

Lincolnshire Heritage at Risk

Conservation area help notes



Conservation areas are areas of special architectural and historic interest whose character or appearance is considered desirable to preserve or enhance. They are designated, under the Planning (Listed Buildings and Conservation Areas) Act 1990, by the local District Council as opposed to listed buildings that are designated by English Heritage. The first conservation area in England was the town of Stamford which was designated in 1967. Today there are approximately 9,300 conservation areas in England.

The significance of a conservation area's character is determined, not just by the age and quality of buildings, but by a sense of continuity and stability, local distinctiveness as well as the experiences of people who live and have lived there. These factors help to form the character of the area which has to be measured and assessed before designation.

Conservation area designation introduces controls over demolition of buildings and also over the way owners can alter or develop their properties. Cutting and pruning of trees, restrictions on permitted development and advertisement displays can also be controlled by designation.

Guidance to completing the conservation areas survey form

The website will generate a short description of the conservation area as well as a mapped outline of the area. It will also be necessary to obtain a copy of the latest conservation area appraisal, guide or management plan to help you assess the condition of the conservation area. The Lincolnshire Heritage at Risk team will help you to collate this before your survey and will give you any other useful information we have on the area.

LH@R ID

This is the unique identifier for the conservation area record as found on the heritage asset map. This field will be automatically generated by the system.

Survey type

This field will be automatically generated by the system.

Conservation Area name

The name can be found on the heritage asset map. The name will usually be the name of the parish where the area is located. This field will be automatically generated by the system.

Was the survey completed successfully?

Select Yes or No.

A survey is only deemed to be unsuccessful if a significant part of the survey can not be completed e.g. access is not available. In this case reasons why should be given in the comments box.

If part of the survey was completed then check 'yes' and describe any parts of the area that could not be completed and the reasons in the comments box.

Section 1

Principal Management Issue

Indicate the principal threat by selecting one of the three classes from the first column from the table below then the type of problem from the second column. If no problems or issues are observed select *No known threat*. Use the comments box to record additional management issues affecting the conservation area.

class	type	
Development and urbanisation	Major development	Has there been any recent or ongoing housing developments, large retail units or industrial complexes in the area had a negative impact in terms of character?
	Loss of historic detail	Are traditional style features being removed and replaced? This might include windows, doors, roof coverings, chimneys and boundary walls.
	Inappropriate materials	Are modern materials being introduced into the area? e.g. uPVC and concrete.
	Inappropriate new build	Are new buildings being introduced that are not in keeping with the architectural style or quality of the area?
	Public utilities	Are public utility companies introducing features that are inappropriate (street lighting, junction boxes etc.)? Are they removing traditional features such as telephone boxes?
	Road	Is a new road layout being planned or introduced that will alter the traditional layout of the area? Are modern road surfaces masking or replacing traditional types such as cobbled surfaces?
Natural processes	Decay of structures and buildings	Is there evidence of recent or ongoing damage or decay of exposed brickwork / stonework / timberwork?
	Flooding	Is there evidence of recent or ongoing flooding?
	Coastal erosion	Is the site eroding from a cliff face / shoreline?
Other	Traffic management	Are inappropriate features being introduced? e.g. sleeping policeman, zebra crossings, road markings etc.
	Street clutter	Has there been an excessive introduction of modern signage, railings, bins, bollards etc?
	Quality of public realm	Have any open spaces or areas of greenery been lost? Are grass verges being replaced by pavements? Are important views being impeded by modern buildings or street clutter? Is there an excessive amount of visually obtrusive modern buildings / extensions in the area?
	Advertisements	Is there large advertising billboards, advertising banners or posters evident in the area?
No known threat		

Risk Category

Circle the correct risk category depending on the risk score calculated from the table below using the scores from *section 2*.

Risk Score	4 -12	13-20
Risk Category	Not at risk	At risk

Number of buildings

Circle the correct figure for the approximate number of buildings in the conservation area.

Number of listed buildings

Circle the correct figure for the approximate number of listed buildings in the conservation area.

Number of listed buildings at risk

This figure will be entered by project staff.

Section 2

The following 4 sections are ranked from A-E. Each letter is awarded the following scores:

A = not a problem at all (score 1)

B = a very limited problem (score 2)

C = occasionally a problem but not threatening the overall character of the area (score 3)

D = a significant problem (score 4)

E = a very significant problem threatening the character of the area (score 5)

Add any comments to support your findings in the 'Additional comments on survey' section of the survey form.

Loss of character due to development

Circle the appropriate letter to reflect the loss of character due to development in the conservation area. Has there been any modern development or have traditional buildings been altered through the introduction of modern extensions? Have the local vernacular traditions been replaced by modern materials and design? Have open spaces been lost, trees cut down and boundaries removed to accommodate new builds? Have views into, out of and within the conservation area been impeded or lost due to recent development?

Loss of historic detail

Circle the appropriate letter to reflect the loss of historic details in the conservation area. Have traditional materials been replaced by modern materials e.g. uPVC replacing timber, concrete tiles replacing clay etc? Have boundary walls/railings been replaced by tall timber panel fencing? Have traditional shop fronts been replaced by modern alternatives?

Signs of lack of investment

Circle the appropriate letter to reflect signs of lack of investment in the conservation area. Was the conservation area previously an industrial or commercial area that has deteriorated due to economic circumstances? Was the conservation area attached to an industrial or commercial area that has deteriorated leading to an associated deterioration of the conservation area? Have any local businesses/shops been lost which has led to architectural changes in the conservation area? Do buildings and/or the public realm reflect a need for investment in repairs and maintenance?

Condition of public realm

Circle the appropriate letter to reflect negative impact on the public realm. Have 'green' areas been lost, reduced in size or deteriorated in quality? Have trees or shrubbery been removed and/or replaced? Have rural areas been urbanised? Is there an excessive amount of visually obtrusive modern buildings/extensions in the area having a negative impact of significant views?

Section 3

Conservation Area Appraisal done?

Has a Conservation Area Appraisal been completed? Record the year the appraisal was completed in the comments box.

Conservation Area Management Plan done?

Has a Conservation Area Management Plan been completed? Record the year the plan was completed in the comments box.

Additional comments on survey

Use this box to record any additional observations not covered in the other fields and any particular issues concerning the condition of the conservation area. It will also be worth noting in the comments box the presence of vacant or derelict properties in the conservation area. It is also important to record factors that have a positive impact on the character e.g. sympathetic contemporary design, reinstated green spaces, vacant properties brought back into use or shop-front renovation schemes.

Comments on HER record

Use this box to make comments on the HER description provided. Note any discrepancies between the description and the conservation area being surveyed.

Photographs

Photograph the conservation area from a series of viewpoints including views from out of the conservation area. Try to photograph any views or streetscapes that are mentioned in the conservation area appraisal if you can see any significant differences. It is also necessary to photograph examples of decline such as the presence of uPVC windows, modern shop fronts, satellite dishes, street clutter etc. It is also important to be able to demonstrate any contrast in condition within the conservation area.

NB do not trespass. If asked by an owner not to take photographs simply record this on the form.

Please refer to the 'Guide to good photography' on how to label your photographs.

Date of survey

Enter the date you visited the site.

Name of surveyor

Enter your name in full.