

**DRAFT**

# **Winchester Future 50 Conservation Area Project**

## **Listed Buildings Management Plan and Strategy 2020**



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## WINCHESTER FUTURE 50 CONSERVATION AREA PROJECT MANAGEMENT PLAN AND STRATEGY 2020

### SIGNIFICANT ASSETS

#### 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.

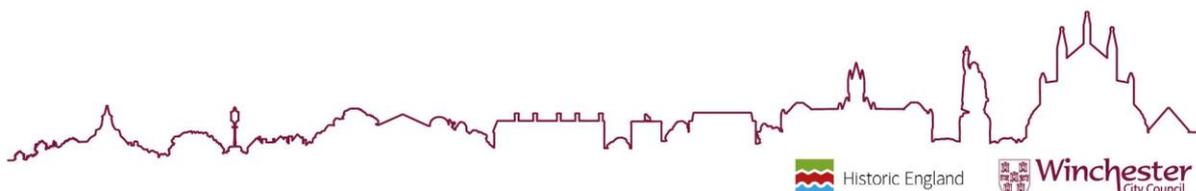
However, the emphasis of this document is on providing detailed guidance which is responsive to the particular circumstances of the areas, including those relating to current and anticipated challenges and opportunities presented by the need for new housing and other types of development, the rural character 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.

## **LISTED BUILDINGS**

Owning a Listed Building comes with special responsibilities to care for and preserve its special interest and significance, however this does not necessarily mean change is not possible.

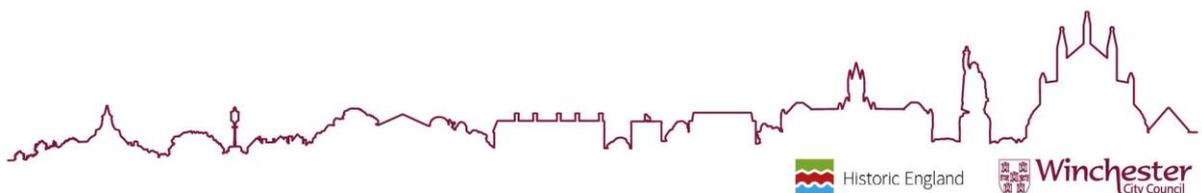
Listed Building Consent will be required for any work which might affect the historic or architectural interest of your building. Further information can be found through the following the links within the appendices.

This important relevant information has also help 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)



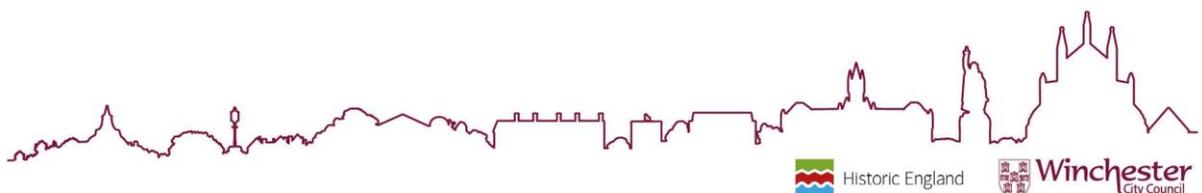
## CURRENT SITUATION

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

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

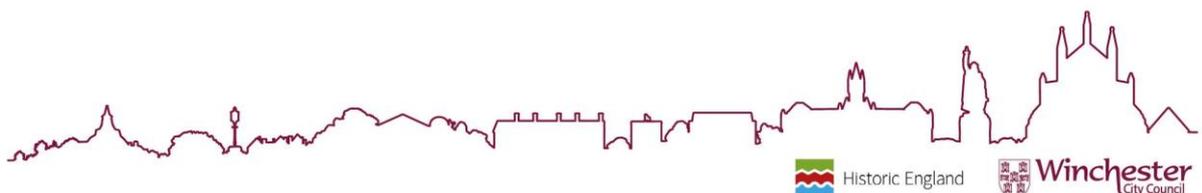
There is also some incidence of potential unauthorised works such as UPVC windows.

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## LISTED BUILDINGS GENERAL ISSUES AND REMEDIES

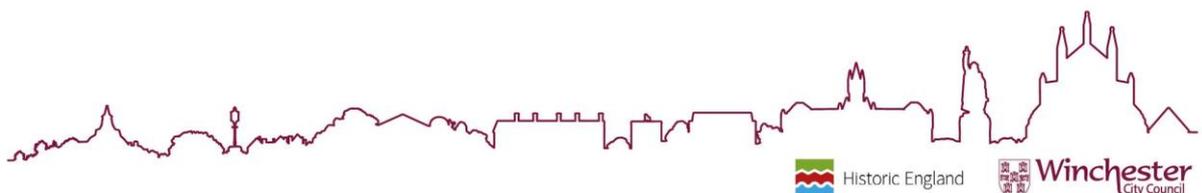
1. LACK OF UP TO DATE EASILY ACCESSIBLE INFORMATION ON DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA
  - **Produce new on-line guidance regarding best practice and maintenance on Historic Environment and Urban Design Web pages including other areas of advice and support.**
  
2. LACK OF AWARENESS 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 Listed Buildings.**
  
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 guidance through the production and sharing of an information pack which has the potential to be shared during any potential purchase process.**
  
- LACK OF GENERAL GUIDANCE REGARDING DE-CLUTTERING AND BEST PRACTICE
  - **Explore potential funding general maintenance scheme including setting.**
  - **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.**
  
- POTENTIAL ENHANCEMENTS INCLUDE ARCHITECTURAL LIGHTING AND SPECIFIC INTERPRETATION.
  - **Explore potential funding for to pilot a domestic and municipal scheme**
  
- NEED FOR ADDITIONAL RESOURCES/ FUNDING
  - **Explore the potential for a general maintenance subscription scheme to improve maintenance and de-cluttering.**



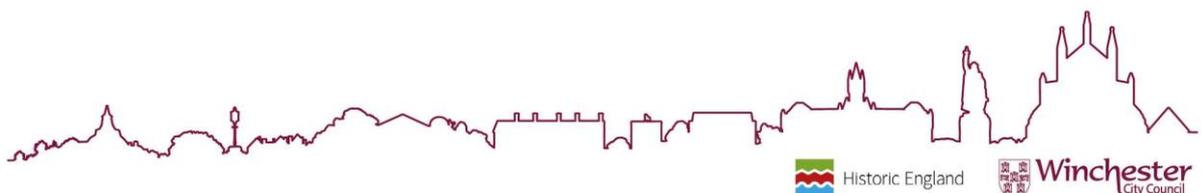
## LISTED BUILDING MANAGEMENT STRATEGY

### 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 Listed buildings and protected species which may require assessment.
- 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 general maintenance scheme to owners and custodians.
- Share survey information with Enforcement to explore possible un-authorised works.
- 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 with Community Engagement, Economy Tourism and Arts to support potential Designated Heritage Assets Treasure Trail, interpretation and other events and strategies.

### 1-2 YEARS

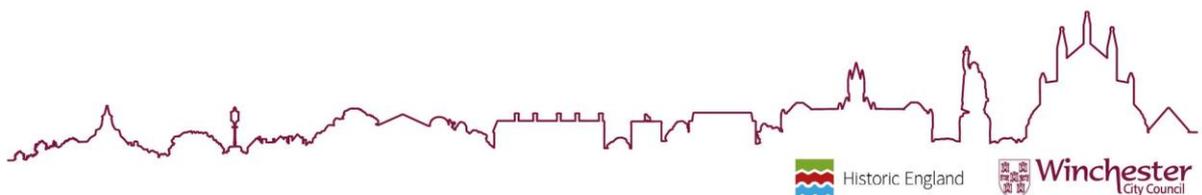
- Explore potential funding for potential enhancements; architectural lighting strategy and domestic pilot project..
- Explore additional training of Historic Environment staff, introduce a *Buddy system* to help support local funding bids for maintenance training scheme including cleaning, conservation.
- Explore the potential for funding for extending the survey of the districts Conservation Areas including Listed Buildings to facilitate the production of guidance and management strategies district wide.



## 2-5 YEARS

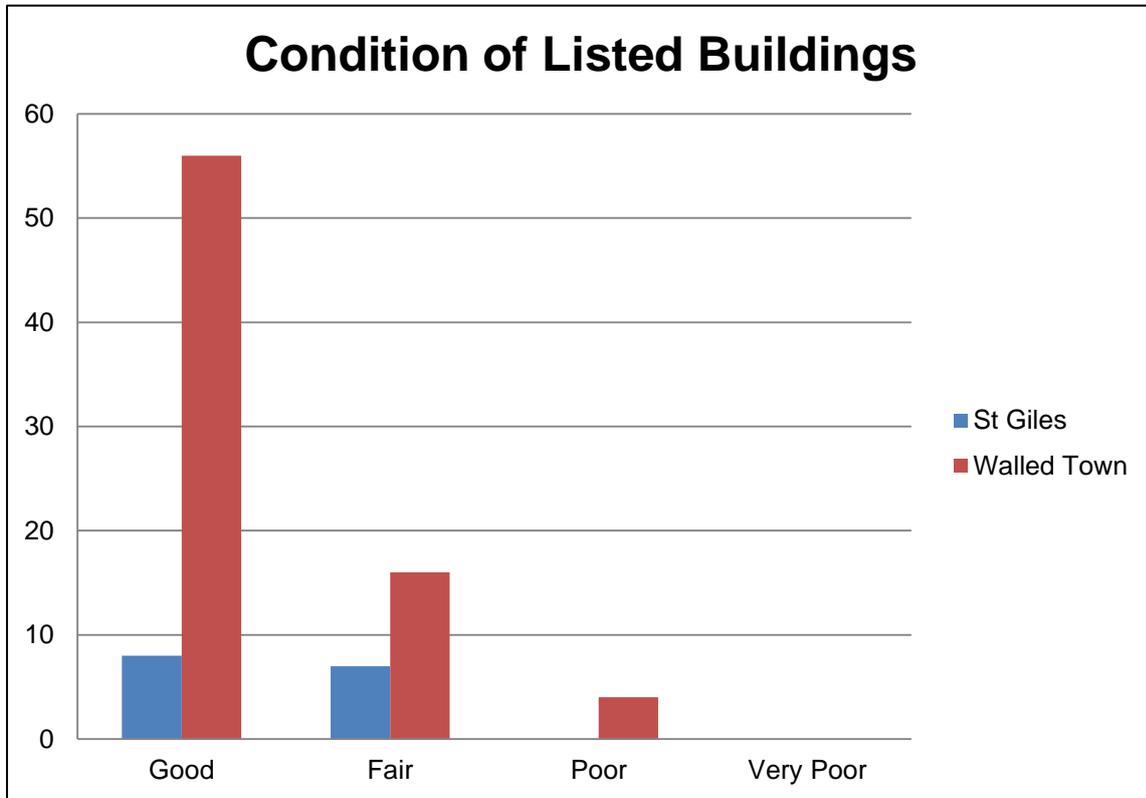
- District wide production of Conservation Area Management Plans and Strategies across the district to help inform Heritage Strategy
- Explore Heritage Strategy initiative for the district

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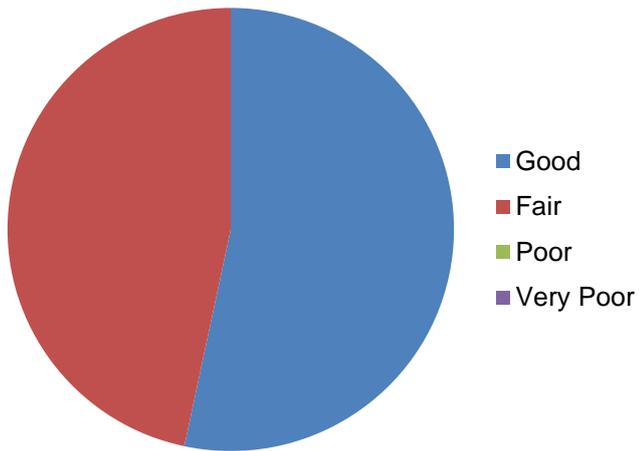
**APPENDIX 1**

**WINCHESTER FUTURE 50 CONSERVATION AREA PROJECT SURVEY DATA 2020**

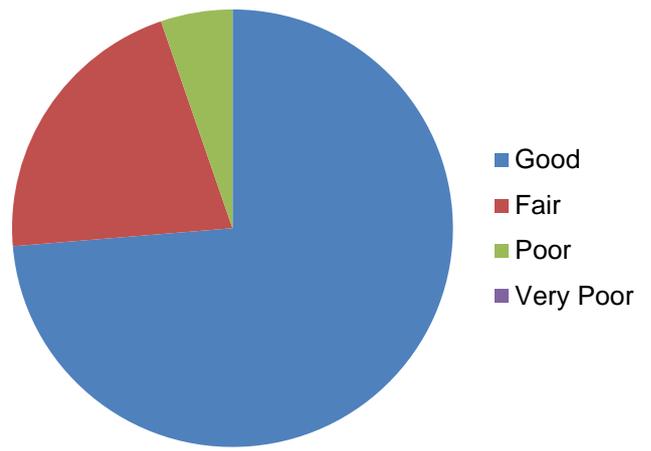


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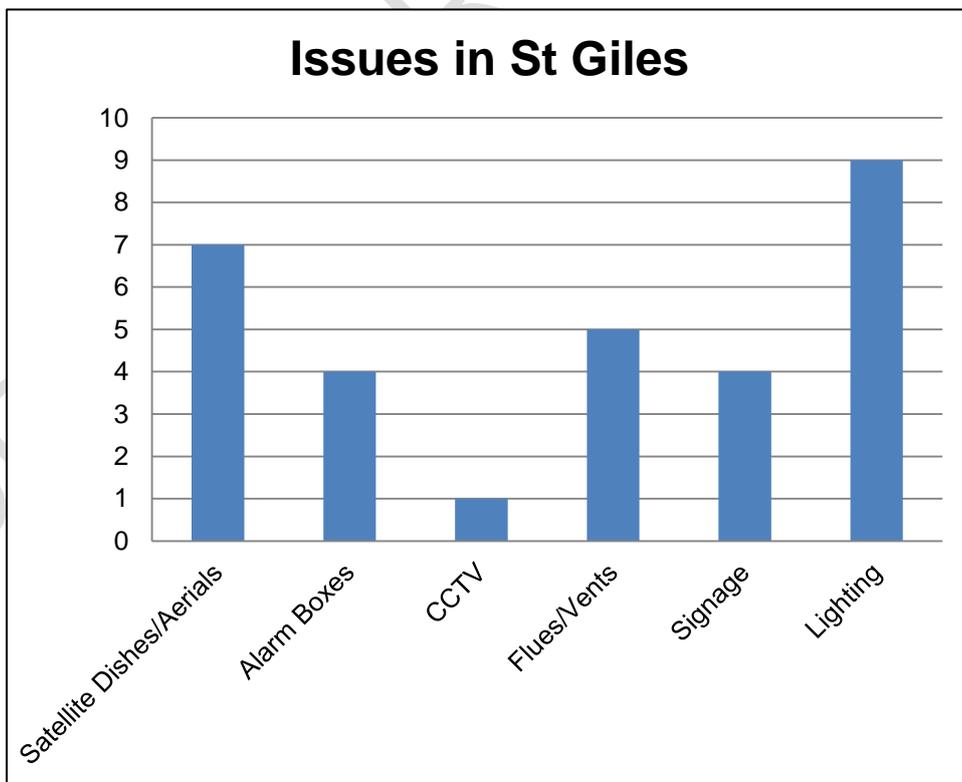
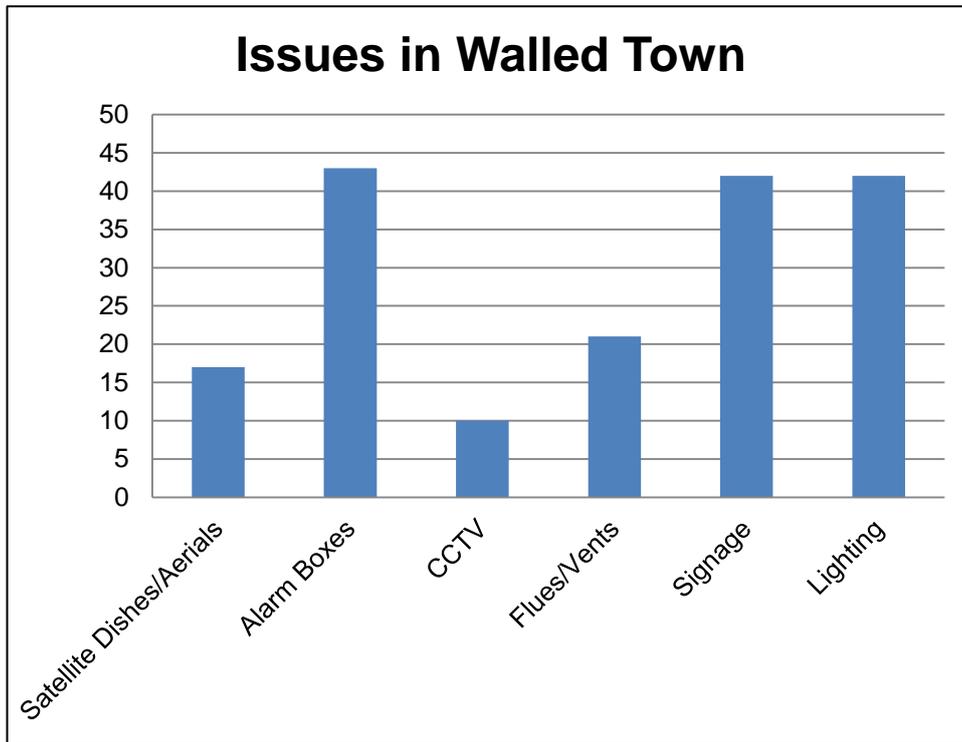
### Conditions of Listed Buildings within St Giles

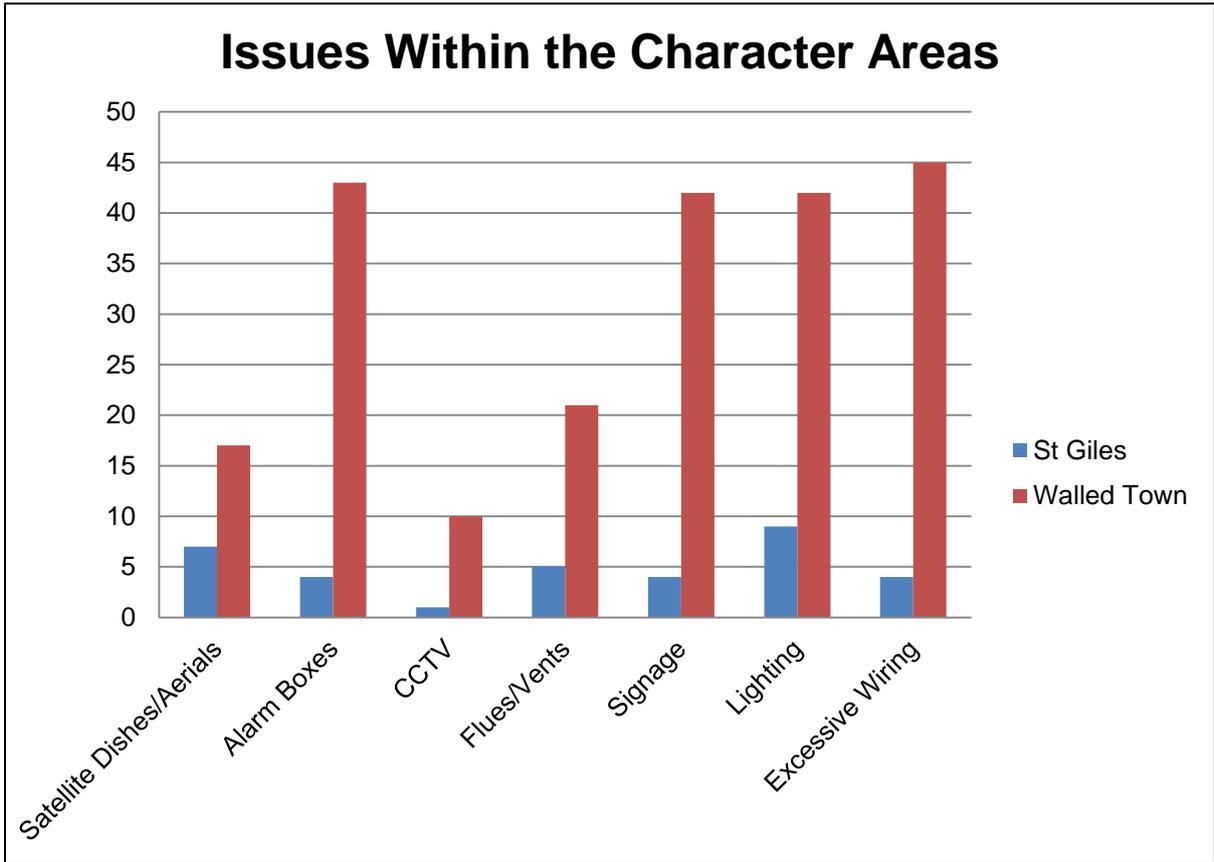


### Condition of Listed Buildings within Walled Town



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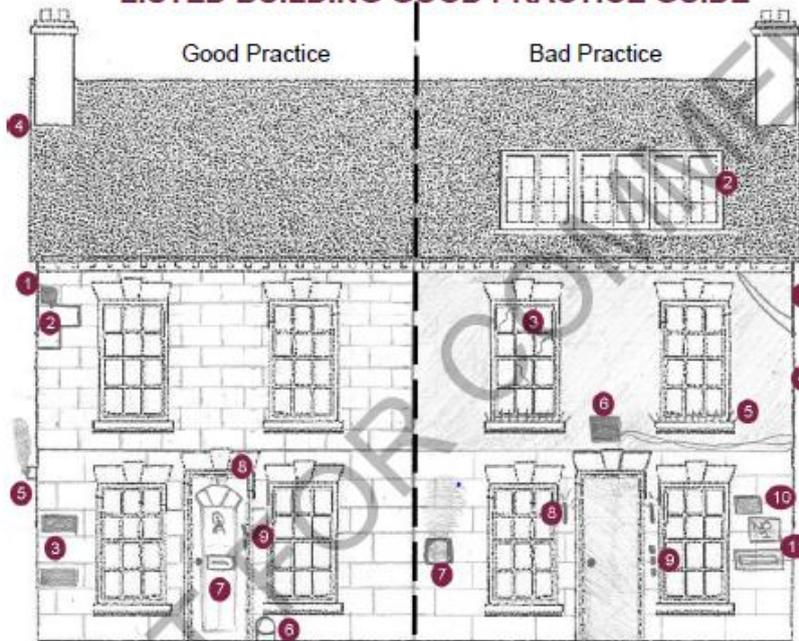
**APPENDIX 2**

**DRAFT DE-CLUTTERING GOOD PRACTICE GUIDANCE 2020**

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**LISTED BUILDING GOOD PRACTICE GUIDE**

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- |   |  |   |   |  |   |   |
|---|--|---|---|--|---|---|
| <p><b>1</b> Alarm system placed discreetly</p> <p><b>2</b> External wiring hidden by following tracts in mortar</p> <p>Any external signage inkeeping with building and following design of building e.g. in side brickwork</p> <p><b>3</b></p> | <p><b>4</b> No external alterations</p> <p><b>5</b> Flue discreetly sited and painted same colour as building</p> <p><b>6</b> Traditional details retained e.g. boot scraper</p> | <p><b>7</b> Door number, letter box and door knocker all in good condition on front of door</p> <p><b>8</b> Internal light fixtures; fan light or a small discreet lighting fixture tucked into side of door</p> <p><b>9</b> Doorbell hidden in door jamb</p> | <p><b>1</b> Excessive and untidy wiring covering front of</p> <p><b>2</b> Out of proportion dormers of differing style</p> <p><b>3</b> Broken windows</p> | <p><b>4</b> Painted brickwork</p> <p><b>5</b> Pigeon guards</p> <p><b>6</b> Alarm system badly sited</p> | <p><b>7</b> Flue badly sited</p> <p><b>8</b> Too many external light fixtures</p> <p><b>9</b> Multiple door bells creating visual clutter</p> | <p><b>10</b> Signage obscuring design detailing of the building</p> <p><b>11</b> External letter box and number plaque creating additional visual clutter</p> |
|---|--|---|---|--|---|---|

## APPENDIX 3

### ADDITIONAL INFORMATION

#### Website Links

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 Page

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

Winchester Future 50

<https://www.winchester.gov.uk/historic-environment/conservation-areas/winchester-future-50>

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 Technical Conservation

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

Historic England Guide for Owners of Listed Buildings

<https://historicengland.org.uk/advice/your-home/owning-historic-property/listed-building/>

Winchester City Council Climate Change Targets

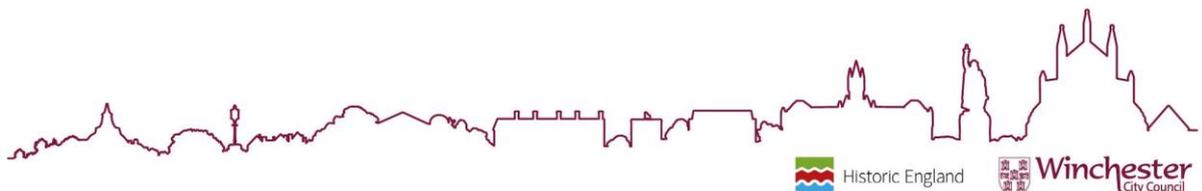
<https://www.winchester.gov.uk/no-listing/council-targets-and-commitments>

Historic England Guide to Improving Energy efficiency in Historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency>

Historic England Guide for insulating solid walls in Historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-walls>



Historic England Guide for insulating flat roofs on Historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-insulating-flat-roofs>

Historic England Guide for insulating pitched roofs at ceiling level-cold roofs

<https://historicengland.org.uk/images-books/publications/eehb-insulating-pitched-roofs-ceiling-level-cold-roofs>

Historic England guide for insulating thatched roofs

<https://historicengland.org.uk/images-books/publications/eehb-insulating-thatched-roofs>

Historic England Guide for insulating solid ground floors

<https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-ground-floors>

Historic England Guide for Insulation of suspended timber floors

<https://historicengland.org.uk/images-books/publications/eehb-insulation-suspended-timber-floors>

Historic England Guide for insulating dormer windows

<https://historicengland.org.uk/images-books/publications/eehb-insulating-dormer-windows>

Historic England Guide to Early Cavity walls

<https://historicengland.org.uk/images-books/publications/eehb-early-cavity-walls>

Historic England Guide to Solar Electric (Photovoltaics) on Historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-solar-electric>

Historic England Guide to insulating timber-framed walls in Historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-insulating-timber-framed-walls>

Historic England Guide to Secondary Glazing for windows in historic buildings

<https://historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows>

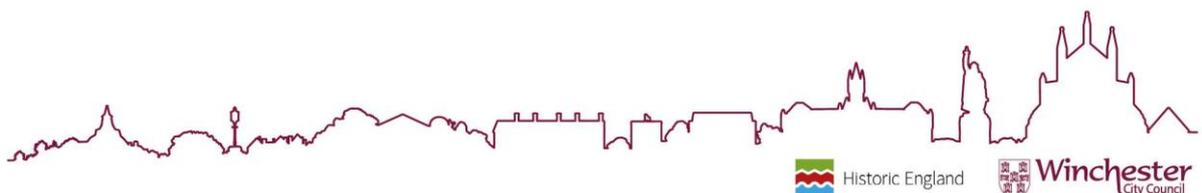
Historic England Guide to draught-proofing windows and doors in historic Buildings

<https://historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors>

Bat Conservation Trust

<https://www.bats.org.uk/>

Bats in Buildings Guide from the Bat Conservation Trust



<https://www.bats.org.uk/our-work/buildings-planning-and-development/bats-in-buildings>

Historic England guide to Bats in traditional buildings

<https://historicengland.org.uk/images-books/publications/bats-in-traditional-buildings/>

The SPAB (Society for the Protection of Ancient Buildings)

<https://www.spab.org.uk/>

The Building Conservation

<https://www.buildingconservation.com/>

Historic England Guidance on High Streets Heritage Action Zones

<https://historicengland.org.uk/services-skills/heritage-action-zones/regenerating-historic-high-streets/>

Historic England Guidance on Historic Town Centres and High Streets

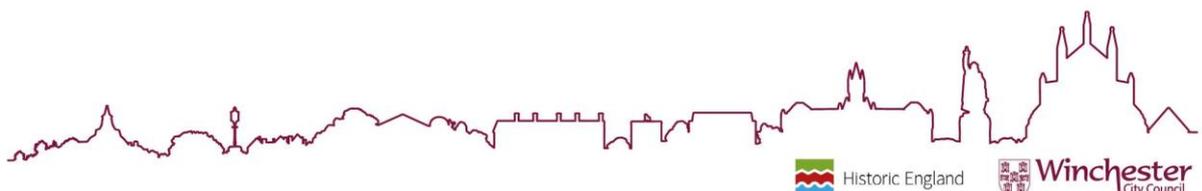
<https://historicengland.org.uk/advice/planning/historic-towns-and-high-streets/>

## 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.

**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 a 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.

**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.

