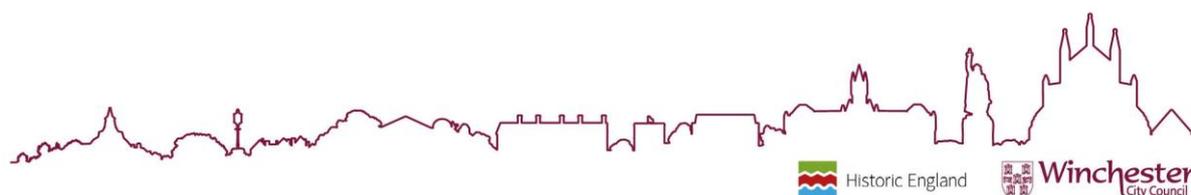


**DRAFT**

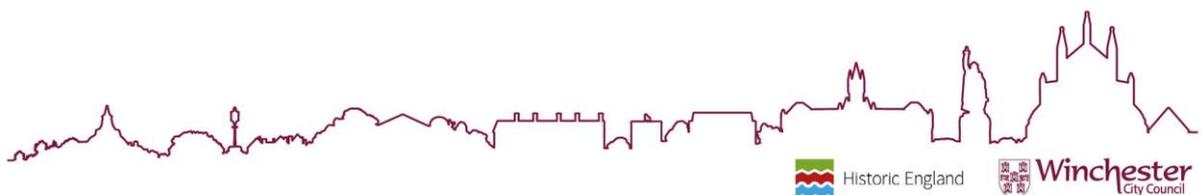
**Winchester Future 50  
Conservation Area Project  
Buildings of Faith**

**Management Plan and Strategy  
2020**



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## WINCHESTER FUTURE 50 CONSERVATION AREA PROJECT

### MANAGEMENT PLAN AND STRATEGY 2020

#### SIGNIFICANT ASSETS

##### BUILDINGS OF FAITH

###### How is this document helpful? Development Management

This document has been produced in order to aid applicants, agents and decision makers in submitting and assessing planning applications affecting heritage assets and applications for listed building consent, within the two character areas St Giles Hill and The Walled Town.

The updated local guidance complements national guidance and supports the Local Plan 2011 – 2029. Changes to the council's guidance relating to the historic built environment are necessitated by and responsive to; *inter alia*, the Localism Act 2011, the General Permitted Development Order (England) 2015, the National Planning Policy Framework 2019, changes to guidance published by Historic England, and recent case law.

Contextual information and definitions of key terms are included within the document in order to guide readers who are less familiar with planning practice relating to historic buildings and places.

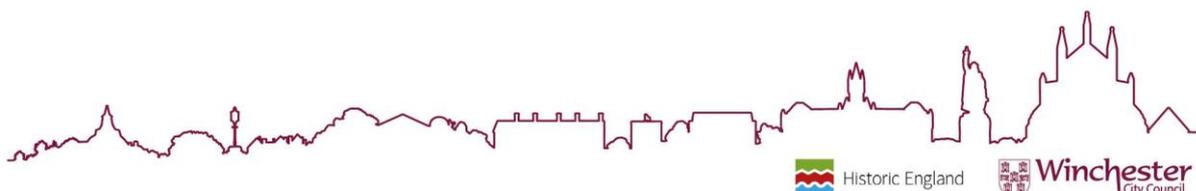
However, the emphasis of this document is on providing detailed guidance which is responsive to the particular circumstances of the areas, including those relating to current and anticipated challenges and opportunities presented by the need for new housing and other types of development, the rural character of much of the borough, and the quality and sensitivity of the area's historic, natural and built environment.

###### How is this document helpful? Community Context

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives.

It is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community and their priorities are reflected in this document.

The document has also been prepared to align conservation objectives within different parts of the council, and provide a single point of reference for the



management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area.

Buildings of Faith of all dominations present strong links to the local community and often display a high degree of architectural and historic interest. This combines to increase the richness and special interest of the Winchester district often connecting the past and present.

Most are Christian churches or chapels but there is also a rich heritage of meeting houses, synagogues, temples and mosques, plus an increasing number of secular buildings now being used by faith groups, such as former schools and cinemas. If they are open for public worship six times a year then they all count as Places of Worship.

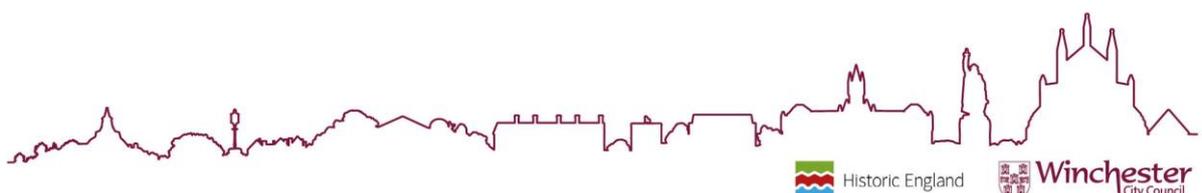
A significant part of the *Winchester Future 50 Conservation Area Project* involved gathering an inventory list, photographs and a condition report of the Buildings of Faith including their setting within two of the character areas within the pilot project; St Giles and the Walled Town. The recorded data and information can be seen through the new *Winchester Future 50 Conservation Area Project GIS layer* [LINK]. Further information into the project and the outcomes can also be accessed through the *Winchester Future 50 Conservation Area Project* website.

This important relevant information has also helped to form the following Conservation Management Plan and Strategy (DRAFT), which is currently inviting public comment.

It includes an outline of the current issues relating to the management of these significant assets including their setting. It also included potential remedies and a time specific strategy for achieving this. The appendices contain the Winchester Future 50 Conservation Area Project survey evidence and additional guidance and initiatives to help manage these important structures.

Should you wish to comment on the content or make suggestions for possible improvement please email Winchester Future 50 Team

[Winchesterfuture50@winchester.gov.uk](mailto:Winchesterfuture50@winchester.gov.uk)



## CURRENT SITUATION

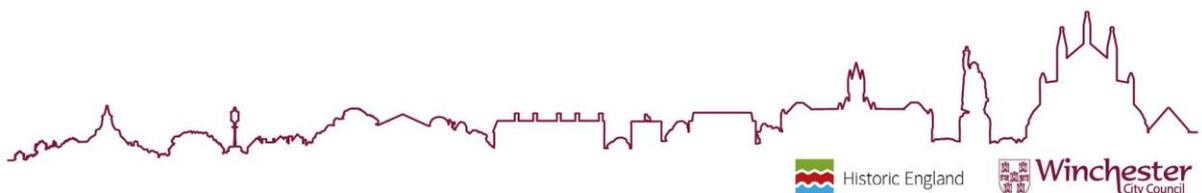
For general advice and enquires concerning the various Buildings of Faith still in use within the District, please contact the relevant denominations of the local dioceses via the links below:

- Baptist Union of Great Britain  
[[https://www.baptist.org.uk/Groups/220185/Contact\\_Us.aspx](https://www.baptist.org.uk/Groups/220185/Contact_Us.aspx) ]
- Church of England [<https://www.churchofengland.org/contact-us#no-back> ]
- Methodist Church of Great Britain [<https://www.methodist.org.uk/contact-us/>]
- Roman Catholic Church of England and Wales  
[<https://catholicchurchofenglandandwales.com/contact-us> ]
- United Reformed Church [<https://urc.org.uk/contact-urc.html>]

The surveys completed by the volunteers of the Winchester Future 50 project show that generally the condition of the Buildings of Faith within the Conservation Area are good.

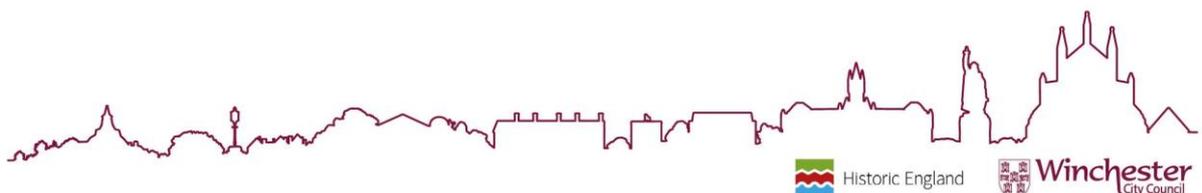
However there are a number which require de-cluttering and guidance regarding the siting of fixtures such as lighting, security alarms, flues and additional wiring.

There is also some incidence of potential unauthorised works such as temporary and permanent signage.



## BUILDINGS OF FAITH GENERAL ISSUES AND REMEDIES

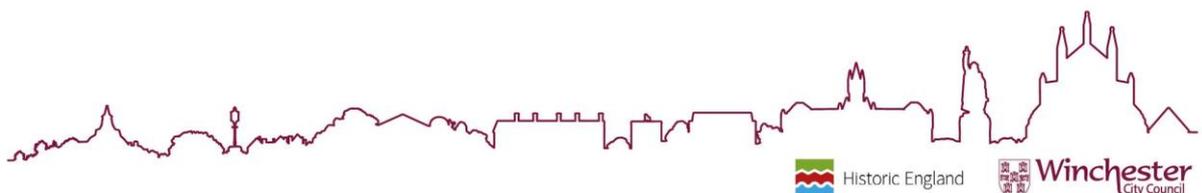
1. LACK OF UP TO DATE EASILY ACCESSIBLE INFORMATION ON DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA
  - **Produce new on-line guidance regarding best practice and maintenance on Historic Environment and Urban Design Web pages including other areas of advice and support.**
2. LACK OF AWARENESS AND SIGNIFICANCE OF THE EXISTING DESIGNATED HERITAGE ASSETS
  - **Make available information showing the position, the UPRN, photograph, link to relevant designation document, link to relevant policy and guidance on public Web based mapping.**
3. LACK OF UP-TO DATE EASILY ACCESSIBLE INFORMATION ON THE MANAGEMENT OF DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA
  - **Produce new on-line guidance regarding best practice and maintenance on Historic Environment and Urban Design Web pages including other areas of advice and support.**
  - **Produce specific management plan and strategy for Buildings of Faith.**
4. POTENTIAL ERROSION OF HISTORIC DETAILING ON DESIGNATED HERITAGE ASSETS.
  - **Produce new on-line guidance regarding best practice and maintenance on Historic Environment and Urban Design Web pages including other areas of advice and support.**
5. NEED TO RETAIN AND NURTURE CLOSE COMMUNITY INVOLVEMENT IN THE FUTURE STEWARDSHIP OF THE CONSERVATION AREA
  - **Devise a Volunteers Retention Strategy including specific Winchester Future 50 Volunteers web pages.**
  - **In line with the emerging Volunteer Retention Strategy explore the potential for training existing volunteers to nominate any relevant structures in the Conservation Area for statutory listing through an application to Historic England and share data through Historic England *Enhancing the List* (if relevant)**



## SPECIFIC ISSUES AND REMEDIES

(See Appendix 1 Winchester Future 50 Survey Data)

- LACK OF CLARITY ON and RESPONSIBILITY FOR MAINTENANCE.
  - Explore and establish ownership and custodianship to share data from the project and highlight new web based Building of Faith guidance through the production and sharing of an information pack including Listed Buildings/War Memorials/Memorials of Interest and Trees of Character (if relevant)
  - Share data and guidance with relevant custodians.
- LACK OF GENERAL GUIDANCE REGARDING DE-CLUTTERING AND BEST PRACTICE
  - Explore potential funding general maintenance scheme for immediate setting including de-cluttering, regular tree management, memorials and litter picking.
- CLEANING AND CONSERVATION REQUIRED TO THE FABRIC OF A NUMBER OF WAR MEMORIALS AND OTHER MEMORIALS WITHIN THE SETTING
  - Through additional training of Historic Environment staff, introduce a *Buddy system* to help support local funding bids for maintenance of memorials including cleaning, conservation.
- CONSERVATION REQUIRED TO IMPROVE LEGIBILITY OF INSCRIPTIONS/DEDICATIONS A NUMBER OF MEMORIALS
  - Through additional training of Historic Environment staff, introduce a *Buddy system* to help support local funding bids for maintenance of war memorials including conservation and improving legibility of eroded inscriptions.
- POTENTIAL ENHANCEMENTS INCLUDE ARCHITECTURAL LIGHTING AND SPECIFIC INTERPRETATION.
  - Explore potential funding
  - Make available best practice guidance from Historic England regarding lighting enhancements for historic buildings
- NEED FOR ADDITIONAL RESOURCES/ FUNDING
  - To expand the pilot project district wide.



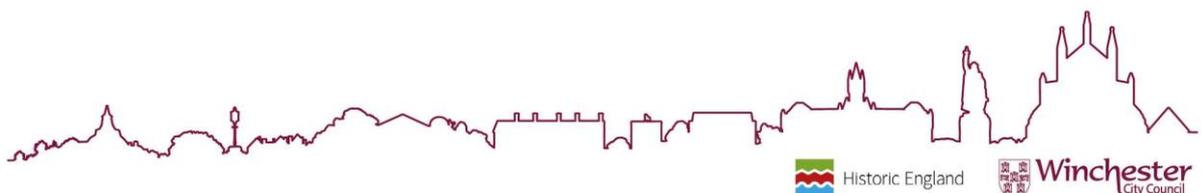
## BUILDINGS OF FAITH MANAGEMENT STRATEGY

### 6-12 MONTHS

- Produce new on-line guidance regarding best practice, maintenance for Historic Environment and Urban Design Web pages including improving thermal efficiency, production of Heritage Statements, frequently asked questions, general repairs, altering and protected species
- Make available information showing the position, the UPRN, photograph, link to relevant designation document, link to relevant policy and guidance on public Web based mapping.
- Explore potential funding to set up general maintenance subscription scheme
- Produce specific guidance for de-cluttering and advertising.
- Share survey information with Enforcement to explore possible un-authorised works including temporary advertisements.
- In line with the emerging Volunteer Retention Strategy explore the potential for training existing volunteers share data through Historic England *Enhancing the List* (if relevant)
- Share data regarding Trees of Amenity with Landscape and Trees for further assessment
- Share data with Tourism and Arts to support potential Designated Heritage Assets Treasure Trail and events.

### 1-2 YEARS

- Explore potential funding for potential enhancements; architectural lighting strategy.
- Through additional training of Historic Environment staff, introduce a *Buddy system* to help support local funding bids for maintenance of war memorials including cleaning, conservation and improving legibility of eroded inscriptions.
- In line with the emerging Volunteer Retention Strategy explore the potential for training existing volunteers to perform additional research of existing memorials and monuments to support future applications for statutory listing, non-designated heritage asset status and future interpretation projects.

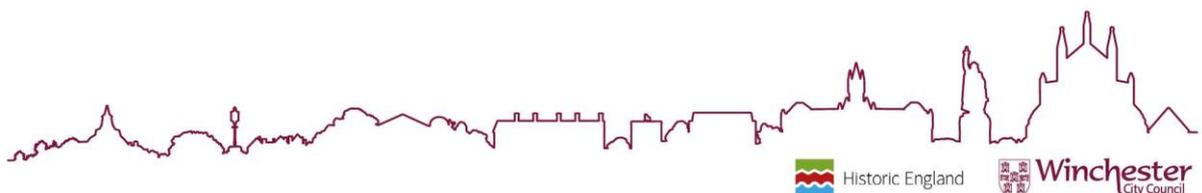


- Explore the potential for funding for extending the survey of Conservation Areas including Listed Buildings to facilitate the production of guidance and management strategies district wide.

#### 2-5 YEARS

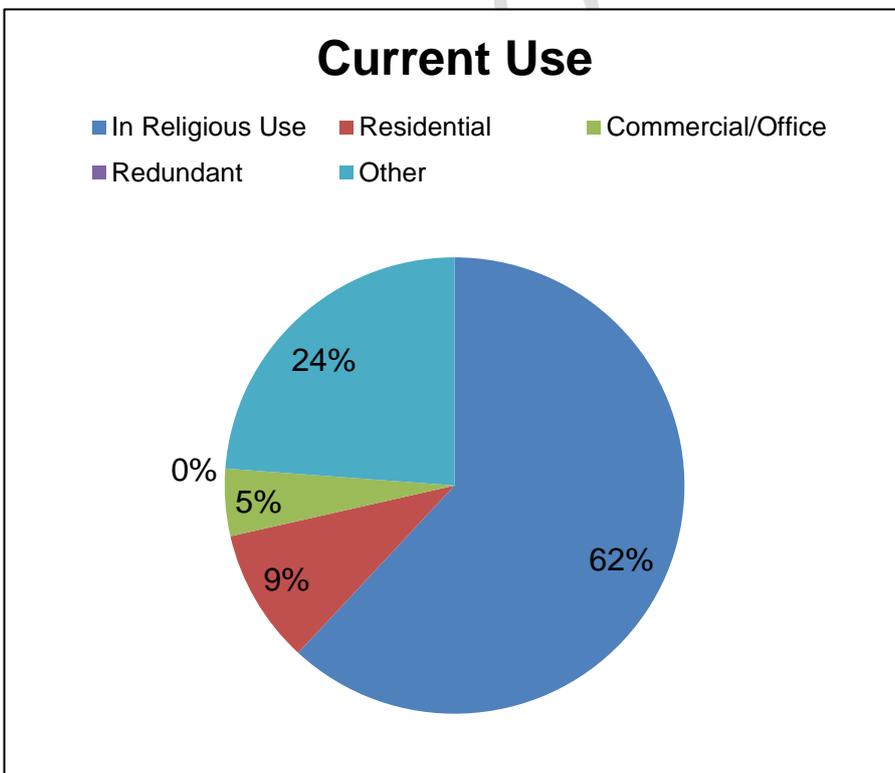
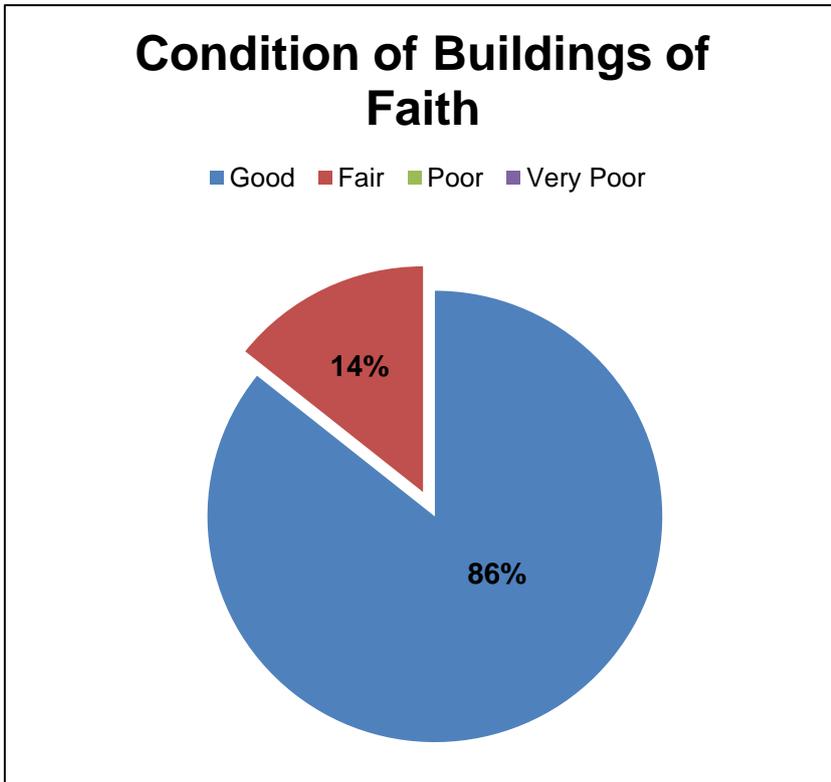
- District wide production of Conservation Area Management Plans and Strategies across the district to help inform Heritage Strategy
- Explore Heritage Strategy initiative for the district

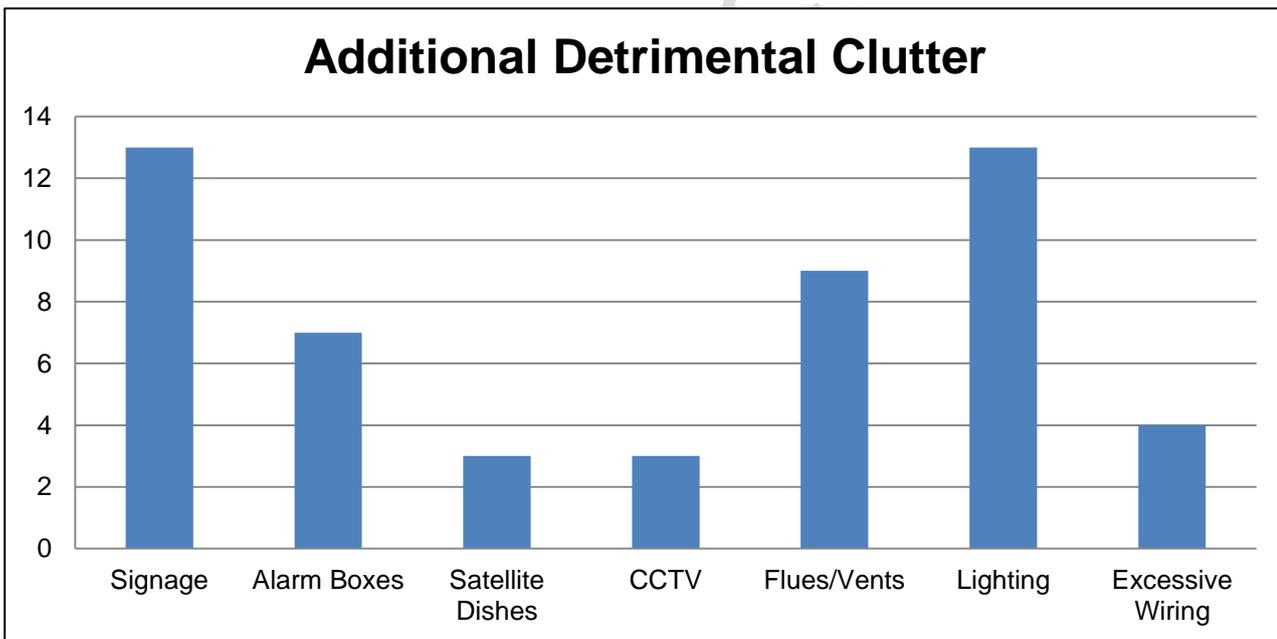
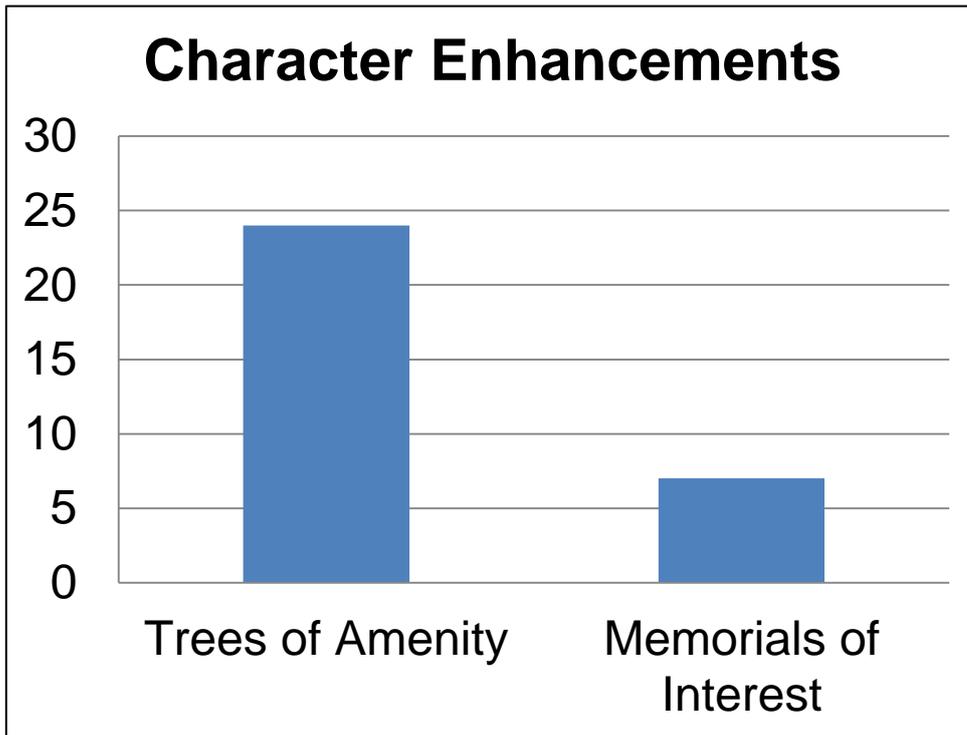
DRAFT FOR COMMENT



APPENDIX 1

WINCHESTER FUTURE 50 CONSERVATION AREA PROJECT SURVEY DATA 2020





## APPENDIX 2

### ADDITIONAL INFORMATION

#### Website Links

For general advice and enquires concerning the condition information surrounding the various Buildings of Faith including cemeteries and graveyards within the district, please contact the relevant denominations of the local dioceses via the links below:

Baptist Union of Great Britain

[https://www.baptist.org.uk/Groups/220185/Contact\\_Us.aspx](https://www.baptist.org.uk/Groups/220185/Contact_Us.aspx)

Church of England

<https://www.churchofengland.org/contact-us#no-back>

Methodist Church of Great Britain

<https://www.methodist.org.uk/contact-us/>

Roman Catholic Church of England and Wales

<https://catholicchurchofenglandandwales.com/contact-us>

United Reformed Church

<https://urc.org.uk/contact-urc.html>

Winchester City Council - Historic Environment and Urban Design

<https://www.winchester.gov.uk/historic-environment>

Winchester Future 50 Conservation Area GIS Map Layer

<https://winch.maps.arcgis.com/apps/webappviewer/index.html?id=c856364e7dfc401783f1711890156d6c>

Winchester Future 50 Volunteer Pages

<https://www.winchester.gov.uk/historic-environment/conservation-areas/volunteering>

Trees within a Conservation Area

<https://www.winchester.gov.uk/historic-environment/conservation-areas/works-to-trees-and-landscapes>

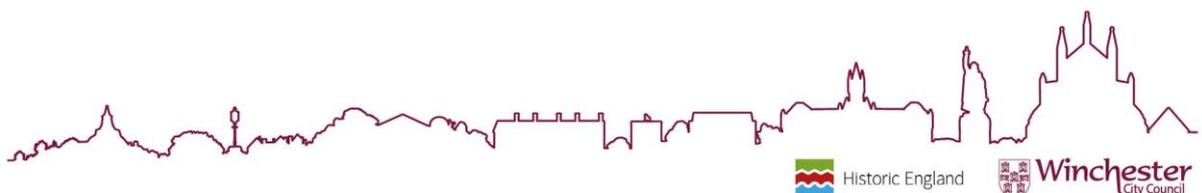
Enhancing the list

<https://historicengland.org.uk/listing/enrich-the-list/>

Historic England List Search

<https://historicengland.org.uk/listing/the-list/>

Historic England Guidance on Places of Worship



<https://historicengland.org.uk/advice/caring-for-heritage/places-of-worship/>

Historic England Guidance Regarding Places of Worship

<https://historicengland.org.uk/images-books/publications/dlsg-places-worship/>

Historic England Guidance on Technical Conservation

<https://historicengland.org.uk/advice/technical-advice/buildings/technical-conservation-guidance>

Historic England Guidance on Commemorative Structures

<https://historicengland.org.uk/images-books/publications/dlsg-commemorative-structures/>

Historic England Information Regarding Management of Historic Cemeteries

<https://historicengland.org.uk/advice/caring-for-heritage/cemeteries-and-burial-grounds/management/>

Historic England Information Regarding Caring for Historic Cemetery and Graveyard Monuments

<https://historicengland.org.uk/advice/caring-for-heritage/cemeteries-and-burial-grounds/monuments/>

Historic England Information Regarding Places of Worship

<https://historicengland.org.uk/advice/caring-for-heritage/places-of-worship/>

Winchester City Council Cemeteries Department

<https://www.winchester.gov.uk/community-recreation/cemetery-fees>

## Glossary

**Conservation Area....** Conservation Areas are described as areas of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ Planning (Listed Buildings and Conservation Areas) Act 1990. They are designated by local planning authorities. The legislation relating to Local Planning guidance and advice concerning conservation areas is set out through this and the act mentioned above. Conservation areas are part of our local environment with special architectural or historic qualities. They are established by the council, in consultation with the local community, to help preserve and enhance the specific character of these areas for everybody.



**Conservation Area Appraisals....** To identify the special character of its conservation areas, the Council has already completed a number of 'Conservation Area Character Appraisals' which consider the historic development of each area and record its most notable features. Copies of these appraisals are available on the Historic Environment Conservation Area webpage.

**Conservation Area Management Plan....** Conservation plans are recommended for all classes of heritage asset, where appropriate and proportionate, and may also form an element of a wider regeneration strategy. They may be used to identify necessary works of conservation or consolidation as well as on-going management tasks and monitoring of the condition of features identified as vulnerable in the appraisal.

**Local List of Heritage Assets....** Historic England suggests in their Local Heritage Listing Advice Note 7 that Local Planning Authorities should aim to identify and compile a list of **Local Heritage Assets....** These are individual buildings, structures, monuments, valued open spaces, or designed landscapes that fall short of meeting the statutory tests to be included on the National List of Buildings England, but are valued highly for their heritage significance by the surrounding communities in which they sit.

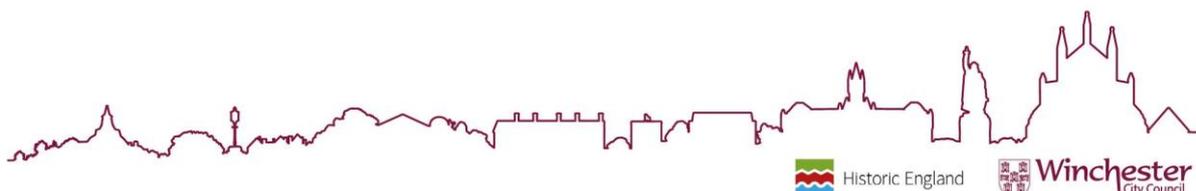
#### **Heritage Assets....**

**Designated Heritage Assets.....** When a building is described as listed it means that it is included on a list of buildings which are considered to be of sufficient historic or architectural interest to merit special protection. The list is drawn up by the Department for Culture, Media and Sport on the advice of Historic England. Listed buildings are protected by law under s.69 Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings are listed so that we can identify and protect our architectural heritage. However, this does not suggest that it must be preserved for all time, rather which care will be taken over the decisions affecting its future. Additional information regarding the listing process and the affects on ownership can be found through the Historic England guides on listed and historic buildings.

**Non-Designated Heritage Assets....** Non-Designated Heritage Assets are individual buildings, structures, monuments, open spaces or designed landscapes that display a degree of heritage interest. They do not benefit from any form of statutory protection, but they can often add richness to the character and appearance of an area, and as such, merit consideration in the planning process.

**Article 4 Directions....** Article 4 of the GPDO (General Permitted Development (England) Order 2015) gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

**Buildings of Faith.....** In the 20th century England's landscape of faith buildings became ever more rich and diverse. Faiths arriving and developing in this country outside the



Established Christian church form an important and expanding part of our society. Increasing our knowledge and understanding in this area is an important and much needed area of Historic England's work. Places of worship, whether adapted or purpose-built, tell much about the development and histories of these groups in England.

**Memorials.....** Most typically a freestanding cross or sometimes an obelisk or column, usually bearing the names of those who had died in the conflict, was erected in a prominent place. Exceptionally, some include civilians killed by enemy action or in war work. Most are modest affairs, albeit with deep significance and poignancy for the local community where they stand. But especially if there was a wealthy local patron, or in larger towns and cities, memorials were often more ambitious. Many were imposing ensembles of architecture and sculpture, often depicting servicemen in uniform. Other memorials include:

- memorial plaques in places of worship, workplaces and educational establishments

Found mainly in places of worship are:

- memorial stained glass windows, seats, organs, rolls of honour, regimental flags, books of remembrance, furniture
- lych-gates

**Listed Building Consent.....** In general terms Listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.

