

# SBDC Conservation Area Appraisal Programme

## – Summary of suggested final document content and format

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### Contents

#### Introduction

Conservation area definition; background to appraisal (ie statutory responsibility/Masterplan); general stats/note of boundary change recommendations (if appropriate); summary of historical development & special Interest.

How the Conservation Area Appraisal and Management Plan are set out

#### The Planning Policy Context

(Companion/Related Documents (list) – eg Masterplan, Landscape Character Assessment; Park Management Plans)

### Part I – Description, Historic Development and Character Appraisal

1. **Location** – General location & topography; place name origin; modern population.
2. **The Conservation Area** - basic topographical description, including setting; identification of conservation area core.
3. **Landscape Setting & Views** – detailed topographical description, cross-referenced with the Bedfordshire Landscape Character Assessment, as appropriate.
4. **Key Views**
5. **Layout** – description of the layout development, supported by historic mapping.
6. **Historic Development**
  - Prehistory
  - The Roman period
  - The Anglo-Saxon period
  - The Conquest
  - The Medieval period
  - Farming and Enclosure
  - The 20<sup>th</sup> century & today
7. **Archaeology** – list of areas of archaeological potential (County Historic Environment Record data), currently with the County Council scheduled monuments + indicative plan.
8. **Historic Character** – ie summary of character through time.
9. **Architectural & Historic Qualities of the Buildings** – the chronological development of buildings, with examples.

10. ***Traditional Building & Surfacing Materials***

- Brickwork
- Timber-framing
- Clay Plain Tiles and Welsh slates
- Thatch
- Flint
- Joinery
- Boundary walls
- Surface materials

11. ***Common Characteristics of the Historic Buildings***

12. ***Open Spaces, Trees and Greenery*** – local open space designations; TPO's; important hedgerows and grass verges.

- Negative Factors
- Summary of Special Interest
- Plan I – Elements of Special Interest and Character
- Schedule of Buildings of Special Architectural or Historic Interest  
- Listed Buildings; Buildings of Local Interest; Key 'focal' or landmark buildings.
- Schedule of other buildings or sites that significantly make either a positive or negative contribution to the character of the Conservation Area

### **Part II – Management Plan**

13. Introduction – date of designation; previous review/reason for Appraisal (statutory duty/Masterplan etc).
14. Community Involvement
15. The Conservation Area today
16. The Historic Context & the Modern Setting
17. How the Management Plan is set out
18. Implementation
19. Boundary Changes – description of proposed boundary changes, if appropriate.
20. Recommendations (I) - Preservation and the management of change through the Development Control process.
21. Recommendations (II) - Enhancement Works

## Appendix A

- Plan II – Management Plan Overview
- Plan III – The Management Plan Zones in detail
- Appendices
  - Table I – Buildings at Risk – English Heritage scale to measure the degree of Risk
  - External Consultation
  - Comments/Actions in respect of consultation responses received
- Notes – blank allocated sheets.

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