



ENGLISH HERITAGE

Conservation Areas In England

Outline

- Birth of conservation areas; definition; facts and figures
- Deciding what becomes a conservation area; appraisal and management
- What it means for owners
- Value of conservation areas and other heritage
- Other ways to protect areas



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What are conservation areas?



- “[they] will naturally be of many different kinds . . . often centred on listed buildings, but not always, pleasant groups of other buildings, open spaces, trees, a historic street pattern, a village green or features of archaeological interest.”



Facts and figures



- 5,900 designated by 1987
- 8,000 by 1993.
- Around 9,800 today
- 1 for every 500 people in England
- Cotswold council has 144, most have around 30





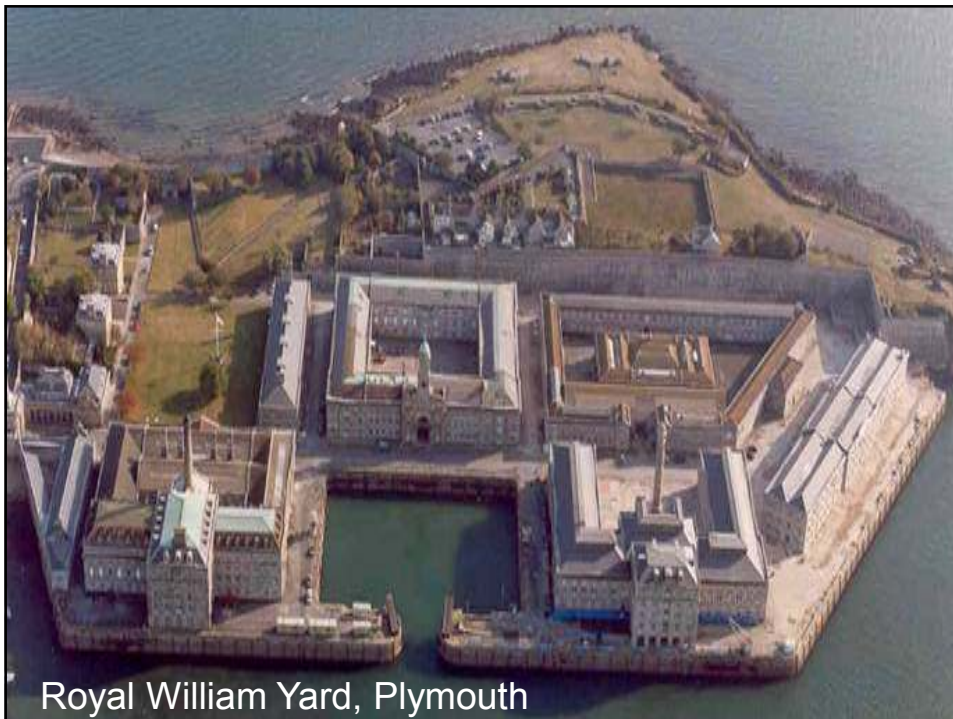
Bank, City of London



Totnes, Devon



Chinatown, Westminster, London



Royal William Yard, Plymouth

Designation of conservation areas



- Who?
- How?
- What?



Conservation Area Appraisal



- What is important?
- What is good and bad?
- What should be the boundary?



Community Engagement



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Conservation Area Management



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- Legal duties
- Manage change positively
- Involve everyone
- Explain



Impact on owners



- Controls –
demolition; works to
trees;
advertisements;
changes to property;
new development
- No money
- Increased value



Value



9%

Protecting Areas



- Conservation Areas only suitable where there are man-made elements
- Other landscape designations
- Setting



Setting



“people are not inspired by buildings alone or in isolation; they are equally inspired by where those buildings belong and how they are settled within the local landscape. The look and feel of the whole setting is crucial - imagine Wells cathedral in the middle of a light industrial estate”



Setting is not . . .



- Defined by a line on a map
- Only visual
- The same for ever



Economic Value of Heritage



- Heritage is a key driver of international tourism, which is a growing sector of the economy
- Historic buildings and areas are especially attractive to smaller businesses and creative industries
- 25% of businesses like to be in historic areas – as important as road access in deciding where to locate
- People spend more in their local economy after investment in the historic environment
- Investment in repair and maintenance creates 50% more jobs than new build