

Appendix 11 Management Guidance Tables

The following tables summarise the key issues associated with the archaeological interest, threats, opportunities and guidelines for management of the resource as defined by the Broad Types across the Merseyside project area. The advice is not intended to be definitive and the Merseyside Archaeological Advisory Service also recognises that its archaeological advice is only one of a range of factors that the Local Planning Authority takes into consideration when making its planning decisions. However, the advice is based on the archaeological knowledge and experience built up within Merseyside and also on current policy, Planning Policy Statement 5 – Planning for the Historic Environment, which is accompanied by a Practice Guide (March 2010). These are the key documents for understanding intelligent management of change to the historic environment.

The importance of the historic environment is recognised in the Government statement: ‘that the value of the historic environment is recognised by all who have the power to shape it; that the Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation’ (The Government’s Statement on the Historic Environment for England 2010). In PPS5, the Government sets out its objectives as follows:

‘To deliver sustainable development by ensuring that policies and decisions concerning the historic environment:

- recognise that heritage assets are a non-renewable resource
- take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and
- recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term

To conserve England’s heritage assets in a manner appropriate to their significance by ensuring that:

- decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset
- wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation
- the positive contribution of such heritage assets to local character and sense of place is recognised and valued; and
- consideration of the historic environment is integrated into planning policies, promoting place-shaping.

To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publically available, particularly where a heritage asset is to be lost.’

The Government is committed to implementing the European Landscape Convention and wishes to embed its requirements further within UK policy and practice. A fundamental principle of the ELC is that an understanding of landscapes everywhere should help guide and frame spatial planning and land management. PPS5 policy HE3 is relevant to this:

Regional spatial strategies and local government frameworks should set out a positive, proactive strategy for the conservation and enjoyment of the historic environment in their areas, taking into account

- (I) its influence on the character of the environment and an area’s sense of place
- (II) its potential to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development
- (III) the stimulus it can provide to inspire new development of imaginative and high quality design
- (IV) the re-use of existing fabric, minimising waste; and
- (V) its mixed and flexible patterns of land use that are likely to be, and remain, sustainable.

At a local level plans should consider the local distinctiveness of the historic environment and how it can contribute to the development of the spatial vision in the

local development framework core strategy. Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place.

Government has proposed replacing existing separate planning policy statements and guidance with one an encompassing national planning policy framework. However, Government has stated that it is not the intention to reduce the level of protection for the historic environment currently set out in PPS5 Planning for the Historic Environment.

Civil Broad Type:

Cemetery: large municipal cemetery as opposed to a church yard / grave yard

Crematorium: large municipal crematorium

Cultural: buildings of cultural, municipal or civic nature, including; council offices (unless included in the commercial office sub type), community centres, town halls, public halls, libraries, museums, theatres and public baths.

Institution: buildings that could not be assigned a definitive category. As such, it contains a range of buildings of differing origins and usage including; ambulance and fire stations, courts and some civic buildings and local government offices not attributed to cultural (civic or municipal) commercial (office) sub types.

Police Station: large stations and their grounds

Prison: buildings and grounds

Hospital: the buildings and their associated grounds. Also includes sheltered housing and retirement homes, hospitals, and larger scale clinics and surgeries.

Place of Worship: Churches, chapels, mosques, synagogues and other religious centres (meeting houses, kingdom halls). Includes burial plots associated with religious buildings

School: educational buildings and the associated grounds for infants and juveniles

College/University Area: establishments of higher education - college and university campus, i.e. buildings and grounds. Includes Sixth Form Colleges and Religious Colleges and Schools

Key management issues relating to Cemeteries /Crematorium

Below-ground archaeological potential	Human remains dating from the mid-19 th century onwards will be present in cemeteries Some potential for archaeological remains relating to agriculture and occupation predating the founding of cemeteries
Above-ground archaeological potential	Standing buildings of historic interest, including mortuary chapels and entrance lodges Headstones and tombs are of archaeological interest, and may include examples of important sculpture Associated boundary features such as walls, railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive
Historic landscape interest	Cemeteries cover extensive sites and thus form significant elements within landscapes The grounds to cemeteries are landscaped and laid out with formal paths, often in geometric designs
Threats	When established, cemeteries were usually situated at the edges of settlements. Urban and suburban growth in the 20 th century often means that the original semi-rural setting of a cemetery is lost Buildings associated with cemeteries, particularly mortuary chapels, have generally fallen out of use due over the last few decades. As a result they become neglected and may be vulnerable to vandalism and dereliction Memorial stones can also be vulnerable to vandalism Memorial stones can deteriorate with the effects of weather and the natural ageing process; they may become cracked or otherwise damaged, and may fall over Buildings and memorials are major elements of a cemetery, and any individual deterioration of these features has a cumulative negative effect on the historic character of the cemetery as a whole
Opportunities	Good or rare examples of historic cemeteries, memorial stones and tomb architecture could be identified through a programme of systematic evaluation Where significant memorial stones and tomb architecture have been identified, they should be recorded, and retained in situ wherever possible Associated buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works The associated buildings and landscaping of historic cemeteries should be maintained to preserve the integrity of the original design

	<p>Where a former cemetery is subject to development proposals, graves and associated grave furniture should remain undisturbed wherever possible. It is important to maintain the relationship between headstones and grave plots. If disturbance or clearance is inevitable, recording should be undertaken. This can present valuable opportunities to investigate aspects of population demographics</p> <p>Historic boundaries and settings should be retained within sites that are redeveloped</p> <p>Historic cemeteries can be promoted as focal points for community-based projects</p>
<p>Management recommendations</p>	<p>Special consideration must be given to burial grounds. Both secular and ecclesiastical law provide the framework for removal, disturbance etc.</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of the site of a cemetery, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Awareness of issues relating to the importance of historic cemeteries should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Cultural /Institution / Police Station/ Prison

Below-ground archaeological potential	<p>Potential for surviving archaeological remains predating 19th and 20th century development, particularly in urban cores</p> <p>Where present, archaeological remains are likely to show a greater degree of preservation within gardens and other areas that have not been built on</p>
Above-ground archaeological potential	<p>Standing buildings of historic interest, including 19th and 20th century town halls</p> <p>Associated features such as sculptures, memorials and fountains within the grounds to civic buildings</p>
Historic landscape interest	<p>Civic and municipal buildings can be substantial, imposing structures, forming landmark features at focal points of urban centre</p>
Threats	<p>Older buildings can be costly for councils to maintain and may be unsuitable for usage as modern offices unless potentially expensive alteration works are carried out. Such buildings are therefore at risk of redundancy, leading to deterioration and eventually demolition</p> <p>Further risk of redundancy can result from changes to the structure of local government</p> <p>Civic buildings usually lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment once they fall out of use</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character</p> <p>Inappropriate regeneration and redevelopment in the vicinity of civic buildings can be detrimental to historic settings</p>
Opportunities	<p>Good or rare examples of historic civic and municipal buildings that are not listed could be identified through a programme of systematic evaluation and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Examples that lie within wider historic landscapes that have retained other contemporary institutions and settings such as landscaped gardens should also be identified</p> <p>Redundant civic buildings can be converted for modern uses such as apartments</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>The historic urban heritage can be promoted as a focus for</p>

	community-based projects
Management recommendations	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages</p> <p>Careful consideration should be given to the siting and extent of car parks and other areas of hard standing, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of the site of a civic or municipal building, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic civic and municipal buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Hospital

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 19th and 20th century development</p> <p>Where present, archaeological remains are likely to show a greater degree of preservation within gardens and other areas that have not been built on</p>
Above-ground archaeological potential	<p>Standing buildings of historic interest, including 19th century almshouses and purpose-built hospitals, which may include inscriptions and date stones</p> <p>Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive</p> <p>Residential homes and hostels may reuse existing buildings, such as large 19th century houses, whilst large district hospitals sometimes developed from existing workhouses</p>
Historic landscape interest	<p>Hospitals can be substantial buildings set on large sites that form significant elements of the landscape</p> <p>Mid- and late 20th century nursing homes may represent elements of a contemporary landscape of suburban housing estates</p>
Threats	<p>Hospital buildings need to be constantly updated to cater for the demands of a modern health service. Older buildings can become expensive to maintain or upgrade, and are then vulnerable to demolition and replacement with modern structures</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character</p> <p>Conversion of historic buildings for use as modern nursing homes or hospitals can result in the removal of historic fabric and the erosion of historic character</p>
Opportunities	<p>Good or rare examples of historic hospital buildings that are not listed could be identified through a programme of systematic evaluation and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Redundant hospital buildings may be suitable for conversion for modern uses, particularly apartments</p> <p>Where the site of a hospital complex is redeveloped, associated buildings and settings forming integral parts of the complex should be retained to preserve the integrity of the original design</p> <p>New development should respect traditional local building</p>

	styles and the historic distinctiveness of locations
Management recommendations	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages</p> <p>Careful consideration should be given to the siting and extent of car parks and other areas of hard standing, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of the site of almshouses, a medical complex or a residential home, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic medical complexes, almshouses and residential homes should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Place of Worship

<p>Below-ground archaeological potential</p>	<p>Human remains will be present within graveyards and churchyards. Many of these will date to the post medieval and modern periods, but there will also be potential for much earlier remains where a church has an early foundation</p> <p>The sites of post medieval churches with earlier foundations may contain the archaeological remains of previous church buildings</p> <p>Some potential for archaeological remains relating to occupation predating the founding of churches</p>
<p>Above-ground archaeological potential</p>	<p>Standing buildings of historic interest, including post medieval and modern churches as well as examples that incorporate earlier fabric</p> <p>Other buildings, many of which will be of more recent date, may include mosques, synagogues, kingdom halls, cultural centres and convents</p> <p>Associated dwellings such as vicarages, parsonages, rectories and presbyteries</p> <p>Buildings are likely to feature inscriptions and date stones</p> <p>Headstones and tombs are of archaeological interest, and may include examples of important sculpture</p> <p>Associated boundary features such as lych gates, walls, railings and gateposts. Although some iron railings are likely to have been removed during the Second World War, evidence may still survive</p>
<p>Historic landscape interest</p>	<p>Churches and chapels can be substantial buildings set on large sites that form significant elements of the landscape, particularly where they are set within large graveyards. Spires and towers may be landscape features that are visible across great distances</p> <p>19th and early 20th century religious buildings often form an integral part of contemporary urban fabric, and may be associated with other buildings such as workers' housing and schools</p> <p>Mid- and late 20th century churches may represent elements of a contemporary landscape of suburban housing estates with other associated buildings such as parades of shops</p>
<p>Threats</p>	<p>Church buildings in urban settings can fall out of use as the populations they were built to serve move and change, for example, when areas become less residential in character</p> <p>Churches can become divorced from their historic settings when regeneration projects result in the clearance of the housing stock they were associated with. 19th and early 20th century terraced housing and chapels may be particularly vulnerable to this</p> <p>Churches, chapels and other religious institutions often lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment</p>

	<p>once they fall out of use</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character</p>
Opportunities	<p>Whilst many religious buildings are protected through listing, others are vulnerable to demolition but still form an important element of the urban and rural landscape, and should be sympathetically reused</p> <p>Good or rare examples of historic religious buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey</p> <p>Where no viable use can be found for buildings that have been identified as being of historic or architectural significance and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Examples that lie within wider historic landscapes that have retained other contemporary institutions and housing should also be identified</p> <p>Where a graveyard is subject to development proposals, graves and associated grave furniture should remain undisturbed wherever possible. It is important to maintain the relationship between headstones and grave plots. If disturbance or clearance is inevitable, recording should be undertaken. This can present valuable opportunities to investigate aspects of population demographics</p> <p>Redundant religious institutional buildings can be converted for modern uses, particularly apartments</p> <p>Any new development affecting places of worship and their environs should enhance traditional local building styles and the distinctiveness of locations</p> <p>Historic community buildings can be promoted as focal points for community-based projects</p>
Management recommendations	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages</p> <p>Careful consideration should be given to the siting and extent of car parks and other areas of hard standing, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas</p>

	<p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of the site of a religious building, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Special consideration must be given to burial grounds. Both secular and ecclesiastical law provide the framework for removal, disturbance etc.</p> <p>Awareness of issues relating to the importance of historic religious buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Schools & College/University Area

Below-ground archaeological potential	Potential for surviving archaeological remains of any age within undeveloped open areas such as playing fields
Above-ground archaeological potential	<p>Standing buildings of historic interest, including 19th century schools, which may include inscriptions and date stones</p> <p>Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive</p> <p>Colleges and private schools may reuse existing buildings, such as large 19th century houses</p>
Historic landscape interest	<p>Schools and colleges can be substantial buildings set on large sites that form significant elements of the landscape, particularly where they are set within extensive playing fields</p> <p>19th and early 20th century schools often form an integral part of contemporary urban fabric, and may be associated with other buildings such as workers' housing and chapels</p> <p>Mid- and late 20th century schools may represent elements of a contemporary landscape of suburban housing estates with other associated buildings such as churches or parades of shops</p>
Threats	<p>Older school buildings can fall out of use as the populations they were built to serve move and change. For example, 19th century schools may become disused when urban areas become less residential in character</p> <p>Schools can be demolished as part of wider regeneration projects involving the clearance of the housing stock they were associated with. 19th and early 20th century terraced housing and schools may be particularly vulnerable to this</p> <p>Where urban regeneration of an area is carried out and school buildings themselves are not demolished, they become isolated from their historic setting and context</p> <p>Older school buildings often lie in urban areas where development pressure is high, and are thus at risk of clearance and redevelopment once they fall out of use</p> <p>Older school buildings may be too small for current needs, with a lack of room for expansion on urban sites, or may be unsuitable for modern educational requirements and thus become redundant</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation, can lead to the erosion of historic character</p> <p>Parts of school playing fields may be sold for development, altering the setting of a school</p>
Opportunities	Good or rare examples of historic school or college

	<p>buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Examples that lie within wider historic landscapes that have retained other contemporary institutions and housing should also be identified</p> <p>Redundant school buildings can be converted for modern uses, particularly apartments</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>The historic urban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of the site of a school, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic school buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Coastal Broad Type

Dunes: sand dunes

Sand and Mud Flats: usually areas covered twice daily by tides

Salt Marsh: vegetated areas of inter-tidal mudflats, specific habitats dominated by species tolerant of inundation by saline water

Key management issues relating to Dunes/ Sand and Mud Flats / Salt Marsh

Below-ground archaeological potential	<p>Potential for surviving archaeological remains of any age within undeveloped coastal areas. Likely to be well-preserved where waterlogged conditions. Remains may include:</p> <p>Prehistoric artefacts, landscapes Peat deposits, which can preserve palaeo-environmental evidence relating to past climates, flora and fauna Evidence of maritime, industrial and settlement i.e. fisheries, wrecks, industrial remains, agricultural exploitation, military, reclamation</p>
Above-ground archaeological potential	<p>Boundary features, buildings and structures relating to previous use of sites may survive including agricultural, industrial, and military</p>
Historic landscape interest	<p>Dune landscapes are an extensive feature of the Sefton Coast with evidence of past human management for cultivation i.e. for warrens and asparagus growth The low lying coastal landscapes of flats and marsh have networks of ponds, creeks and evidence of previous management activity</p>
Threats	<p>Development of dune edge sites due to development pressures, resulting in the destruction of archaeological remains and the loss of historic landscapes Coastal defence works, drainage Erosion of coastal cliff edges - natural forces, recreation Infrastructure for recreation or habitat creation</p>
Opportunities	<p>Programme of coastal research to identify and monitor areas of archaeological interest Community engagement projects to assist understanding, care and interpretation of sites Environmental assessments of specific sites can identify survival of palaeo-environmental deposits, informing research and allowing the mitigation of development impact</p>
Management recommendations	<p>Much of the coastal area is protected though local, national and international nature conservation designations. Archaeological interests are closely linked to natural environment interests and would benefit from equal consideration</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for development within the coastal area, conditions should be attached</p>

	<p>where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the historic importance of coastal areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Commercial Broad Type

Business Park: An area designed and built in the Post-1945 period (Modern) specifically for business use, not a retail park. Usually multiple occupancy units often associated with hi-tech businesses.

Retail Park: a deliberately constructed, typically out of town, retail development as opposed to a central core or town high street

Commercial Core: the actual 'town centre' - predominantly commercial buildings, but also Civil and a few Residential buildings

Commercial Core (Office): predominantly office buildings within or near a commercial core. Generally private businesses

Commercial Core (Retail): predominantly retail buildings within or near a commercial core

Offices: business and private enterprise offices that is not civil in nature.

Key management issues relating to Business Park / Retail Park

Below-ground archaeological potential	Potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of sites such as car parks
Above-ground archaeological potential	Potential for the survival of boundary features relating to previous uses of sites Potential for survival of historic buildings from previous industrial use
Historic landscape interest	Significant impact on the landscape owing to the large scale of sites and individual building
Threats	The construction of the large-scale commercial complexes represented by these character types usually results in the complete loss of previous historic character, either by the wholesale clearance of existing buildings and structures or by the transformation of former open ground Construction of large-scale commercial complexes will have an impact on the setting of any historic buildings or areas in the vicinity
Opportunities	The potential impact of proposed large-scale developments on the wider historic environment should be identified and assessed Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works Any new development should respect traditional local building styles and the historic distinctiveness of locations Iconic modern structures that reflect particular aspects of their era of origin, including shopping centres and cinemas, may in the future be deemed worthy of record or preservation
Management recommendations	Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process Memories of historic identity could be retained in street naming, public art etc

	<p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for large commercial developments, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p>
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**Key management issues relating to Commercial Core/ Commercial Core (Office)
/ Commercial Core (Retail) / Offices**

Below-ground archaeological potential	<p>Urban core - Potential for complex surviving archaeological remains relating to medieval and post medieval settlement</p> <p>Suburban - limited potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development</p>
Above-ground archaeological potential	<p>Potential for standing buildings of historic interest, including shops, markets, cinemas, and purpose-built post offices, public houses and banks</p> <p>Potential for building frontages of 20th, 19th or even 18th century date to hide earlier structures</p> <p>Some potential for standing buildings of interest dating from the 19th and 20th centuries, including shops, offices and other business premises, forming part of the social and architectural history of localities</p>
Historic landscape interest	<p>Potential for the preservation of early street layouts, and the outlines of historic building plots</p> <p>Parades of 20th century local shops may form part of a wider landscape of contemporary private or social housing</p>
Threats	<p>Piecemeal redevelopment, leading to a gradual erosion of historic character</p> <p>Alterations to the appearance of historic buildings, including the removal of fixtures and decorative elements, leading to the erosion of historic character</p> <p>Highway works can impact on the character of traditional streets</p> <p>Alterations to historic street layouts</p> <p>Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area</p> <p>Where shops or businesses form part of an area of housing, they may be vulnerable to clearance and redevelopment as part of wider regeneration projects</p> <p>Successive redevelopment in urban areas is very likely to have damaged or caused the removal of some archaeological layers or deposits</p>
Opportunities	<p>Buildings and areas that are of historic or social significance could be identified through a programme of desk-based study and systematic building survey</p> <p>Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Historic street patterns and pedestrian routes should be retained</p>

	<p>Historic plot outlines and the fabric of surviving early boundaries should be retained</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses</p> <p>The historic urban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>Historic commercial cores should be seen as primary areas for conservation-led regeneration</p> <p>Well-preserved historic commercial cores that are not currently designated as Conservation Areas should be considered for designation</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, and maintaining identity of street frontages</p> <p>Careful consideration should be given to the siting and extent of car parks and other areas of hard standing, particularly where the historic urban grain would be sensitive to the unprecedented opening up of large open 'grey' areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for development that affects historic commercial buildings, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Where good, representative examples of local shops and small-scale offices of the 20th century are affected by development proposals, recording of the site at an appropriate level, such as a photographic survey, should be considered</p> <p>Awareness of issues relating to the importance of historic commercial cores and related buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Communication Broad Type

Airfield: (see **Defence Broad Type**) modern and disused airports and airfields of all sizes, including flying schools. All associated buildings and runways

Canal: the actual water way, associated furniture, basins and locks.

Railway: railway line, train station railway sidings, train depots

Road: communication system that includes many historic routes, former turnpike roads, modern arterial roadways and motorways

Historic Route: roads and lanes which are depicted on the 6" first edition mapping

Key management issues relating to Canal

Below-ground archaeological potential	Potential for the survival of archaeological remains relating to canal side and riverside activity within former docks, wharfs and canal yards, including the footings of warehouses
Above-ground archaeological potential	<p>Potential for the survival of 18th, 19th and 20th century structures such as lifting equipment, boathouses, and features that facilitated the use of horse-drawn canal boats</p> <p>Potential for the survival of buildings associated with canals, such as lock-keepers' cottages</p> <p>Bridges, cuttings, aqueducts and tunnels associated with canals represent examples of major civil engineering works, and may be of architectural and historic value</p>
Historic landscape interest	Canals can represent prominent linear features within the landscape
Threats	<p>Already in-filled canals are at risk of being cut into or removed during re-development, limiting restoration and rejuvenation of former routes</p> <p>Canals and side features such as docks and wharfs are at risk of falling into disuse with the decline in the importance of canals for the transportation of goods and materials</p> <p>The sites of canal side features and buildings are particularly at risk of redevelopment in urban areas where vacant land is at a premium, and as a result of government planning policies that favour the reuse of 'brownfield' sites</p> <p>The loss of associated features and structures contributes to the erosion of the historic character of canals</p>
Opportunities	<p>Canals can be preserved as landscape features with a high amenity value</p> <p>Good or rare examples of historic canal-related buildings or structures that are not currently listed could be identified through a programme of desk-based study and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p>

	<p>Canal side locations can be attractive sites for new apartment blocks, and this can contribute to the promotion of canals as pleasant places to live and undertake leisure activities</p> <p>The historic canal heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>The creation of new Conservation Areas should be considered for well-preserved stretches of canal with associated groups of historic buildings, structures and features</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road or canal networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and canal docks or wharfs and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a former site of canal etc, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic canals, docks and wharfs should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Railway

Below-ground archaeological potential	Potential for the survival of archaeological remains relating to rail infrastructure within former goods yards, depots and sidings etc
Above-ground archaeological potential	<p>Potential for the survival of 19th and 20th century railway-related structures such as stations and signal boxes</p> <p>Potential for the survival of buildings associated with the railways, such as hotels and station masters' houses</p> <p>Bridges, cuttings, viaducts and tunnels associated with railways represent examples of major civil engineering works, and some can be considered to be of architectural and historic value</p> <p>Potential for the survival of embankments and other landscape features relating to disused railway lines</p> <p>Potential for the survival of disused rails within industrial parks</p>
Historic landscape interest	<p>Railways can represent prominent linear features within the landscape, particularly in flat areas, where embankments can be visible from great distances</p> <p>Areas of railway sidings have distinctive, often triangular shapes which can be preserved in the outlines of later developments such as car parks or residential estates</p>
Threats	<p>Architectural features of disused railway lines, including bridges and viaducts, can become derelict if not maintained</p> <p>Where such structures are deemed unsafe or are removed this can lead to a loss of amenity where stretches of former railway lines that are in use as footpaths or cycle paths have to be closed to the public</p> <p>The sites of former railways and sidings are particularly at risk of redevelopment in urban areas where vacant land is at a premium, and as a result of government planning policies that favour the reuse of 'brownfield' sites. The loss of associated features and structures results in the erosion of the historic character of railways</p>
Opportunities	<p>Disused railway lines and their associated engineering or architectural features can be preserved as landscape features with a high amenity value as 'green' corridors</p> <p>Where the routes of former railway lines are left undeveloped, this allows for the future option of reinstating routes as rail or tramways</p> <p>Good or rare examples of historic railway buildings that are not currently listed could be identified through a programme of desk-based study and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be</p>

	<p>demolished, detailed recording should be carried out prior to any demolition works</p> <p>Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>The historic railway heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a former site of railway sidings, depots, yards or a station, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic railways should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Road / Historic Route

Below-ground archaeological potential	<p>Some potential for survival of 'sealed' archaeological remains where routes have not been subject to significant upgrading and development.</p> <p>Generally limited potential for the survival of archaeological remains where there has been significant continuous use/ repair / upgrading of an historic route.</p> <p>The construction of major roads is likely to destroy any archaeological remains present within the road corridor</p>
Above-ground archaeological potential	<p>Potential for survival of boundary features relating to historic routes; associated buildings i.e. toll booths and cottages</p> <p>Bridges, flyovers, cuttings and tunnels associated with motorways and other modern roads represent examples of major civil engineering works, and some can be considered to be of architectural value</p>
Historic landscape interest	<p>Potential significant continuity of linear boundary / earthwork features along historic routes in rural areas.</p> <p>Major roads have a significant impact on the landscape owing to their large scale and high visibility</p> <p>New roads can cut across historic landscapes and can have a significant impact on historic settlement patterns and field systems, and on street layouts in urban or suburban areas</p>
Threats	<p>Construction of new major roads or the upgrading of existing roads will have an impact on archaeological remains and the setting of any historic buildings or areas in the vicinity</p> <p>New roads may have an impact on drainage and groundwater, and may introduce pollutants. This is particularly significant in mossland areas where reduced groundwater may desiccate below-ground organic archaeological remains</p> <p>The principal threats to significant elements of road schemes themselves, including bridges and flyovers, are replacement or unsympathetic repair</p>
Opportunities	<p>The impact of a proposed road scheme on the historic environment can be mitigated by historic environment assessment as part of the route planning and altering the route of the road to avoid known areas of archaeological deposits or areas of historic landscape significance</p> <p>Sympathetic landscaping, involving the use of native species where trees or other vegetation are planted, can play a vital part in reducing the visual impact of new road schemes</p>
Management recommendations	<p>Any buildings of historic or architectural significance that may be affected by a proposed new road scheme or road improvement scheme should be identified through a programme of desk-based study and systematic building survey</p>

	<p>Where construction of a new road is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for new road schemes, conditions should be attached where appropriate to ensure that provision is made for the investigation of the archaeological potential of the road corridor and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>The environmental conditions of archaeological remains can be a significant factor in their survival and continued preservation. Where possible, steps should be taken to ensure that environmental conditions that have resulted in the survival of below-ground archaeological deposits should be maintained</p>
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Defence Broad Type

Barracks: structures for the billeting of military personnel

Camp: military housing, offices and training centres

Other (Defence): defence structures that could not be assigned a distinct character type

Range: target or practice shooting range. Will most likely be described as inactive or active

Airfield (Communication Broad Type): modern and disused airports and airfields of all sizes, including flying schools. All associated buildings and runways

Key management issues relating to Defence / Airfield

<p>Below-ground archaeological potential</p>	<p>Potential for good preservation of archaeological remains relating to earlier uses of sites. Remains may include:</p> <p>Prehistoric artefacts and settlement evidence (more rural)</p> <p>Deposits and features relating to post medieval, medieval or earlier agriculture and associated historic settlement (more rural)</p> <p>Below-ground remains of military structures predating buildings currently in use</p>
<p>Above-ground archaeological potential</p>	<p>Potential for 19th and 20th century military structures (rarely earlier); airfield hangars (later use as commercial)</p> <p>Within more large rural /semi-rural sites, potential for remains associated with farming and historic land division, including:</p> <p>Farm buildings</p> <p>Field boundaries, including hedges, drystone walls and ditches</p> <p>Earthworks, including boundary banks</p>
<p>Historic landscape interest</p>	<p>Potential for the preservation of historic agricultural landscapes</p> <p>Extensive more rural/coastal military sites can themselves have a significant visual impact at landscape scale</p>
<p>Threats</p>	<p>Landscaping and the use of military vehicles and heavy artillery can cause damage to both above-ground archaeological features and buried deposits.</p> <p>Airport expansion in the coastal/ largely undeveloped land</p>
<p>Opportunities</p>	<p>The MOD gives archaeology a very high land management priority and maintains a record of the sites and monuments that have been identified within the Defence estate. MOD also has a formal plan for the care of historic buildings within the Defence estate</p> <p>Existing historic boundaries and associated features should be retained and actively maintained</p> <p>Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes</p> <p>Areas of undeveloped military land used for training can allow the relatively intact preservation of evidence of earlier settlement and land use</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there</p>

	<p>should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a site located within a historic military area/ airport land, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic military sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Field System Broad Type

The MHCP classed Field Systems by shape (regular, semi-regular and irregular) with the attribute of small/medium and large. Reporting has been through grouping the Field System Sub Types as indicative of Piecemeal enclosure, Surveyed enclosure or Agglomerated enclosure.

Piecemeal enclosure - the smaller and more irregular the field, the more likely that it has medieval or post-medieval origins (c.1540 to 1750 AD).

Surveyed enclosure - the larger and more regular the field, the likelihood is that it is of more recent origin (c.1750 to 1900 AD).

Agglomerated enclosure - the largest more regular shaped fields are likely the result of joining existing fields systems often through removal of internal enclosure boundaries (c.1900 to 2005 AD).

As it was beyond the scope of the MHCP to carry out more detailed research (required to understand and interpret field systems in the landscape) it is more appropriate to outline encompassing Field System key management issues.

Key management issues relating to Field System

Below-ground archaeological potential	<p>Potential for surviving archaeological remains beneath ancient and modern plough soils. Remains may include:</p> <p>Prehistoric artefacts and settlement evidence Deposits and features relating to post medieval, medieval or earlier historic settlement associated with the field systems</p>
Above-ground archaeological potential	<p>Potential for remains associated with farming and historic land division, including:</p> <p>Farm buildings Field boundaries, including hedges, drystone walls and ditches Earthworks, including boundary banks and ridge and furrow (rare) Historic political boundaries such as township / parish boundaries</p>
Historic landscape interest	<p>Surviving examples of piecemeal enclosure and can be difficult to date and, surviving examples can be of considerable antiquity</p> <p>Areas of agglomerated fields are likely to retain some historic boundaries and the lines of relict boundaries may still be visible in places, perhaps as earthworks or lines of trees (many were formed by the removal of part of the existing boundaries rather than a wholesale reorganisation of the landscape).</p> <p>Where they can be identified, examples of surveyed enclosures represent a significant change to the 18th and 19th century landscape and illustrate a key point in social history.</p> <p>Features relating to medieval field systems are a relatively rare survival in Merseyside and are of considerable historical significance</p>
Threats	<p>Agglomeration of fields in response to the demands of modern agricultural methods, leading to a loss of boundaries and other features</p> <p>Continued ploughing, which can damage and destroy archaeological remains</p> <p>Development of greenfield sites due to urban and suburban expansion, resulting in the destruction of archaeological remains and the loss of historic landscapes</p>
Opportunities	<p>Existing historic boundaries and associated features should be retained and actively maintained</p> <p>Relict field boundaries can be restored or reinstated to enhance the legibility of historic landscapes</p> <p>The layouts of new developments such as residential estates can be designed so that the lines of key field</p>

	<p>boundaries are retained within the landscape, either as route ways or as modern property boundaries</p> <p>Where farm buildings are affected by development proposals, they can potentially be retained and converted for modern uses, residential or otherwise, to provide a historic context for the site</p> <p>Farm buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Protection of historic landscapes can be promoted through appropriate agricultural methods and management regimes</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest. This could include historic boundaries of locally distinct types, for example flagstone walls</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Protection can also be encouraged through conditions attached to grants to agricultural businesses</p> <p>Links should be developed between HLC and green infrastructure strategies and management plans, with trees, hedges and wildlife value also considered</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Continuity of historic enclosure boundaries in a modern street scene should be respected to retain distinctiveness</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where planning permission is granted for a site located in an area of field systems that have the potential to (or already include known archaeological interest), conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic enclosed land should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Industrial Broad Type

As it was beyond the scope of the MHCP to carry out more detailed research into individual industries, it is more appropriate to outline encompassing key management issues as follows.

Disused Industry: as shown on the current mapping e.g. disused quarry, pit, works etc. Any former site of industrial activity which was in advanced state of dereliction

Docks and Port Related Industry: this will cover site types such as on-loading and offloading of cargo, timber yards, sugar houses, rope walks, sail makers, ship building and repair etc

Maritime Commercial Area: commercial hub and business areas of docks and shipping related industry

Warehousing: storage facilities often associated with docks and transport routes. Range from large brick-built, multi-storey cargo stores (particularly for grain) of the mid 19th to mid twentieth century, through to modern storage buildings.

Nursery / Allotment Gardens: predominantly industrial (horticultural) in nature including industrial and market vegetable plots, garden centres, some orchards and commercial tree growing. However, the sub type also contains both **Allotment Gardens (see Ornamental and Recreational Broad Type)** and commercial elements

The following 8 are grouped as 'Industries':

Chemical Industry: salt works, copper works, alum, lime kilns, petrochemical, oil storage and processing

Extraction Industry: mining and quarrying activity. Includes coal mining, stone quarrying and gravel / sand extraction

Glass Industry: separate from other manufacturing due to its importance in towns like St Helens

Industrial: a catchall for industries that could not be given a distinct character type

Iron Industry / Foundries: heavy metal production and processing. Includes metals other than iron

Manufacturing Industry: actual factories Mills water mills, ropewalks sugar refineries, flour mills, rice mills, tanneries, paper mills, wagon works, lead smelting, tallow works, watchmakers, brewing etc

Municipal works: tip, sewage works, gas works power stations, engineering works, brick works, telephone exchanges etc

Municipal Depot: industrial depot used by a council or private company

Key management issues relating to Disused Industry

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to 19th and 20th century industry</p> <p>Some potential for remains relating to earlier post medieval industry</p> <p>Limited potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of industrial sites such as yards/hardstanding</p>
Above-ground archaeological potential	<p>Potential for the remains of standing buildings and structures of historic interest, as well as features such as historic boundary walls, gateposts and inscriptions</p> <p>Potential for evidence relating to transport infrastructure, such as railway lines</p> <p>19th century and earlier industrial sites may include water supply and management features such as ponds, reservoirs and leats</p>
Historic landscape interest	<p>Historic industrial sites may form part of a wider contemporary landscape of associated workers' housing, with facilities such as shops, churches and schools</p>
Threats	<p>Former industrial sites often lie in urban areas or on industrial estates where development pressure is high, and are thus at risk of clearance and redevelopment, resulting in damage to or destruction of historic structures and archaeological remains and deposits</p> <p>Derelict sites are at risk from vandalism and theft of materials</p>
Opportunities	<p>Surviving industrial sites with historic significance or with significant surviving archaeological remains could be identified through a programme of assessment and building survey</p> <p>Any redevelopment of industrial sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>Structures that reflect the history of a site, including gateposts and other boundary features, can be retained within new development as a historic reference, helping to preserve an individual identity and 'sense of place'</p> <p>The continuity of historic plot boundaries should be respected to retain distinctiveness</p> <p>The historic industrial heritage can be promoted as a focus for community-based projects</p>
Management recommendations	<p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p>

	<p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for development affecting a historic industrial site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic industrial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Docks and Port Related Industry / Maritime commercial area / Warehousing

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to a wide range of 18th, 19th and 20th century buildings, historic dock and related infrastructure, industries, commercial activity, former shorelines</p> <p>Potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of commercial sites such as yards/hardstanding</p>
Above-ground archaeological potential	<p>Potential for standing buildings and structures of historic interest relating to various commercial uses and including historic docks, and wharfs, warehouses etc</p> <p>Potential for evidence of earlier transport infrastructure, such as railway lines</p>
Historic landscape interest	<p>Significant impact on the landscape owing to the large scale of port sites and individual buildings</p> <p>Large commercial sites are often associated with wider industrial landscapes including disused industrial land</p> <p>Some areas already recognised as of international significance as part of Liverpool's World Heritage Site</p>
Threats	<p>Wholesale site clearance and redevelopment, resulting in total loss of / damage to archaeological and historic evidence and character</p> <p>Piecemeal redevelopment, leading to a gradual erosion and loss i.e. partial in-filling of docks</p> <p>Alterations to the appearance of remaining historic buildings, leading to the erosion of historic character</p> <p>Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area</p> <p>Older buildings can be costly to maintain or to upgrade for modern commercial use, and are therefore at risk of redundancy, leading to deterioration and eventually demolition</p>
Opportunities	<p>The extent of surviving dock and port related industrial and commercial sites with historic significance could be identified through a programme of assessment and survey</p> <p>Incorporate below and above ground archaeological structure into redevelopment schemes.</p> <p>Warehouses and other buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained.</p> <p>Historic buildings that have become redundant may be suitable for conversion and re-use</p> <p>The historic maritime heritage can be promoted as a focus for community-based projects</p>
Management recommendations	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local</p>

	<p>interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is subsequently granted for development affecting historic maritime industrial sites and areas, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Nursery / Allotment Gardens

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century horticultural use</p> <p>Potential for settlement and industrial remains where allotments created from previously developed areas.</p>
Above-ground archaeological potential	<p>Limited potential for standing buildings of historic interest at nursery sites, including glasshouses</p> <p>Potential for extant or relict historic boundaries relating to earlier agricultural use of horticultural sites, including hedges, ditches and banks</p>
Historic landscape interest	<p>Allotment gardens, generally for food crops but also as detached pleasure gardens, developed in England from the late 18th century onwards, their number accelerating with the increasing urban population</p> <p>Allotment gardens often represent integral elements of late 19th and early 20th century industrial villages and local authority suburban housing estates</p> <p>Allotments represent the embodiment of an aspect of social history</p> <p>Nurseries can be distinctive landscape features, often with extensive areas of glasshouses</p> <p>The growth of nursery sites on former farmland close to expanding towns and suburbs and close to new transport routes can also be seen as the development of a new commercial landscape</p> <p>Orchards and nurseries may have historic associations with farms or large houses</p>
Threats	<p>Development pressures can lead to the piecemeal loss of allotment gardens in urban and suburban areas</p> <p>Orchards and nurseries also tend to be lost with the expansion of urban areas</p> <p>The glasshouses and sheds typically associated with horticultural sites tend to be insubstantial and may have a relatively short life-span. When cleared or replaced, they may leave very little evidence in the archaeological record</p>
Opportunities	<p>The extent and historic significance of nurseries, orchards and allotment gardens could be identified through a programme of desk-based assessment and evaluation</p> <p>Where new development is proposed for the former site of a nursery, buildings and structures that are considered to be of historic interest should be recorded, or preserved in situ if possible</p> <p>Allotment gardens should be retained wherever possible, both for their landscape value as features of 20th century suburbs and for their amenity value as areas of green space</p> <p>Relict boundaries can be restored or reinstated to enhance the legibility of historic landscapes</p>

	<p>The characteristic design features of former orchard sites, such as shelter belts, regular tree layouts and access tracks, block planting of tree types and possibly surviving old fruit trees, should be retained within any new development as they represent elements of the historic origins and character of such sites</p> <p>New development on former horticultural sites should respect traditional local building styles and the historic distinctiveness of locations</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of a nursery /allotment garden, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of horticultural areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Industries

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains relating to 18th 19th and 20th century industry</p> <p>Potential for remains relating to earlier post medieval industry</p> <p>Limited potential for the survival of archaeological remains relating to earlier occupation within undeveloped areas of industrial sites such as yards/hardstanding</p>
<p>Above-ground archaeological potential</p>	<p>Potential for standing buildings and structures of historic interest relating to various industries</p> <p>Potential for evidence of earlier transport infrastructure, such as railway lines</p> <p>19th century and earlier industrial sites may include water supply and management features such as ponds, reservoirs</p>
<p>Historic landscape interest</p>	<p>Significant impact on the landscape owing to the large scale of some surviving sites and individual buildings</p> <p>Historic industrial sites may form part of a wider contemporary landscape of associated workers' housing, with facilities such as shops, churches and schools</p>
<p>Threats</p>	<p>Wholesale site clearance and redevelopment, resulting in total loss of historic character</p> <p>Piecemeal redevelopment, leading to a gradual erosion of historic character</p> <p>Modernisation of industry necessitating the alteration or replacement of older buildings not suitable for modern uses</p> <p>Alterations to the appearance of historic buildings, leading to the erosion of historic character</p> <p>Alteration of historic settings by the inappropriate redevelopment of sites in the surrounding area</p>
<p>Opportunities</p>	<p>The extent of surviving industrial sites with historic significance could be identified through a programme of assessment and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Historic industrial buildings that have become redundant may be suitable for conversion</p> <p>The retention of buildings associated with distinctive local industries should be particularly encouraged</p> <p>Any redevelopment of industrial sites that does take place should take into account the wider social fabric of the surrounding area – new development should respect traditional local building styles and the historic</p>

	<p>distinctiveness of locations</p> <p>Historic plot outlines and the fabric of surviving early boundaries should be retained</p> <p>The historic industrial heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage. The potential impact of large proposed developments on the wider historic environment should be identified and assessed</p> <p>Where planning permission is granted for development affecting a historic industrial site, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic industrial sites should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Other Land Broad Type

The very small areas identified as 'Other Land Broad Type' (22 hectares) more appropriately fit either within the parameters of **Rough Land (Lowland, other, scrub, upland) or Coastal Broad Type** key management issues.

Other Land: a catchall for anything that is genuinely thought to not fit into to any of the defined categories must be accompanied by qualifying notes. Cross-over with other land characters including Other Land (Other) and Rough Land (Other)

Reclaimed Land: land that has been reclaimed from previously undeveloped areas (i.e. coastal marsh and sand and mud flats)

Recreational and Ornamental Broad Type

Allotment Gardens/ Nursery: large communal garden spaces, the majority are council owned but there are a few in private hands. See **Nursery (Industrial Broad Type)**

Designed Parkland / Private Estate: ornamental parkland and gardens often associated with large country estates, not public parks. **Also see Private Estate Residential Broad Type**

Nature Reserve: managed natural environments, SSSI, Local Nature Reserves, Ramsar Sites, conservation areas, coastal areas. For Key Issues see **Other (Recreational and Ornamental) and Coastal Broad Type**

Other (Recreational and Ornamental): urban greenspace, green corridors and derelict land reverting to semi-natural greenspace

Public Park: a landscaped or ornamental ground laid out for public recreational use. Sometimes large-scale purpose built (dating to the mid to late 19th century) in association with detached and villa housing. Some modern public parks the result of clearance of former housing and industry

Sports Ground: playing fields, football stadia, indoor and outdoor sports centres, the category covers a range of recreational facilities. Also included are golf courses

Key management issues relating to Allotment Gardens / Nursery

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century horticultural use</p> <p>Potential for settlement and industrial remains where allotments created from previously developed areas.</p>
Above-ground archaeological potential	<p>Limited potential for standing buildings of historic interest at nursery sites, including glasshouses</p> <p>Potential for extant or relict historic boundaries relating to earlier agricultural use of horticultural sites, including hedges, ditches and banks</p>
Historic landscape interest	<p>Allotment gardens, generally for food crops but also as detached pleasure gardens, developed in England from the late 18th century onwards, their number accelerating with the increasing urban population</p> <p>Allotment gardens often represent integral elements of late 19th and early 20th century industrial villages and local authority suburban housing estates</p> <p>Allotments represent the embodiment of an aspect of social history</p> <p>Nurseries can be distinctive landscape features, often with extensive areas of glasshouses</p> <p>The growth of nursery sites on former farmland close to expanding towns and suburbs and close to new transport routes can also be seen as the development of a new commercial landscape</p> <p>Orchards and nurseries may have historic associations with farms or large houses</p>
Threats	<p>Development pressures can lead to the piecemeal loss of allotment gardens in urban and suburban areas</p> <p>Orchards and nurseries also tend to be lost with the expansion of urban areas</p> <p>The glasshouses and sheds typically associated with horticultural sites tend to be insubstantial and may have a relatively short life-span. When cleared or replaced, they may leave very little evidence in the archaeological record</p>
Opportunities	<p>The extent and historic significance of nurseries, orchards and allotment gardens could be identified through a programme of desk-based assessment and evaluation</p> <p>Where new development is proposed for the former site of a nursery, buildings and structures that are considered to be of historic interest should be recorded, or preserved in situ if possible</p> <p>Allotment gardens should be retained wherever possible, both for their landscape value as features of 20th century suburbs and for their amenity value as areas of green space</p> <p>Relict boundaries can be restored or reinstated to enhance the legibility of historic landscapes</p>

	<p>The characteristic design features of former orchard sites, such as shelter belts, regular tree layouts and access tracks, block planting of tree types and possibly surviving old fruit trees, should be retained within any new development as they represent elements of the historic origins and character of such sites</p> <p>New development on former horticultural sites should respect traditional local building styles and the historic distinctiveness of locations</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for redevelopment of a nursery /allotment garden, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of horticultural areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Other (Recreational and Ornamental)

Below-ground archaeological potential	Potential for surviving archaeological remains of any age within undeveloped open areas Potential for remains relating to 19 th and 20 th century usage of sites such as industrial and residential and communication
Above-ground archaeological potential	Boundary features and structures relating to previous use of sites may survive including agricultural, industrial, communication activity
Historic landscape interest	Urban green spaces often represent remnants of agricultural land, and can thus be a physical reminder of pre-urban land uses within urban and suburban areas
Threats	The locations of urban green spaces may render them vulnerable to development pressures
Opportunities	Usage for a range of informal and formal leisure activities Adoption by community for care and interpretation projects
Management recommendations	<p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for development of an area of urban green space, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p>

Key management issues relating to Designed Parkland / Private Estate

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains of any age, including evidence of agriculture and early settlement activity</p> <p>Potential for the below-ground remains of elite residences themselves and associated ancillary buildings</p> <p>Potential for remains relating to post medieval or earlier gardens or domestic activity and wider historic designed landscape features</p>
<p>Above-ground archaeological potential</p>	<p>Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses and glasshouses; former farm buildings; lodges, cottages industrial structures (mills etc)</p> <p>Boundaries such as hedges and walls relating to relict field systems or to historic designed approaches may be present</p> <p>Earthworks relating to the former agricultural and economic use of parkland may be present, including boundary banks, park pale, ha has, and medieval or post medieval ridge and furrow, fish ponds, warrens or leats</p> <p>Earthworks may also be the product of several phases of design over several centuries</p>
<p>Historic landscape interest</p>	<p>Private estates form attractive landscapes and are important areas of surviving green space</p> <p>Where former private estates are no longer in private use, the associated parkland or grounds can survive within the current landscape as public parks</p> <p>Where the elite residences themselves or associated lodges or cottages have survived as isolated buildings within developed areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place'</p> <p>The usually large extent of parkland may preserve remnants of entire earlier landscapes, such as, agriculture and early settlement activity.</p> <p>Evidence of designed parkland may include one particular phase or several phases of development</p> <p>Private estates with elite residences often contain formal landscaped gardens associates with the dwelling</p> <p>The perimeters of private estates may respect or incorporate earlier boundaries relating to field systems, medieval deer parks, enclosures or chases</p>
<p>Threats</p>	<p>Elite residences and their estates are by their very nature large and expensive to maintain, and are thus vulnerable to neglect and demolition</p> <p>Radical alteration of the settings of elite residences and associated buildings as a result of urbanisation</p> <p>Development of the parts of private estates, especially where they are situated at the edges of expanding urban areas. They are vulnerable to redevelopment for residential estates, golf courses or other uses, and are</p>

	<p>therefore more likely to be found as previous rather than current character types</p> <p>Any re-development or change in management of private estate land can lead to the loss of historic parkland features – any alteration or removal of original features, including the redesign of path layouts, unsympathetic building maintenance, demolition of buildings or the removal of mature trees, together with the unsympathetic addition of buildings or features, causes the erosion of historic character</p> <p>Landscaping works can cause damage to below-ground archaeological remains</p>
<p>Opportunities</p>	<p>Elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic desk-based assessment, evaluation and building survey.</p> <p>Elite residences can be particularly suitable for conversion into institutions such as schools or colleges, or residential apartments. Estate buildings can be retained and reused to provide facilities such as education and information centres, serving as a reminder of historic origins and context and helping locations to preserve an individual identity and 'sense of place'</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Private estate parkland is of potential public amenity value and where under threat, it may be possible for national bodies, such as the National Trust, to take them over for public benefit</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations and avoid large areas of hardstanding for car parking</p> <p>Within estate parkland the extent of any surviving above-ground archaeological features, the original design and development of features, should be established through field survey to inform retention within estate management</p> <p>Relict hedges and walls can be restored in order to reinstate earlier boundary features</p> <p>Remnants of historic tree planting such as belts or avenues should where appropriate be augmented by new, appropriate planting</p>
<p>Management recommendations</p>	<p>A park's designed or other historic landscape and its associated features should be understood and protected through a Conservation Management Plan (see <i>The management and maintenance of Historic Parks, Gardens and Landscapes</i>, by English Heritage)</p>

	<p>2008)</p> <p>English Heritage provide advice on sensitive management for parkland in <i>Farming the historic landscape: caring for Historic Parkland</i>, EH 2005</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where sufficient evidence remains, historic designed landscapes of local interest can be placed on a similar local list</p> <p>Where good legibility or clear evidence of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for works within a private estate designed parkland, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic landscapes should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Public Park

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains of any age within undeveloped open areas</p> <p>Where a park was formed from the grounds of a private estate, there will be potential for remains relating to post medieval or earlier buildings, landscaping, agricultural practices</p> <p>Where a park was formed from previously developed land, there may be potential for the remains of former industrial and settlement activity.</p>
<p>Above-ground archaeological potential</p>	<p>Standing structures of historic interest, including 19th and 20th century pavilions, pagodas and bandstands</p> <p>Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses, glasshouses, icehouses, lodges and gatehouses;</p> <p>Landscaping features relating to previous use of parks as private grounds, such as paths and flowerbeds, may be present</p> <p>Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive</p> <p>Many public parks included provision for sports, evidence of which may remain</p>
<p>Historic landscape interest</p>	<p>Public parks represent significant expanses of open green space within otherwise built-up areas</p> <p>Municipal parks often feature formal layouts and landscaping, with a range of leisure facilities and features such as fountains, bowling greens and ornamental planting that form integral parts of the designed landscape</p> <p>The perimeters of public parks may respect or incorporate earlier boundaries relating to private parks, field systems or settlement</p> <p>Some public parks were constructed in conjunction with the creation of house-building plots around the periphery and thus form an integral part of a particular type of suburban development</p> <p>Where a park was formed from the grounds of an elite residence or incorporated features relating to industry, such as reservoirs, the earlier landscaping may have been incorporated and preserved</p>
<p>Threats</p>	<p>Any alteration or removal of original features, including the redesign of path layouts, unsympathetic building maintenance or the removal of mature trees, together with the unsympathetic addition of buildings or features, causes the erosion of historic character</p> <p>19th or 20th century landscaping associated with public parks may have had an impact on earlier landscaping where a park was formed from the grounds of a private estate</p>

<p>Opportunities</p>	<p>Historic designed landscapes not currently on the Register of Parks and Gardens could be identified through a programme of systematic research, evaluation and survey in order to establish their significance</p> <p>Good or rare examples of historic bandstands, pavilions or other recreational buildings that are not currently listed could be identified through a programme of systematic evaluation and building survey</p> <p>Good or rare examples of historic elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic evaluation and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Historic layouts, including paths and landscaping, form integral aspects of the historic character of public parks. Where the original layout of a historic park survives, this should be maintained wherever possible</p> <p>Detailed archaeological desk-based study of historic parks to identify the original design and layout would be of benefit for the maintenance of their historic character, informing new planting or the restoration of lost or degraded landscape features</p> <p>Features relating to the original layout of a park should be retained wherever possible</p> <p>Municipal parks were created for public enjoyment and to serve local communities. These aims should be respected and promoted alongside the historic context of individual areas</p>
<p>Management recommendations</p>	<p>A park's designed or historic landscape and its associated features should be understood and protected through a Conservation Management Plan (see <i>The management and maintenance of Historic Parks, Gardens and Landscapes</i>, by English Heritage 2008)</p> <p>Historic buildings and structures that are neither listed nor set within a Registered Park or Garden but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where sufficient evidence remains, historic designed landscapes of local interest can be placed on a similar local list</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p>

	<p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for works within a public park, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic public parks should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Sports Ground

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains of any age within undeveloped open areas</p> <p>Potential for surviving archaeological remains of any age, in previously developed areas including evidence of industry, extraction, communications routes, agriculture and early settlement</p> <p>Where a golf course was formed from the grounds of an elite residence, there will be potential for remains relating to post medieval or earlier gardens or domestic activity and wider historic designed landscape features</p>
<p>Above-ground archaeological potential</p>	<p>Standing structures of historic interest, including 19th and 20th century pavilions and clubhouses</p> <p>Some sports grounds may contain buildings of regional or national importance</p> <p>Associated boundary features such as railings and gateposts; although some iron railings are likely to have been removed during the Second World War, evidence may still survive</p> <p>Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses and glasshouses; former farm buildings such as farmhouses and barns; former industrial structures; historic communications structures</p> <p>Boundaries such as hedges and walls relating to relict field systems or to historic designed approaches may be present</p> <p>Earthworks relating to the former agricultural or economic use of golf course sites may be present, including boundary banks and medieval or post medieval ridge and furrow, fish ponds, warrens or leats</p>
<p>Historic landscape interest</p>	<p>Playing fields, sports grounds and recreation grounds often represent significant expanses of open green space within otherwise built-up areas</p> <p>The perimeters of playing fields, sports grounds and recreation grounds may respect or incorporate earlier boundaries relating to field systems or settlement</p> <p>Some types of 19th and early 20th century sporting facilities such as bowling greens and tennis clubs formed part of a wider urban social landscape, being integrated into street layouts in association with residential developments or public houses</p> <p>Mid- and later 20th century playing fields and sports grounds are often associated with contemporary housing developments, particularly large planned estates</p> <p>Another type originating in the 19th century was the public pleasure ground, incorporating various sporting facilities with gardens and tea rooms</p>
<p>Threats</p>	<p>Large open areas such as playing fields can be vulnerable to piecemeal development at the edges, where the</p>

	<p>taking of small amounts of land for housing or other development gradually encroaches upon the open green space</p> <p>Smaller sports facilities such as bowling greens may become disused where a particular activity becomes less popular, and may be vulnerable to the development pressures of urban and suburban areas</p> <p>Construction of modern housing or other buildings on the sites of former urban open spaces alters the historic grain of settlements and erodes historic character</p> <p>The removal of field boundaries during the creation of golf courses can result in the wholesale loss of historic enclosure patterns</p> <p>Historic farm buildings within golf courses can fall out of use and become neglected, potentially leading to demolition</p> <p>Intensive drainage works associated with golf course construction can damage buried archaeological remains and can create misleading earthworks</p>
Opportunities	<p>Good or rare examples historic pavilions or other recreational buildings, farm buildings, historic elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic evaluation and building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Historic layouts, including paths and landscaping, form integral aspects of the historic character of recreation grounds. Where the original layout of a historic recreation ground survives, this should be maintained wherever possible</p> <p>Any new development that does take place within former open recreational areas should respect traditional local building styles and the historic distinctiveness of locations</p> <p>Sports grounds and recreation areas were created for public enjoyment and to serve local communities. These aims should be respected and promoted alongside the historic context of individual areas</p> <p>Where intensive landscaping is not carried out, golf courses can aid the preservation of buried archaeological features and deposits, protecting them from damage by modern ploughing</p> <p>The extent of any surviving historic field boundaries and other above-ground archaeological features such as earthworks should be established and any threats to</p>

	<p>them assessed through a programme of systematic evaluation</p> <p>Where present, such features should be retained and protected from potentially damaging landscaping works. Relict hedges and walls can be restored in order to reinstate earlier boundary features</p> <p>Remnants of historic tree planting such as belts or avenues should where appropriate be augmented by new, appropriate planting</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for development of the site of an open recreational area or part of such an area, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic recreation areas should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Residential Broad Type

Council Housing: council / social housing estates. Some built after the First World War, but the majority are either Inter War or Post -1945

Model village: a deliberately planted and constructed workers village, often associated an individual industry. Also includes Garden Suburbs

Detached Housing: large and individually distinct houses, generally built for the affluent middle classes from the 19th century onwards and typically associated with generous gardens or within parkland. Includes many early twentieth century, Inter war and post-1945 houses

Villa Housing: large Victorian and Edwardian Villa housing generally built for the affluent middle classes from the 19th century onwards and typically associated with generous gardens or within parkland. Some Inter War and post-1945 examples have been placed in the category, but only those of sufficient size and 'wealth'.

Farmhouse: in rural areas a farmhouse complex of outbuildings and immediate yard may be identified separately from surrounding field systems

High-rise Development: tower blocks and other high density blocks of flats

Private Estate / Designed Parkland: Elite Houses and large country houses, usually associated with parkland and concerned with the display of wealth and status (also recorded as integral elements of designed landscapes when contemporary). **See Designed Parkland (Recreational and Ornamental Broad Type)**

Semi-Detached Housing: describes less affluent middle-class housing, often in ribbon developments not conforming to other cat; may in some circumstances differ little from mid 20th century social housing

Modern Housing Development: modern housing developments and urban villages, e.g. Vauxhall urban village

Terraced housing: conjoined row housing with elevations to the front and rear of each property.

Key management issues relating to Council (social) Housing / Model Village

Below-ground archaeological potential	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development</p> <p>Increased potential for survival of archaeological remains, where present, within areas of undeveloped open space such as allotment gardens and playgrounds</p>
Above-ground archaeological potential	<p>Extensive areas of mid- to late 20th century houses, often with associated features characteristic of local authority estates, such as particular styles of fencing and porches, and fixtures such as windows, doors and door furniture</p> <p>19th Century planned estates with uniform design and detail such front an back garden space, windows, doors etc</p> <p>Non-residential contemporary buildings built as integral elements of estates often survive, including pubs, parades of shops, and institutions such as schools, churches and libraries</p>
Historic landscape interest	<p>Planned estates have a significant visual impact at a landscape scale, particularly where they have been designed and laid out with a geometric or other characteristic plan form</p> <p>Model villages are of social and architectural interest representing of some of the changes in society that took place in the 19th century, notably those built for industrial workers</p>
Threats	<p>The right for people to buy their houses has led to different patterns of ownership so that estates are no longer maintained in a uniform fashion. Householders make individual improvements, leading to an erosion of the uniform character of estates</p> <p>Older and less well-maintained housing stock can be vulnerable to clearance and redevelopment as part of wider regeneration projects</p> <p>Green open spaces within local authority estates can be vulnerable to infill development, introducing different styles of housing that do not always blend in, and altering the grain of estates</p>
Opportunities	<p>Local authority estates that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey</p> <p>Estates identified as being of historic, social or architectural significance should be retained. Where this is not possible, detailed recording of a representative sample of houses and associated buildings should be carried out prior to any demolition works</p> <p>Individual buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be</p>

	<p>retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>The designed layouts of local authority estates should be retained, including both street patterns and open spaces integral to the original design (where the layout contributes to good design)</p> <p>The continuity of historic boundaries predating the construction of social housing estates should be respected to retain distinctiveness</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations</p> <p>The historic suburban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>The creation of new Conservation Areas should be considered for examples of well-designed, distinctive local authority estates where a significant number of dwellings have retained original fixtures and other features</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a site located in an area of social housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic social housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Detached / Villa Housing

Below-ground archaeological potential	Potential for surviving archaeological remains relating to 18 th , 19 th and 20 th century settlement, including garden features
Above-ground archaeological potential	Standing buildings of historic interest, including architect-designed residences of local, regional or national importance
Historic landscape interest	Villas and detached houses represent an early element of suburbanisation, serving as a reminder within the landscape of some of the changes in society that took place in the 19 th century
Threats	<p>Villas and high-status detached houses are usually of a substantial size and can be too large or expensive to maintain as family homes. They are thus vulnerable to subdivision, conversion and redevelopment</p> <p>Large plot sizes make sites attractive for redevelopment; several modern houses or one or more new apartment blocks can be built in the grounds of a single villa. Even where the original house is retained within a redevelopment, the insertion of new buildings alters its setting and can result in a significant increase in hardstanding and parking areas</p> <p>Such infill and piecemeal redevelopment alters the grain of suburban and urban areas, greatly increasing the characteristically low density of dwellings and reducing the area of green space</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation and conversion, lead to the erosion of historic character</p>
Opportunities	<p>Villas and detached houses that are of historic, social or architectural significance but are not listed could be identified through a programme of desk-based study and systematic building survey</p> <p>Buildings identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Historic property boundaries and plot outlines are often retained due to the piecemeal nature of redevelopment in areas of villa housing. This retention should be encouraged</p> <p>Sensitive conversion of villas for institutional or multi-occupancy residential use can give them a new lease of life and ensure their continued survival</p> <p>New development should respect traditional local building</p>

	<p>styles and the historic distinctiveness of locations</p> <p>The historic urban and suburban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>The creation of new Conservation Areas should be considered for areas of well-preserved villa housing that have retained original features and settings</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>High-density new build that results in the loss of historic plots as visible landscape features should be discouraged. The building of apartment blocks on a similar scale to the villas that are being replaced, and set in landscaped grounds, can help to ensure some continuity of the grain and character of areas. Care should be taken to ensure that car parks and other areas of hardstanding do not harm landscape setting</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for the site of an existing villa or high-status detached house, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic villa housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to Farmhouse

Below-ground archaeological potential	Potential for surviving archaeological remains relating to 19 th and early 20 th century or earlier occupation
Above-ground archaeological potential	Potential for standing buildings of historic interest, including vernacular dwellings, farm buildings
Historic landscape interest	<p>Historic farm buildings and cottages may be associated with remnants of earlier enclosure patterns, forming an integral part of rural landscapes</p> <p>Where old farm buildings and cottages have survived within urbanised areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place'</p>
Threats	<p>Radical alteration of the settings of rural historic farm buildings and cottages as a result of urbanisation</p> <p>Farms on urban fringes can be vulnerable to change as a result of the loss of farmland and the loss of markets</p> <p>Alterations to the appearance of historic buildings, leading to the erosion of historic character</p> <p>Agglomeration of farming estates, leading to complexes of farm buildings becoming redundant</p> <p>Changes in the use of the surrounding land, such as the creation of golf courses, leading to complexes of farm buildings becoming redundant</p> <p>Modernisation of farming practices, leading to historic buildings being rendered obsolete and suffering from neglect</p>
Opportunities	<p>Farm buildings and cottages that are of historic significance but are not listed could be identified through a programme of desk-based study and systematic building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses</p> <p>In green belt areas, redundant farm buildings can provide some of the few opportunities for new development or rebuild</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations, and can ensure continuity of craft skills</p>

	<p>Historic plot outlines and the fabric of surviving early boundaries should be retained</p>
<p>Management recommendations</p>	<p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a site that contains historic farm buildings or vernacular cottages, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic farms and cottages should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

Key management issues relating to High-rise Development

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development</p> <p>New flats can be built on 'brownfield' sites, including former industrial and residential areas. By their very nature, such sites have the potential to contain archaeological remains relating to these previous uses</p>
<p>Above-ground archaeological potential</p>	<p>Sites may include standing buildings of historic interest, particularly subdivided former villas that have been retained within wider redevelopment schemes</p>
<p>Historic landscape interest</p>	<p>High-rise flats have a strong impact on the landscape, often being visible from great distances; lower rise can also dominate the local landscape, as they are often built on a larger scale or in denser concentrations than earlier housing in the vicinity</p> <p>Well-designed blocks of flats of any date may themselves represent landmark features of architectural significance</p>
<p>Threats</p>	<p>New-build flats can have a significant impact on the landscape, erasing whole areas of previous character types, including historic street layouts as well as built fabric. Special consideration should be given to the impact that large new structures may have on existing historic landscape character</p> <p>The larger plot sizes of former detached villas can make sites attractive for redevelopment; several modern houses or one or more new apartment blocks can be built in the grounds of a single villa, altering the grain of suburban and urban areas, and affecting the garden settings of villas where the original house is retained within a redevelopment</p> <p>Other infill and piecemeal redevelopment with new-build flats alters the grain and density of suburban and urban areas</p> <p>Blocks of 20th century flats, particularly high rise blocks or local authority flats, can have a limited life-span due to the construction techniques used and also to social perceptions of such flats as undesirable places to live. They are thus vulnerable to demolition and redevelopment</p>
<p>Opportunities</p>	<p>Blocks of flats that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be</p>

	<p>demolished, detailed recording should be carried out prior to any demolition works</p> <p>The continuity of historic plot boundaries in a modern street scene should be respected to retain distinctiveness</p>
<p>Management recommendations</p>	<p>The creation of new Conservation Areas should be considered for areas of well-designed, distinctive blocks of flats that are of historic interest</p> <p>Individual buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for the construction of high or low rise flats, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic and iconic flats should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p> <p>Special consideration should be given to the impact that large new buildings may have on historic character</p>

Key management issues relating to Private Estate / Designed Parkland

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains of any age, including evidence of agriculture and early settlement activity</p> <p>Potential for the below-ground remains of elite residences themselves and associated ancillary buildings</p> <p>Potential for remains relating to post medieval or earlier gardens or domestic activity and wider historic designed landscape features</p>
<p>Above-ground archaeological potential</p>	<p>Standing buildings may include former elite residences and ancillary buildings such as stables, coach-houses and glasshouses; former farm buildings; lodges, cottages industrial structures (mills etc)</p> <p>Boundaries such as hedges and walls relating to relict field systems or to historic designed approaches may be present</p> <p>Earthworks relating to the former agricultural and economic use of parkland may be present, including boundary banks, park pale, ha has, and medieval or post medieval ridge and furrow, fish ponds, warrens or leats</p> <p>Earthworks may also be the product of several phases of design over several centuries</p>
<p>Historic landscape interest</p>	<p>Private estates form attractive landscapes and are important areas of surviving green space</p> <p>Where former private estates are no longer in private use, the associated parkland or grounds can survive within the current landscape as public parks</p> <p>Where the elite residences themselves or associated lodges or cottages have survived as isolated buildings within developed areas, they serve as a reminder of historic origins and context, helping locations to preserve an individual identity and 'sense of place'</p> <p>The usually large extent of parkland may preserve remnants of entire earlier landscapes, such as, agriculture and early settlement activity.</p> <p>Evidence of designed parkland may include one particular phase or several phases of development</p> <p>Private estates with elite residences often contain formal landscaped gardens associates with the dwelling</p> <p>The perimeters of private estates may respect or incorporate earlier boundaries relating to field systems, medieval deer parks, enclosures or chases</p>
<p>Threats</p>	<p>Elite residences and their estates are by their very nature large and expensive to maintain, and are thus vulnerable to neglect and demolition</p> <p>Radical alteration of the settings of elite residences and associated buildings as a result of urbanisation</p> <p>Development of the parts of private estates, especially where they are situated at the edges of expanding urban areas. They are vulnerable to redevelopment for residential estates, golf courses or other uses, and are</p>

	<p>therefore more likely to be found as previous rather than current character types</p> <p>Any re-development or change in management of private estate land can lead to the loss of historic parkland features – any alteration or removal of original features, including the redesign of path layouts, unsympathetic building maintenance, demolition of buildings or the removal of mature trees, together with the unsympathetic addition of buildings or features, causes the erosion of historic character</p> <p>Landscaping works can cause damage to below-ground archaeological remains</p>
<p>Opportunities</p>	<p>Elite residences and associated ancillary structures that are not currently listed could be identified through a programme of systematic desk-based assessment, evaluation and building survey.</p> <p>Elite residences can be particularly suitable for conversion into institutions such as schools or colleges, or residential apartments. Estate buildings can be retained and reused to provide facilities such as education and information centres, serving as a reminder of historic origins and context and helping locations to preserve an individual identity and 'sense of place'</p> <p>Buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>Private estate parkland is of potential public amenity value and where under threat, it may be possible for national bodies, such as the National Trust, to take them over for public benefit</p> <p>New development should respect traditional local building styles and the historic distinctiveness of locations and avoid large areas of hardstanding for car parking</p> <p>Within estate parkland the extent of any surviving above-ground archaeological features, the original design and development of features, should be established through field survey to inform retention within estate management</p> <p>Relict hedges and walls can be restored in order to reinstate earlier boundary features</p> <p>Remnants of historic tree planting such as belts or avenues should where appropriate be augmented by new, appropriate planting</p>
<p>Management recommendations</p>	<p>A park's designed or other historic landscape and its associated features should be understood and protected through a Conservation Management Plan (see <i>The management and maintenance of Historic Parks, Gardens and Landscapes</i>, by English Heritage)</p>

	<p>2008)</p> <p>English Heritage provide advice on sensitive management for parkland in <i>Farming the historic landscape: caring for Historic Parkland</i>, EH 2005</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where sufficient evidence remains, historic designed landscapes of local interest can be placed on a similar local list</p> <p>Where good legibility or clear evidence of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for works within a private estate designed parkland, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic landscapes should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>
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Key management issues relating to Semi-Detached Housing/ Modern Housing

<p>Below-ground archaeological potential</p>	<p>Potential for surviving archaeological remains relating to agricultural activity and other occupation predating 20th century development</p> <p>Increased potential for survival of archaeological remains, where present, within areas of undeveloped open space such as allotment gardens and playgrounds</p> <p>Modern semi-detached housing can be built on 'brownfield' sites, including former industrial and residential areas. By their very nature, such sites have the potential to contain archaeological remains relating to these previous uses</p>
<p>Above-ground archaeological potential</p>	<p>Areas of semi-detached houses dating from the later 19th century up to the present day, exhibiting a wide variety of styles, often with design features characteristic of the decades in which they were built</p> <p>Extensive areas of modern mid-to-late 20th century houses built to a uniform design or a limited number of designs, often with associated features common to groups of houses within the estate i.e. as particular styles of porches, doors</p> <p>Houses within smaller areas of private modern development can be built to a distinctive design characteristic of the decade in which they were built</p> <p>Earlier buildings, such as farmhouses, can survive as 'islands' of historic character within areas of later 19th to 21st century housing</p>
<p>Historic landscape interest</p>	<p>Large areas of semi-detached housing have a significant visual impact at a landscape scale, and represent the physical embodiment of suburbanisation, an important aspect of 20th century social history</p> <p>Where residential development has taken place on areas of former enclosed land, the outlines of estates and internal roads and property divisions may follow the lines of former field boundaries, leading to the fossilisation of elements of earlier landscapes</p>
<p>Threats</p>	<p>Older and less well-maintained housing stock can be vulnerable to clearance and redevelopment as part of wider regeneration projects</p> <p>Green open spaces within housing estates can be vulnerable to infill development, introducing different styles of housing that do not always blend in, and altering the grain of estates</p>
<p>Opportunities</p>	<p>Estates of semi-detached houses that are of historic, social or architectural significance could be identified through a programme of desk-based study and systematic building survey</p> <p>Estates or groups of houses identified as being of historic, social or architectural significance should be retained. Where this is not possible, detailed recording of a representative sample of houses should be carried out</p>

	<p>prior to any demolition works</p> <p>Individual buildings identified as being of historic or architectural significance, including examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition works</p> <p>The continuity of historic boundaries predating the construction of housing estates should be respected to retain distinctiveness</p> <p>New development of semi-detached housing should respect traditional local building styles and the historic distinctiveness of locations</p> <p>Where redundant historic buildings are affected by proposals for semi-detached housing development, they can potentially be retained and converted for modern uses, to provide a historic context for the site</p> <p>The historic suburban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>The creation of new Conservation Areas should be considered for areas of well-designed, distinctive houses characteristic of particular eras of house-building</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of previous historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban or suburban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a site located in an area of semi-detached housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic semi-detached housing should be promoted and should feed into Local Development Frameworks, Parish Plans</p>

Key management issues relating to areas of Terraced housing

Below-ground archaeological potential	Potential for surviving archaeological remains relating to 18 th , 19 th and 20 th century settlement
Above-ground archaeological potential	<p>Standing buildings of historic interest, including terraced houses ranging from back-to-back cottages to middle-class residences</p> <p>Within larger areas of terraced housing, there is potential for the survival of contemporary institutional buildings such as chapels and schools</p>
Historic landscape interest	<p>Terraced housing once formed a significant element of the urban landscape in the North West. Surviving remnants are an important reminder of the industrial-era heritage of the region</p> <p>Where residential development has taken place on areas of former enclosed land, the outlines of estates and internal roads and property divisions may follow the lines of former field boundaries, leading to the fossilisation of elements of earlier landscapes</p>
Threats	<p>Many terraced houses are of relatively low value and, as old building stock, are vulnerable to disuse, neglect and demolition</p> <p>Wholesale clearance and redevelopment of areas of terraced housing leads to the loss of historic street patterns as well as built fabric often resulting in vacant plots</p> <p>Piecemeal clearance of smaller areas, including individual terraces, leads to an erosion of historic character</p> <p>Alterations to the appearance of historic buildings, including insensitive modernisation, lead to the erosion of historic character</p> <p>Associated institutional buildings such as schools and chapels are in danger of becoming redundant and being replaced or are reused, for example as garages or warehousing, which can result in the loss of historic fabric and erosion of historic character</p>
Opportunities	<p>The extent of surviving sites with historic significance could be identified through a programme of desk-based study and systematic field survey</p> <p>Historic street patterns, including the characteristic 'gridiron' layout of some areas of terraced housing, should be retained</p> <p>Individual buildings or terraces identified as being of historic or architectural significance, including good or rare examples that have retained original fixtures, fittings and decoration and external surface materials and walls, should be retained. Where no viable use can be found and such buildings are to be demolished, detailed recording should be carried out prior to any demolition</p>

	<p>works</p> <p>The continuity of historic boundaries predating the construction of terraced housing should be respected to retain distinctiveness</p> <p>New development within areas of terraced housing should respect traditional local building styles and the historic distinctiveness of locations</p> <p>Where redundant historic buildings are affected by development proposals, they can potentially be retained and converted for modern uses</p> <p>The historic urban heritage can be promoted as a focus for community-based projects</p>
<p>Management recommendations</p>	<p>Areas of historic terraced housing that form significant remnants of 19th or early 20th century landscapes, retaining associated buildings such as schools, chapels and corner shops, should be considered for the creation of new Conservation Areas</p> <p>Historic buildings and structures that are neither listed nor in a Conservation Area but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest</p> <p>Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process</p> <p>This might include maintaining the historic urban structure within new development, e.g. road networks, boundaries, respecting urban grain, form and legibility, maintaining identity of street frontages and carefully siting parking/loading areas</p> <p>Memories of historic identity could be retained in street naming, public art etc</p> <p>Where development is proposed, applicants should comply with the requirements of Planning Policy Statement 5, Policy HE6, by identifying heritage assets and their significance at pre-application stage</p> <p>Where planning permission is granted for a site located in an area of terraced housing, conditions should be attached where appropriate to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</p> <p>Awareness of issues relating to the importance of historic terraced housing should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</p>

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