never quite was, as two manors since the 14th century, yet one settlement

How can this be interpreted and the relationship be maintained now? One CA possibly?

How can the settlement boundary with the river plain (and South Down NP) be respected?

What are the management issues specific to these conservation areas?



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham – Pulborough

Analysing the landscape character areas

Looking at the landscape fringe sensitivities

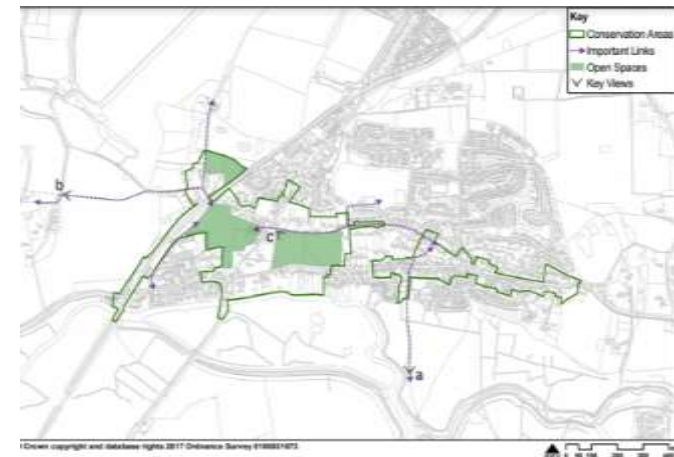
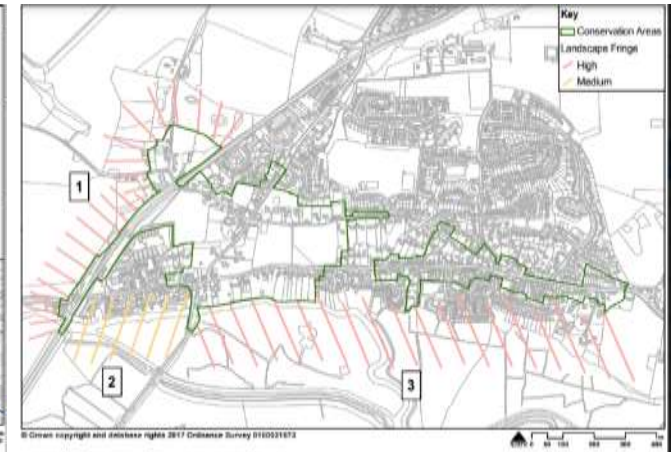
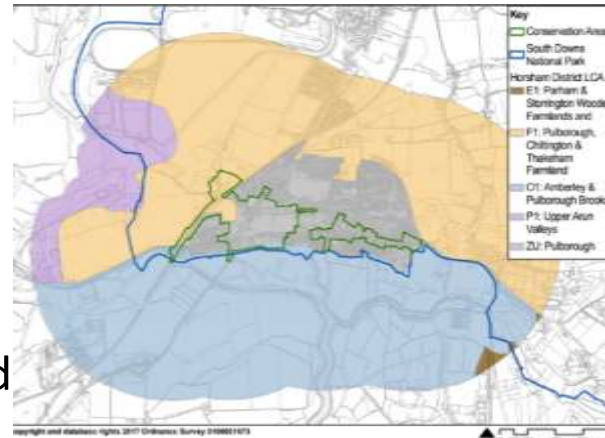
Understanding the links, views and open spaces

Realised the railway in a cutting, at the station and on an embankment an important part of the history and character of the settlement

Containment west of the railway could protect the two western manorial sites

For the eastern manorial sites, existing housing had swallowed them and it was difficult to include them even in the enlarged boundary

How to enhance links to the river plain with new housing blocking views



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham – Pulborough

Proposal of one designation in two areas, both extended;

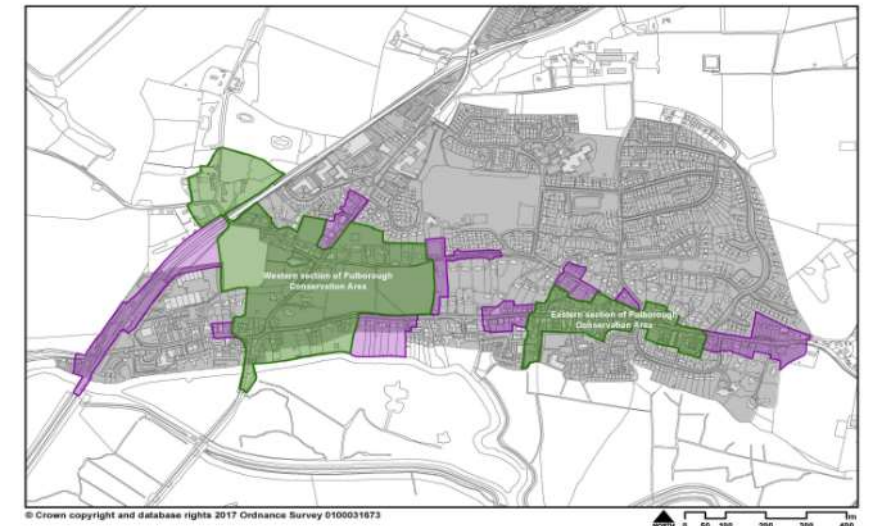
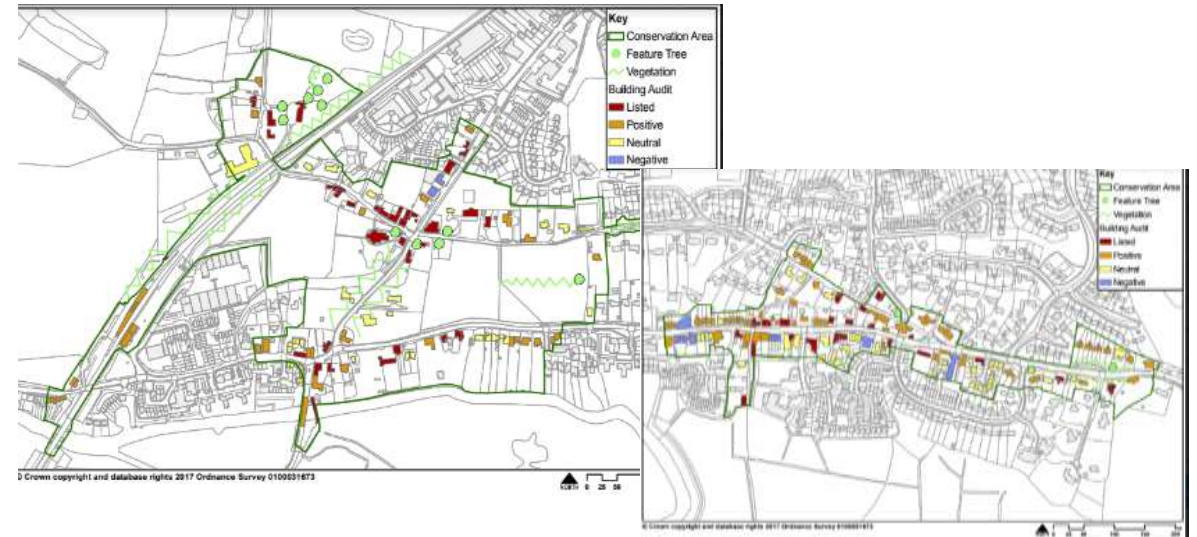
Remembering NPPF para 186 looking at the development allowed between the two areas, there was no justification to join them;

The landscape analysis allowed proposals to be made to protect open land to the west of the railway and to the east of the present settlement;

The importance of the two manorial sites, both of which moved, has also now been recognised;

Sites in the settlement need protecting from proposals to overdevelop, flats on house plots;

Treatment of boundaries also an issue.



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham – Billingshurst

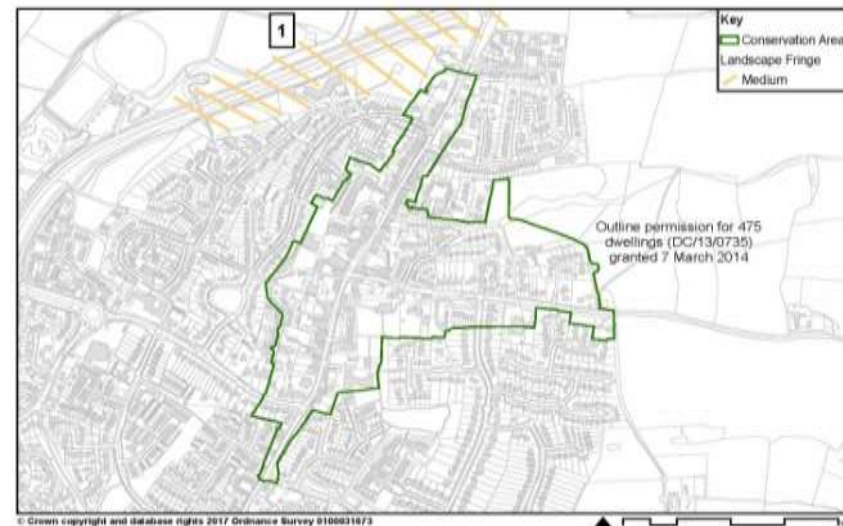
A larger CA but swallowed by development;

More of a challenge to analyse the landscape setting as it is the meeting point of 2 areas;

Sussex HLC gave the character areas and the landscape fringes are harder to find, since the site to the east was granted outline planning permission on appeal in 2014;

Ian Nairn BoE Sussex 'The Weald Landscape near here is splendidly unspoilt, a continuously changing pattern of copses and small fields';

What can be done to mitigate the effects of this development on the CA?



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham – Billingshurst

The landscape on the north-south ridge east of the town that forms the present settlement boundary with the ruined windmill base...

Now disappearing under 475 houses

Meanwhile in the town the post designation infill has in places eroded the character..

What to retain and what to exclude?

Inconsistent original boundary lines needed ironing out;

Areas of interwar council housing excluded whilst backland since developed included.



Built Heritage Using historical evidence base for planning & DM

Consultancy

Horsham – Management Plan section of CA documents:

Short and specific;

Aimed at owners and to remind DM Planners;

Details and materials that make the area special;

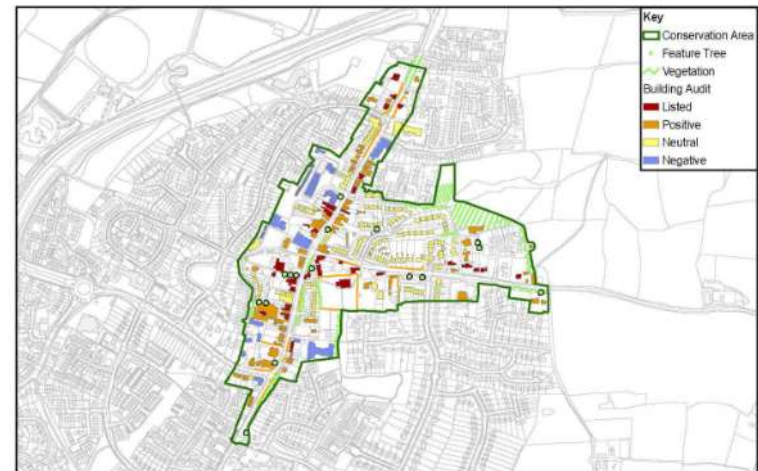
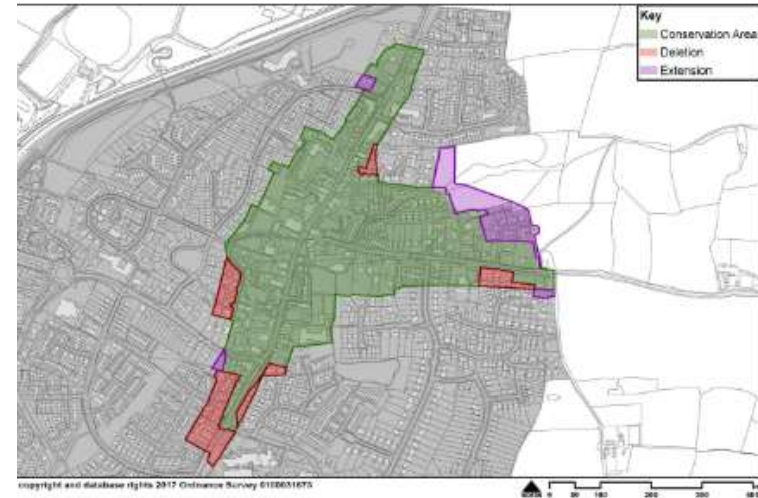
Practical advice on maintenance;

What should be sought in new development;

Limited, achievable aspiration for improvements;

Review of appraisal and management plan built in

All them plans have become GIS layers for the DM team to use.



Map 7: Billingshurst Conservation Area building audit map.

Built Heritage Using historical evidence base for planning & DM

Consultancy

Conclusions on Horsham project and experience

After eight month's of use is the decision making any better or easier?

Have the people living on the settlements more idea of what living in a CA means?

Will Horsham commission further work on CA appraisals?

Has the revision of the NPPF made any impact on the management of CAs?

What about recent case law on setting of CAs?

Steer v SoS (Kedleston Hall housing on edge of parkland in Derbyshire)

Billingshurst Conservation Area Appraisal and Management Plan



January 2018