



MEETING NOTES

PNF-Historic England Meeting

5th March 2019 – Pyrford Village War Memorial Hall

Present: Robert Lloyd-Sweet, Historic England

For PNF: Geoff Geaves, Martin Doyle, Brian Dodds, Graham Chrystie, Andy Grimshaw, Ruth Heywood, Ian Mills, Ian Whittle, Tim Matthews, Pauline DeMarco

Apologies: Joy Sachak, Cliff Bolton

Objective: Historic England provide advice on the process to identify, create and maintain conservation areas and they offered to come and provide background for the HCA work that PNF would like to complete and to chair a question and answer session for members of the Forum Committee.

NOTES ON MEETING

1. Introduction

- 1.1.** GG started the meeting by introducing everyone and explaining that having got our Neighbourhood Plan approved and deciding to remain as a key representative body within the community the Forum wanted to conduct an Heritage Conservation Assessment.
- 1.2.** The reason for wanting to do an HCA is that heritage in the borough has not been reviewed or reassessed in 20 years and we feel that Heritage is a very important aspect of the community especially when considering developments in the area.
- 1.3.** Discussions with WBC confirm that they will be happy for us to undertake heritage assessment work and prepare a recommendations report for the Council to consider in due course provided we have professional support and keep them informed of direction and progress.

2. Historic England Mission

Robert Lloyd-Sweet outlined the role of Historic England:

- 2.1.** Historic England cover the historic environment defined as everything manmade and man's interaction with it through time. This includes places, areas, landscapes, historic and archaeological sites and monuments as well as buildings.
- 2.2.** This scope does not include general views unless they are important to experience land. The view needs to have a "value" that merits consideration



for conservation purposes. Parks and gardens associated with heritage assets are however a special case that can be designated.

2.3. Planted and managed Flora and fauna are included for consideration as heritage assets where they are part of a place but are otherwise managed by other planning measures and non-heritage legislation.

2.4. There are two levels of designation:

- Designated heritage assets – NPPF says these should be given **great** weight when planning development.
- Non-designated heritage assets – NPPF says development projects should weigh the benefits against the harm done to locally listed assets.

NB Historic England produce **National Advice Notes** that set out a method for defining non-designated assets

3. Definitions/Recommendations

3.1. Building age is important and normally 30+ years old.

3.2. The key question to ask is does the asset offer “value” for future generations.

3.3. Describe what the value is believed to be – identification provides evidence.

3.4. Best question to ask about “young” assets.

3.5. Identify a set of criteria against which to judge assets.

3.6. Form a review panel within the community.

3.7. Grade 1, 2* and 2 Listings are recorded on Surrey History Centre historic environment record.

3.8. Grade 1, 2* and 2 Listings need approval of Secretary of State.

3.9. PNF can create it’s own local list and this might become a part of the planning guidelines:

- Need to describe what we feel is important about a property.
- Owners consent for listing is not required.

3.10. A Local Heritage Area can be created:

- Becomes a “Conservation Area in Waiting”
- Local council could then adopt area if willing.

3.11. Curtilage – land that is subsidiary to the primary asset.

3.12. Setting – the area within which the asset can be appreciated and/or that contributes to its significance – Listed Buildings are protected along with their setting.

3.13. Conservation Areas comprise areas of special architectural and/or historic interest – this includes buildings and spaces. Not every part has to be of special interest – it is the sum of all parts of the area that is. They can include some negatives that require special attention to ensure change enhances the area’s character or appearance.

4. Process Pointers

4.1. Start with the history of the area

- How it developed
- archaeology

4.2. Go back as far as possible and try and identify what effects events in those periods had on the area:



- medieval;
 - early modern;
 - industrial.
- 4.3.** Move on to what we have now:
- How well is it preserved?
 - What is it's value to the community
 - Irrespective of history does it have character?
- 4.4.** Record general characteristics. Eg hanging tile and timber, whitewashed.
- 4.5.** What do people stop and take photographs of?
- 4.6.** Can identify views as being part of the setting but for bits that are not special, whilst having character, the primary heritage needs to be identified.
- 4.7.** Then move onto threats and promises:
- what are the issues? E.g. traffic, condition, modern renovation etc;
 - what is the potential value of the asset?
- 4.8.** We need to establish a consultation process:
- Collect broad community opinion;
 - ensure landowners have their say;
 - allow local historians to add comments.
- 4.9.** Conservation Area Appraisal focuses on what to preserve and what to enhance and also appraises the vulnerabilities.
- 4.10.** Start with the overall picture and then drill down to individual assets

5. References

The following were suggested as useful exemplars and guides to the process

- 5.1.** Oxford Character Assessment Toolkit
- 5.2.** Oxford Heritage Register – good on process
- 5.3.** The Deal Society – David.white@dealsociety.org.uk
- 5.4.** Reading Area Advisory Committee
- 5.5.** Tettenhall Historic Landscape Character Study, Wolverhampton
<https://www.wolverhampton.gov.uk/planning/planning-policies/neighbourhood-planning>
- 5.6.** Headington NP Character Assessment
- 5.7.** Seven Oaks Local List
- 5.8.** Surrey History Centre (Historic Environment Record)