

# Historic Townscape Characterisation

*The Lincoln Townscape Assessment: a case study*

April 2012

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# Executive Summary

Places are important. They provide a home and sense of local identity to people, a place for work and investment, and a destination for visitors. It is widely recognised that the inherited, and historic, character of our places is an asset which helps create successful places and improve our quality of life. Understanding the character of places allows us to get the most benefit from them and provides the basis for creating better places for the future.

This report describes a new methodology that has been developed as part of the Lincoln Townscape Assessment (LTA) project to characterise the townscape of all areas of Lincoln, whether new or old. Using Lincoln as a case study, the report also describes important uses of this form of historic townscape characterisation.

The methodology brings together the historical development of the current townscape, its built form and ecology, and the public's views of local character. The description of the city's character is structured around 108 areas of distinct character, called 'Character Areas'.

The methodology is based on key principles including using named Character Areas which local people can recognise and identify with, describing character in terms of what people can readily see and understand in the townscape around them, providing as complete a description of character as possible, visiting the place and leaving value judgements to people involved in change. The LTA is part of a single, integrated heritage management structure, including the Lincoln Archaeological Research Assessment and Lincoln's Heritage Database.

The characterisation of Lincoln can be found at [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com), which is also accessible via mobile phones, and includes Google maps of Character Areas and YouTube videos. People are able to contribute their own ideas on the character of different areas or their memories of particular places, as well as upload photographs.

Throughout the project considerable effort was put into understanding how people could use historic townscape characterisation information (particularly local people, planners and urban designers) and adapting the methodology accordingly. The LTA has been developed to:

- Provide the context for change in planning policy, Development Management, urban design and regeneration
- Help create or reinforce a greater sense of local identity and sense of place
- Help provide visitor information

All these activities are about places, and a good description of the character of places can have wide ranging uses and provide good 'value for money'.

The use of the LTA has shown that historic townscape characterisation can support national and local planning policy and provide a shared framework for the negotiation of change. The LTA is a key part of the evidence-base of the Local Development Framework. The use of Character Areas that clearly describe local character and reflect people's perceptions of places also has the potential to help define neighbourhoods and contribute to Neighbourhood Plans.

The characterisation has been successfully used by City of Lincoln Council officers and community groups to help bring local people together and become more involved in their local environment. This report also demonstrates how historic townscape characterisation information has the potential to provide the basis for heritage interpretation for visitors which reaches beyond the usual 'historic core' encouraging people to stay longer and spend more in the local economy.

The project has identified the potential for financial savings for local authorities when using this type of evidence-base through efficiency gains from the early provision of comprehensive information about townscape character in the planning process.

A full account of how historic townscape characterisation information has been used in place-shaping, including planning at the neighbourhood level, is given by 'Plans in Place: Taking a local approach to character in Lincoln', accessible at [www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place).

Although each place and project is unique, it is hoped that the lessons learnt from the experiences in Lincoln, and the methodology developed, will be of use to those in other towns and cities who wish to retain and create places of character which are valued by people. The concentration in the report on the principles and uses of historic townscape characterisation, and particularly the framework of Character Areas, will hopefully demonstrate the flexibility as well as the extent of this type of approach which can be tailored to specific projects and the information and resources available.



# 1 - Introduction

## 1.1 PLACE AND CHANGE

Places are important. They provide a home and sense of local identity to residents, a place for work and investment, and a destination for visitors and tourists. It is widely recognised that the inherited character of places is an asset which helps create successful places and improve our quality of life. The benefits that can be obtained from successful places are many and varied. They can be financial (e.g. attracting businesses and encouraging people to come to a place and spend money), or environmental (e.g. a better quality townscape) or social (e.g. through an increased sense of place).

However, places must also change to accommodate our changing way of life. Understanding the character of places helps us to get the most benefit from them and provides the best framework for negotiating change.

## 1.2 THE PURPOSE OF THE REPORT

This report describes the methodology that has been developed as part of the Lincoln Townscape Assessment (LTA) project to characterise the townscape of Lincoln. Using Lincoln as a case study, the report also considers the potential uses of this form of historic townscape characterisation and the benefits that can be derived from using it. Further information on the use of characterisation information in planning can be found in *'Plans in Place: Taking a local approach to character in Lincoln'* (Partington 2012, [www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place)), which describes the results of a follow-on project from the Lincoln Townscape Assessment.

It is hoped that the lessons learnt from the experiences in Lincoln and the methodology developed will be of use to those in other towns and cities who wish to understand their places and manage change. The lessons learnt will be of particular use in broadly comparable towns and cities to Lincoln, in terms of approximate size, complexity and their history of development. However, the methodology is described and discussed in this report in a way that it is hoped can usefully inform the historic characterisation of any urban areas, by addressing the key principles and discussing examples and alternatives.



### Who should read it?

The report should be read by anyone involved in retaining and creating places of character which are valued by people as great places to live, work and visit. This may include local communities, the wider public, planners, regeneration experts, architects, developers, urban designers, heritage specialists, community workers, civic trusts and amenity societies.

In particular, the report should be read by those who wish to understand what historic townscape characterisation is, why they should do it and how to carry it out.

## 1.3 THE LINCOLN TOWNSCAPE ASSESSMENT

The Lincoln Townscape Assessment was a pilot project funded by English Heritage and the City of Lincoln Council which was carried out between 2005 and 2009. The project has

- Developed a new method of understanding the character of cities and larger towns - of historic townscape characterisation - that provides enormous benefits for people involved with townscape and change
- Characterised the inherited character of the whole city of Lincoln

The LTA is now being used to help create, and maintain a sense of place for local communities, to plan for change and to provide information for visitors.

The new method of historic townscape characterisation brings together:

- (1) The historical development of the current townscape,
- (2) An analysis of the built form – incorporating the principles of urbanism,
- (3) The results of an ecological survey, and
- (4) Public views of local character.

The description of the city's character is structured around 108 areas of distinct character in the city, called 'Character Areas'.

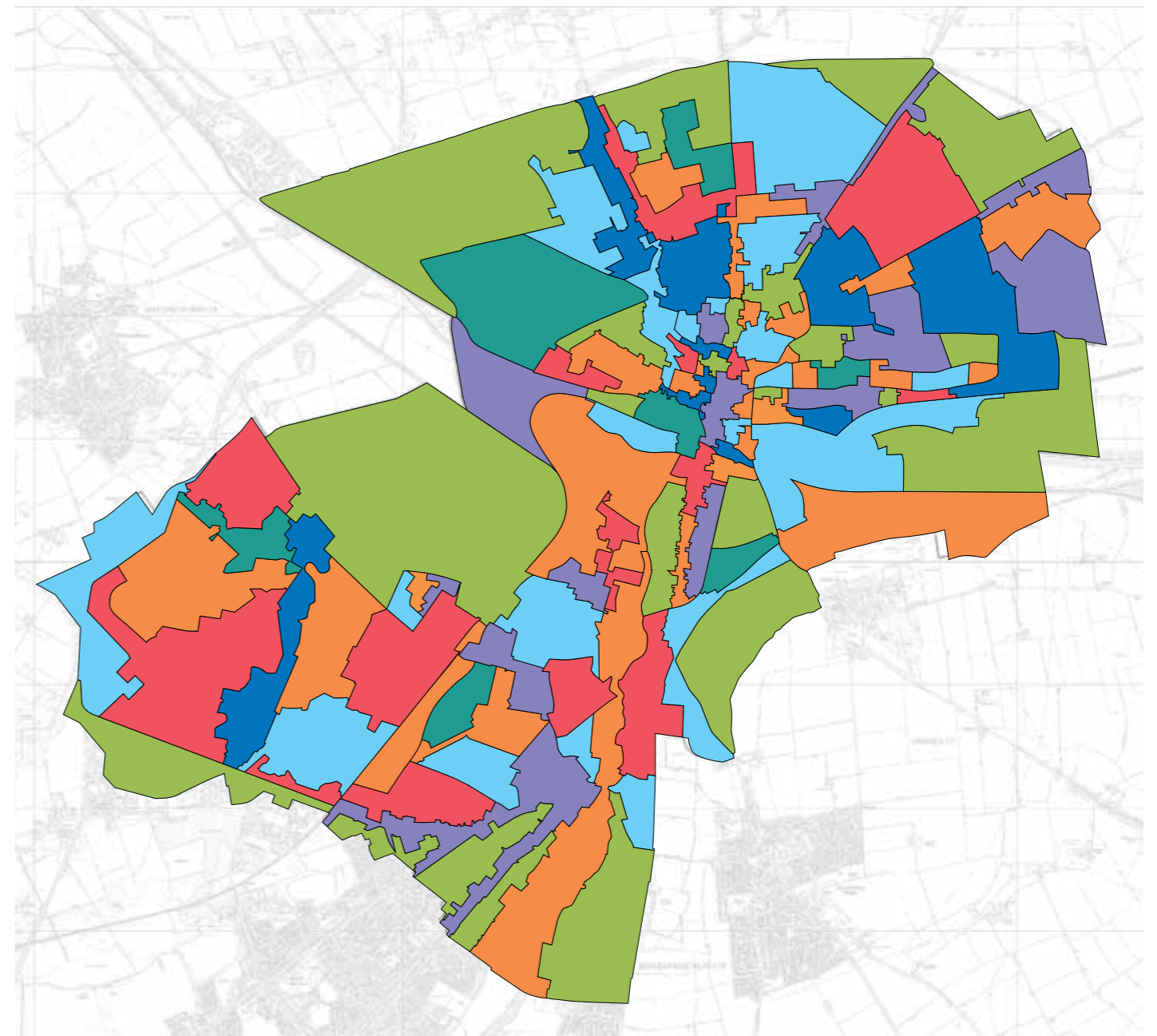


Figure 1 Map of Character Areas in Lincoln

### 1.4 THE LINCOLN CHARACTERISATION WEBSITE

The characterisation of Lincoln is accessed via [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com) a website which describes the character of the city and its Character Areas. It would be much more profitable for the reader to explore the website rather than read a detailed description of it here and only brief details are given below. The website is available on mobile devices as well as desktop and laptop computers. It uses images and maps, including Google maps of Character Areas, and allows users to access the underlying heritage and ecological information relevant to each Character Area. Several Character Areas have YouTube videos which provide an interpretation of the historical development of the current townscape for visitors and tourists. People are also able to contribute their own ideas on the character of different areas or their memories of particular places, as well as upload photographs to the website. The principles and objectives which lay behind the development of the website are described in Sections 5.6 and 6.4.

### 1.5 THE SCOPE OF THE REPORT

The report describes the main issues that were considered when developing the LTA methodology as well as the methodology itself. Chapter 2 of the report discusses the character of places and ways of understanding character. Chapter 3 describes the key principles that lie behind the methodology, and the information on which the characterisation was based is discussed in Chapter 4. Chapter 5 describes the LTA methodology itself. Chapter 6 discusses the uses of this type of characterisation information and the benefits gained. The key issues encountered in community engagement work undertaken as part of the LTA are described in Chapter 7 together with the methodology developed and two case studies. Conclusions and recommendations are given in Chapter 8 and next steps are described in Chapter 9.

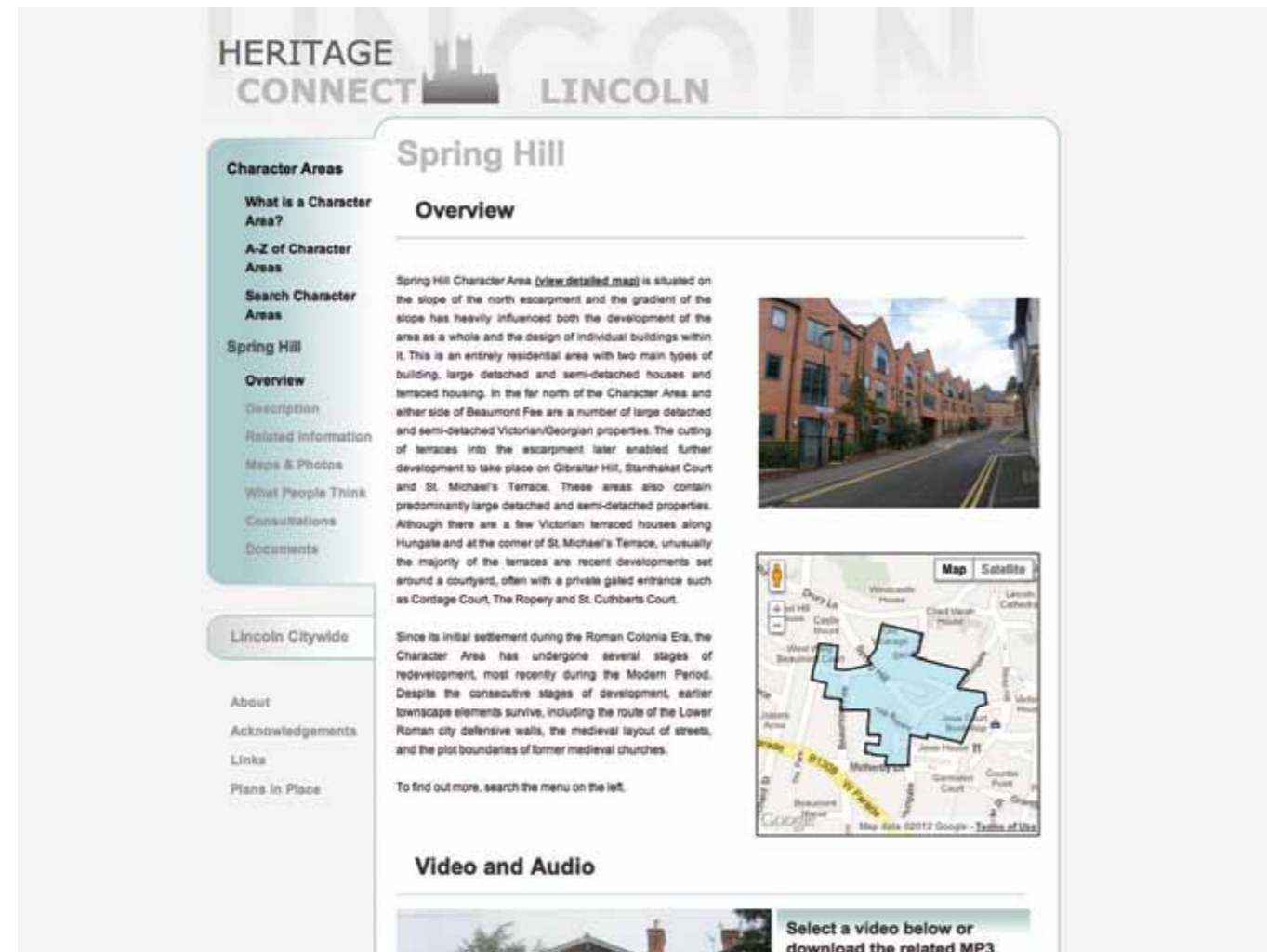


Figure 2 Heritage Connect website



## 2 - The Character of Places

### 2.1 PLACE

What is a place? A place can have many forms. It could be a building, a street, a town, a park, a field, or a village. The definition of place varies hugely depending on people's perceptions and on individual points of view. However, the concepts of a particular place (a certain part of town, for example) and a sense of place, are things that people readily recognise and use, particularly when considering how places should change in the future.

In towns and cities a wider definition of places usually concentrates on 'areas', for example the main shopping streets or a housing estate, which have a distinct character.

## 2.2 COMPLEX TOWNS AND CITIES

Any town or city is complex, almost by definition. But towns or cities which have changed significantly over long periods of time present particular challenges when trying to understand and describe their character, or when considering how they could change. They are frequently referred to as our 'historic' towns and cities and often have an area which is referred to as the 'historic core'.

However, this should not obscure the complexity and interest of the more recent parts of these towns and cities, for example modern residential suburbs, which often have a fascinating history of development, both in terms of the influences that contemporary times have had on how the townscape was designed and built, and also previous landscape features that may still influence the current character. The principle of 'inherited' rather than just 'historic' character, and the need to address the whole city are discussed in Sections 3.4 and 3.5.

## 2.3 DIFFERENT APPROACHES TO HISTORIC CHARACTERISATION

Understanding the character of a place is the starting point when considering how to get the most benefit from a place, or how change might happen, or how change may affect character. It isn't possible to fully understand the character of a place without understanding how the place has come to look as it does today.

Historic characterisation is undertaken at a variety of scales, from entire landscapes (e.g. Historic Landscape Characterisation) to a single street or open space.



### Historic Landscape Characterisation

A programme of Historic Landscape Characterisation (HLC) has been carried out for many years, led by English Heritage, and now covers almost 90% of England. The characterisation technique is used to understand the mostly rural character of England's counties, identifying the traces of previous landscapes in the evolving modern landscapes of today. For more information see Capitalising on the Inherited Landscape: An introduction to historic characterisation and masterplanning (English Heritage and the Homes and Communities Agency, 2009) and Using Historic Landscape Characterisation (Clark, Darlington and Fairclough, 2004).

Historic characterisation methods have also been used for many years to understand the character of urban places, of townscape or urban landscapes. A number of methods exist (see box on page 16).

English Heritage has produced a series of documents aimed at providing a clearer understanding of characterisation and its applications in spatial planning, including:

- Understanding Place: An Introduction (English Heritage, 2010)
- Understanding Place: Character and Context in Local Planning (English Heritage, 2011)

These documents have been produced within the framework of Planning Policy Statement 5: Planning for the Historic Environment and the emerging National Planning Policy Framework (NPPF) (see Section 2.7). 'Understanding Place: Character and Context in Local Planning' includes a series of case studies which describe differing methodologies and the uses of the characterisation information.

### Lincoln

Lincoln is an example of a complex historic city which has a history of development stretching over more than 2000 years. It is sited at a gap in the Lincoln Edge (a limestone ridge which runs north to south through Lincolnshire) caused by the River Witham flowing through it from west to east. A Roman fort was built in the mid 1st century AD on the north escarpment and the later Roman *colonia* included an upper and lower walled city which lay on the important Ermine Street which connected London to York.

Following a decline in the Early Medieval Era (410 – 850AD), the city flourished in the High Medieval Era (850 – 1350AD) when the imposing cathedral and castle were built and the city extended beyond the former enclosed Roman city. However, the city declined again following the decrease of the wool trade in the 14th century until the development of the waterways in the 18th century and ensuring the arrival of the railways and the growing Industrial Revolution in the 19th century. The city expanded with areas of Victorian and Edwardian housing to the east and west, and industrial areas along the River Witham. Many shops, schools, churches, chapels and civic buildings were built to cater for the growing population.

During the 20th century many residential suburbs were built, especially in the Inter-war years and during the 1960s. Indeed most people who live in Lincoln live in 20th century housing. Commercial and office developments continued and Lincoln University was created in the 1990s. Lincoln is forecast to grow and expand again in the 21st century, with ambitious plans to expand the city in a series of urban extensions.



Figure 3 (top)  
Reconstruction drawing  
of the upper and lower  
roman cities by David  
Vale  
Figure 4 (far left) Victorian  
housing  
Figure 5 (left) Modern  
housing estate



**Example of characterisation methods for urban areas**

- City-wide 'landscape character assessments' (e.g. Oxford)
- Urban morphological studies (based on urban historical geography)
- One-off studies of particular places (e.g. Plymouth, Gloucester and Hereford)
- Extensive urban surveys (EUS)
- Conservation Area character appraisals (which by definition also ascribe significance and importance, in planning terms, to particular areas of character)
- HLC methodologies have been adapted and applied to large conurbations as part of county wide, or unitary authority wide studies (e.g. South Yorkshire)
- Historic Area Assessments provide another approach to area assessment e.g. Anfield. [Further information on area assessments can be found in "Understanding place; Historic Area Assessments, Principles and Practice" EH, 2011]

Clearly, different methods will satisfy different needs. Planners dealing with a planning application, for example, are likely to want to understand how building materials contribute to the character of an area as well as understand the history of the development of the area and the site. Equally, if the characterisation of urban areas is to be used to support community engagement, the methodology should consider how communities will relate to and interpret the information provided. The LTA defined a series of named 'Character Areas' (see Section 3.3) which local people recognise and identify with. This has greatly enhanced the opportunities for local people to be involved with the characterisation and use the information.

The benefits that can be gained from using the LTA historic townscape characterisation information are described in detail in Chapter 7, and include using characterisation information for Development Management, informing local planning policy, and providing information for visitors and local communities. A full account of how the LTA has been used in place-shaping is given by *Plans in Place: Taking a local approach to character in Lincoln*, accessible at [www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place). It is important when considering historic townscape characterisation information, to look at as wide a range of uses as possible in order to maximise the gain from the investment made. The decision on which uses can be satisfied will, of course, always be informed by the extent of the resources and the project timescale etc.



**2.4 CHOOSING THE RIGHT APPROACH**

Different historic characterisation methods have necessarily been developed in response to the different townscapes and landscapes studied, the differing aims of particular projects or the differing resources available. The variety of methodologies provides an opportunity for those considering how historic characterisation will be of help to them, to look at different case studies and learn from similar situations whilst getting a broader view of the possibilities that historic characterisation offers.

Historic townscape characterisation methods include those which mainly concentrate on the historical development of an area and may categorise areas only according to their dominant period of development, e.g. medieval core, 19th century housing. Other characterisation methodologies, including the LTA, characterise the built form to a greater extent, including, for example, the scale of buildings, the materials used or the layout of buildings in relation to the street.

**2.4.1 WHAT WILL THE CHARACTERISATION BE USED FOR?**

When developing the LTA methodology the highest priority was given to fully understanding what the historic townscape characterisation would be used for and who would use it. Uses and the choice of methodology are inextricably interlinked.

**2.4.2 PRINCIPLES AND METHOD**

Understanding the principles which lie behind the different methodologies will also help in choosing the right method. One of the most important principles behind the methodology developed for the LTA is that all aspects which form part of the character of a place, and their interrelationships, need to be understood as far as possible, e.g. the street pattern, surviving field boundaries, or people's perceptions. Only a well rounded description of character will allow people to readily recognise the place. It is this all inclusive approach that maximises the usefulness of characterisation information. The principles of the LTA historic townscape characterisation are discussed further in Chapter 3.

Having determined the likely uses of the characterisation information, each of the principles should be considered with these uses in mind to begin to build a picture of what the characterisation information should look like, and hence what the methodology should incorporate. For example, what scale should the characterisation be carried out at? Or should 'Character Areas' be named? What type of information on urban form should be recorded? The choice of methodology will also be informed by looking at case studies.

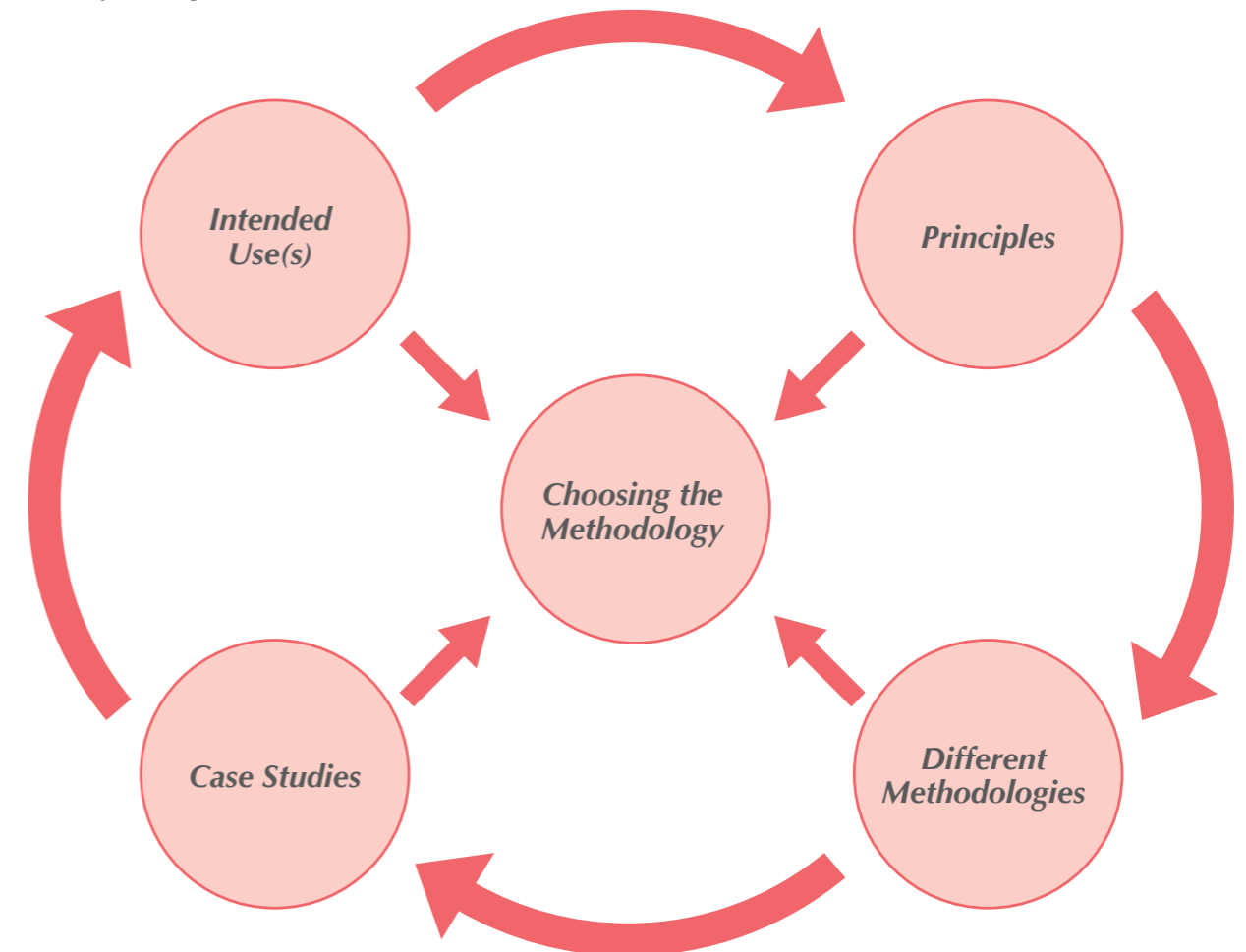


Figure 6 As the LTA was a pilot project the process was repeated several times to explore new methodologies and the range of possible uses, especially to meet as many planning uses as possible.

## 2.5 UNDERSTANDING TOWNSCAPE CHARACTER

As with the concept of place, townscape character is difficult to describe in detail. Give someone a blank piece of paper and ask them to describe the character of their part of town and they will often find it difficult. Although if you start to describe the character of their place they will quickly tell you what they think.

Townscape character is influenced by many things, for example buildings and the spaces between them, streets, squares, trees, boundaries, hedges, gardens, wildlife, windows, doors, the colour and material of roofs and walls, the sense of enclosure, roadways, traffic levels, and people moving within the townscape, as well as the history of the buildings and the people who lived in them.

Furthermore townscape character is about the inter-relationships of all these elements of character. We usually do not experience one or two individual aspects of character on their own. It follows therefore that, as far as possible, all characteristics should be considered together to properly describe character and, in doing so, provide a single point of reference for people who want to understand and benefit from our townscapes. However, it is common, especially in planning, for different aspects of the character of a place to be described separately, e.g. an archaeological assessment, a landscape architect's report on urban form etc. This can make it difficult for the 'whole' character of an area to be understood, especially as we are usually reluctant, or have little time, to read a lot of reports, let alone to try to bring all this information together. There is a risk that the inter-connections of aspects of character are not properly understood, or that particular aspects of townscape character are overlooked or downweighted. The LTA methodology has sought to provide a 'holistic' description of townscape character which includes the following high level 'themes'. The characteristics assessed in the LTA are described in detail in Chapter 5.

### 2.5.1 THEME 1: PEOPLE

Townscapes have been created, have changed and continue to change through the interactions of people with each other and their environment. Almost everything that we see in a townscape tells us something about these interactions and these associations are part of the character of places. Character is also hugely influenced by people's perceptions of place and by their memories as well as by their associations with places, people and events. Local people have a vast knowledge of what makes up the character of a place: of key informal pedestrian routes for example, or of former shops which provided a focal point for the community.

This is an important and complex aspect of character and is difficult to capture and understand. However, recording this information and incorporating it into a description of character is vital not only to properly describe character but also to help create a shared understanding of character. The LTA has approached this aspect of character by providing what is largely a visual framework of characteristics and their context, but one which can be used to help explore and include people's wider perceptions of character. This is discussed in more detail in Sections 2.2 and 3.1 and Chapter 7.

### 2.5.2 THEME 2: TIME DEPTH

As stated above, the townscape we see around us has been created and influenced by the interaction of people and their landscape and townscape over many years. In Lincoln's case this interaction has occurred for more than 2000 years. For example, the defensive fortifications built in the Roman Military Period (AD60-AD90) still influence the alignment of current roads (see Figure 7).

The extent to which the evolution of the townscape can be read within the existing townscape (its legibility), also sometimes referred to as 'time depth', is a key aspect of the character of places. It includes the archaeology of the area, both above and below ground, as well as the most recent developments. The historical development can be assessed using a characterisation of the archaeology (in Lincoln this is represented by the Lincoln Archaeological Research Assessment (LARA)) and other sources of historical data, such as historic maps and local Historic Environment Records (HERs), and most importantly by studying the townscape itself. It can be used to provide a narrative about what we see around us and why it has come about. The methodology used in the LTA to analyse and describe the historical development of the current townscape is described in Section 5.3.4.

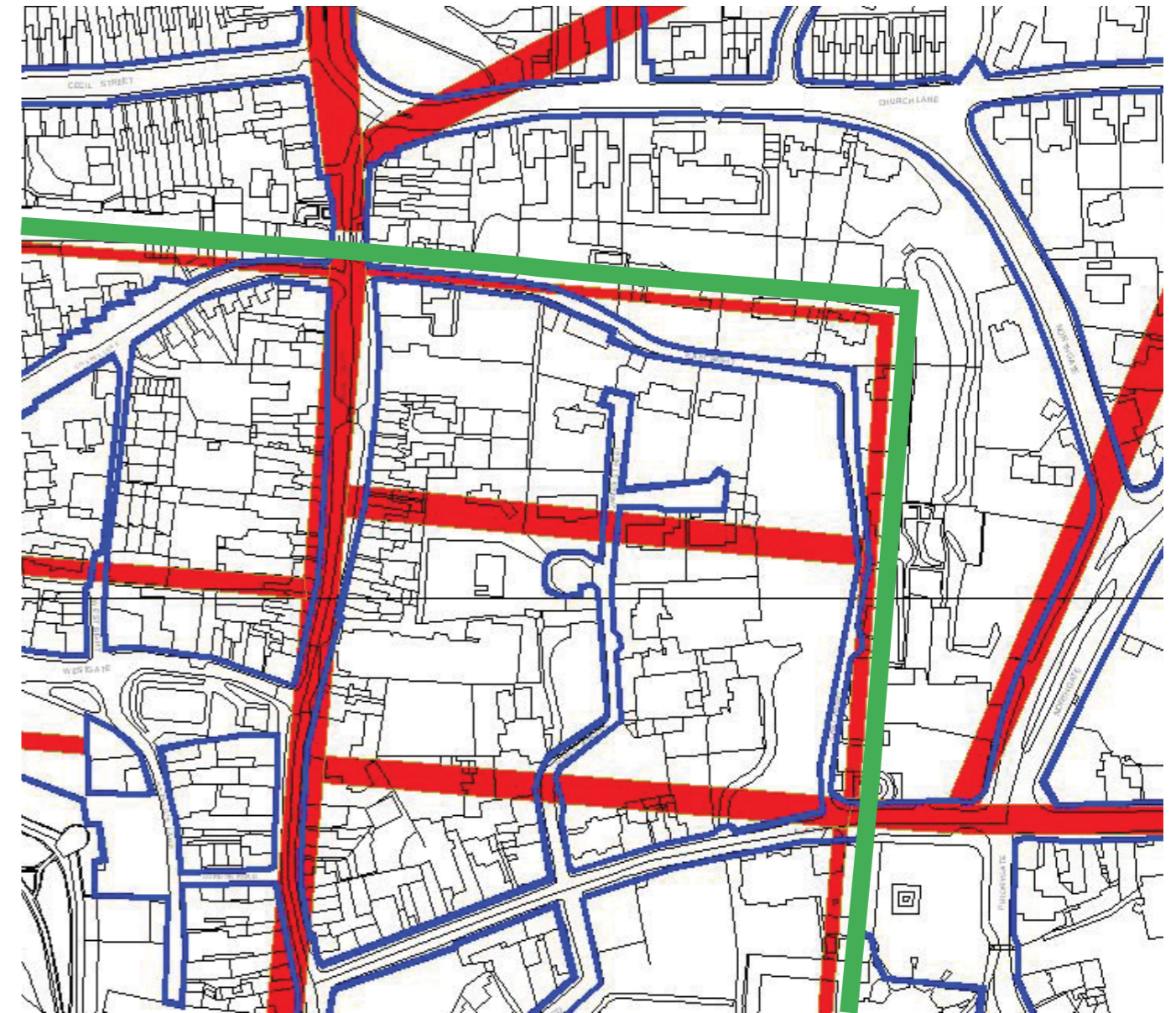


Figure 7 Map of the north east corner of the former Roman defensive enclosure showing the influence of the former Roman defences (green) and roads (red) on the current street pattern and block structure (blue) of the upper city

### 2.5.3 THEME 3: URBAN FORM

The urban form of an area, including architectural style, streetscape, urban block structure, public spaces, street pattern, sense of enclosure, movement patterns etc. contributes hugely to townscape character. The methodology used to describe urban form is given in Section 5.3.5.

### 2.5.4 THEME 4: ECOLOGY

Equally, the natural or semi-natural characteristics of an area, such as trees, gardens, hedge lines, small woods, fields, commons, and parks, are part of townscape character. Sometimes they are the defining characteristics of a place, for example a large park or broad avenues of trees. It is also important to fully consider the species and habitats which form part of a place – part of the character of a wood, for example, is provided by the birds you can see and hear.

The ecological character is particularly important on the fringe of a town or city where the interplay of urban and rural characteristics often defines the overall character of an area.

## 2.6 WHAT WILL AN UNDERSTANDING OF TOWNSCAPE CHARACTER PROVIDE?

The understanding of character that historic townscape characterisation provides can be used to increase the benefit people in towns and cities get from their inherited environment and sense of place.

In Lincoln, the LTA historic townscape characterisation is being used to:

- Provide the context for change in spatial planning, urban design and regeneration activities and to improve the Development Management process
- Help create or reinforce a greater sense of local identity and sense of community
- Help provide visitor or tourist information about Lincoln's places, beyond individual sites and monuments

One of the main benefits of historic townscape characterisation, and one that is most readily recognised, is helping to manage change in our townscapes, particularly through the planning system. Historic townscape characterisation provides a description of the character of the inherited townscape which can be used as an agreed framework for the negotiation for change. Change, and how change is managed, is considered in more detail below.

However, during the development of the LTA methodology it was recognised that the understanding of the character that this type of historic townscape characterisation gives us provides further benefits. Working with local residents to describe the character of their 'places', can help increase a sense of local identity and community. A description of the character of an area and its historical development can also provide the basis for fascinating information for visitors and is likely to encourage them to visit areas they would not normally visit and perhaps spend more time in a town.

In fact historic townscape characterisation can provide this 'three for the price of one' deal - context for change, increased sense of local identity and a basis for visitor information - which is a key consideration for a local authority, especially when considering the balance of the resources required to carry out historic townscape characterisation against the benefits gained.

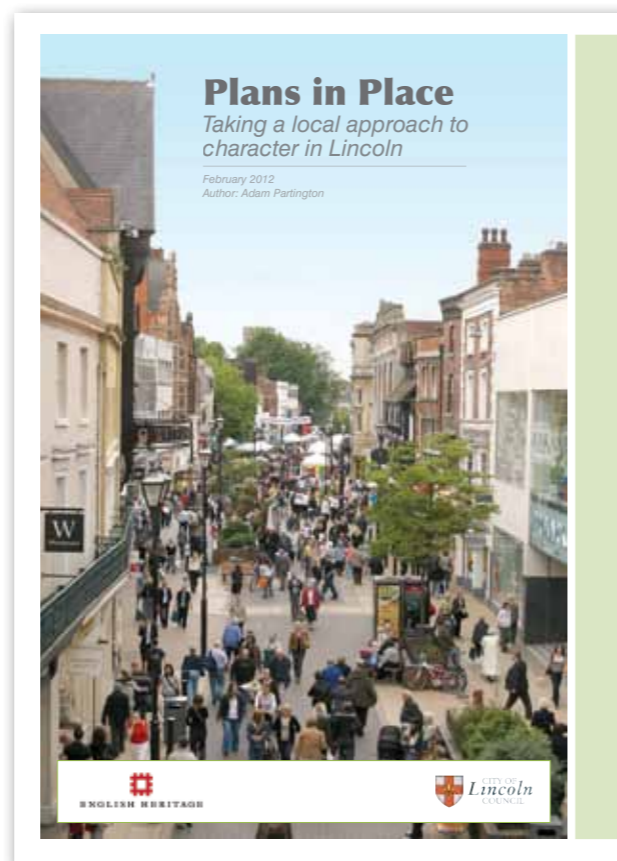
The use of historic townscape characterisation to increase the sense of local identity and community is discussed in detail in Chapter 7. The use of historic townscape characterisation information for visitor information is described in Section 6.4, and the financial benefits are discussed further in Section 6.5.

## 2.7 CHANGE AND MANAGING CHANGE

Change is essential. It is not possible nor desirable to try to prevent change. Change happens because the way we live our lives changes. Change happens when people move between rural and urban areas, when the economy improves or worsens, as we try to adapt to a more sustainable way of living, or indeed when our climate itself changes. In Lincoln, for example, a series of major sustainable urban extensions have been proposed, as the city expands as a regional centre.

Change can have very different effects on our places and our inherited townscape. It is how change is managed that will determine what these effects might be.

Change in towns and cities is managed best when negotiations/dialogue are properly informed by an understanding of townscape character. It is managed best when there is a shared understanding of what that character is, and all involved have the opportunity to contribute to the description of character and to the understanding of what the people who live, work, and visit the place value or don't value. Much of the change in our towns and cities is managed through the planning system and the Lincoln Townscape Assessment is an established part of the planning process (see [www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place)).



## 2.8 GOVERNMENT POLICY

The creation of successful places has received increased attention in recent years. Since the methodology was developed, between 2005 and 2009, the planning system has continued to evolve with the recent emphasis on localism and the emerging National Planning Policy Framework (NPPF). However, the underlying principles behind place-shaping will always include the need to understand a place's character in order to inform how it changes in the future. Indeed localism stresses the importance of local people's views of their place, and good descriptions of local character readily lend themselves to community based planning. The focus on character and local distinctiveness is increasingly embedded in national planning policy and is also likely to emerge as a cornerstone of neighbourhood planning. This is discussed further in *Plans in Place: Taking a local approach to character in Lincoln* ([www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place)).

This Section describes the main policy 'drivers' which influenced the development of the LTA methodology.

'Place shaping' was a term used in 'The Lyons Report on Local Government', published in March 2007. It is defined in the report as *"The creative use of powers and influence to promote the general well being of a community and its citizens"*. Place shaping is seen as the responsibility of local government and its partners.

The Planning Advisory Service states that 'place shaping is achieved by spatial planning' and the broad definition of spatial planning given in Planning Policy Statement 1, *"spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function"* supports the wider use of policy and information about place. Understanding the character of place, for which understanding its historical development is fundamental, is central to place shaping.

Development Management is an emerging approach to implement spatial strategy objectives and aims to develop a more integrated and inclusive approach to 'managing' proposed developments. It seeks to take account of the wider issues that contribute towards creating good places, more so than has often been the case with traditional development control processes. It also puts particular emphasis on early pre-application advice as well as monitoring the success of developments and the Development Management process itself. Both Development Management and place shaping must be fully integrated for each to be carried out successfully. Indeed they can be considered to be as part of a single 'framework' and Development Management is part of the preferred government approach to place shaping. Recent

Government policy has also increased the focus on public engagement and participation in planning.

### 2.8.1 PLANNING POLICY STATEMENTS AND GUIDANCE

The character of places is central to the government's current Planning Policy Statements (PPS) and earlier Planning Policy Guidance (PPG).

#### *Planning Policy Statement 1 (PPS1)*

PPS1 Sets out the Government's overarching planning policy objectives on the delivery of sustainable development through the planning system. PPS 1 states that place is a matter of local context and distinctiveness and that good design should be integral to the existing urban form and the built environment.

#### *PPS1 also states that:*

27. In preparing development plans, planning authorities should seek to:

(ix) Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character

34. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

#### *Planning Policy Statement 3 (PPS3)*

PPS3 sets out the Government's housing policy. PPS 3 states that one of the aims of housing policy is to create places with distinctive identity and to maintain local character through development which complements neighbouring buildings and the local area.

#### *PPS3 also states that:*

47. Matters to consider when assessing design quality include the extent to which the proposed development:

- Is well integrated with, and compliments, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access
- Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity

48. Good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area.

**Planning Policy Statement 4 (PPS4)**

PPS4 Planning for Prosperous Economies sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

**PPS4 states that:**

In promoting the vitality and viability of town and other centres the Government wants:

6. "the historic, archaeological, architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and civic activity".

EC6.1. Local authorities should take "measures to conserve and, where appropriate, enhance the established character and diversity of town centres".

**Planning Policy Statement 12 (PPS12)**

Local Spatial Planning (PPS12) sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities. It is clear that historic townscape characterisation provides an important tool to enable Local Authorities to meet these policy objectives.

**PPS12 states that:**

2.1 Spatial planning is a process of place shaping and delivery. It aims to produce a vision for the future of places that responds to the local challenges and opportunities, and is based on evidence [and] a sense of local distinctiveness.

4.1 The vision should be informed by an analysis of the characteristics of the area.

**2.8.2 HISTORIC ENVIRONMENT POLICY**

The character of places is at the heart of Planning for the Historic Environment

**Planning Policy Statement 5 (PPS5)**

PPS5 Planning for the Historic Environment sets out the Government policies on the conservation of the historic environment.

**PPS5 states that:**

The Government's objectives for planning for the historic environment are ... to conserve England's heritage assets in a manner appropriate to their significance by ensuring that "the positive contribution of heritage assets to local character and sense of place is recognised and valued" (Paragraph 7)

- "... local planning authorities should ensure that they have evidence about the historic environment, and heritage assets in particular, in their area and that this is publically documented" (Policy HE2.1)
- "... local development frameworks (LDF) should set out a positive proactive strategy for the conservation and enjoyment of the historic environment in their area, taking into account ... the contribution made by the historic environment by virtue of its influence on the character of the environment and an area's sense of place (Policy HE3.1)
- "At a local level, plans should consider the qualities and local distinctiveness of the historic environment" (Policy HE3.4)
- "Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment" (Policy HE7.5)



## 3 - Principles

The LTA methodology is based on a set of principles which are described in this Chapter. Although each characterisation project will be unique, it is hoped that these principles will provide a good starting point for those who are considering characterising a town or city. Some aspects of the LTA and historic townscape characterisation are repeated in this Chapter to provide a complete list of principles.

### 3.1 PRINCIPLE 1: PERCEPTIONS OF PLACE

The character of a place is determined through people's perception of that place. The European Landscape Convention provides the following definition:

*"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".*

It is very important when seeking to provide a description of character that will be acceptable to most people, and therefore be more effective in the planning process, to define and describe places that people will recognise and understand as a distinct place. Section 3.7 describes the different scale at which places can be considered in more detail.

It is equally important to provide the opportunity for people to contribute to a definition of character, both in terms of what they perceive the character to be and also what they like and dislike about the character of the place.

This is the best, indeed it is probably the only, way to come to a broadly agreed definition of places and descriptions of character, if that is possible. This can provide a firm basis for the negotiation of change, and the provision of acceptable and engaging information to people about place.

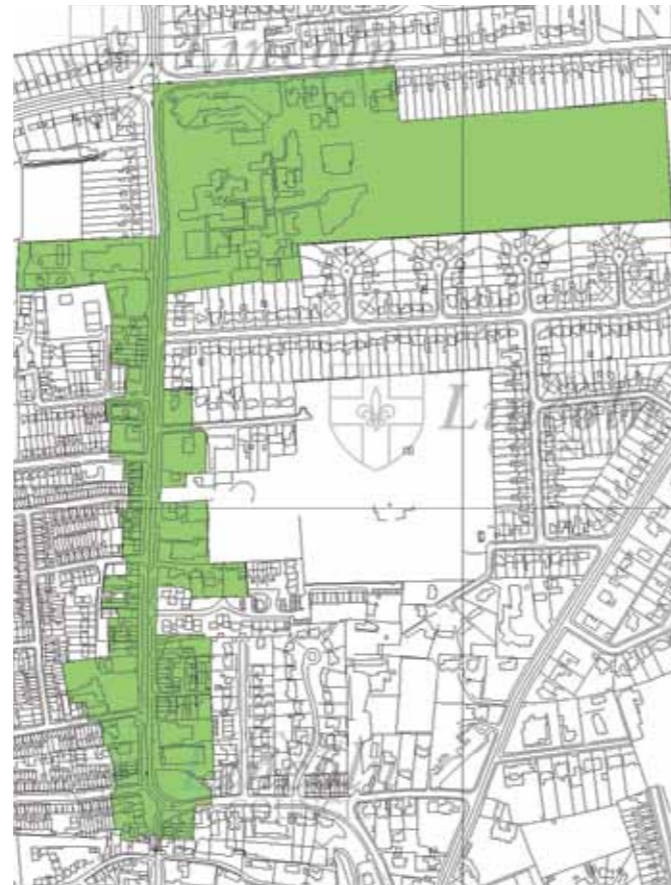


Figure 8 Newport Character Area (which follows the earlier Roman Ermine Street, just north of the former walled city)

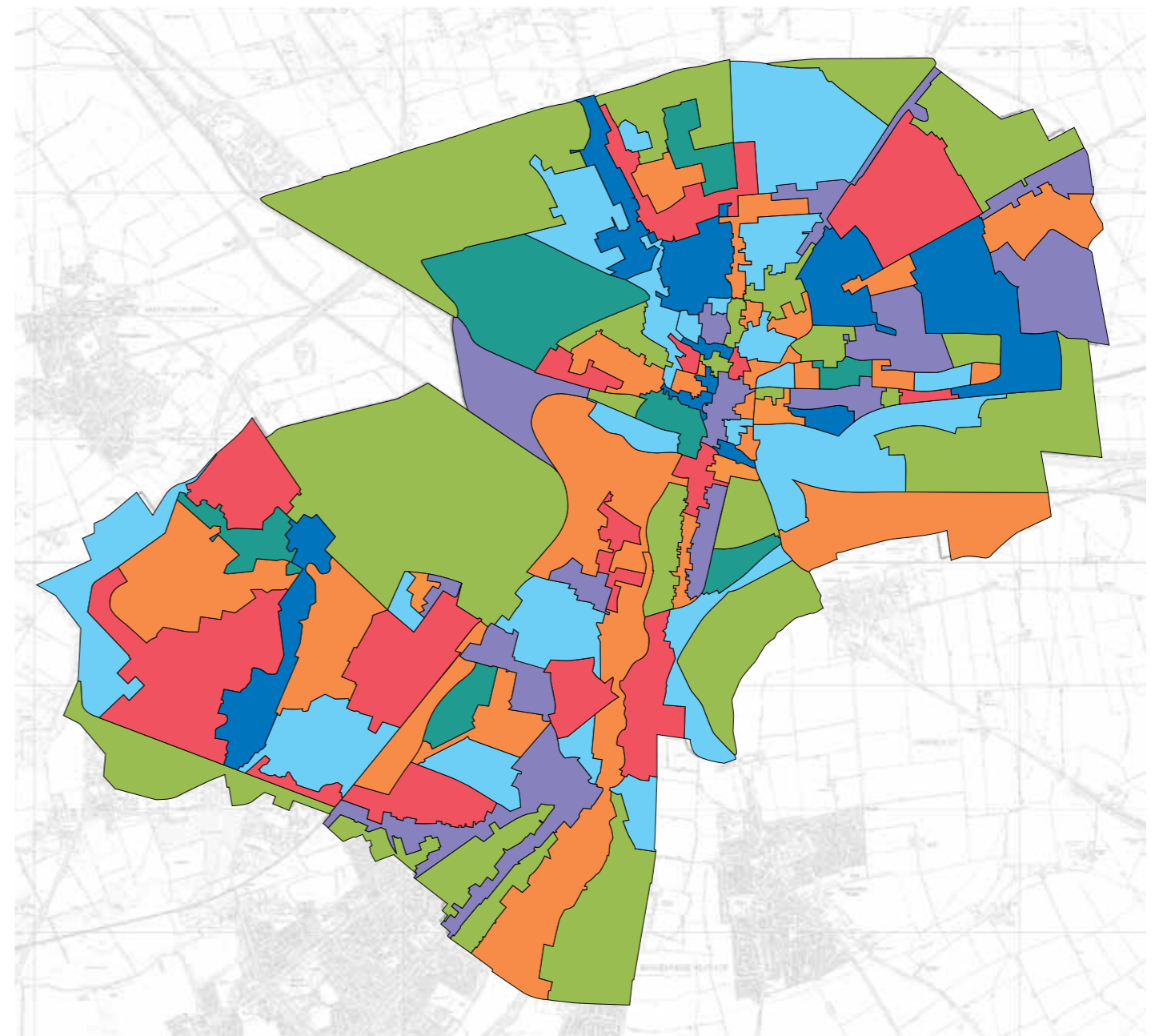
### 3.3 PRINCIPLE 3: A NAMED CHARACTER AREA

People give places names. People readily connect to an area which not only has a clearly recognisable and distinct character, when they walk into it for example, but also has a name. If the characterisation information is to be used to engage people in planning processes which affect their areas, and provide a framework for understanding the character of a place and discussing change, then a named area, rather than one defined by type, of housing, for example, is likely to be more successful.

### 3.4 PRINCIPLE 4: CONTIGUOUS AREAS - THE WHOLE CITY

The principle behind the LTA historic townscape characterisation is that it is not concerned with defining some places as special and therefore worthy of characterisation whereas others are not. All places have a character. People will consider the place where they live, work or visit to have a character and be worthy of attention, whether that is in the centre of a city or in residential suburbs. Therefore the characterisation of a rural area, town or city, must be continuous in space and cover all the area under consideration (e.g. the area covered by the local planning authority). The LTA has characterised the whole of the city of Lincoln, leaving no 'white spaces'.

Figure 9 Character Areas in Lincoln



*It should be borne in mind that people's perceptions of a place can be about more than what people see, for example it can be about what they hear or smell*

### 3.2 PRINCIPLE 2: AREAS, NOT POINTS

It is implicit throughout this document, and in the principles described in this Chapter, that characterisation involves looking at places as areas, not disconnected points in space. Considering a place just in terms of individual points, e.g. buildings, is likely to undervalue the contribution of the relationship between elements in the townscape and the spaces between them to the character of a place. People's perception of a place in a town or city is likely to be as an area, made up of a combination of buildings, open spaces, streets, trees, gardens etc. For example, the area of Newport in Lincoln (see Figure 8) is mainly defined by one street and the character of the buildings facing onto it.



*During public participation in the LTA project, people responded extremely well to named areas. It fostered a sense of ownership of the characterisation information. There are characterisation methods that define areas in terms of types, e.g. nineteenth century housing. They provide extremely useful information, for example in understanding the chronological development of a place over time. The archaeological context in a particular area can also be described by defining areas in terms of the developments that took place there during particular chronological periods, e.g. railway infrastructure. However, this can make it difficult for people to recognise these areas as places*

### 3.5 PRINCIPLE 5: INHERITED CHARACTER

During the LTA some people considered that an area which has character must be one that is 'old', e.g. the centre of a city that has a medieval street pattern and buildings. This is not the case, any area has a character, whether the townscape was developed 500 or 5 years ago. It follows, of course, from the principles discussed above that as characterisation should involve the whole town or city, all areas of development must be included, whether 'modern' or 'old'.

*The term 'inherited environment', rather than 'historic environment' is useful in making the point that all areas have character*



### 3.6 PRINCIPLE 6: DISTINCTIVENESS AND DEFINING AREAS

A key question in historic townscape characterisation is what makes each place or area distinctive, or what makes one place different from another? It is vital that Character Areas can be recognised as having a distinctive character that is different from their neighbouring areas.

Defining areas of distinct and different character is often difficult and will be driven by the particular use and methodology. There are many individual characteristics that make up a distinctive overall character. These will be different for each area, and certain characteristics may be much more influential in some areas than in others, including commonplace characteristics such as building materials. The individual characteristics that the LTA used to describe the character of places are discussed in detail in Chapter 5.

Initially, people carrying out characterisations will have to carefully go through a checklist of relevant characteristics. For example, building setbacks from the public/private boundary can be very influential in determining character in some areas.

Almost by definition it is not possible to define an area of distinct character without a good understanding of the distinctive character of neighbouring areas.



*When defining an area of distinct character 'gut feeling' should not be discounted, as long as it can be backed up by detailed analysis of characteristics. After all, people using the characterisation information may well also go by 'gut feeling' when looking at different areas*

*Some Character Areas may, through necessity, have boundaries where the difference in character between the adjoining areas is unclear. This is not a 'bad thing'. It might denote a gradual change in townscape that does not involve sudden differences in character. As long as the core characteristics of a Character Area are different to those of the adjacent areas then it is likely that these areas will be recognised as distinct and different 'parts of town'*

### 3.7 PRINCIPLE 7: SCALE

The scale of the areas at which the historic townscape characterisation will be performed is one of the most important considerations. In the LTA the scale of the Character Areas was designed to be consistent with a definition of places that people will recognise and understand.

Of course the resources available have an influence on the scale of Character Areas and the geographical area covered. But this shouldn't be the overriding factor to the extent that the scale of the characterisation does not allow the project goals to be met, e.g. having areas which are too large and not sufficiently homogenous in character to provide meaningful planning guidance for future developments.

The decision on the appropriate scale of Character Areas can only be taken at a relatively broad level and will lie somewhere between a single street and a 'quarter' in a town.

Within these broad levels, Character Areas can, and will, be of differing size as opposed to scale. For example, an inter-war housing estate of similar housing may be very large, while an area of Victorian terraces built on surviving fields within the former medieval footprint of the city may be quite small. However, they may both be sufficiently different from the surrounding townscape and big enough to be perceived as distinct places.

*Choosing different scales will have a huge effect on the possible uses of the characterisation information, and the methodology and the resources required to do the characterisation itself. For example, defining small areas, say half a street, with limited attributes based on map analysis alone can be used to identify surviving elements of earlier townscapes and provide an analysis of the sensitivity to change of a large area when considering large developments. But this scale of characterisation is not likely to be as useful for many Development Management processes which address every day applications for single sites, for example, as the Character Areas could not readily provide much of the information required to make planning decisions*

*It is important to avoid the temptation to reject the definition of small areas outside the city centre, for example, just because most of the nearby areas are large*



**3.8 PRINCIPLE 8: THE CURRENT TOWNSCAPE**

A key principle of the LTA historic townscape characterisation is it is concerned with the character of the current townscape. It does not address future plans or say what should or should not happen in an area. It can, and should be, used to inform these decisions but this is outside of the scope of the characterisation itself. Nor does the characterisation directly address events which have occurred but left no trace in the current townscape. Although exceptions can occur when previous events have left no mark in the townscape but provide a wider context for events which have, or when people's perceptions of character are influenced by earlier events.

**3.9 PRINCIPLE 9: HOLISTIC APPROACH**

When people perceive places they rarely consider that just one element of the place embodies its character. Character is not just about the individual elements that make up the character of a place, it is about the inter-relationships between them. It is about the whole.

It was considered important, therefore, to look at all the elements of the character of a place together, including the archaeology, ecology, streetscape, architectural style, and the historical development of the townscape, as well as directly considering people's perceptions of the place.



*Through this holistic approach, that defines the character of places as widely as possible, a single, common point of reference about the character of a place can be created. This has the advantage of providing a common baseline of information for people concerned with that place – a baseline that may provide an agreed framework for the negotiation of change*

*An overriding focus of a project, or the available resources, may mean that some aspects of character cannot be included. However, brief references to all aspects of character may be useful and provide a framework for including more information on the wider aspects of character at a later date*

**3.10 PRINCIPLE 10: GENERALISING**

Generalising is one of the key principles of historic townscape characterisation, and sometimes one of the most difficult to follow. In order to describe the character of places as areas, it is necessary to generalise, otherwise the characterisation could end up describing every house, wall and tree. This would simply not be feasible and would be unlikely to capture the essence of a place - 'not seeing the wood for the trees'. In the LTA the method chosen was to describe the characteristics that are common in an area, and what characteristics vary. For example, building height might be largely two storeys, but decorative detail might vary. This allows a concise, general view to be provided which still captures the variety within an area.

Not having a generalised description of character would also restrict the use of the characterisation information. For example, a generalised description is more readily useable for planning guidance as part of Development Management approaches which cannot effectively be carried out on a house by house scale.

**3.11 PRINCIPLE 11: VALUE JUDGEMENTS**

The LTA has taken the view that historic townscape characterisation should, as far as possible, be objective rather than subjective. Although, of course it is necessary to say whether or not a particular characteristic makes a strong contribution to the character of an area. There are no comments such as 'this is a good townscape', or 'this is a bad one'. This would risk assigning one or two people's 'values' to the character of a place and is unlikely to be a good basis for a wider agreement of what to preserve and what to change in an area. These value judgements are best made at a later date through different transparent processes, e.g. through the planning process by members of the public and by appropriate groups of stakeholders.

Applying value is a very individual process. It is also a process that is often heavily influenced by what is happening at the time, e.g. a particular proposed development.

If value judgements are made as part of the characterisation process then this could also create a short shelf life for the characterisation as well as risking creating a partisan 'feel' to the information.

**3.12 PRINCIPLE 12: TOWNSCAPES DO CHANGE**

A surprisingly common misconception is that historic townscape characterisation is about preventing change – 'setting Lincoln in stone'. This would seem to be clearly at odds with the principles of characterisation which are concerned with capturing the contribution of over 2000 years of change, in Lincoln's case, to current character. Historic townscape characterisation is used to inform change.

*There is an argument that having gone to all the trouble to characterise an area it is a waste not to ascribe value or significance to parts of the townscape at the same time. However, it is perfectly possible for value judgements to be made straight after the characterisation, even by the same people. But it would be preferable to keep the two process separate and to provide outputs under separate 'covers' for the reasons given in the text*



*There is also sometimes confusion between historic townscape characterisation and Conservation Area Appraisals. While there are some similarities, a key distinction is that Conservation Area Appraisals do ascribe value, or significance, to an area with respect to character and appearance and recommend that they should be preserved or enhanced*

*Some historic townscape characterisation also makes reference to the sensitivity to change. However this can also depend on particular changes proposed. A sensitivity analysis is also often better done as a second step.*

### 3.13 PRINCIPLE 13: VISIT THE PLACE

The experience of the LTA has shown that visiting and surveying the Character Area is key to providing historic townscape characterisation which reflects the character of the area as perceived by people such that they recognise the place and its character. Resources which have recently become readily available, such as satellite photographs, aerial photographs or photographs taken at street level, can greatly reduce the time required on the ground but the character of an area can only fully be described by visiting it.

### 3.14 PRINCIPLE 14: FLEXIBILITY

Changes to the townscape happen quickly. It is important that the assessment can be readily updated when change occurs. Using 'a modular' technique by basing historic townscape characterisation on Character Areas, and grouping them together when required to form neighbourhoods (see Section 5.5), provides a way of minimising the alterations required when change occurs.

Providing information via the web with readily updatable documents has also been shown to provide flexibility in altering information and is worth investing in (see Section 5.6).

### 3.15 PRINCIPLE 15: CONNECTING INHERITED CHARACTER WITH URBAN DESIGN

A key aim of the project was to incorporate information about urban form, either by description or using maps. The reason for this was twofold. Clearly urban form is central to townscape character, but describing urban form as part of a holistic character assessment also helps provide an interface to one key agent of change in towns and cities – urban design. One important use of characterisation information should be to provide the context for the development and regeneration of places.

It is important therefore to provide information in a form that urban designers are familiar with – to 'speak the language' of urban design. If this did not also help describe character then it could be counter-productive, but experience as part of the LTA has shown that it does. Characteristics used include neighbourhood focal points, urban block structure (see figure 10), spaces, active and inactive frontages, a sense of enclosure, building density, movement patterns, as well as descriptions of building form, materials, streetscape etc. all of which are of fundamental concern to urban designers.



Figure 10 19th Century block structure in Sincil Bank North Character Area



## 4 - Heritage and Other Information

Historic townscape characterisation is rarely done in an 'information vacuum'. In particular, many towns and cities have extensive heritage information held in heritage databases about the historical development of the city. The data might include information on excavated finds, for example. This type of information is often represented by points on a map.

The heritage or archaeological information will usually be held in the County's, or Unitary Authority's, Historic Environment Record (HER). Information will also be available about listed buildings, scheduled monuments, registered parks and gardens and battlefields. HERs also hold collections of historic maps which are an invaluable source of information, for example the first edition Ordnance Survey maps, tithe maps, or enclosure maps.



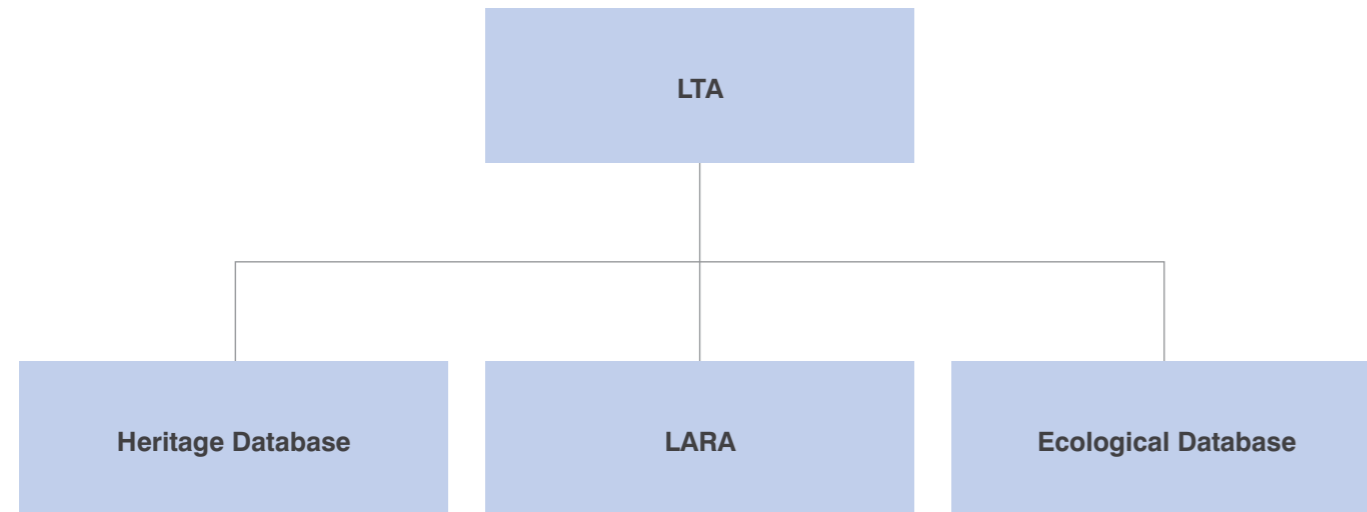


Figure 11 Heritage information structure

#### 4.1 SOURCES OF HISTORICAL AND OTHER INFORMATION

In Lincoln, a single, integrated heritage information and assessment structure has been developed for managing and disseminating the city's heritage and inherited character (see Figure 11). A number of interrelated databases and characterisations are combined within a single heritage information management system (of which the LTA is part) that supports the many activities of place-shaping and planning in Lincoln. The system, includes geo-referenced cartographic sources accessed via a Geographical Information System (GIS).

To create as complete a description of character as possible, the LTA brought together several key heritage and ecological evidence-bases with a streetscape and building survey, and an urban form assessment. Each of the sources of secondary information is now available via [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com).

*Whilst 'point data' is invaluable and often forms the main building block for our understanding of the historic environment, further assessments, or characterisations, are required to best fulfil the emerging planning requirements that relate to 'place' and the inherited environment. The evolving HERs may also contain these types of assessments.*

#### Lincoln's Heritage Database

Lincoln's Heritage Database was developed as an Urban Archaeological Database and was produced for the City Council by the City of Lincoln Archaeology Unit, with funding from English Heritage. It was handed over to the City of Lincoln Council in 2000. The information is used in planning, policy development, research, education, community projects and economic development.

Lincoln's Heritage Database covers the present City of Lincoln Authority area and contains information about all known archaeological investigations and other recording 'events' (c10,000 entries), information about 'monuments' (c7000 entries) and other sources of information (c2000 entries). It records the archaeology and the historic built environment of the City in great detail (see Figure 12).

The database takes its information from a variety of sources; archaeological reports, historic maps, borehole data, photographs, trade directories, council records etc, and includes 'monuments' ranging in size from a Saxon post-hole to Lincoln Castle, and in period from Prehistoric remains to 21st century houses. It is constantly being updated, and is invaluable for providing rapid and concise data on heritage and archaeological issues in the planning process.

As a GIS, the database can also be interrogated geographically in relation to various unique map backgrounds and layers, showing the locations of archaeological events and monuments as point data and drawn objects. In this way, archaeological and built environment information related to specific locations can be rapidly retrieved.

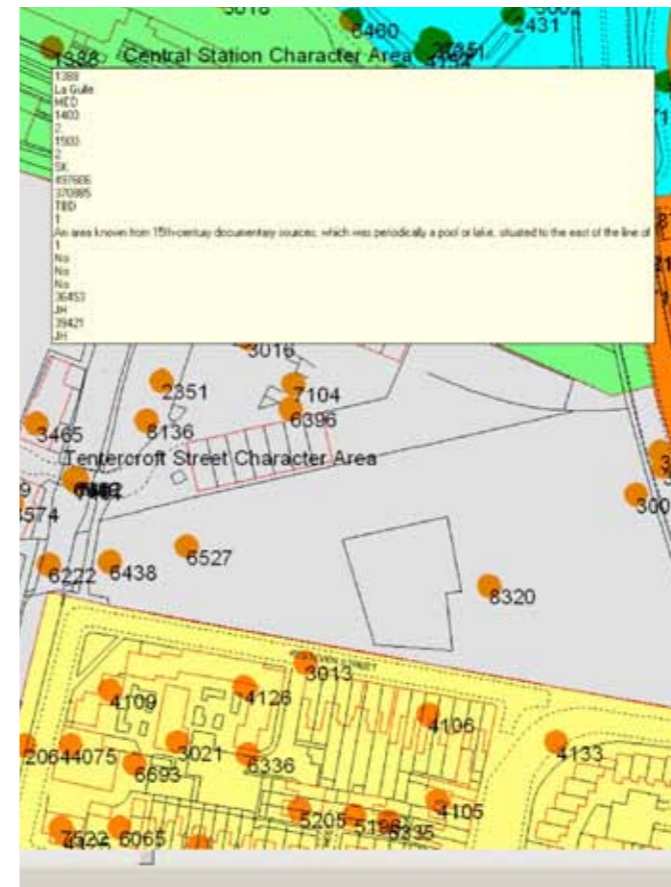


Figure 12 Example of Lincoln's Heritage Database (orange points) overlaid on LTA Character Areas (coloured areas). The text in the yellow box displays data associated with a particular data point

#### Historic Maps

Historic maps are obviously hugely important to the understanding of the historical development of a city. The earliest map, or town plan, available for Lincoln is one by John Speed and was published in 1610. Later sources include maps by William Stukely in 1722, William Marrat in 1817 and J.S. Padley in 1819. Padley produced further maps in 1842, 1851, 1868 and 1883. The 1842 (see figure Figure 17 top left) and 1868 maps have been integrated into the City of Lincoln Council GIS as part of the LTA project and have proved invaluable in understanding the historical development of the city. The 1st edition Ordnance Survey map was published in 1888-9, with further editions in 1907, 1932-37 and later.



Figure 13 Aerial photograph of Newport Character Area

The ability to overlay current maps onto earlier ones within a GIS was essential to the process of map regression, which led to an efficient process of understanding and recording Lincoln's historical development.

Other maps, including tithe maps were also available for parts of Lincoln, however their use during the LTA was limited by available resources and the availability of similar information elsewhere, e.g. the Lincoln Archaeological Research Assessment.

#### Aerial and Satellite Imagery

Recently aerial and satellite imagery and images at street level, such as Google satellite images (see Figure 13), Google Streetview and oblique aerial photography from Bing, has become readily available on desktop computers and mobile devices. These provide efficient and invaluable tools for townscape assessment.



Figure 14 JS Padley map of 1842 with the Bailgate and Castle Hill Character Area overlaid

### Lincoln Archaeological Research Assessment

The Lincoln Archaeological Research Assessment (LARA) is an authoritative statement of what is known of Lincoln's archaeology up to 1945, and identifies which areas of the City can fill in gaps in knowledge. Lincoln is the first historic city whose archaeology has been analysed in this way and LARA was produced in conjunction with English Heritage.

LARA characterises the archaeological research agenda in seven eras:

Period	Dates
Prehistoric	10000BC – 60AD
Roman Military	60AD – 90AD
Roman Colonia	90 – 410
Early Medieval	410 – 850
High Medieval	850 – 1350
Early Modern	1350 – 1750
Industrial	1750 – 1945



Figure 15 Example LARA research agenda zones from the Industrial Era

Within each Era there is a geographic character division into Research Agenda Zones (RAZs), ranging in number from just 5 RAZs in the Prehistoric Era to 163 in the Industrial Era.

Each RAZ text has four parts:

- A brief statement about the physical character of the zone
- An account of the relative archaeological significance of the zone
- A statement about how to explore it in future, and
- A statement about how the boundary of the zone has been defined – whether it is clearly defined or vague, whether it is known or a result of hypothesis

During the LTA, LARA was instrumental in understanding the survival of earlier developments in the current townscapes, e.g. the alignment of the boundaries of a churchyard or priory still apparant in the townscape.

### The Place Itself

The place itself, the surviving townscape, or landscape, is obviously a key resource in helping to understand its historical development and character, particularly the most recent developments. In the LTA the analysis of the current townscape was vital in understanding the post-1945 developments which were not considered as part of LARA. The analysis of the current townscape is described in more detail in Section 5.3.

### Local People

As well as the sources of information and assessments described above, a key source is the knowledge of local people in the area and local residents. Valuable information was obtained throughout the project from local residents and history groups, especially through oral histories, such as which part of Lincoln residents in a new estate had moved from, or where former cake shops were located, or where bomb damage had occurred during World War II. This can be a vital part of people's perceptions of the character of an area and their associations with it. Capturing this recent history of an area is time consuming and difficult to capture by other means, even if much material has been published, but it is a key part of the character and historical development of an area.

Local heritage professionals are always another important source of unwritten knowledge about an area. There are also many other sources of historical information about a town or city, such as publications (including local publications), journals, directories, postcards etc. which will be familiar to many people in this field and are often invaluable.

### Ecological Assessment

The City of Lincoln Council has recently commissioned an ecological assessment from the Lincolnshire Wildlife Trust which has formed an invaluable source of information for the LTA. Approximately 150 sites within the City of Lincoln boundary were described, including a description of habitats and species at each site.

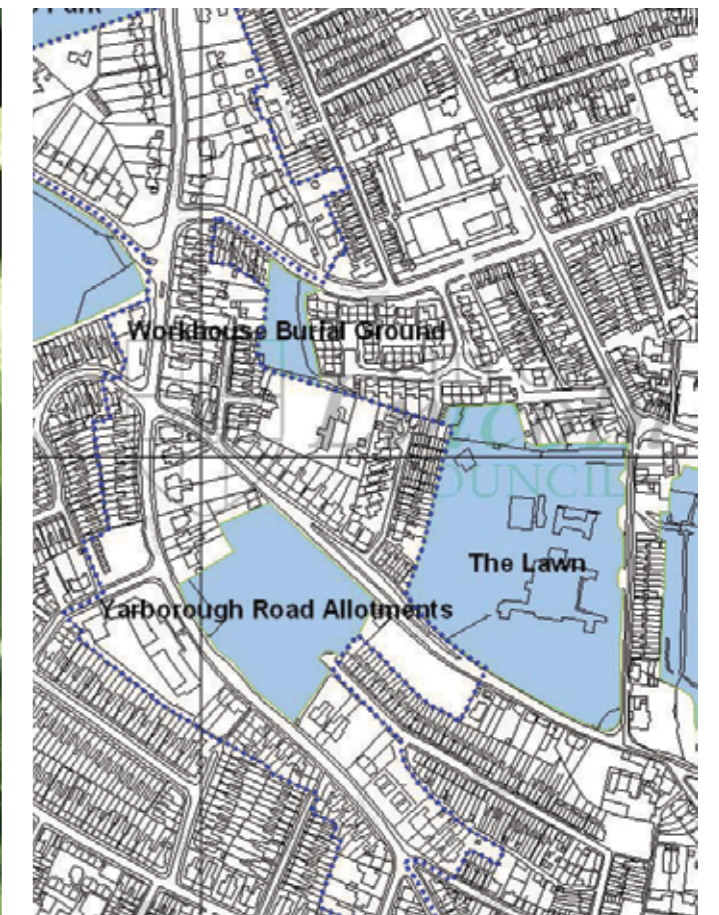


Figure 16 Ecological site

### What information is necessary?

*In Lincoln the aim has been to provide an integrated approach including the information and assessments as described above. However, each project is different and will respond to the different information sources available, the different resources at hand and the overall aims of the study. It may not be possible, even if desirable, to develop a system similar to Lincoln's. It is, of course, important to note that it is possible to carry out historic townscape characterisation without this approach, even though more resources may be required to understand the historical development of the current townscape*



*Most places have an HER which will provide point data at varying degrees of coverage. Digital maps including at least the Ordnance Survey series are also likely to be available. Most importantly, there are likely to be knowledgeable heritage professionals available to carry out or inform the characterisation. From a practical point of view, an understanding of the different eras of development, and the spatial arrangement and context of developments during these eras, is likely to form the baseline of an understanding of how previous developments have influenced the current townscape*



## 5 - A Historic Townscape Characterisation Methodology

### 5.1 INTRODUCTION

This Chapter describes in detail the methodology used in the LTA. Some aspects of the methodology may be familiar to those who have undertaken characterisation projects, such as Conservation Area Appraisals. As is normal practice when developing a methodology, existing methods were reviewed as part of the LTA and elements included where applicable (see Appendix A). However, the LTA methodology differs from many methods in its intention to comprehensively describe the inherited character of places. It is the LTA's combination of a wide-range of characteristics which provide a description of places that people readily recognise, that has been one of the cornerstones of the methodology. As well as describing the LTA methodology this Chapter also discusses how the methodology could be adapted for other characterisation projects. It is hoped that the methodology will be equally applicable to different types of settlements, including smaller towns as well as larger cities.

## 5.2 CITYWIDE CHARACTERISATION

Lincoln has a distinct character of its own. The process of characterising each of the 108 individual Character Areas that make up the city identified some of the common patterns of character that prevail throughout many parts of the city, or indeed across the whole city itself, such as views of the Cathedral, landscape setting, landmark buildings, the way people move in and around the urban area, and how the city interacts with the undeveloped areas surrounding it. An initial 'draft' view of the citywide character was obtained at the beginning of the project. This was then revised when the Character Areas had been characterised.

The LTA looked at the historical development of the city as a whole and went on to describe the inherited character according to four key themes. Crucially, throughout the citywide characterisation links to individual Character Area statements were inserted to illustrate particular characteristics (e.g. see Brayford Character Area), which also served to reinforce the spatial hierarchy by which the LTA has characterised the city's inherited character.



### 5.2.1 APPLICATIONS

Understanding the character of the city as a whole provides the context for Character Areas and 'Neighbourhoods' (see Section 5.5 for a description of how Character Areas can form Neighbourhoods).

There are also many developments which will affect the city as a whole as well as the Character Areas in which they are located; for example, the provisions of new roads, or the construction of large scale retail or housing developments. It is important therefore to understand what 'macro-scale' elements make up the character of the city, how they are related, and how they can inform large scale changes to a place.



*It is often the most easily identified 'macro-scale' elements that inform people's initial perceptions when visiting or planning to visit a place. Destination management can be a key part of improving the economic offer of a place, Lincoln for example is internationally renowned for its Cathedral and medieval streets. Knowing the main elements that create the initial impression and experience of a place is key to understanding how to capitalise and manage its distinctiveness*

### 5.2.2 HISTORICAL DEVELOPMENT OF THE CITY

The historical development of a town or city needs to be fully understood at the scale of the project area in order to properly describe the inherited character, including the context for earlier changes that still influence the current character.

The approach taken in the LTA was to consider the historical development of Lincoln according to a series of periods that correspond to major material changes in the development of the city (e.g. a major industrial expansion, or the arrival of railways, see Table 1). It is important to note that these periods should relate to particular changes in the townscape or its growth or contraction, rather than its history alone.

Period	Dates
Prehistoric	10000BC – 60AD
Roman Military	60 – 90
Roman Colonia	90 – 410
Early Medieval	410 – 850
High Medieval	850 – 1350
Early Modern	1350 – 1750
Early Industrial	1750 – 1845
Post-railway Expansion	1846 – 1868
Late Victorian/Edwardian	1869 – 1919
Inter-war	1920 – 1945
Post-war	1946 – 1966
Modern	1967 – 2009

Table 1 Periods of development of Lincoln's townscape

The context for the later periods is summarised in Appendix G. As an example, the Modern period of 1967-2009 was chosen because 1967 was the approximate date that very large scale buildings were introduced into the townscape and the city started to grow significantly beyond its existing built up areas.

Each period of development can be represented by a map, or 'time-slice', showing the extent of the built up area at the end of the period with text summarising the main developments that took place in that period. The historical development of the city provides the wider context for the historical development of individual Character Areas.



*Consideration needs to be given to whether the periods of historical development can, or should, relate to more widely accepted periods in history. There are advantages in doing this, if possible, because the periods would be more widely understood by those not familiar with the city. However, it is possible, or perhaps likely, that widely accepted periods would not correctly define the context for the changes in a particular city*

### 5.2.3 CITYWIDE CHARACTER

The description of citywide character was structured according to four themes, **Setting, Growth and Development, Open Space and Urban Form**, each of which was described using a series of sub-sections. The approach taken is described below.

#### Setting

The following factors were considered in characterising the setting of Lincoln. The city was subdivided into three areas based on their prevailing geology and topography (this process was guided by using the corresponding five Joint Character Areas as defined by Natural England).

- Location in region
- Geology
- Topography/Landscape/Water bodies
- Rural hinterland

#### ■ Location in Region

The basic role and location of Lincoln with the county of Lincolnshire was established, and its relationship to other conurbations and major infrastructure was explained (e.g. transport links, main industries).

#### ■ Geology

The geology of the local area provides the underlying 'canvas' for the setting of the city, and strongly influences some of Lincoln's early developments (e.g. the access to building materials and the location of settlement sites). Above ground the geology manifests itself in local building materials, influencing the overall character and feel of the city, especially those areas constructed before the mass transportation of regional and national building materials.

#### ■ Topography / Landscape / Water Bodies

The setting of the city is inexorably linked to its topographic setting. For example, elevation and relief both afford and constrict views and perspectives throughout the townscape. Lincoln's setting is dramatic, with two opposing escarpments overlooking a the low-lying valley of the River Witham. As well as influencing the experience of Lincoln the topography has influenced the style and pattern of settlement throughout the city's evolution. Lincoln's topography was divided according to three broad zones: Escarpment slopes, Low-lying gravels, and Wetlands (these were loosely based on the National Character Areas as defined by Natural England<sup>1</sup>) for Lincoln.



#### ■ Rural Hinterland

The character of a city is also influenced by the wider region that surrounds it. As a market centre in rich agricultural hinterland, Lincoln performs economic, social and civic functions from its foundation. The traces of these relationships are seen throughout the townscape. For example, the 18th century Assembly Rooms in the upper City in Lincoln, where county families would gather for dances, still provides an important focal point in the townscape, and the agricultural processing and the surviving heavy engineering industrial buildings that grew out of Lincoln's prosperity during the Agricultural Revolution from the early 19th century onwards.

#### Growth and development

This theme relates the city's social and political development to the traces of its physical development that can still be read in the townscape today. It focuses on major land uses, and how they have evolved in response to changing demands, architectural fashions, and technological advancements.

- Current land use
- Transport
- Public realm
- Residential
- Commercial
- Recreation



#### ■ Current Land Use

The arrangement of current land uses within the city was described, and apparent patterns in their location were explained (e.g. the location of industries adjacent to river going trade links, or the open space in marginal areas subject to flooding).

#### ■ Transport

The main transport links (road, rail, cycleways, footpaths, waterways) were described, and their genesis from the Pre-historic period (e.g. in the long ranging footpath the Jurassic Way) to the Modern explained.

#### ■ Public Realm

The section briefly identified the relationship between the public realm and the overall evolution of the city. The section highlights particular elements of public realm, (e.g. cast-iron Foster's lanterns, York stone paving, or coarse-grained concrete materials used in Inter-war estates) that pertain to specific periods of the city's evolution.



<sup>1</sup> <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/areas/default.aspx>

■ Residential

The evolution of residential housing within the city was described, both in terms of the spatial distribution of residential areas, but also the typological evolution of residential building types. The section is particularly useful in identifying how the city has expanded, contracted and redeveloped to suit the changes, needs and attitudes of its inhabitants.

■ Commercial

Similar to the Residential section, this section traces the evolution of commercial areas in the city. As well as identifying and explaining the spatial distribution and type of commercial areas (e.g. inner-city shops, out of town retail centres, and commercial centres within housing estates) the section considers the evolution of commercial building types, from the earliest surviving shop through to the modern out of town retail centres.

■ Recreation

The emergence and growth of recreation infrastructure in the city was described, from some of Lincoln's earliest formal perambulations to the modern day provision of play facilities.

*Open spaces*

Open spaces are a key element of the built townscape, and are also form the foreground and setting to built up areas. The open spaces around Lincoln are also the location of many of the city's iconic views, hence these are also discussed in this section of the Citywide Statement. Furthermore, the transition from the urban environment to undeveloped areas of open space is a key characteristic of the city.

- Views
- Agriculture
- Urban
- Transition Areas
- Tree and Green Spaces

■ Views

The main views across the city were mapped for the whole city. Describing and depicting views is always difficult. They could be described using points or 'V's on a map, or by viewsheds. However, views are rarely just seen from one point which can lead to problems in identifying the impact of proposed developments on particular views. In the LTA, views are depicted more generally using circles, or ellipses, which broadly cover the area from where the view is seen and the landscape/townscape in the view, it is possible to associate views with all Character Areas within these circles or ellipses: thereby including Character Areas where proposed tall buildings, for example, could affect the view, even if the view itself is seen from elsewhere and the main elements of the view are outside the particular Character Area.



■ Agriculture

This section looks at the early influences of agriculture still observable within the city's expanded townscape (e.g. the survival of agricultural buildings now amalgamated within residential housing and other later developments, and the evidence of ridge and furrow earthworks on the city's West Common). Particular attention was given to the various uses that the city's agricultural hinterland has for residents in the city (e.g. for recreation).

■ Urban

A basic categorisation of open spaces in urban parts of the city was given, and the reasons for their creation explained (e.g. surviving market places or church yards that form important public spaces, or the creation of children's play areas as part of modern residential housing estates).

*As Lincoln aims to expand into adjacent rural areas in the near future, understanding some of the fundamental and historic relationships between city and the open agricultural areas of land can help inform how large-scale growth can be accommodated*



■ Transition Areas

This section explores the nature of the transition between urban areas and less developed and other areas surrounding the city. There are various types of transition: linear (e.g. along river corridors), stark edges (e.g. at the edge of residential estates), or 'blurred' areas formed by activities such as gravel extraction or recreation areas. Different parts of the city successfully engage or fail to engage with the open spaces around them, and this can often lead to either strong and divisive urban fringes, or open and welcoming edges of the city that reach out to surrounding areas.

■ Tree and Green Spaces

The overall contribution that trees and green spaces make to the city's character was briefly described, and related back to the historical development where possible. For instance many open spaces within the centre of Lincoln are former (or existing) churchyards and mature trees in some parts of the city were once within the grounds of former estates.



### Urban form

Analysis of the combined results of urban mapping (see Section 5.3.6) revealed some of the common elements of the city's urban form and how they relate to specific periods of development (e.g. modern approaches to street patterns dominated by the availability of the private motor-car from the mid 20th century onwards).

- Movement
- Landmark Buildings
- Scale
- Materials

#### ■ Movement

Throughout Lincoln there are various conduits and barriers to movement which have come about both as the city has developed but also as new forms of transport have appeared. It is possible to broadly discuss the variations in movement around the city and relate them to specific changes in the townscape's evolution. For instance, in certain parts of the city, movement remains inhibited by the former Roman and Medieval defences.

#### ■ Landmark Buildings

A number of buildings exist that can be considered landmarks at the citywide scale. In Lincoln these include the Cathedral, Castle and Ellis windmill, acting as way markers for navigating to, from and within the city.



#### ■ Scale

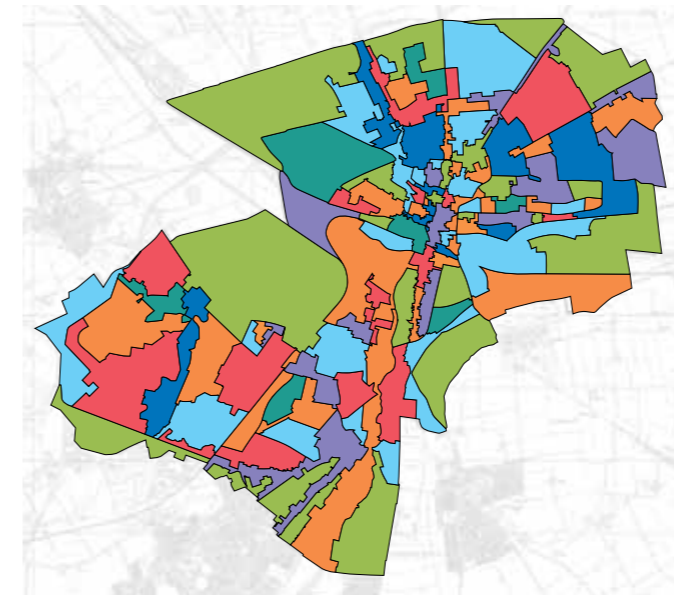
Lincoln has a very specific and clear hierarchy in the scale of buildings, much of which survives from the large civic and ecclesiastical buildings founded from the Norman period onwards, as well as more recent additions eg. industrial buildings. Discussing how patterns in the scale of buildings are related to their social and economic roles in the townscape can help describe and illustrate the hierarchy of building scale in the townscape.

#### ■ Materials

Construction materials used within townscapes have a dramatic impact on their character. Although the construction fabric of many townscapes the size of Lincoln is highly complex, it is possible to identify broad patterns in the use of certain materials. Prior to the ability to transport materials on an industrial scale, materials were mostly sourced locally. The use of these materials within the townscape also varies according to the function of buildings, with many civic and ecclesiastical buildings in Lincoln built of the local stone, whereas residential buildings are often constructed of brick.

### 5.3 CHARACTER AREAS

Named Character Areas are the main focus of the LTA historic townscape characterisation. Descriptions of the character of each Character Area are the main output of the LTA, although they must be considered in parallel with the citywide characterisation and neighbourhoods (where the latter exist).



#### 5.3.1 STATEMENT OF INHERITED CHARACTER

The main part of the characterisation of each Character Area is the 'statement of inherited character'. This is a written statement, as concise as possible, which describes the character of the Character Area. The statement is accessed as a web product (see [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com)), although downloadable printable documents are available. The statement is supported by images and maps, as well as assigned attributes, e.g. historical characteristics that influence the current character, such as earlier field patterns (see below).

The statement of inherited character consists of the following sections:

- Overview
- Historical development of the current townscape
- Urban form
- Use
- Condition of buildings and streetscape
- Views
- Relationship to city and surrounding areas
- Key characteristics

The statement of inherited character is, of course, written after the analysis, surveys and mapping described in the following sections.



*Importantly, providing a detailed text description of a Character Area allows the subtleties and variety within an area to be properly recognised and described. For example, where the boundary between two Character Areas is unclear, this can be referred to directly. This helps to retain confidence in the information provided as well as alerting the reader to different aspects of the townscape*



### 5.3.2 DECISIONS ABOUT THE SCALE OF CHARACTER AREAS

A key decision at the start of a characterisation project is the scale at which the characterisation is to be performed (see Section 7).

The main requirements for the LTA were:

- to provide a planning tool for Development Management across the whole city
- to be able to carry out a meaningful consultation with local people on the character of their places, and
- provide character information about places to visitors

Therefore Character Areas had to be recognisable places and be at a scale above the level of a few houses (in general) while being below that of larger areas, such as city 'quarters' that could be too big to have sufficient commonality to be of use for Development Management. 'Quarters' may also not be recognisable as distinct, and sufficiently coherent, places. Where a character description of larger areas is required (to determine the best location for a neighbourhood retail centre, for example) Character Areas can be grouped into neighbourhoods (see Section 5.5). In total, 108 Character Areas were defined within the city boundary, see Figure 1.

### 5.3.3 RECONNAISSANCE: DECIDING ON CHARACTER AREAS

The next step was to define the Character Areas and their boundaries, following on from broad decisions about the appropriate scale of a Character Area. Some characteristics used to help define Character Areas are given in Table 2.

It is always a difficult, and potentially contentious, decision to draw a line on a map. However, firstly it should be recognised that there can be more than one 'right' solution. Secondly, if the solution arrived at can be well 'backed up' by pointing to characteristics that reinforce the choice made, that should provide a sufficiently strong basis for the decision. The test on whether the right decision has been made will be whether the public and professionals involved are able to recognise the area as an area of distinct character and can use the description of character.

*It is important to avoid the temptation to define borders between Character Areas along roads. If the character on each side of the road is similar then both sides should be included in the same Character Area. Indeed, a road may be at the heart of a Character Area (e.g. Newport in Lincoln (see Figure 8))*

Map evidence (which shows street patterns, for example) and satellite photographs were used to get a rough idea of where Character Areas might exist. It was useful at the beginning of the LTA to carry out a rough desk-based survey of the whole city to obtain an approximate idea of how many Character Areas there could be.



Figure 17 Character Area boundaries in central Lincoln

*LTA surveys were carried out in pairs. The additional resources required for two people to do the survey is far outweighed by the improved quality of the outcome which comes from using two pairs of eyes and being able to critically discuss different possibilities and arrive at a defensible solution. This saved a lot of time at later stages of the project. Working in pairs also provides additional safety advantages*

However, for this type and scale of historic townscape characterisation the Character Areas can only be defined on the ground. This was done by two people. The reconnaissance was largely done by car or on foot depending on the size of the area. Large housing estates can simply be too large to be surveyed on foot. The equipment used included draft maps to sketch ideas, including possible Character Area boundaries, and a camera to record a broad impression of character, as well as detailed images for publication.

Defining Criteria for extent of Character Areas		
	Criteria	Examples
Historical	Period(s) of development	Late Victorian/Edwardian
	Development plot boundaries	Burgage plots
	Development growth periods	Industrial growth
	Historic 'integrity' of built environment	
	Self-containment e.g. purpose built estates	1960s housing estate
Use	Historic urban/rural village centres	
	Present land use divisions	Industrial, retail, etc
Boundaries	Physical boundaries	Busy road
	Centres	Centres of activity
Community	Neighbourhoods	
	Community views (based on character)	
	Social hierarchy of area/housing	Public or private housing
Condition	Streetscape/Townscape condition	
	Built form	Sense of enclosure
Views	Scale of buildings	Mainly 2 storeys
	Building setbacks	Back of pavement, large front garden
	Important elements	Important buildings such as a cathedral forming the focus of an area
	Difference of building types	Blocks of flats, terraced housing
Topography	Views	
	Landform	Hillside, plain, hill top
Natural Environment	Physical boundaries	Rivers, cliff edge
	Landscape form	Wooded areas, fields, park
Non-visual senses	Water bodies	Rivers, flooded gravel pits
	Tranquillity or smell	Road noise, pedestrian activity, quiet

Table 2 Characteristics which help define Character Areas



As noted previously, in order to define the boundaries of a Character Area the broad character of the adjacent areas and a rough idea of their boundaries, beyond the contiguous boundary, needed to be determined. This is partly because there may be small 'sub-areas' on the boundaries that may not fit very well with either adjacent Character Area but are too small to be a Character Area themselves. These would need to be incorporated in one of the Character Areas. This is an 'untidy' solution but it is one that occurs in practice if working at a scale of more than a few houses and can be accommodated with an appropriate reference in the text. Understanding the character of the adjacent areas is also necessary when describing the relationship of a Character Area with its neighbours – an important part of its character. In practice, the boundaries of groups of Character Areas are often decided upon after one survey.

The decision on what is a Character Area (i.e. one that is different from the areas around it) is firstly a matter of the surveyors' perceptions. However, the area, or place, must resonate with a wider group of people's perception as discussed earlier. This should be verified where possible.

When the surveyors were familiar with the whole process of characterisation, the reconnaissance was often combined with the urban survey, especially where areas were easy to define. But at the beginning, and for very complex areas, it was necessary to concentrate on the reconnaissance as a separate task.

Chapter 7 demonstrates that in the public consultations carried out as part of the LTA the response of local people to the definition of Character Areas has been uniformly positive.

**It is important to note that it is not simply buildings and roads from previous eras that can influence the character of the current townscape. Earlier property boundaries frequently remain and retain a strong influence on character, e.g. burgage plots or field boundaries. Although many field boundaries no longer exist in the form of hedges, their orientations often influence the street pattern and arrangement of building plots. This occurs where the townscape has developed in a piecemeal fashion, with land sold and developed on a field-by-field basis. This was frequently the case in the 19th century in Lincoln**

### 5.3.4 ANALYSIS OF THE HISTORICAL DEVELOPMENT OF THE CURRENT TOWNSCAPE

The most important aspect for the historical analysis of the townscape was to only record developments that have occurred in the past that still influence the current character. Therefore the description was structured around specific 'legible' and 'tangible' aspects of the character of the area (e.g. buildings, roads, public spaces), the period when they were created and the context for their development. For example, an existing wide section of road may have a greater width because it was a market place during the medieval period.

As a general rule, when describing the character of an area sentences referred initially to aspects of character that could be seen, or understood, and this was then followed with a short description of the date of origin and the context for the development. This ensured that the description was firmly focused on what people can perceive of the character of the townscape and this greatly aided both discussions in the planning context which focused on changing aspects of the townscape, and the reader's understanding of what they see around them.

The earliest building is a useful characteristic to record as it gives people a useful reference point from which to understand the character of the area.

Experience has shown that the description of the historical development of the current townscape can usually be structured in two ways, either (1) chronologically for those areas with a long history of influences, or (2) starting with the influences of a dominant period (e.g. 19th century housing) and then describing earlier influences that still survive as well as later changes.

#### Sources

The analysis of the historical development of the current townscape was carried out using the following sources:

- Map regression (using digital maps see Figures 18)
- Point data from the Heritage Database
- The Lincoln Archaeological Research Assessment (LARA)
- Printed historical sources, including early maps
- The townscape itself

The digital mapping used, the Heritage Database and LARA were discussed in Section 4.1.

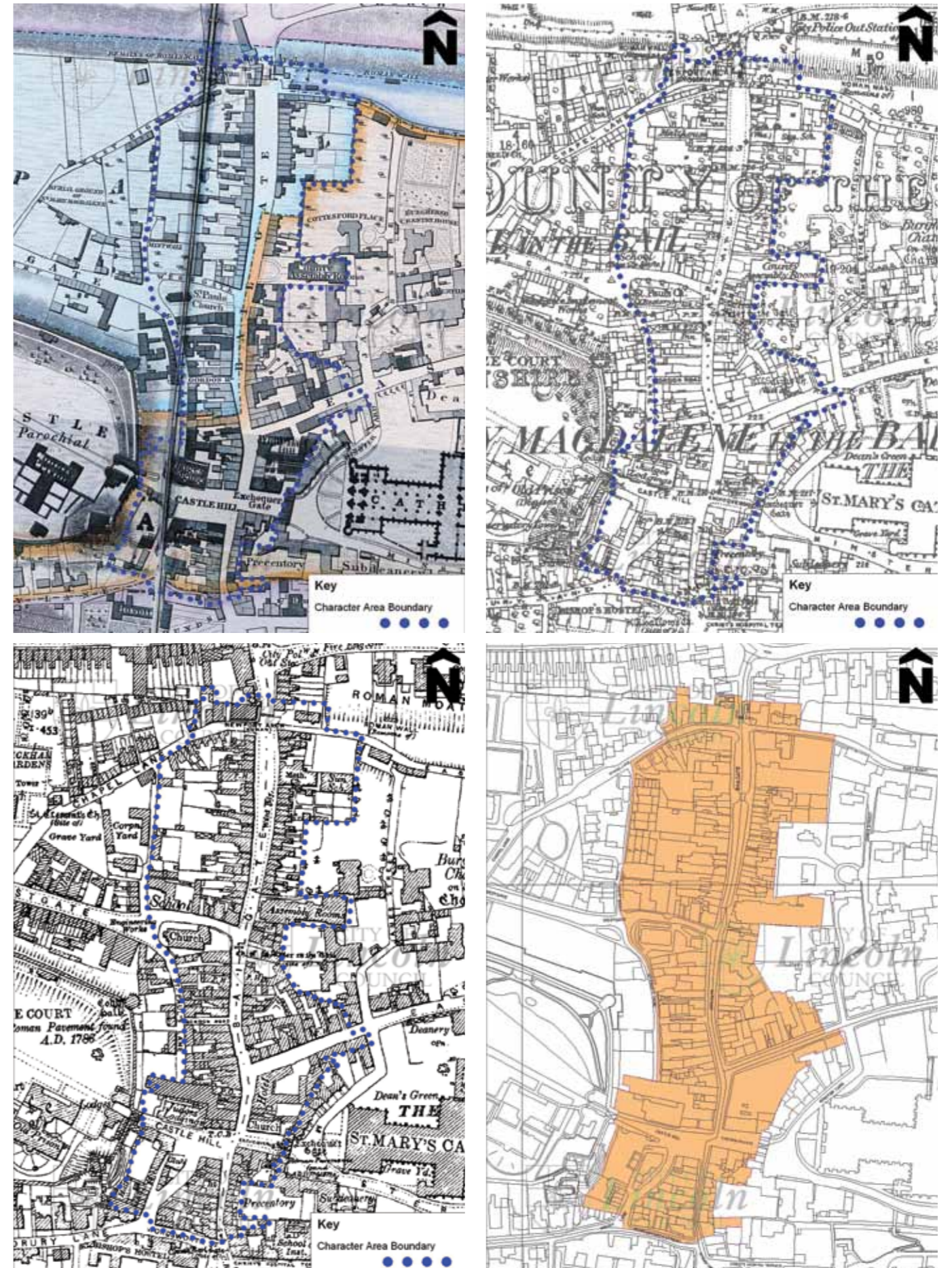


Figure 18 Historic maps of Bailgate Character Area

■ **Approach**

Two approaches to analysing the historical development were used. One approach taken was to start with the earliest map which is of sufficient accuracy to be able to overlay satisfactorily on modern mapping and identify features which still exist or influence the current townscape. This provided a convenient 'point in time' at which to understand the early and later developments of the townscape. The other approach was to start with the earliest period of the development of the city, the Prehistoric Era (provided by LARA), and work towards the present day recording any characteristics that survive and influence the current townscape. Both approaches worked well.

In each case the point data in the Heritage Database was interrogated to see if information was available for surviving features. Where any ambiguity existed (e.g. date) this was reflected in the wording of the text.

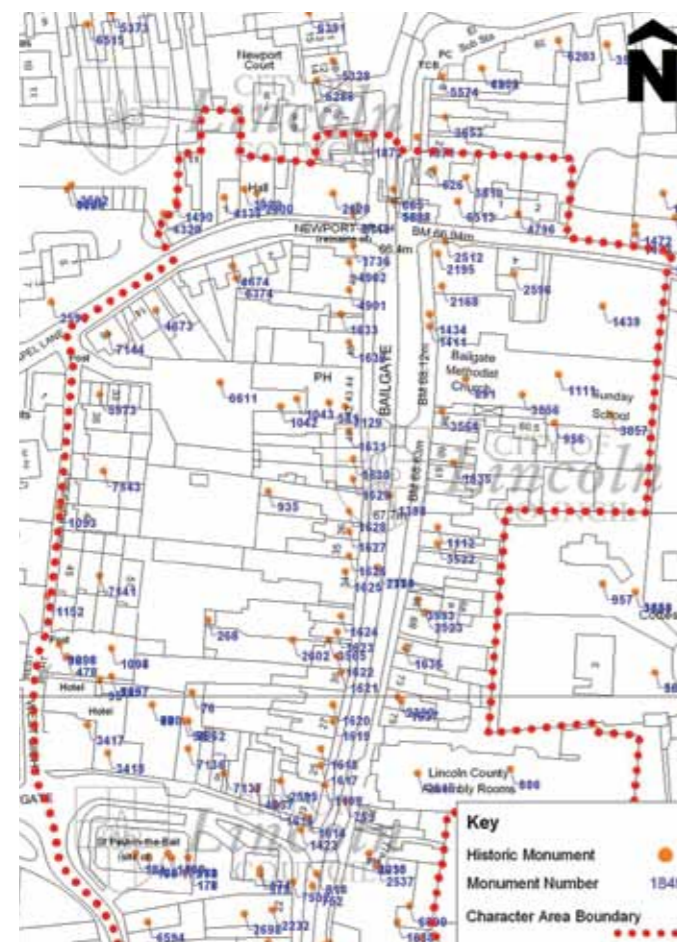


Figure 19 Historic Monuments



*The description of the historical development of the current townscape has a variety of uses and is an extremely valuable component of the character description. It can be used in planning (see Section 6.2), for visitor information (see Section 6.4), and to help local people engage with their local townscape (see Section 6.3)*

**5.3.5 SURVEY OF CHARACTER AREAS**

A survey of each Character Area was carried out on the ground and involved a townscape survey and a building survey. Survey forms were filled in for each survey. The survey forms were completed in the field, or in the office immediately afterwards (with the help of photographs and GIS). In practice, if an area had a largely coherent character which was relatively simple to describe the survey forms were completed in the field. If the character of the area was relatively large, more heterogenous and/or difficult to describe, then time in the field was best spent in understanding the character of the area and taking photographs. It is harder to generalise until the whole area is properly understood. This is particularly the case when surveying building details which may require consideration of many different buildings types.



*The survey of urban form was informed by the methodologies used as part of an Enquiry by a Design project carried out for Lincoln city centre in 2005 and facilitated by the Princes' Foundation for the Built Environment*

**Photographs**

A key part of the survey was to take general photographs showing streetscenes, for example, and photographs of specific details, such as windows. It is of course easy to take many photographs with digital camera but the need to sort through them afterwards should be borne in mind. The pictures themselves are a very valuable record of an area at a point in time, particularly for the Heritage and Development Management functions within a planning department.

**Building survey**

The following characteristics were recorded in the building survey:

- Setting/Aspect (e.g. position on plot)
- Frontage space (e.g. none, small forecourt)
- Public/Private boundary and private plot boundary
- Structural form
- Height
- Plan form
- Wall material
- Window shape (often with a vertical or horizontal emphasis)
- Window surrounds
- Solid to void ratio
- Doorways
- Doors

- Eaves/Verges (particularly decorative detail)
- Local details/Dates (e.g. the City of Lincoln coat of arms)
- Projections
- Decoration
- Chimney/Roof (material, rainwater goods, dormers)
- Scale of materials
- Horizontal/Vertical emphasis
- Plot size/shape
- Condition (including replacement or lost features)
- Phasing/Subsidiary buildings
- Group value/Coherence
- Previous use
- Development units
- Build units
- Historic 'unity'/original form



One of the most difficult problems in the characterisation of Lincoln was to provide a concise yet generalised description of the characteristics of the buildings in a Character Area. One approach used in the LTA was to record information about different building types, e.g. terraced housing or detached houses. However, while the choice of housing types may be clear in one area, a different choice is likely to be required in another. It is also often the case that an area will contain a large number of building types. These problems suggested that information was being recorded at too low a level of detail for a characterisation based on Character Areas of more than a few houses in size. However there were exceptions where this method worked reasonably well, for example the variety of housing types was an important characteristic of an area of Victorian terraced housing.

The solution chosen for the LTA was to record only one building survey sheet per Character Area (see Appendix C). In order to correctly reflect the variety in each area, the survey sheet was split into two columns, one for common characteristics and one for variations. For example, houses may commonly be 2-3 storeys in height although there may be taller buildings, such as at the edges of an estate. This division between 'common' and 'variation' has proved a convenient way to generalise about building characteristics.

The survey forms had enough space to record a few lines of text – there is no point in overly restricting the amount of information that can be recorded on the sheet if a few lines of notes will greatly add to the description, especially if unusual or particularly distinctive aspects are uncovered.

Time was also taken to record odd or unusual 'one-off' characteristics which may not readily fit in the form but may contribute to the distinct character of the area, e.g. the remains of an earlier dispensing machine on a street corner building that used to be a shop.



### Townscape survey

The following is a list of characteristics recorded on the townscape survey form (see Appendix D):

- Land form (aspect, rises/falls, water, orientation, relation of streets to contours)
- Building scale
- Building height
- Public buildings
- Corner buildings
- Edge buildings (facing out, secondary to corner, strong line)
- Buildings within blocks (garages etc)
- Landmark buildings
- Terminating buildings
- Sense of enclosure
- Plot width/depth, access, rear of plots
- Building density
- Footway width
- Footway materials / Verges (pavement, crossings, kerb)
- Street pattern (irregular grid, grid-iron, straight-geometric, curved/straight geometric, curvilinear, sinuous, branching)
- Street hierarchy
- Road width
- Road material (carriageway, channel, incl. condition)
- Street furniture (lamp posts, signs, bins, bollards, streets)
- Street art
- Name plates (streets and buildings)
- Public/private boundary (e.g. hedge, wall, railings, piers)
- Building rhythms
- Horizontal/Vertical emphasis (e.g windows)
- Building line (continuous/broken)
- Open space (squares, green areas, incl. condition)
- Public spaces
- Private spaces (e.g. gardens, yards, car parks)
- Green space (e.g. parks, woodland)
- Ecological characteristics
- Waterbodies/Waterways
- Non-visual characteristics (e.g. noise, smell)
- Vitality (e.g. activity, number of people)
- Uses
- Gap sites
- Relationship to surrounding areas (incl. edge buildings facing into other areas)
- Views



*The division between 'common' and 'varying' characteristics in an area proved to be extremely useful information for the Development Management process. For example, planners are able to pay special attention if a proposed development has few characteristics that appear to be common. That is not to say that this would suggest an inappropriate design, merely that the characteristics of the proposed building would be outside the general character of the area and particular regard should be had for its impact on character*

The street pattern has a very important influence on the character of an area. For example, it influences movement patterns, housing density and the relationship between houses. It was necessary to define some distinct street patterns that are found in Lincoln to allow easy recording for each Character Area.

Ecological characterisation information was imported into the character descriptions from an ecological survey (see Section 4.3). Some additional ecological information was gathered and recorded as part of the townscape survey (see Figure 20). Importantly, the information from the ecological survey describes the species and habitats in an area. These factors can be overlooked in historic townscape characterisation but they can be important parts of the character of an area, not just in the fringes of the city but also in urban areas. For example, a small patch of beech woodland with associated birdlife can be a strong influence on the character of an area and is often highly valued by local residents.

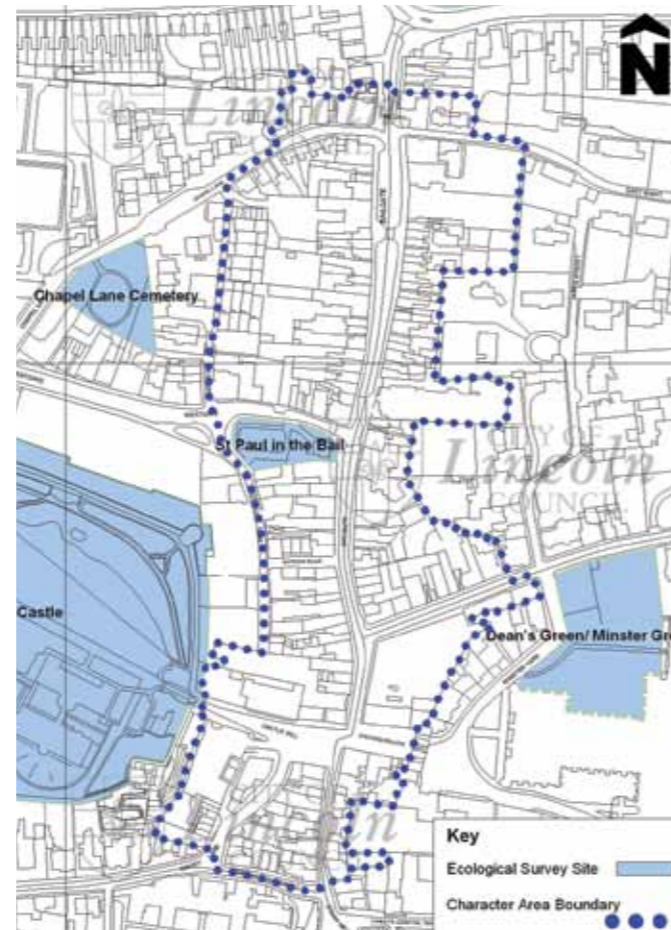


Figure 20 Ecological survey areas



### 5.3.6 MAPPING URBAN FORM

As well as a street and building survey a number of characteristics were mapped on GIS layers both to help understand the character of the area and to provide information in a GIS format that is easily useable, especially in the urban design process (see Section 3.15).

While capturing all this information may appear onerous, in fact much of it is straightforward to do and can easily be accomplished by technical support staff (with the exception of mapping active/inactive frontages which requires a ground survey).

#### Circulation

The circulation routes for vehicles and pedestrians were mapped for each Character Area (see Figure 21) to help understand the movement patterns, both within the Character Area and towards neighbouring areas.

#### Street Hierarchy

The hierarchy of streets (see Figure 22) includes main roads, secondary mixed use streets, residential streets, cul-de-sacs as well as footpaths. The map provides a good way of understanding and describing the types of activity along streets in the area, as well as the connections between different areas and how these connections have influenced the townscape.

### Urban Block Structure

The meaning of an 'urban block' is perhaps more easily demonstrated (see Figure 23) than described. It is a block in a city or town, which is usually occupied by buildings, around which it is possible to walk or drive. Some examples of an urban block structure are clear, such as 19th century terraced housing (see Figure 10) which have a fairly regular grid of relatively small blocks which are approximately rectangular. In other cases, the urban blocks are less clearly defined and can be very large and of very irregular shape. It can sometimes be difficult to decide whether small footpaths which run from street to street can form the edge of a block. If the path is rarely used, narrow, difficult to find, and it is unclear how far it goes, then the decision was taken in the LTA that it would not define a block edge and would only be recorded as a footpath on the circulation maps. However, if a path is well used, large or obvious or easy to navigate then it was considered as an edge of an urban block. It is a matter of judgement on a case by case basis and is usually relatively straight forward.

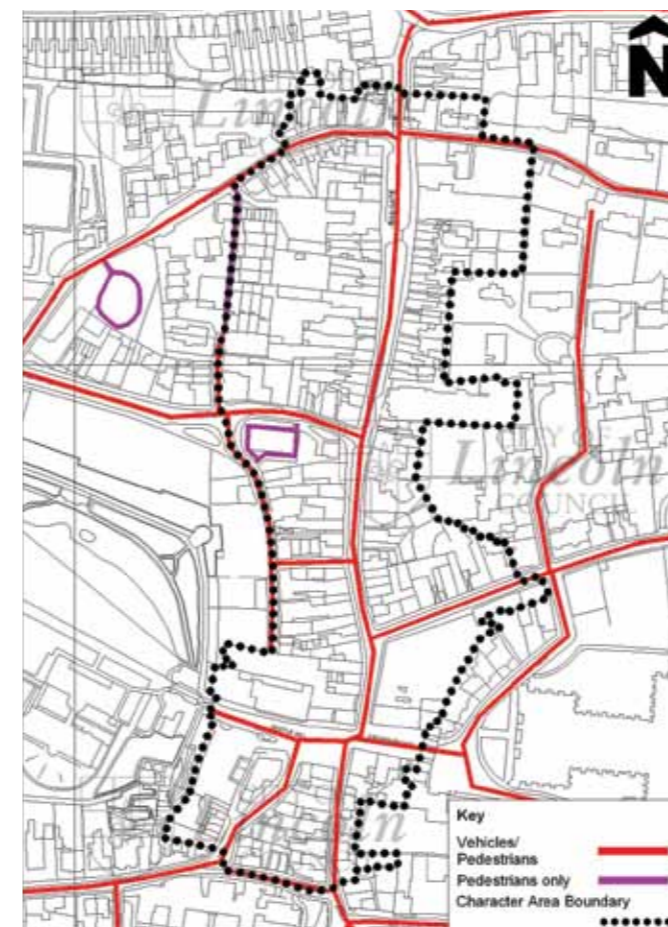


Figure 21 Circulation Routes

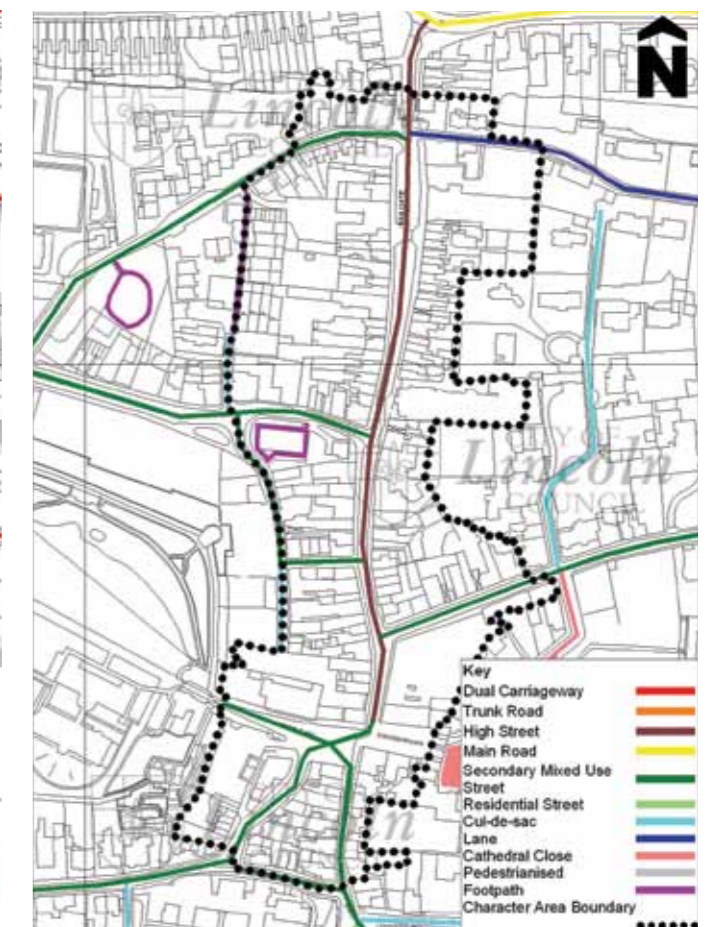


Figure 22 Street Hierarchy



Figure 23 Urban Block Structure in Bailgate

The urban block structure has an important influence on the character of an area and provides good information about the 'permeability' - the ability of people to move through an area. Small easily navigable blocks with a maximum length of 80-120m often encourage pedestrian movement and vitality in an area. However, large, irregular blocks inhibit movement and can lead to quieter roads, often residential streets, or disused areas.

**The setback of buildings from the public/private boundary**

The setback of buildings from the public/private boundary (see Figure 24) has a strong influence on the character of an area. It can be the main difference between an area which has more of a 'city centre' character, with buildings set at the back of the footway, and an area which is more suburban in character with buildings set back 8-10m from the public/private boundary. Within a Character Area the variety, or lack of variety, in building setbacks can also have a strong influence on character.

The mapping of setbacks was done very easily via a GIS using modern mapping (e.g. Landline or Mastermap). The classification of different set backs (0m, 0-2m, 2-5m, 5-10m and >10m in the LTA) could be different for different towns. A series of test areas were analysed in different parts of Lincoln to understand the range

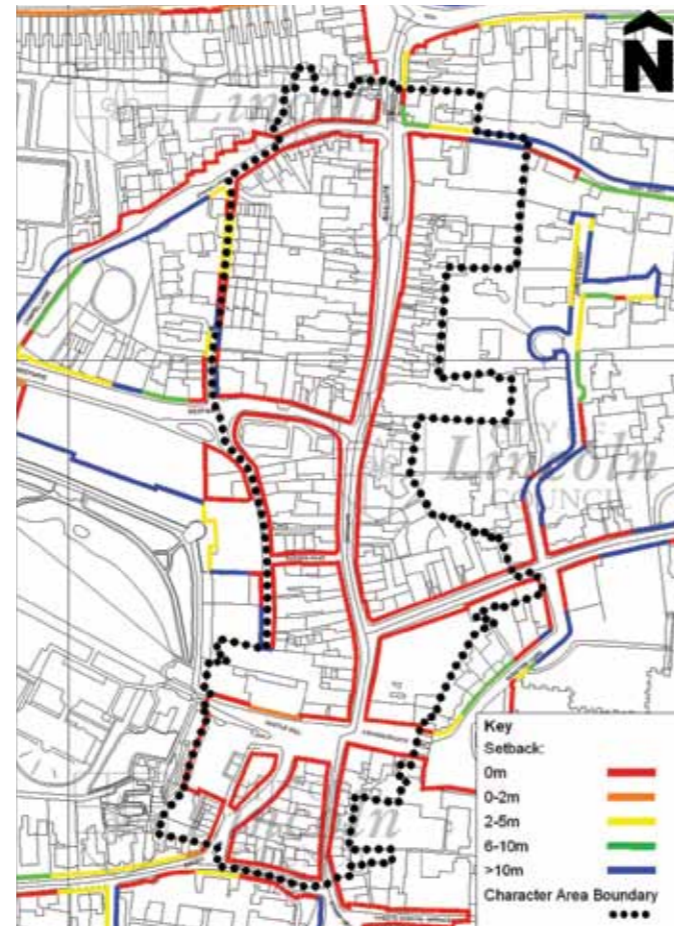


Figure 24 The setback of buildings from the public/private boundary

and distribution of different building setbacks and the classification system shown in Figure 24 was devised which best defines the variety of building setbacks.

This map of building setbacks provides a clear and readily understandable impression of this aspect of an area's character. It is easily apparent, for instance, if building setbacks are smaller at street corners, which could be an important part of the townscape character and useful information in the Development Management process.

**Open Spaces**

Open spaces, and the relationships between them, are a key part of the character of an area. A map of the open spaces (see Figure 25) in an area, which can include squares, car parks, parks, or scrub land, provides a useful insight into townscape character. It demonstrates not only what open spaces exist, but also how much of an area consists of open space. For example, in one Character Area in Lincoln over one third of the area was surface car parking. This was the defining characteristic of the area. A ground map is obviously another good way of analysing open spaces.

**Active/Inactive building frontages and backs**

Whether or not buildings on a street have inactive or active frontages, or backs, also greatly affects the character of an area. Active building frontages are usually considered to have frequently placed doors and windows that create a sense of activity and connection to people in the buildings which in turn fosters a sense of safety. People are more inclined to walk down a street with active frontages, whereas if there are few doors or windows opening onto a street a sense of isolation can be produced and pedestrian movement can be discouraged. As stated above, the amount of movement and activity on a street influences its character not only through people's perception of the place but also through the lack, or otherwise, of activities associated with larger numbers of people, (e.g. cafés).

There have been attempts to quantify a sense of activity (i.e. the distance between doors) but during the surveys it was found that the decision on whether a frontage is active or inactive is largely subjective. It is therefore quite onerous to capture and record and the LTA did not do this for the whole city. However, for areas which may be facing particular pressure for change, or may be in need of regeneration, a map of inactive/active frontages or backs is very useful (see Figure 26).

It should also be noted that a sense of inactivity along a street could be an important characteristic of an area. In the Lincoln Cathedral Character Area, for example, many streets have long walls at the back of the footway and infrequent doors which is partly derived from the surviving elements of the perimeter wall of the medieval Cathedral Close.

**5.3.7 KEY CHARACTERISTICS**

Once the surveys have been carried out, and the mapping of the urban form analysed, the next step is to summarise the key characteristics of the area. This is an important exercise that helps 'sort the wood from the trees'. It is therefore often best not to do this immediately after the survey. It is also important that it is done by both people who were on the survey.

This information is presented as bullet points in the statement of inherited character. It is obviously particularly useful in many planning processes and for those who do not have time to read the whole statement.

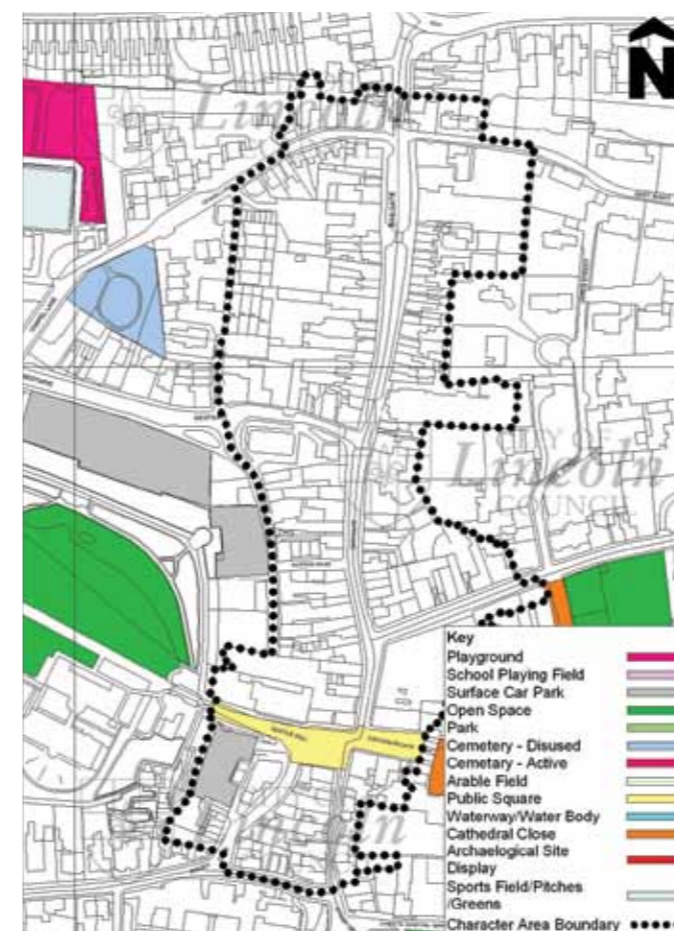


Figure 25 Open Spaces

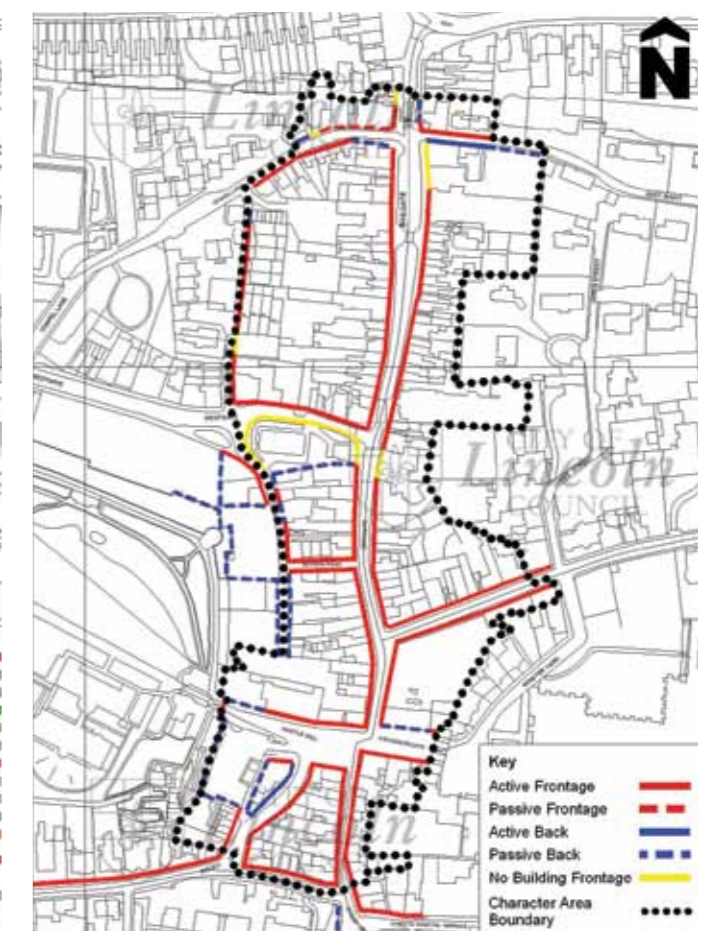


Figure 26 Active/Inactive building frontages and backs

### 5.4 CHARACTER AREA ATTRIBUTES

The LTA also recorded a number of attributes of the Character Area in a database. The attributes include:

- Broad use (e.g. residential)
- Use sub-type (e.g. terraced housing)
- Secondary use
- Secondary use sub-type
- Typology (e.g. urban, suburban, urban/rural fringe)
- Historical components (e.g. medieval street alignment, or earlier field boundary)
- Views associated with the Character Area
- Highest and lowest contour heights
- Linked images
- Linked 'HER' monuments
- Linked LARA RAZs

It is important not to give too much prominence to these attributes which, by definition, will provide a less nuanced and incomplete impression of character compared to a text description. A Character Area is not just defined by its use, for example.

### 5.5 NEIGHBOURHOODS

In the LTA, Character Areas, by definition, must have a distinct character to be recognisable and to be of use in the planning processes (e.g. Development Management). Character Areas can be quite small which is the case in areas of cities where there are coherent but different areas of townscape within close reach of each other, e.g. in city centres where there has been change over many centuries. In many cases either people will associate their home 'area', or place, with a wider 'neighbourhood' that could encompass a number of Character Areas, or changes may be proposed (such as a new neighbourhood centre or large road scheme) which will also require a larger area to be considered in a planning context.

It is therefore often necessary to provide historic townscape characterisation information at this larger scale without trying to create large Character Areas covering townscapes that are too varied for a generalised description of character. This larger scale historic townscape characterisation information should reflect the 'unifying' characteristics within the neighbourhood as a whole, i.e. the neighbourhood might be 'brought together' by a busy road which runs through it.

The solution adopted in the LTA methodology has been to group together a number of Character Areas and create a statement of inherited character for the whole neighbourhood. The neighbourhood character statement summarises the unifying characteristics and the historical development of the neighbourhood, while retaining the 'lower level' statements for the Character Areas to reflect the diversity of townscape character.

This method is very flexible because the identification of areas of different character is retained and it is possible to add or subtract Character Areas as required. All that is necessary is to alter the summary statement of inherited character for the neighbourhood.

This flexibility is important because it is not possible to properly define a neighbourhood without local people's input and agreement. For example, the LTA carried out public consultation on the characterisation information in the Monks Road neighbourhood of Lincoln (see Section 7.3 and Figure 27). The area includes many different townscapes and therefore Character Areas

which mostly lie around Monks Road and between the Witham to the south and the steep hillside of the north escarpment. A early decision was made not to include a suburban Character Area to the east of Monks Road as all the other Character Areas were essentially urban in character. However, some members of the public had strong views that this suburban area was part of Monks Road neighbourhood, particularly as they also used Monks Road itself as their main route to the city and were similarly located on the north escarpment hillside. There was no reason not to add that Character Area to the neighbourhood, particularly as it could be done very easily and with no loss of integrity of the information – the Character Area information stayed the same and the neighbourhood summary was altered to reflect the clear views of local people. This structure and approach allowed the characterisation information to respond to the public's views of their places which is very important.

***Categorising Character Areas using Character Area attributes is useful for further analysis. For example, by determining what the contribution of previous field boundaries is to the current character of Lincoln's suburbs. It is possible to find all suburban Character Areas whose current character is influenced by earlier field boundaries. This could be used to inform design guidance on proposed greenfield housing developments***

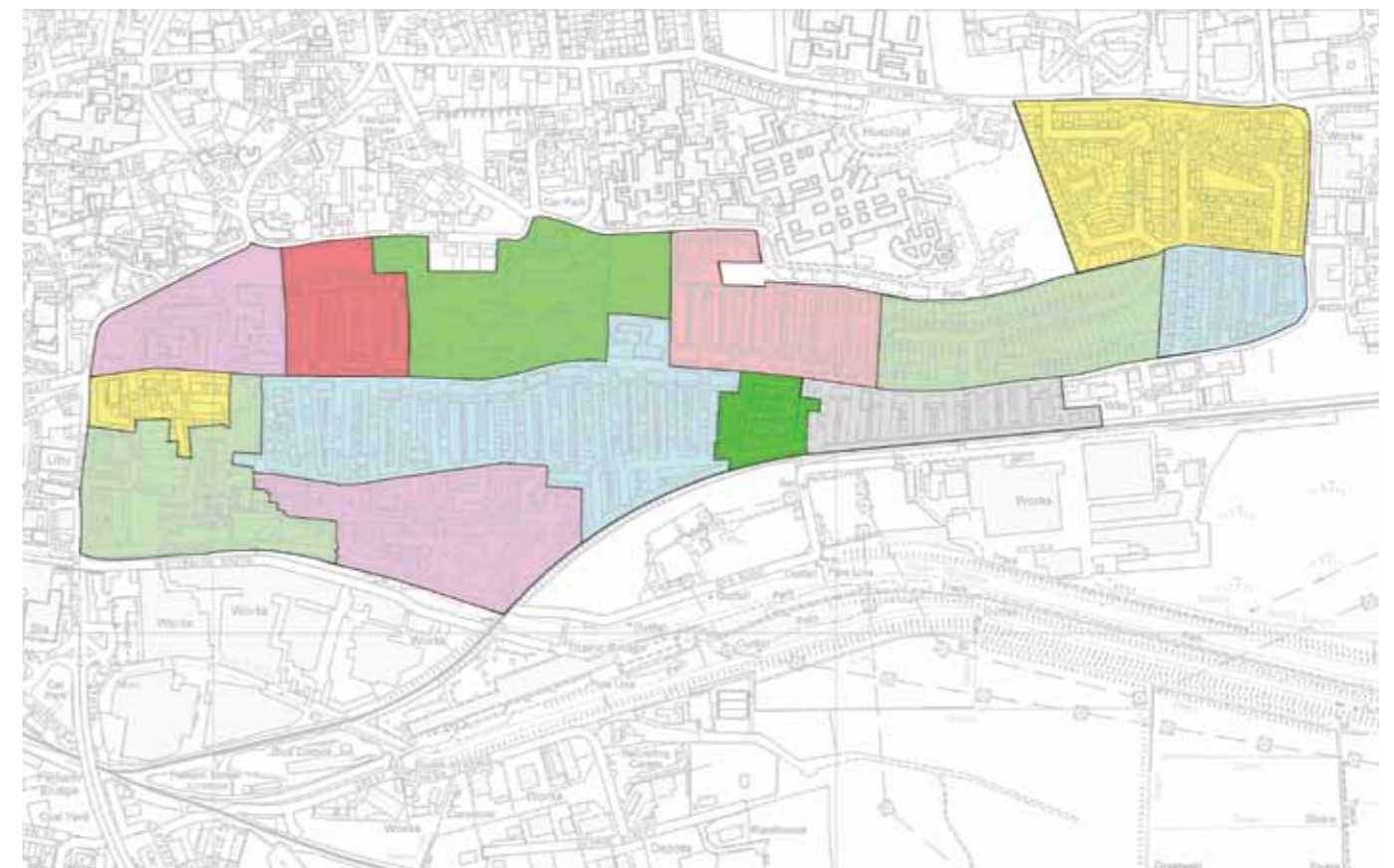


Figure 27 Monks road Neighbourhood (Character Areas are coloured)

***The flexibility of this approach to characterising a neighbourhood may prove very useful in neighbourhood planning***



Developing web based outputs is a very resource intensive process and should be properly planned from the outset of a project

### 5.6 HOW THE LTA CHARACTERISATION INFORMATION WAS PRESENTED

It is vital that characterisation information is easily available to the public and other interested parties and that people have an opportunity to contribute to it. A lot of effort was put into developing an exciting web-based output for the LTA as well as hard copy reports.

The website that was developed is available at [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com). It is much easier to get an idea of how the website works by exploring it rather than reading a description of it so this section has been kept brief. Section 6.4.1 describes some of the thinking that went into the website development to provide visitor information.

To reinforce the concept of place and area the website is structured so that information is mainly accessed through Character Areas. The website also includes LARA, the Heritage Database and Ecological Survey information. The website can be accessed via desktop/laptop computers, but also has a dedicated smartphone interface.

Features of the website include:

A main Google map of Character Areas, plus pages for the Citywide character description

- A section for each Character Area incorporating text descriptions, images, Google Maps, related LARA mapping, ecological sites and Heritage Database entries, views and a downloadable pdf of the character statement.
- A facility which allows the public to add comments/memories for each Character Area and/or upload photos
- A facility to hold consultations including specific Character Areas
- An administrative system which allows easy updating of information as the townscape and people's views change
- The ability to search for Character Areas by street name
- YouTube videos which describe the historical development of some Character Areas

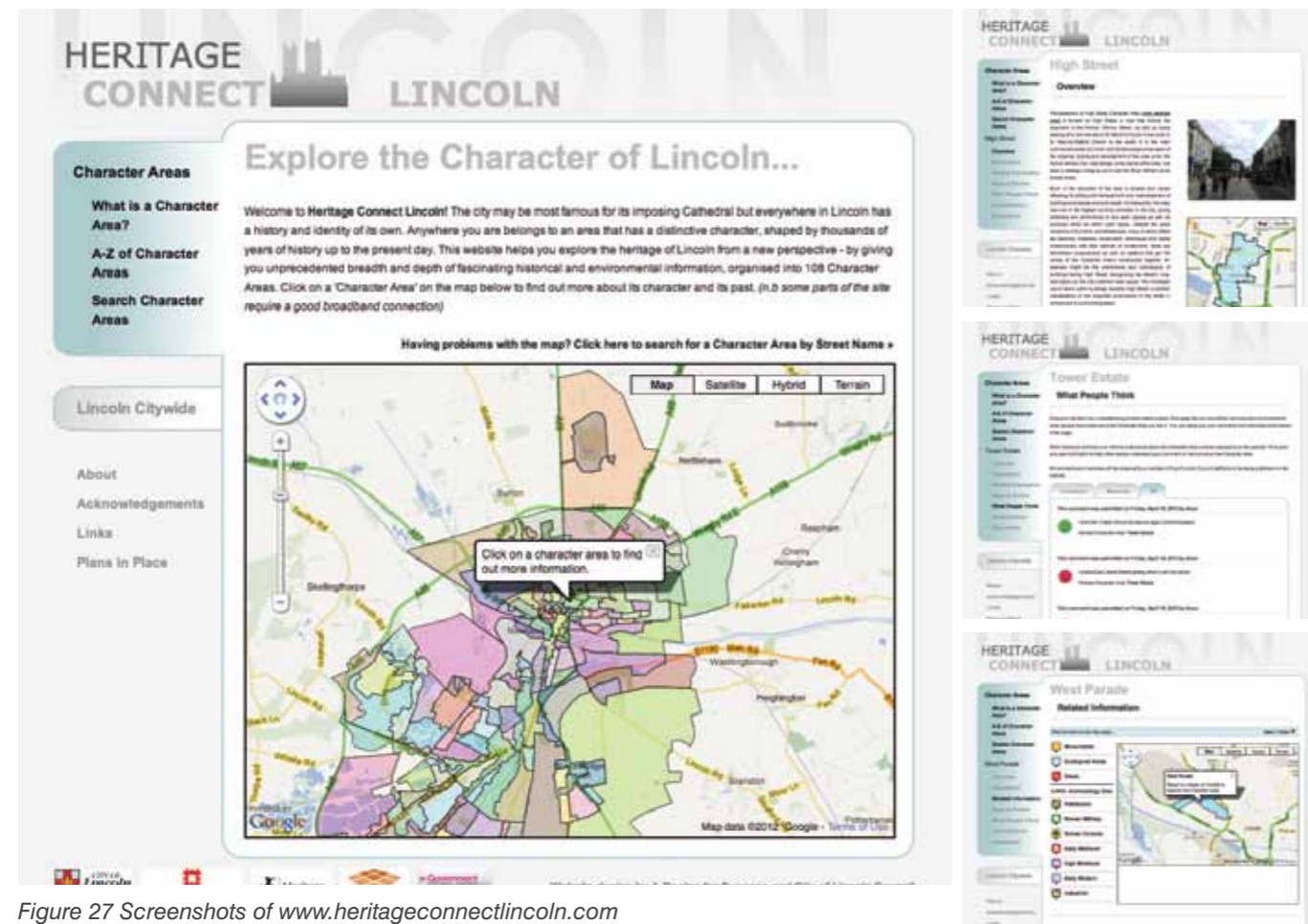


Figure 27 Screenshots of [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com)

## 6 - What's in it for me?

### 6.1 INTRODUCTION

Throughout the LTA a lot of effort was put into understanding how people could use historic townscape characterisation information and the final 'product' was tailored accordingly. This Chapter of the report provides a high-level discussion of how this information can be used and who will find it useful.

Since the methodology was developed a follow on project, the LTA Implementation Project, funded by English Heritage and the City of Lincoln Council, has investigated the use of the LTA in three key areas of place-shaping: Plan-making, Development Management, and Localism and Community-led plans. A copy of the project report can be downloaded at [www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place). The aims of the IMP project are discussed briefly in Section 6.2.

Historic townscape characterisation information can be used wherever or whenever places, or a sense of place, provide a benefit or a potential benefit. The benefits of using characterisation information can be financial, environmental, social, or simply in improving 'quality of life'. The cost/benefit analysis, including financial benefits, is obviously a crucial issue when considering carrying out a historic townscape characterisation project. The financial benefits of using historic townscape characterisation information are discussed briefly in Section 6.5 after a discussion of the benefits in planning (Section 6.2), community engagement (Section 6.3) and in providing visitor and tourist information (Section 6.4).

## 6.2 PLANNING

The concentration on character in government and local policy was discussed in Section 2.8. Historic townscape characterisations, such as the LTA, can provide huge benefits within the planning system. The LTA provides:

- A local context for planning policy and Development Management
- A clear, concise, and detailed common source of information about the character of a place which can provide an agreed framework for the negotiation of change for all parties involved
- A means of risk management for decision makers
- Pro-actively available information on character which is available to all interested parties at the earliest possible stage within the Development Management process
- A means of defining local distinctiveness within the planning process
- Greater clarity, rigour and speed in decision-making

The beneficiaries will be all those involved in planning and developments, including developers, architects, the local planning authority, statutory consultees including English Heritage, and the public.

At a more detailed level, the LTA historic townscape characterisation information can:

- Be part of the pre-application process, including providing early information to developers
- Provide the evidence-base for detailed planning guidance, or design briefs, or design codes
- Form part of the evidence-base for the Local Development Framework (LDF), used in preparing related policies within the Core Strategy and within other Development Plan Documents (DPDs), such as a Development Management DPD or as part of a Supplementary Planning Document (SPD)
- Support masterplanning, allowing urban designers to receive early information about the character of the area that is based on information they are familiar with
- Engage the public in the planning process by raising awareness of the specific character of a place, and encouraging engagement based on the specifics of the character of the area, rather than more general views for, or against, a particular application
- Be of benefit to local authority historic environment services, such as informing Conservation Area appraisals (e.g. with respect to the setting of conservation areas or boundary changes), and supporting statutory casework (e.g. regarding the setting of listed buildings and scheduled ancient monuments, or informing new development in conservation areas)

## 6.3 LOCAL IDENTITY

The benefits of historic townscape characterisation information for local communities include:

- Helping build a sense of place and a sense of local identity
- Increasing people's understanding and enjoyment of the local area
- Encouraging a sense of community
- Helping improve capacity within the local community through consultation on local character

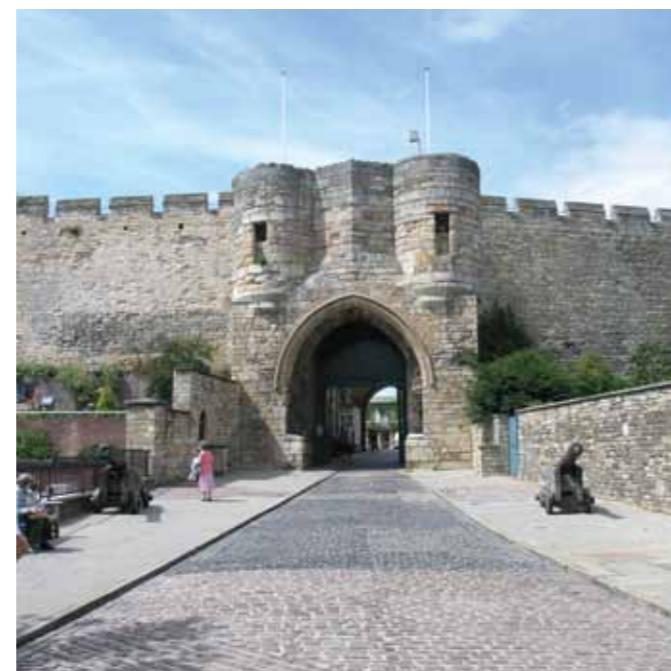
The benefits of historic townscape characterisation for local communities are discussed in detail in Chapter 7.

## 6.4 VISITORS AND TOURISTS

Tourists and visitors visit places. Historic townscape characterisation describes the character of places. Describing the character of a place, including the historical development of the current townscape, can provide the basis for excellent heritage interpretation for tourists and visitors. The LTA has explored ways by which historic townscape characterisation can be used to provide visitor information. The website [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com) provides this heritage interpretation information to visitors, including mobile phone users who can access the information as they experience the places themselves.

Put another way:-

*Wherever you are in Lincoln you can hear or see the story of the **place** around you via your mobile phone. As you look around you and listen to a commentary you can learn more about your inherited environment and increase the enjoyment you get from it.*



This allows tourists and visitors to understand more about the story of how different 'places' in Lincoln have come to look as they do today – becoming '**place detectives**'. It provides the historical context for the townscape that the visitors see around them, such as the buildings, streets or spaces. For example, describing a medieval street pattern that is influenced by the former walled upper city, or a Victorian school that was built to cater for the expanding population of Lincoln during the Industrial Revolution.

This information is available for the whole city so it reaches beyond the usual 'historic core' and provides a more extensive facility for tourists. It can potentially encourage people to visit other areas with an interesting character and so help increase the scope of 'visitor destinations', encouraging people to stay longer and move around more. Visitors may then spend more money in local cafés and hotels etc.

## 6.4.1 HERITAGE CONNECT VISITOR INFORMATION

Heritage Connect is a project which has been carried out with Heritage Lottery Fund and City of Lincoln Council funding to produce the [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com) website. The pioneering website includes heritage interpretation 'audiocasts' for tourists and visitors (accessible via YouTube) for eighteen Character Areas in Lincoln. It has been carried out in part to demonstrate the potential of historic townscape characterisation information to provide tourist information about our cities.

Information about the character and historical development of each Character Area is provided to people with mobile devices, such as phones or personal digital assistants, who are visiting or living/working in Lincoln (see Figure 29).



Figure 29 Heritage Connect information flow





The heritage interpretation information is also based on the visible characteristics of the townscape and how they have come to look as they do today. This allows visitors, tourists and local people to more easily understand and appreciate the historic environment around them (the word 'historic' is used in its loosest sense to include all our 'inherited' environments whether they have been strongly influenced by developments of 10, 100 or 1000 years ago).

### Digital technologies

Using Google maps and YouTube is a key step forward that takes advantage of the rapid advances in these technologies in the past couple of years, and especially their recent availability on mobile devices. Using these technologies and the latest generation of mobile devices enables information to reach many audiences that are not normally reached, such as young people. These recent advances also now allow this type of project to be carried out at reasonable cost.

### Interaction

Engagement for local people is another key aspect of the project. The public are able to add information about the character of their areas as well as their memories including stories of the people who live there and have lived there.

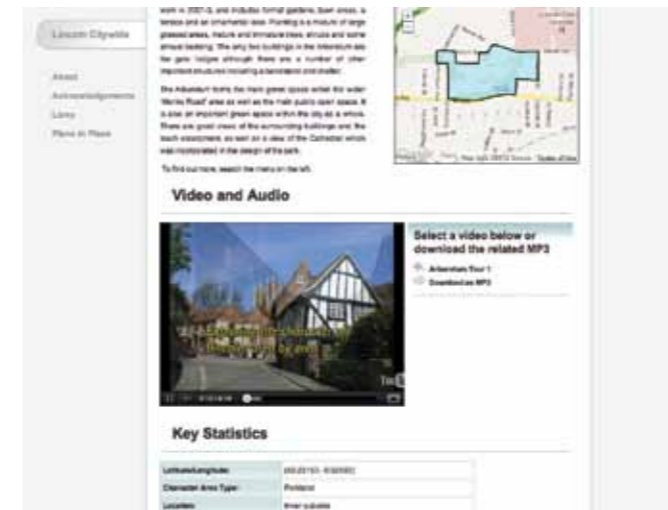
### Audio-visual interpretation

Two types of video are provided:

- **“Sense of Place”** interpretation videos for 18 LTA Character Areas.
- **“Heritage Trail”** interpretation videos for 3 consecutive LTA Character Areas.

The target audience for the interpretation videos is visitors to Lincoln.

The videos consist of an audio interpretation of the historical development of the current townscape of each Character Area together with a succession of still images of the Character Area. The intention is to encourage visitors to look at the townscape around them whilst listening to the audiocast. The still images are simply to aid the audio interpretation by providing appropriately timed visual clues about aspects of the townscape being described.



It is important to note that the interpretation does not provide a general history of the area or of events that have happened but have left no discernable trace on the townscape. The focus is on interpreting what people can actually see or experience around them. Therefore the interpretation concentrates on the current townscape and its elements and provide some context for these developments.

### Sense of Place videos

The “Sense of Place” interpretation video interprets the historical development of the current townscape to provide a sense of place for the whole Character Area. The interpretation allows the mobile listener to orientate themselves within the Character Area. There is no requirement for the listener to stand at a specific position. The video also provides a sense of place for the Character Area to people accessing the video at home.

### Heritage Trails

Some of the more complex Character Areas also have a “Heritage Trail” interpretation video in addition to a “Sense of Place” interpretation video. This requires a user to find a start point in the Character Area and then move from point to point while listening to the interpretation.

Much of the base information about the townscape required to produce the interpretation is contained within the LTA Character Statements, particularly the Chapter entitled “Historical Development of Current Character”.

These Chapters contain information such as:

*“Bailgate and Steep Hill follow, very approximately, the principal north-south street through the [Roman] legionary fortress”,*

*“The thin, narrow, and mainly long building plots running east and west back from Bailgate and Steep Hill are surviving examples of medieval burgage plots “*

Sounds/music are included as appropriate. The interpretation is voiced by an actor/storyteller with a local accent.

An audio only file is also supplied for each video. As the videos are provided via YouTube all the normal YouTube functionality is available to the user (e.g. pause, rewind, replay etc).

Providing information about places to people in this way has huge potential:

- Helps define and describe **places** and inform **people’s perception** of them
- Improves the **tourism** offer, particularly for sustainable local tourism by increasing the interest in **nearby places**.
- Improves people’s **understanding** and therefore their **interest** and **enjoyment** of the inherited environment around them, whether they are residents or visitors
- Helps people **value** their environment more, and so take **care** of it
- By being available ‘everywhere’ (not just ‘historic’ places) and being accessible via mobile phones/ internet it can **reach many communities**, especially groups which are not traditional ‘heritage users’

Figure 29 Screenprint of Heritage Connect Mobile Site

## 6.5 FINANCIAL BENEFITS

There would be no point in investing in historic townscape characterisation if sufficient benefits cannot be obtained, including a financial return. The big advantage of historic townscape characterisation is that one product can provide returns in planning, in engagement with the local community and promoting local identity, and in providing a wider basis for visitor or tourist information. This is possible because characterisation information is about place, and place affects many different aspects of our lives.

The LTA project aimed to develop a new methodology and carry out a townscape assessment of Lincoln, so developing a business case for historic townscape characterisation was outside the scope of the project. However, the work carried out with project partners to identify uses has identified potential savings and possible opportunities for wealth creation based on historic townscape characterisation information. These savings and benefits can either be direct or indirect and are briefly described below.

Historic townscape characterisation information can potentially provide the following financial benefits in planning:

- Increased wealth through the creation of better places
- Efficiency gains, for both the local authority and developers, in planning applications, (especially at the pre-application stage), through the provision of comprehensive and early information about urban character
- Savings for a local authority in reducing the number of appeals through the provision of a robust evidence base of the character of places
- Savings on external fees for local authority development projects. At present Local Authorities, including highways authorities, often commission consultants to carry out assessments of character for proposed developments in towns. It is in the nature of the work that it is often carried out reactively when potential schemes appear and focused on the particular scheme. Therefore some areas of town can be characterised more than once and using different methods. Having historic townscape characterisation information available 'up front' would allow resources to be concentrated on impact assessments and design issues rather than baseline characterisation

The following financial benefit can potentially be obtained through the provision of visitor information based on Character Areas:

- The widening of the geographical area for which visitor information is provided, and the ubiquity of available visitor information within that area, could increase the capacity of a town as a visitor destination and encourage visitors to stay longer and spend more money

Historic townscape characterisation information can potentially provide the following financial benefit in community engagement:

- Efficiency gains by providing an effective means of developing community capacity

It is clear that there is a potential business case for investing in historic townscape characterisation including substantial financial advantages. This is a fundamental issue that needs to be fully understood by Local Authorities when considering historic townscape characterisation projects so that the range of opportunities and the financial viability of the project can be fully realised. This potential step is discussed briefly in Section 8.2.

## 6.6 WORKING WITH ENGLISH HERITAGE

English Heritage supports historic characterisation, including historic townscape characterisation, because of the benefits it brings. Historic townscape characterisation information also helps English Heritage and partners, including Local Authorities, perform their roles within the planning system and engage with each other. It:

- Provides a means for English Heritage and partners to understand the character of a town and the impact of large scale planning or highways developments, such as housing growth areas or ring roads, on the character and setting of a town
- Helps English Heritage and other parties understand and discuss the setting of listed buildings and scheduled ancient monuments, as well as the possible impact of new development on conservation areas and the character of towns
- Enables the wider historic environment, which has received increased attention in recent planning policy (see Section 2.8), to be taken into account by all parties in planning decisions that affect our the character of our historic towns and cities



# 7 - Community Participation

## 7.1 INTRODUCTION

A key aim of the Lincoln Townscape Assessment was to incorporate community consultation and engagement into the historic townscape characterisation methodology. As stated in Section 3.1 character is a function of people's perception of a place. Therefore a characterisation which is not informed by people's perceptions of that place risks not only being incomplete, or wrong, it also risks producing Character Areas that are not recognised by people as being places of distinct character. As also noted in Sections 3.3 and 3.6, descriptions based on readily recognisable places of distinct character are vital not only for successful public engagement, but also for people to understand the basis for planning decisions which should take account of the character of a place. These planning decisions are likely to lead to different solutions in different places which need to be clearly explained.

### Local history

Public input into historic townscape characterisation is particularly important as it can provide an account of the recent history of the area which is not likely to be so readily available via other sources. Such information provides an excellent link between the townscape and people within it, e.g. how earlier shops in existing buildings provided a focal point in an area. The experience of the LTA, and many other projects, has shown that encouraging people to share their memories and their knowledge of the history of an area provides an excellent way of bringing people in the community together: for example, recent residents listen intently to older residents telling stories of what buildings used to exist or what used to happen in particular places. In doing so people clearly become more engaged with the places around them.

This process is a very powerful way of increasing community capacity as well as people's engagement with their local places and it has been recognised within the City of Lincoln Council as a very useful process that can be incorporated in council community support and capacity building programmes.

### Value

As stated in Section 3.11, the scope of the LTA historic townscape characterisation was to describe the character of an area and not to make value judgements as to whether this is 'good' or 'bad' townscape character. However, the public's input into characterisation should not just be confined to what people think makes up the character of their area. It is important, and indeed unavoidable, to get people's views on what they like and dislike about an area. This has proved a useful way of bringing people's opinion about the character of their area into the planning process. The added advantage is that it is done as part of a characterisation process and is therefore not constrained or influenced by the context of a proposed development, for example. Equally if the public's views and likes and dislikes are included and made easily available, e.g. on the web, then when future change occurs, all interested parties, including developers and architects, will be better informed about local residents' views at the start of the process, rather than once plans are more settled, as sometimes happens. However, it is very important when including people's likes and dislikes that this information is kept separate from the description of character itself - the statement of inherited character and associated maps and images - to preserve the separation of the characterisation information from value judgements.

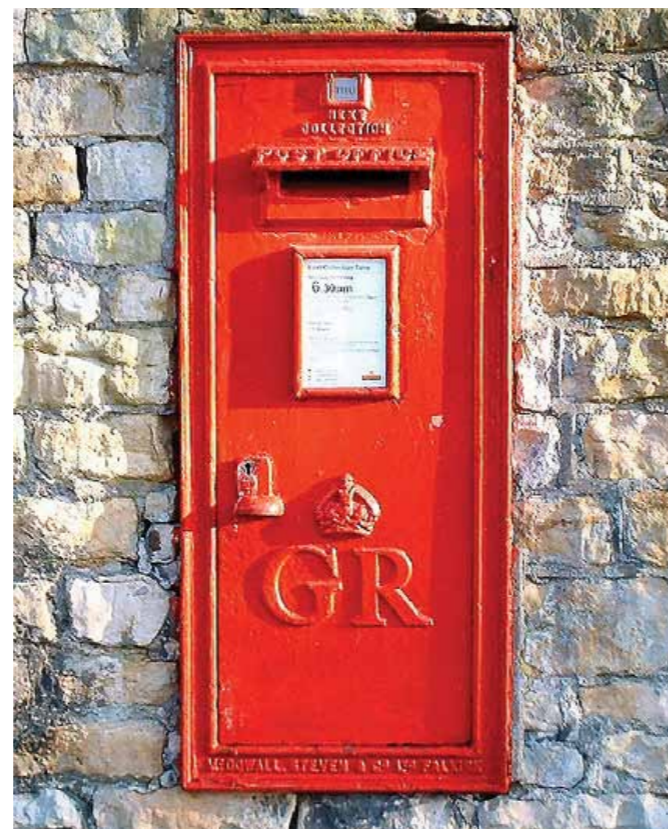
### Web access

It is vital to take advantage of the fact that people can readily contribute information via various digital technologies. This facility has been built into the web-based gateway to the LTA ([www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com)) and is an essential part of it. People are able to contribute comments about character, their likes, dislikes, and their memories, as well as upload photographs.

It should be noted however that sufficient paper based information should be available and provision should be made, if resources allow, for people to be able to contribute without using the web.

### 7.2 PUBLIC ENGAGEMENT METHODOLOGY

This section describes the LTA methodology used for public engagement and the lessons learnt. The methodology was based on a number of different approaches used in other towns and cities and it is hoped this information will be of help to others considering similar projects. At the time the engagement events were carried out [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com) was not operational. However, it is now possible to use a specific consultation facility on the website as part of any public engagement (see Figure 31).



The screenshot shows the 'HERITAGE CONNECT LINCOLN' website interface. On the left is a navigation menu with options like 'Character Areas', 'What is a Character Area?', 'A-Z of Character Areas', 'Search Character Areas', and 'Arboretum Avenue'. The main content area is titled 'Arboretum Avenue Consultations' and states 'There are currently no open consultations for this Character Area.' Below this is a highlighted consultation entry: 'COLC Monks Road Consultation 18th June 2008'. A table lists the 'Date of Consultation' as 'Wednesday, June 18, 2008' and 'Relating to' a list of locations including 'St. Rumbold's Monks Road to Winn Street', 'Monk's Abbey', 'Arboretum Avenue', 'St. Hugh's Arboretum', 'Stamp End', 'Lincoln College', 'Milman Road to Frederick Street', 'Spa Street to Devon Street', 'Tower Estate', 'Sherbrooke', and 'Hillside Avenue'. A description at the bottom notes: 'Description: This consultation was conducted by the City of Lincoln Council and the Monk's Road Neighbourhood'.

Figure 31 Heritage Connect

#### 7.2.1 LINK WITH OTHER PUBLIC CONSULTATIONS AND ENGAGEMENT

Public consultation is a very resource intensive process as well as a very rewarding one. It is also possible that local people may be suffering from 'consultation fatigue' if there have been too many initiatives in their area in recent times. Therefore consideration was given in the LTA to combining any consultation on historic townscape characterisation information with other Council consultations. The contribution that consultation on the character of a local area can make to wider community capacity building has already been discussed in Section 6.3. This can allow a more efficient use of resources, particularly for arranging events and publicity.

#### 7.2.2 EXPLAIN HOW IT WILL BE USED

A key issue in public consultation was to have a clear and agreed plan of how the characterisation information will be used and to explain clearly how the public's input will be incorporated. Local people are often understandably wary of contributing their time and effort to an exercise when they are not sure how the results will be used.

The LTA historic townscape characterisation information is being used as part of the planning framework as

described in Section 6.2 and in 'Plans in Place: Taking a local approach to character in Lincoln' ([www.heritageconnectlincoln.com/article/plans-in-place](http://www.heritageconnectlincoln.com/article/plans-in-place)). In the LTA public consultations this point was made clear so that people were aware that their contributions would be included as a formal part of the council's planning process.

#### 7.2.3 RELATIONSHIP TO COMMUNITY-LED PROJECTS

It was important to recognise and explain to people that the LTA was a council project, funded in part by English Heritage, with the subsequent advantages and disadvantages. It was not meant to be a project that comes directly from the community, such as a Place Check (see [www.placecheck.info](http://www.placecheck.info)).

There was an initial concern in the early stages of consultations that the LTA consultations would duplicate or clash with a community-led Place Check project in the same neighbourhood. However, it quickly became apparent that the two projects were complementary. The LTA methodology has a particular focus on townscape and was able to incorporate the Place Check information on townscape very easily. The LTA also included specific urban design information and placed the Character Area

in the context of its historical development which was a welcome addition to local people's understanding of the area. It was also able to place the information formally in the planning process, as stated overleaf, thus providing a further use for some of the townscape information in the Place Check. In contrast, the Place Check was directly 'owned' by the local community which gave it particular strengths. The Place Check information was also able to range more widely in the view of the area, including issues such as rubbish or crime.

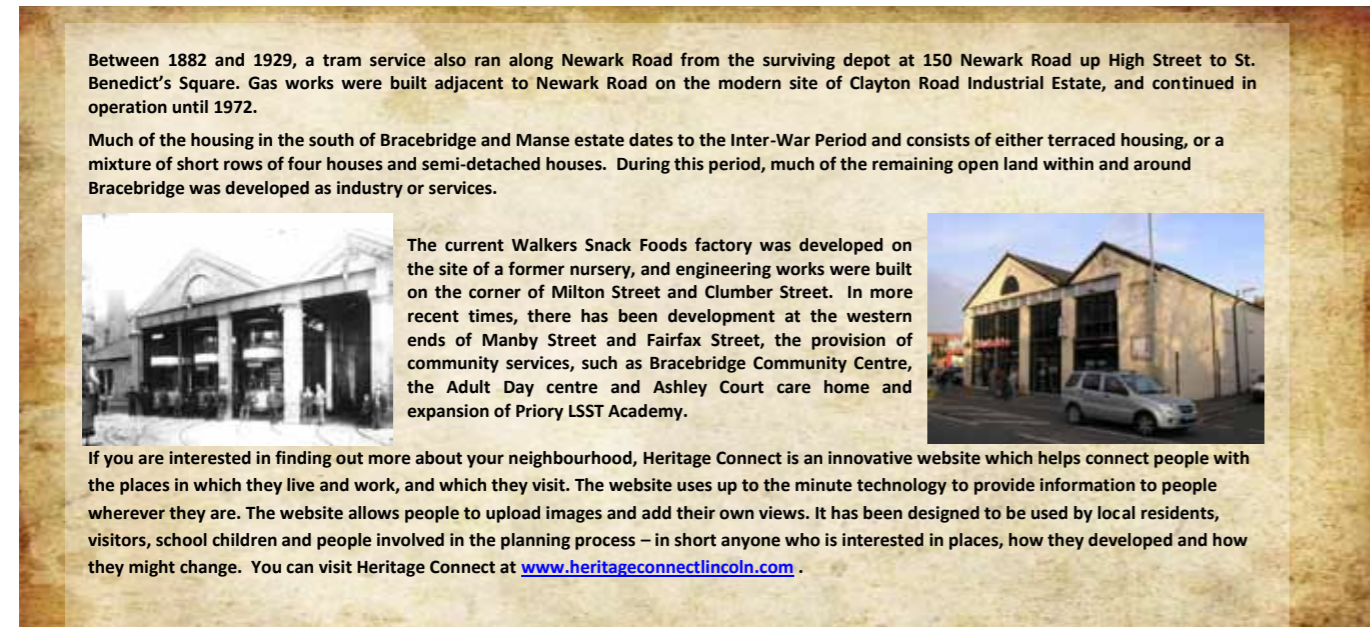


Figure 32 Part of the historical background of the Bracebridge Place Check, as informed by the LTA

A number of people who took part in the Monks Road consultation (see Section 7.3) had also taken part in the Place Check and they found both processes to be extremely valuable and compatible with each other.

### 7.2.4 TRIAL CONSULTATION: DON'T START WITH A BLANK PIECE OF PAPER

In any public consultation a key decision has to be made about when to consult people. It is a useful rule of thumb that the earlier people can effectively be consulted the better, as their input is more likely to influence the final result and the public are less likely to feel that decisions have already been made.

In order to understand how early an effective consultation for the LTA could be performed, a trial consultation was carried out at a local community event. The trial was based on presenting limited information about the character of the area (simply bullet points of some characteristics and a limited chronology of the historical development of the townscape) and asking people what they thought the character of their area was. People were also asked to define their 'home area'. People's contributions were collected using 'post-its' placed on boards.

The trial showed that it was very difficult to adequately explain what character meant, despite the 'pointers' provided, and people were understandably reluctant to

contribute when faced with what was effectively a 'blank piece of paper'. Whilst the Place Check methodology is very good at 'starting from scratch', it didn't prove possible to bridge the gap to the sort of information included in the LTA. This finding was borne out in other more ad-hoc consultations. It was decided that a substantial draft of a character description had to be placed before people, including visual displays, in order to prompt contributions. This also allowed people to more readily understand what is meant by townscape character and to be able to engage with and critique a draft.

### 7.2.5 ELECTED MEMBERS AND COMMUNITY GROUPS

It proved important to make early contacts with elected members and local community groups in order to organise the consultation process. Elected members in particular will have a good knowledge of the local community and their support will be crucial in the consultation process.

Local residents groups also proved very important in the consultations and are likely to be the key partners in organising consultation processes. Similarly, local history groups provided important inputs into the consultation and provided a cohort of people who have a particular interest in the historical development of the area.

### 7.2.6 PUBLICITY

Publicity was crucial in attracting a good response for the consultation process. The events were publicised through local groups as well as via the local press and via flyers in local shops and community centres. Attending and speaking at local residents meetings also proved a good way to advertise consultation events and encourage attendance.

### 7.2.7 CONSULTATION EVENTS

Each consultation event will, of course, be different - the people, the place, the resources and time available. The following is a brief description of the steps taken during the course of two consultation events carried out during the LTA. The two case studies are described in more detail in Section 7.3.

### Set up

Each event was set up with a comprehensive range of information displayed on boards around tables (see Appendix H). The information included maps and bullet point descriptions of the Character Areas together with current and historic images. It proved important to provide this level of information so that people immediately found things that were new and interesting to them. This encouraged people to respond and it demonstrates the amount of work that had been put in to understand character and the importance attached to it.

Tables were set up to cater for around 7 or 8 people at each one. This is usually a small enough group to encourage participation. Each table had a facilitator from the project who was familiar with the character of the area and what was required from the exercise. A projection screen was set up to illustrate talks.

Special response 'post-its' were designed (see Figure 34) which allowed people to record a comment about an aspect of the character of an area and then record whether they liked, disliked, or felt neutral about the particular feature they commented on. They could also give an approximate location or street if that was applicable (many comments referred to the whole character area).

Response 'post-its' were also designed to record memories with an approximate location if applicable.

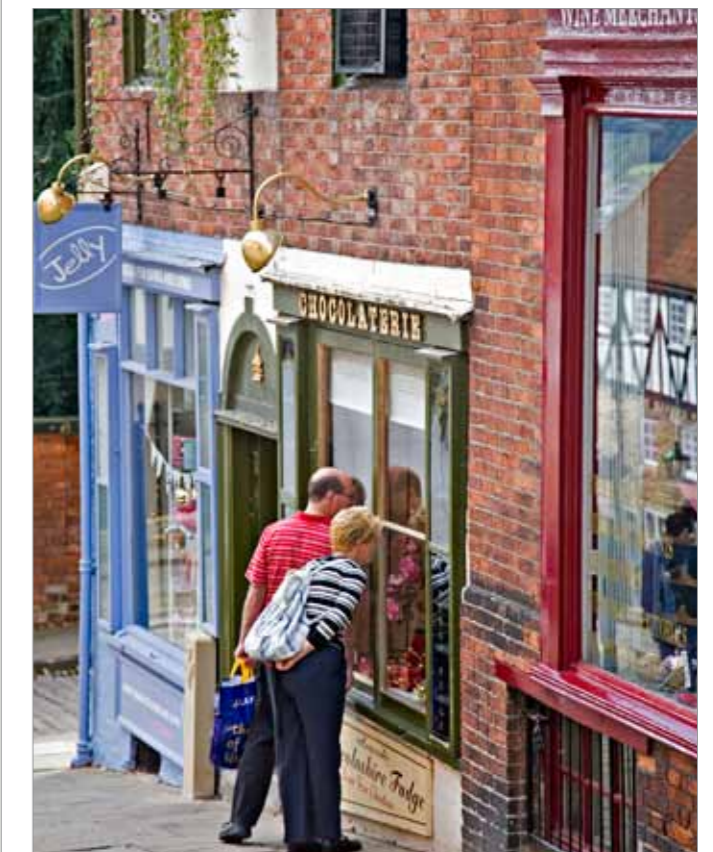


Figure 33 A flyer for a consultation event

**Entry**

On entry people were given coffee and biscuits, guided to the table at which the Character Area they were most interested in would be considered, and then given an opportunity to look at the presentation material on the display boards before the event started.

**Introduction:** The introduction clearly stated the purpose of the project and the event and how the results would be used. The participants were then told what was going to happen during the event. Some comments and photographs were shown to suggest different aspects of character. It was made clear that this was going to be a participatory process and was going to be hard work, and hopefully rewarding for all involved. Powerpoint slides were used for the introduction.

**First response:** People were encouraged to first write out a name tag and then write down something they liked or disliked about their street.

**Comments session**

People were then encouraged by their facilitators to write down comments (see Figure 34). This always succeeded in producing a very good response. Comments were placed in a large pile in the centre of the table and then periodically removed. Sometimes there was a healthy competition over the size of the pile of comments and reducing the piles spurred renewed efforts. While the comments session was going on a slide show was shown in the background with pictures of the Character Area or Areas. The facilitators could prompt comments on differing aspects of character, such as street pattern, public spaces or decorative detail on houses, where required. The facilitator would also introduce pictures to prompt comments if necessary. The session usually lasted just over an hour.

**Break**

At the end of the comments session the facilitators gave some quick feedback on what had been said and then what the next session would involve, after which there was a short break to get more coffee etc..

**Memory Session**

This was the final participatory session and usually lasted about an hour. In practice people did not record their own memories. Once started, the conversation would usually 'take on a life of its own'. This was always an extremely rewarding session and was very useful in increasing a sense of community in the area, and a sense of place and engagement with the townscape. However, it was quite difficult to capture this information and, in practice, the facilitator would have to quickly write down as much of what was said as possible throughout the whole session.

**Round up**

At the end of the session the facilitators provided a summary of event and the purpose of the day, thanked the participants and described the next steps in the project. Draft statements of inherited character were then provided to people if they had not already taken some.

A draft consultation event programme is given in Appendix H.

**7.3 CASE STUDIES**

This Section describes two case studies of consultation events. Both events were extremely successful and prompted hundreds of responses.



Figure 34 'Post-it' consultation responses

**CASE STUDY 1:**

**ST GILES**

St Giles area of Lincoln. St Giles is a large housing estate built in the inter-war period. The whole estate formed one large Character Area.

The early contacts and the publicity for the event were largely carried out through the City of Lincoln Council's community support team working in the area. The consultation event was seen as contributing to the work of the Council and the local community, and the local team were able to introduce the project to the local community and arrange attendance and the location for the event. The efficiencies of working with larger projects within the community were clearly demonstrated.

The event was well attended and very successful with over 200 comments and 50 memories received. The event succeeded in helping people engage with the local townscape. For example, there was a renewed appreciation of the colours in the townscape such as the complementary colours of the red/orange tiles and bricks of the houses and the greens of the many trees planted along avenues and the privett hedging (see Figure 35).

The event also raised an interesting question of who 'owned' a patch of open land on the edge of the estate. It had not originally been included in the St Giles Character Area but the local residents were adamant that it was part of their area and duly altered the maps supplied. This clearly brought out a strongly perceived link between the housing and the open space which was considered to be an important part of the townscape. This would be an important consideration in potential planning decisions about the particular area. The gates between the housing and the open area are in poor condition and were identified as an opportunity for investment in the townscape that would be much appreciated by the local community. It was not possible to find out what the residents on the other side of the open space thought about this issue!

The importance of roads, some now in poor condition, that formed a central square in the estate was brought out in the consultation. Participants remembered that church groups used to parade along the roads, going from church to church, and this contributed to a sense of pride in the estate.



Figure 35 St Giles Character Area

## CASE STUDY 2: MONKS ROAD



Figure 36 An LTA consultation event

The 'Monks Road' area is an area with a well established identity. It lies to the east of Lincoln city centre, across a busy dual carriageway, and is bordered by the railway and River Witham to the south and the top of the north escarpment to the north.

The area has a widely varying townscape including some areas with a medieval street pattern, Victorian and Edwardian terraced housing, former industrial sites, and areas of inter-war and post war housing. The total area encompasses thirteen Character Areas. This includes an area of modern suburban housing that was included after early conversations with the local community (see Section 5.5). This area was characterised at the start of the LTA project and it is fair to say that some of the areas of 19th century housing may have been amalgamated if it had been done later as they shared many characteristics and the differences could have been dealt with appropriately in the statement of inherited character.

In the consultation exercise people were split into three groups according to where they lived or where their main interest lay – one dealt with the Character Areas to the east which overlaid a medieval street pattern and the former industrial areas, a second dealt with Character Areas which included Victorian or Edwardian terraced housing and associated parks, and a third dealt with the more modern housing areas.

Early contact, consultation and publicity had been carried out with the local residents group (the Monks Road Neighbourhood Initiative), the Monks Road History Group and the local elected members. The City of Lincoln Council's community support officer was also a great help in introducing the project to the local community and encouraging participation. This area had previously been the focus for a Place Check.

Although attendance was relatively low, about 20, the event was very successful with over 300 comments on character recorded and over 100 memories. All participants enjoyed the event and thought it was very worthwhile.

A number of comments have proved of direct help in planning discussions involving Council officers. For example, one comment was that local residents valued a particular track which lead through a gap in an old fence and over a small patch of wasteland to the local supermarket. Many residents, spread over quite a large area of housing, used it to go to the supermarket on foot. Its value obviously belied the poor condition of this part of the townscape. This information has informed discussions about townscape improvements associated with new retail development.



## 8 - Conclusions and Recommendations

The conclusions and recommendations from the Lincoln Townscape Assessment project, that aimed to develop a new methodology for historic townscape characterisation and characterise the whole of Lincoln, are summarised in this Chapter.

## PLACES AND PLANNING POLICY

1. Historic townscape characterisation is a key tool for understanding the character of place and contributes to the creation and delivery of policies concerned with creating successful places. It can provide a framework for the negotiation of change. In particular, historic townscape characterisation supports policies in PPS1, PPS4, PPS6, PPS12 and PPS5
2. As far as possible, the characteristics of an area should be considered together to properly describe character and, in doing so, provide a common starting point for people who want to understand and benefit from their townscapes
3. Change in towns and cities is managed best when decisions are properly informed by an understanding of townscape character. It is also better managed when there is a shared understanding of what the character is and what the people who live, work, and visit the place value or don't value, and when all involved have the opportunity to contribute to the understanding of character

## CHOOSING THE METHODOLOGY

4. Reviewing existing characterisation case studies and addressing characterisation principles will help in developing a preferred method. Having determined the likely uses of the characterisation information, the principles should be considered with the uses in mind to begin to build a picture of what the characterisation information should look like, and hence what the methodology should incorporate
5. It was vital to incorporate planner's views when developing the methodology and so produce a readily useable characterisation evidence-base that is 'fit for purpose'

## PRINCIPLES

6. It was important to clearly state that characterisation is about the current townscape and does not include value judgements, so that the information could be accepted as a description of character which informs future value judgements and design proposals as necessary
7. It is very important when seeking to provide a description of character that will be acceptable to most people, and therefore be more effective in planning, to define and describe distinct named places that people will recognise
8. It is equally important to provide the opportunity for people to contribute to a definition of character, both in terms of what they perceive the character to be and also what they like and dislike about the character of the place
9. The scale of the areas at which the characterisation will be performed is one of the most important considerations. Different scales will have a huge effect on the possible uses of the characterisation information, the methodology and the resources required to carry out the characterisation
10. Visiting and surveying the Character Area is key to providing a historic townscape characterisation which reflects the character of the area as perceived by people
11. It is important that the assessment can be readily updated when change occurs. Providing information via the web with readily updatable documents provides this flexibility and is worth investing in
12. It is important to provide information in a form that end users (e.g. urban designers, developers, and planners) are familiar with and understand – to 'speak the language' of urban design

## HERITAGE INFORMATION AND ASSESSMENT STRUCTURE

13. A single, integrated heritage information and assessment structure has been shown to be of great value in meeting the emerging planning requirements

## METHODOLOGY - CITYWIDE

14. The citywide characterisation is extremely useful for large scale developments, (e.g. highways infrastructure, retail developments, housing) including identifying the potential impact on the character of the city or town itself. Uses include the consideration of the potential character of green field developments which should be informed by a local sense of place

## METHODOLOGY – CHARACTER AREAS

15. Providing a detailed text description of a Character Area allows the subtleties and variety within an area to be properly recognised and described. This helps to retain confidence in the information provided as well as alert the user to differences within the townscape
16. When deciding on Character Areas it should be recognised that there can be more than one 'right' solution. If the solution arrived at can be 'backed up' by pointing to characteristics that reinforce the choice made, this should provide a sufficiently strong basis for the decision. The test on whether the right decision has been made will be whether the public and professionals involved are able to recognise the area as an area of distinct character
17. It is important to avoid the temptation to define borders between Character Areas along roads or other linear features which often form the backbone of a place
18. Characterisation should be done by two people. The need for additional resources is far outweighed by the quality of the outcome which comes from using 'two pairs of eyes' and being able to critically discuss different possibilities to arrive at a defensible solution
19. The most important aspect for the historical analysis of the townscape is to only record historical developments that still influence the current character, although the wider context for some developments may be important
20. The earliest surviving building is an important characteristic to record as it gives people a useful reference point from which to understand the historical development of the area
21. Experience has shown that the description of the historical development of the current townscape can usually be structured in two ways, either (1) chronologically for those areas with a long history of influences, or (2) starting with the influences of a dominant period and then describing earlier influences that still survive as well as later changes
22. Providing a generalised characterisation of buildings is one of the most difficult problems in the characterisation of urban areas. The solution chosen for the LTA was to separately record common characteristics and variations. This method has proved to be very useful information during the Development Management process

## METHODOLOGY - NEIGHBOURHOODS

23. Grouping together Character Areas and using them to provide a concise 'high level' inherited character description for a Neighbourhood is a very effective method of addressing 'neighbourhood wide' characteristics and issues while reflecting diversity and coherence at the Character Area scale which is vital for many planning functions

## PRODUCT

24. It is vital that characterisation information is made easily available to the public and other interested parties, preferably via a web-based product. It should be noted that this is a very resource intensive process and should be properly planned from the outset

## COMMUNITY ENGAGEMENT AND LOCAL IDENTITY

25. The LTA characterisation has been successfully used by council officers and community groups to help bring local people together and become more involved in their local environment
26. Providing a detailed draft characterisation for public engagement, rather than starting with a blank piece of paper, has proved a better way of encouraging people to put forward their views on character at the level of detail of the LTA
27. A characterisation which is not informed by people's perceptions of that place risks not only being incomplete, or wrong, it also risks producing Character Areas that are not recognised by people as being places of distinct and different character
28. It is very important to keep a description of people's likes and dislikes separate from the description of character itself to preserve the separation of the characterisation information from value judgements
29. Consideration should be given to combining any consultation on historic townscape characterisation information with other local authority consultations to reduce resources required and avoid consultation fatigue amongst the general public. This is readily achievable because historic townscape characterisation is about place which is central to most Local Authority consultations
30. A key issue in public consultation on historic townscape characterisation information is to have a clear and agreed plan of how the characterisation information will be used and to explain clearly how the public's input will be incorporated
31. It was found that the type of historic townscape characterisation consultations carried out for the LTA complemented community- led projects (e.g. Place Check). Each process supported the other

### BENEFITING FROM A SENSE OF PLACE

32. Historic townscape characterisation provides information about place which can be used to maximise the benefit obtained from our inherited environment and sense of place by:

- (i) providing the context for managing change
- (ii) helping create a sense of local identity and community, and
- (iii) providing the basis for visitor information to expand the tourist offer of a city.

This 'three for the price of one' deal is a key consideration for a local authority considering the balance of the resources required to carry out historic townscape characterisation against the benefits gained

33. Within the planning system historic townscape characterisation developed using the LTA methodology can provide:

- The context for planning policy and development management decisions
- A means of defining local distinctiveness
- Greater clarity, rigour and speed in decision making
- A means of risk management for decision makers
- A clear, concise and common source of information about the character of a place which can form an agreed framework for the negotiation of change
- Early information within the Development Management process which is available to all interested parties at the pre-application stage
- A key part of the evidence base for the Local Development Framework (LDF)
- Support for masterplanning
- A good way to involve the public in the planning process and encouraging engagement based on the characteristics of the area, rather than more general views for, or against, a particular application
- Benefits for local authority historic environment services, such as informing conservation area appraisals and supporting statutory casework

34. Historic townscape characterisation helps provide a sense of place and a sense of local identity:

- It increases people's understanding and enjoyment of the local area
- It helps people value their environment more, and so take care of it
- It encourages a sense of community
- It helps improve capacity within the local community through consultations on local character

35. Describing the character of a place, including the historical development of the current townscape, can provide the basis for heritage interpretation for tourists and visitors which would reach beyond the usual 'historic core' and provide a more extensive resource to encourage people to visit other parts of town, and stay longer, move around more and spend more money

36. The work carried out with project partners to identify uses of historic townscape characterisation information has identified potential financial savings and wealth creation opportunities which may include:

- Efficiency gains, for both the Local Authority and developers, in planning applications, especially in the pre-application stage, through the provision of comprehensive and early information about historic townscape character
- Gains for a Local Authority by reducing the number of planning appeals, and supporting the rationale against appeals, through the provision of a robust evidence-base of the character of places
- Savings on consultancy fees for Local Authority initiatives through having prior historic townscape characterisation information for all areas
- Efficiency gains in community engagement, providing an effective means of developing community capacity



## 9 - Next Steps

### 9.1 THE LINCOLN IMPLEMENTATION PROJECT: HOW TO USE HISTORIC TOWNSCAPE CHARACTERISATION INFORMATION IN PLANNING

The LTA project focussed on developing the LTA methodology and delivering the historic townscape characterisation. During the development of the methodology a number of trials were carried out to understand how characterisation information could be used in planning. This included informing decision-making in planning applications as well as developing planning policy. This work identified the need to better understand how this type of historic townscape characterisation can be most effectively used within spatial planning.



A follow-on project to the LTA, the LTA Implementation (LTA IMP) project has been carried out. The project ran from 2009 to 2012 and was funded by English Heritage and the City of Lincoln Council. The report defines an implementation strategy for the use of historic townscape characterisation in three key areas of place-shaping: Plan-making, Development Management and Localism and Community-led plans. In particular it provides, through a series of 31 case studies, a national exemplar for the implementation of this type of historic townscape characterisation within the spatial planning system for comparable towns and cities.

Spatial planning and Development Management are key place-shaping mechanisms. These processes aim to ensure that new development contributes to a shared community vision for an area and creates quality places as a result.

*Place-shaping is generally understood to be the processes involved in setting out how the wider community vision can be realised spatially, while Development Management relates more to the implementation of that spatial vision.*

All these processes however need to be closely and iteratively linked to achieve a successful outcome.

The main question that was addressed through Lincoln IMP project was 'how can an evidence-base for the character of a place, such as the LTA, be effectively used in place-shaping? The project has sought to integrate the character of the inherited environment in the many processes used to create and improve sustainable places. In particular it sought to raise awareness and understanding of the elements of the inherited character that lie outside of the range of historic environment designations, and show how the potential within character can be released and used proactively in facilitating and achieving better and more sustainable development outcomes for places.

Full details can be found in the project's final report: *Plans in Place: Taking a local approach to character in Lincoln* (available via [www.heritageconnectlincoln.com](http://www.heritageconnectlincoln.com)).

## 9.2 A BUSINESS CASE FOR HISTORIC TOWNSCAPE CHARACTERISATION

Chapter 6 of this report referred to the benefits, including direct and indirect financial benefits, that could be obtained from historic townscape characterisation information. Despite the obvious benefits that could be achieved, a decision by a local authority to carry out an historic townscape characterisation project must be based on financial considerations. An important next step to properly inform a local authority when making such a decision is to develop a model business case. Ideally this should be based on practical experience of using this type of characterisation information and the benefits gained, e.g. efficiencies in the planning process.



# Appendix

## APPENDIX A REVIEW OF CHARACTERISATION METHODOLOGIES AND CASE STUDIES

The following methodologies and case studies were analysed as part of an initial review in 2005/6:

- Aldred, O & Fairclough G, 2002, 'Historic Landscape Characterisation: Taking stock of the method', English Heritage and Somerset County Council
- CABE, 2001, 'Building for Life Criteria'
- CABE, 2006, 'Design Review: How CABE evaluates quality in architecture and urban design'
- Clark J, Darlington J, and Fairclough, G, 2004, 'Using Historic Landscape Characterisation'. English Heritage and Lancashire County Council
- DETR, 2000, 'By Design. Urban Design in the Planning System'
- Ede, J & Darlington J, 2002, 'Lancashire Historic Landscape Characterisation', Lancashire County Council and English Heritage
- English Heritage, 2002, 'Historic Landscape Programme: Template Project Design'
- English Heritage, 2004-5, 'Characterisation', Conservation Bulletin 47
- English Heritage, 2006, 'Guidance on conservation area appraisals'
- Homes and Communities Agency, 2000, 'Urban Design Compendium' Jones, MJ, Stocker, D & Vince, A, 2003, 'The City by the Pool. Assessing the Archaeology of the City of Lincoln', Oxbow Books, Oxford
- Lancashire County Archaeology Service, 2005, 'Lancashire Historic Town Survey Programme: Blackburn', Lancashire County Council, Egerton Lea Consultancy, English Heritage and Blackburn and Darwen Borough Council
- Land Use Consultants, 2002, 'A Character Assessment of Oxford in its Landscape Setting', Countryside Agency and Oxford City Council
- Menuge, A & Taylor, S, 2004, 'Anfield and Breckfield, Liverpool: A rapid area assessment of the built environment', English Heritage
- Newall K, 2002, Cornwall and Scilly Urban Survey Historic Characterisation for Regeneration: St Austell, Cornwall Archaeological Unit

**APPENDIX B EXAMPLE STATEMENT OF INHERITED CHARACTER**

*West Parade and Beaumont Fee (north)*

*Character Area*

*Inherited Character Statement*



*Terraced houses on West Parade, now mostly converted to commercial use*

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*Figure 1 West Parade and Beaumont Fee (north) Character Area (shown in pink)*

**OVERVIEW**

West Parade and Beaumont Fee (north) Character area has a largely coherent townscape from the Late Victorian/Edwardian Period [1869-1919] including terraced housing (now mostly converted to commercial use) and commercial buildings. The current townscape is also influenced by earlier elements such as the mainly medieval street pattern, itself influenced by the Roman Colonia and medieval walled lower city, and early 19th century buildings including Beaumont Manor and small terraced houses.

The common characteristics of the terraced houses and buildings greatly influence the character. They include relatively narrow, two to three storey buildings in red Albion brick, gabled slate roofs, vertical wooden sliding sash windows including many canted ground floor or two storey bay windows, and shallow forecourts with low brick walls.

Decorative detailing including coloured brick string courses, moulded brickwork detailing on eaves and gables, decorative stonework including door surrounds, window lintels, sills and string courses, also strongly influences the character. Within the common features, there is also a variety to the building form including some gabled extensions facing the street, varying decorative detail, and some buildings set at the back of the footway.

The terrace form provides a repeated horizontal rhythm of strong vertical building elements (e.g. two-storey bays or projecting gables extensions) throughout the Character Area.

The terraced buildings, many quite tall, set at the back of the footway or with small forecourts, and the mainly continuous building line, provide a strong sense of enclosure. Most of the buildings have active frontages, which face directly onto the street.

The Character Area has larger, more distinctive corner buildings, which often face both streets, some in a similar style to the terraced housing, and often with more decoration, e.g. The Tap and Spile public house. Beaumont Manor, although not on a corner, is a distinctive, large detached building, which shares many characteristics of the nearby terraced housing.

The small urban blocks allow good access into and around the Character Area and the mostly narrow building plots provide a fine urban 'grain' and a high building density.

The Character Area is well integrated into the surrounding areas with good vehicle and pedestrian access in all directions. The sense of enclosure and the general building scale and materials are broadly similar to surrounding areas to the north, west and south. The mainly commercial uses and the busy vehicle and pedestrian traffic complement these same characteristics in the nearby city centre. Therefore, through uses that are more commercial as well as in building form the Character Area provides a transition between the city centre and nearby residential areas.

**HISTORICAL DEVELOPMENT OF CURRENT TOWNSCAPE CHARACTER**

The Character Area has a largely, coherent townscape from the Late Victorian/Edwardian Period [1869-1919]. However, the current townscape is strongly influenced by earlier developments, particularly as it lies within the former Roman Colonia [60-90 AD] and later medieval walled lower city, and by additions that are more recent.

The Park lies just inside the line of the former Roman lower city wall. Park Street and the western section of West Parade were both probably aligned on gates in the medieval lower city defences; these in turn possibly had Roman predecessors. Beaumont Fee follows, in part, a former High Medieval [850-1350 AD] intramural road circling the extent of the then inhabited area of the lower city. The modern Hungate is also aligned on a medieval road. Motherby Lane may have appeared at this time or possibly later, in the Early Modern Era [1350-1750 AD]. Therefore the current roads largely overly a mainly medieval street pattern.

The Park and Park Street are named after the former Besom Park, a raised walkway on the ruins and bank of the former Roman wall, which was used for leisure purposes in the 18th century or earlier.

In the 19th century, during the Early Industrial Period [1750-1845] and later, the area contained a number of enclosed fields following the decline of this part of Lincoln as an urban area after the High Medieval expansion. Some current plot boundaries follow these earlier field boundaries, e.g. the northern edge of the car park south of Motherby Lane.

The earliest building in the Character Area is Beaumont Manor (built around 1840), a large residential detached house built for the upper/middle class in Lincoln which is set in a large plot with associated buildings, including Beaumont Lodge (built in 1885). Some smaller terraced houses, 17-21 Beaumont Fee, which pre-date 1842 also survive and are relatively rare in Lincoln outside the upper city.



Figure 2 Early 19th century houses at 17-21 Beaumont Fee

The rapid expansion of Lincoln in the Late Victorian/Edwardian Period brought dramatic changes to the townscape. Most of the existing larger, mainly terraced houses were built in this period, particularly after West Parade was widened and extended eastwards from the junction with Beaumont Fee in 1884 to cater for the increasing population and expansion of businesses in the city. These houses, often ornate in style, include 10-22 West Parade (1884), 9-14 Hungate (1884), 3-15 Beaumont Fee (1885 – see plaque on No. 15), and 15-25 West Parade (1885). Numbers 29-45 Beaumont Fee were built slightly earlier between 1872 and 1875. Besom Park was replaced by terraced houses along the street that is now known as The Park of which 62-68 remain (built in 1882).



Figure 3 Large, ornate terraced houses on Beaumont Fee built during the Late Victorian/Edwardian expansion, now mostly converted to offices

The buildings, some now shops, and in a variety of forms, to the south of the eastern section of West Parade were built slightly later in around 1900, following the extension of West Parade. The rears of some buildings (and a small yard behind No 3) follow, in part, earlier plot boundaries, which are at right angles to Park Street not the new road.

The area fulfilled, and still fulfils, a residential/service function close to the city centre with larger terraced houses, mostly converted in the 20th century to part-commercial use, as well as a pub and a former smithy (1 West Parade).

Only two late 20th century buildings have been introduced into the townscape. The Tap and Spile was built in 1920, replacing The White Horse. The 'Age Concern' building on Park Street was built in the 1970s using very different materials and form to surrounding buildings (with horizontal lines, rendered panels and large plastic windows). Otherwise, 20th century developments are largely confined to the street materials, street furniture, and converted shop/office fronts, as well as some replacement doors and windows.

### URBAN FORM

The Character Area lies at the foot of the **north escarpment** in Lincoln. Much of the area rises gently from south to north, although the ground starts to rise steeply north of Motherby Lane. The area also descends gently from west to east along West Parade east of Beaumont Fee. The sloping ground is reflected, in part, in the terraced buildings by differing eaves levels, 'stepped' height difference of gable ends fronting onto the street,

as well as 'stepped' decoration and detailing (e.g. string courses). The rising ground and nearby north escarpment allow glimpses out from the area towards the cathedral to the north as well as across the lower city to the south escarpment.

The small **urban blocks** allow good access into and around the Character Area. The small publicly accessible area within the block surrounded by Motherby Lane, Hungate and West Parade allows private parking and access to properties without affecting the building frontages. Most of the buildings have **active frontages** (with frequent entrances and windows) which face directly on to the street and some 'step back' to follow corners. The mostly relatively deep and narrow plots provide a fine urban '**grain**' and the terraced buildings, which fill most of their plot widths, create a high **building density**.

The terraced buildings, many quite tall, set at the back of the footway or with small forecourts, and the mainly continuous **building line**, provide a strong **sense of enclosure**, although, this is reduced in the area including the car park on Motherby Lane and the wide road junction of West Parade and Beaumont Fee.

A key characteristic of the area are the **terraced houses** from the Victorian/Edwardian Period [1869-1919], now mostly converted to commercial use. The terraced houses are mainly two to three **storeys in height**, and two bays wide, and are built of red Albion **bricks**. They usually have shallow, or steep, gable roofs with the ridgeline parallel to the street. Most **roofs** are slate (including some surviving large slates) with some asbestos tiles. The eaves are usually shallow and the verges are shallow or flush with the wall. The terraced houses have brick **chimneystacks**, often tall and some with projecting courses and brick 'panels', often with yellow clay pots. Some early cast-iron rainwater goods remain.

Most **windows** have moulded or plain stone lintels and sills, and are vertical wooden sliding sash windows with no glazing bars. Some have a single vertical glazing bar. Many houses have ground-floor or two-storey canted bay windows with wood surrounds and hipped slate roofs. Some bay windows are built of brick with brick parapets with moulded stone coping. Despite the bay windows, the building facades have quite a high **solid-to-void ratio** throughout the Character Area.

The **doorways** are mostly recessed, often with a round arch with a stone surround, and often have a fanlight. Some doorways are flush with facades (Hungate, Motherby Lane). A few six-panel wood doors remain, some with glazed upper panels. Some houses on Hungate have a shared entrance.

The buildings display varied **decoration**, mainly loosely modelled on classical styles. Decorative detailing

includes polychromatic brick string courses (including black and yellow brickwork); moulded brickwork detailing on eaves and gables; decorative stonework including door surrounds (some highly decorative with a prominent keystone) (West Parade, Beaumont Fee), window lintels, sills and string courses; bay window detailing including wooden brackets and 'classical style' mullions. Some houses on Hungate have shallow, projecting first-floor vertical sliding sash windows with rectangular brick surrounds and decorative terracotta panels below, all above a stone, moulded 'sill' with stone brackets.



Figure 4 Decorative elements including moulded brickwork at eaves and polychromatic brick string course on terraced buildings along West Parade

The decorative elements of the buildings strongly contribute to the character of the area and indicate the individual building developments as well as reinforcing the **rhythms** of the terraces.

Most buildings on West Parade and Beaumont Fee have shallow **forecourts** with low brick walls with stone coping or cast-iron railings above. A few on 15-25 West Parade have basements lights and steps up to front door. Some buildings are set at the back of the footway on Hungate, Motherby Lane and the south side of West Parade.

Other variations of the **form and style** of the terraced houses and buildings include some gable ends that face the street, built in a loose 'Dutch' style (Beaumont Fee) or with 'triangular' gables with stone coping, parapets and kneelers (western section of West Parade). There are also some distinctive stone rainwater 'run-off' channels on low walls between forecourts on Beaumont Fee. Some building elements, including facades, and projecting gabled extensions or porches, are progressively recessed



Figure 5 Terraced housing, stepped back around a corner on West Parade, with two storey brick bay windows and moulded decorative stonework

The terraced buildings were mostly developed at around the same time as adjoining small rows, which now form terraces. Breaks between buildings and the individual style of buildings show the differing **build units**, as also indicated by the plaque on No.15 Beaumont Fee, which gives the name of the developer.

The terraced form provides a repeated **horizontal rhythm** of strong vertical building elements (e.g. two-storey bays or projecting gables extensions) throughout the Character Area.

The **short row** at 17-21 Beaumont Fee was built earlier than the other terraced houses and has pale yellow brick walls, pantile roofs and segmental brick arches above doors and windows. The row forms an 'end stop' to the view looking east along West Parade towards the junction of West Parade and Motherby Lane.

Numbers 1 to 7 West Parade have a more varied form due to changes in development following the extension of West Parade. For example, No. 7 has a gable end facing the street although the roof ridgeline behind is at an angle to the road. It also has a central brick pilaster with a fleur-de-lys decoration above. There are also a number of modern **shopfronts** with large fascias and shop windows which have been added to buildings on the south side of West Parade (an earlier painted shop signs is visible on one wall).

**Corner buildings** are usually larger (three or four bays wide), sometimes taller, and often respond to the corner for example, with gables facing both ways or with a rounded corner (1 West Parade). Some are in a similar style to the terraced housing, although sometimes with more decoration, e.g. crestings or finials on roof ridgelines. The Tap and Spile public house is a distinctive corner building with blind gabled dormers, slate roofs and 'wire scraped' brick walls, large multi-pane windows and distinctive stone string courses.



Figure 6 The Tap and Spile: a prominent corner building

Beaumont Manor and Lodge on Beaumont Fee are also distinctive, relatively large detached buildings. They have many characteristics in common with the surrounding terraces (such as slate roofs, red Albion brick walls and stone detailing) but with other prominent features such as tall decorative brick chimney stacks, large one-to-three light windows with stone mullions and transoms, an oriel window and bay windows with stone surrounds.



Figure 7 Beaumont Manor

There are no public **open spaces** in the area. The streets within and just outside the Character Area 'lead the eye' into the surrounding urban areas.

There is a row of medium sized **trees** along Motherby Lane, some trees around Beaumont Manor and a few trees around the junction of West Parade and Beaumont Fee. Otherwise, the Character Area has little vegetation, including in the small private forecourts and rear yards/gardens.

The main **roads** (Beaumont Fee and West Parade) are two lanes wide. Motherby Lane, Park Street and Hungate are narrow single-lane roads. All roads are tarmac, some with concrete channels.

**Footways** are one to three metres in width and are mostly tarmac with concrete kerbs. There are a number of surviving dished York stone drainage channels and some cast-iron cross over drains. There is a variety of **street furniture** including modern metal street lamps, traffic signs, bollards, telegraph poles and plastic bins mounted on lampposts. Some cast-iron moulded **street nameplates** survive mounted on buildings e.g. on Motherby Lane.

There is a significant volume of vehicles and pedestrian traffic along the mixed-use streets within the Character Area, especially along West Parade and Beaumont Fee.

## VIEWS

The rising ground and nearby north escarpment allows views out from the area towards the cathedral to the north as well as across the lower city to the south escarpment. Buildings and trees on the slope of the north escarpment provide a foreground to views of the cathedral.



Figure 8 Views of the houses and trees on the north escarpment and cathedral from Motherby Lane

## CONDITION OF BUILDINGS AND STREETScape

The condition of the buildings is generally good, although there are a number of poor uPVC replacement windows and doors as well as some forecourt walls in poor condition along West Parade. The general quality of the building materials is not matched by patched tarmac pavements, road surfaces, and disparate, poor quality street furniture. Some earlier cast-iron street nameplates with moulded surrounds still survive in good condition.

## USE

The original residential buildings in the Character Area are now mainly converted to commercial use reflecting, in part, the proximity and easy access of this area to the city centre to the east and to the large-scale civic buildings outside the Character Area to the west. These commercial premises, as well as the surviving residences and the Tap and Spile public house, and the vehicle and pedestrian traffic, which often use the area as a thoroughfare, provide a lively atmosphere during the day.

Beaumont Lodge, which houses the Citizens Advice Bureau and Age Concern, is located on Park Street: both provide a public function within the Character Area and, together with the public buildings to the west, help attract pedestrians to this part of the city.

## RELATIONSHIP TO CITY AND SURROUNDING AREAS

The Character Area is well integrated into the surrounding areas with good vehicle access and pedestrian in all directions, although current one-way systems inhibit vehicle movement to the east.

The sense of enclosure and the general building scale and materials are broadly similar to surrounding areas to the north, west and south, except for the larger scale public buildings in the Orchard Street Character Area.

The mainly commercial uses in the Character Area, the few public functions, and the busy vehicle and pedestrian traffic complement these same characteristics in the nearby city centre, although the buildings are at a smaller scale, have small forecourts and have been converted from residential use.

Therefore, the use and building forms in the Character Area provide a coherent transition between the city centre and the residential areas to the north and west.

**KEY TOWNSCAPE CHARACTERISTICS**

- Largely coherent townscape from the Late Victorian/Edwardian Period [1869-1919] including terraced housing (now mostly converted to commercial use), changes to an earlier street layout, and commercial buildings
- Earlier townscape elements which influence the current character include:
  - A mainly medieval street pattern, itself influenced by the Roman Colonia and medieval walled lower city
  - Early 19th century buildings including Beaumont Manor and small terraced houses
- Common characteristics of the terraced houses and buildings include:
  - Mainly two-bay width on narrow, relatively deep plots
  - Two to three storeys in height
  - Brick chimney stacks, often tall and some with projecting courses and brick 'panels', often with yellow clay pots
  - Gabled roofs with ridge line parallel to the street, both shallow and steep, of slate (including some surviving large slates) with some asbestos tiles, shallow eaves
  - Red Albion brick walls
  - Canted, mainly ground-floor or two-storey bay windows with wood surrounds and hipped slate roofs, or in brick with brick parapets and moulded stone coping
  - Vertical wooden sliding sash windows with no glazing bars, some with single vertical glazing bar, some uPVC replacements, moulded stone lintels
  - Recessed doorways, often round-arched, some with highly decorative stone surrounds with keystone (West Parade, Beaumont Fee), often with fanlight
  - Decorative detailing including brick string courses (including black and yellow brickwork), moulded brickwork detailing on eaves and gables; decorative stonework including door surrounds, window lintels, sills and string courses; bay window detailing including wooden brackets and 'classical style' mullions;
  - 'Stepped' building elements, including detailing (e.g. string courses), projecting gabled extensions or porches, and eaves levels, which reflect the sloping topography (Beaumont Fee) or curved street lines (especially western section of West Parade)
  - Shallow forecourts with low brick walls with stone coping or cast-iron railings above
    - Despite the bay windows the building facades have quite a high solid-to-void ratio throughout the Character Area
  - Wider variations of the terraced houses and buildings include:
    - On many buildings gable ends face the street, in a loose 'Dutch' style (Beaumont Fee) or with 'triangular' gables with stone coping and kneelers (western section of West Parade)
    - Some shallow, projecting first-floor vertical sliding sash windows with rectangular brick surrounds and decorative terracotta panels below, all above a stone, moulded 'sill' with stone brackets (Hungate)
    - Some buildings set at the back of the footway on Hungate, Motherby Lane and the south side of West Parade
    - Plainer early 19th century terraced housing including houses on Motherby Lane with segmental yellow brick arches above doors and windows, and house along The Park
    - Some three-bay, shared entrance terraced housing on Hungate
    - Basements and steps up to front doors on western section of West Parade
    - Distinctive stone rainwater 'run-off' channels on low walls between forecourts on Beaumont Fee
    - Some doorways flush with facades (Hungate, Motherby Lane)
- The terrace form provides a repeated horizontal rhythm of strong vertical building elements (e.g. two-storey bays or projecting gables extensions) throughout the Character Area.
- The terraced buildings, many quite tall, set at the back of the footway or with small forecourts, and the mainly continuous building line, provide a strong sense of enclosure. This is reduced near the car park on Motherby Lane and the wide junction of West Parade and Beaumont Fee.
- Most of the buildings have active frontages which face directly on to the street and some are 'stepped' to follow corners (and slopes)
- Larger three- or four-bay corner buildings, which often face both ways with gables, some in a similar style to the terraced housing, although sometimes with more decoration (e.g. crestings or finials on roof ridgelines). The Tap and Spile is a distinctive corner building.
- Commercial buildings on the south side of west parade, single fleur-de-lye decoration
- Beaumont Manor is a distinctive, large detached building, which shares many characteristics of the nearby terraced housing.
- The small urban blocks allow good access into and around the Character Area.
- The mostly narrow plots provide a fine urban 'grain' and the terraced buildings which fill most of their plots create a high building density.
- The Character Area is well integrated into the surrounding areas with good vehicle access and pedestrian in all directions, although current one-way systems inhibit vehicle movement to the east. The sense of enclosure and the general building scale and materials are broadly similar to surrounding areas to the north, west and south
- The mainly commercial uses and the busy vehicle and pedestrian traffic complement these same characteristics in the nearby city centre, although the buildings are at a smaller scale, have small forecourts and have been converted from residential use.
- Through uses that are more commercial as well as building form the Character Area provides a transition between the city centre and residential areas to the north and west.

**APPENDIX C BUILDING SURVEY FORM**

Character Area:		
Building Type	Residential/Civic/Commercial	Period:
	Sub-Type:	Examples:
Attribute	Common	Variations
Setting/Aspect		
(e.g. position on plot)		
Frontage space (e.g. none, small forecourt)		
Public/Private boundary & Private Plot boundaries		
Structural form		
Height		
Plan form		
Material		
Window frames		
Window Surrounds (cills, lintels)		
Solid:Void ratio		
Doorway, doors		
Eaves/verges		
Local details, dates		
Projections		

Decoration		
Chimney/Roof (material, rainwater goods, dormers)		
Scale of materials		
Horizontal / vertical emphasis		
Rhythm		
Plot Size/Shape		
Plan Unit		
Condition (incl. replacement/ loss of features)		
Phasing/ subsidiary buildings		
Group Value		
Coherence		
Previous use		
Development units		
Build units		
Density (high, medium, low)		
Historic 'unity'/ original form		

**APPENDIX D STREETScape SURVEY FORM**

*LTA Field Survey Form: Streetscape Survey 1*

Character Area:		
	Attribute	Characteristic
Land form (aspect, rises/falls, water, orientation, relation of streets to contours)		
Building scale		
Building height		
Public buildings		
Corner buildings		
Edge buildings (facing out, secondary to corner?, strong line)		
Buildings within blocks		
Landmark buildings		
Terminating buildings		
Sense of enclosure (incl. definitions)		
Grain structure: (plot width, plot depth, access, incl. pattern at rear of plots)		
Density (dense, dispersed)		
Footway width		
Footway material / Verges (pavement, footway crossings, incl. condition)		
Street pattern/ shape (linear, grid, sinuous)		
Street hierarchy		
Road width		
Road material (carriageway, channel, kerb, incl. condition)		
Street furniture (lampposts, signage, bins, bollards, seats, art)		
Name plates (streets and buildings)		

Public/private boundary (eg hedge, wall, railings, piers and railings)		
Boundary between plots		
Projections (e.g. porches)		
Building rhythms (e.g. abab, abcabc, visual accents?)		
Horizontal / vertical emphasis (incl. windows, width in bays)		
Building line (continuous, broken)		
Open space (squares, green areas etc, incl. condition)		
Public space (dedicated, streets, footpaths, parking areas, amenity areas, malls, condition)		
Private Spaces (front/back gardens, yards, car parks, industrial/commercial)		
Green space (incl. condition)		
Ecological characteristics		
Waterbodies/ways		
Non-visual senses (noise, smell)		
Vitality (Night/Day) (activities, number of people)		
Uses		
Gap Sites		
Relationship to surrounding areas (NSEW, especially details of the edge buildings etc facing surrounding areas)		
Relationship to city		
Neighbourhood centres / focal points		
Block Structure		
Frontages		
Circulation/Traffic		

**APPENDIX E LANDSCAPE SURVEY FORM**

**LTA Field Survey Form: Landscape Survey 1**

*This was used in less developed areas outside the built up areas of the city*

Character Area:		
	Attribute	Characteristic
	Landscape broad type (s)	
	Landscape sub-type (s)	
	Boundary morphology (ie straight, curved, regular)	
	Boundary type (ie hedge type, fence type, walls)	
	Scale(s) of enclosure (i.e. small fields, large piece of open ground)	
	Pattern – layout regularity (regular, semi-regular, irregular)	
	Topography	
	Use(s)	
	Water bodies	
	Ecological characteristics (tree, plant, species types, tree height, habitat type etc)	

Character Area:	
	Locality
Streets, footpaths cycle ways (pattern, materials, width, length, materials, condition etc)	
Street furniture (lampposts, signage, bins, bollards, seats, art)	
Place names	
Non-visual senses (noise/smell)	
Vitality (activities, number of people)	
Relationship to surrounding areas	
Relationship to city	
Focal points	
Access	
Lowest and highest contour	
Historic legibility (complete, significant, partial, fragmentary, invisible)	
Building pattern and size, structures, monuments	



**APPENDIX F LTA INHERITED CHARACTER STATEMENT CHECKLIST**

LTA Inherited Character Statement Checklist							
Area / Character Area							
<b>Historical development</b>							
Earlier characters that largely survive							
Inherited Elements							
<b>Chronology 'type'</b>							
- Streets							
- Boundaries							
- Buildings (incl. earliest)							
- Streetscape/changes							
<b>Main period 'type'</b>							
- All info. incl. street/ boundary/ buildings (incl. earliest)							
- Earlier origins							
- Later changes							
<b>Townscape</b>							
<b>CA Townscape:</b>							
Block structure							
Enclosure							
Frontages							
Views							
Circulation/Traffic							
Street hierarchy							
Open spaces							
RTPI							
Boundaries							
Links to adjoining areas							
Links to city							
Neighbourhood centres							
Building typologies							
<b>Use</b>							
<b>People</b>							

LTA Inherited Character Statement Checklist							
Area / Item							
<b>Streetscape:</b>							
Land form							
Building scale							
Building height							
Public buildings							
Corner buildings							
Edge buildings							
Buildings within blocks							
Landmark buildings							
Terminating buildings							
Building rhythms							
Horizontal/vertical emphasis							
Enclosure							
Grain							
Density							
Footway							
Street pattern							
Street hierarchy							
Street length							
Street width							
Road material							
Street furniture							
Name plates							
Public/private boundaries							
Building line							
Open space							
Public space							
Private spaces							
Green space							
Ecology							
Water							
Non-visual senses							
Vitality							
Uses							
Gap sites							

LTA Inherited Character Statement Checklist							
Area / Item							
<b>Buildings:</b>							
Setting/aspect							
Frontage space							
Public/private boundary & private plot boundaries							
Façade							
Chimney/roof							
Scale of materials							
Horizontal/vertical emphasis							
Rhythm							
Plot Size							
Plan Unit							
Condition							
Phasing/subsidiary buildings							
Group value							
Previous use							
Development units							
Build units							
Correlation within type							
Variety within type							
Density							
Historic 'unity'/original form							
Period							
Use							

**APPENDIX G NOTES ON LTA PERIODS OF TOWNSCAPE CHANGE FROM 1750**

LTA Periods	
10000BC – 60AD	Pre-historic
60 – 90	Roman Military
90 – 410	Roman Colonia
410 – 850	Early Medieval
850 – 1350	High Medieval
1350 – 1750	Early Modern (?)
1750 – 1845	Early Industrial
1846 – 1868	Post-railway Expansion
1869 – 1919	Late Victorian/Edwardian
1918 – 1945	Inter-war
1946 - 1966	Post-war
1967 – 2006/8	Modern

**Early Industrial**

1740 city leased Fosdyke to Richard Ellison (improvements he made led to an increase in trade centred on Brayford Pool)

Steady increase in population (many housed in poor quality infill development in back courts in the city centre)

**Post-Railway Expansion**

Railways arrived in Lincoln in 1846 (but apart from their associated structures their influence in terms of the economic expansion of the city is not widely apparent until around 20 years later)

Development still mainly concentrated on infilling the back courts to the rear of properties in the centre of the city, however some terraced housing began to be constructed.

**Late Victorian/Edwardian**

After 1867 development in Lincoln extended beyond the footprint of the outer limits of the medieval city.

Engineering firms, which had formerly based themselves close to the river Witham, now began to relocate and expand to locations with better access to rail transport.

Workers were housed in newly built terraced housing away from the old city centre. New laws raised the standard of working and lower middle class housing, which was built on a speculative, piecemeal basis.

Victorian civic consciousness led to improved roads, sewers, hospitals, educational and recreational provision all of which impacted on the townscape.

The end of this period saw the construction of many temporary structures associated with the war effort in which Lincoln played a prominent part as a centre of engineering and manufacture.

**Inter-War**

Further improvements in housing standards

Availability of government funding for local authority housing (Swanpool Garden Suburb was a privately funded development in the 'Garden City' style although only a small part of the proposed suburb was built. St Giles estate was a much larger development of local authority housing)

**Post-War**

Gradual decline of heavy engineering industries

Increasing suburbanisation - large housing estates built by private developers well beyond the earlier city boundaries

**Modern Period**

Introduction to Lincoln of commercial and civic buildings with much larger footprints than had previously existed in the townscape, not conforming to size and scale of surrounding buildings (although large residential estates had been laid out on agricultural land from the 1920s onwards their individual plot sizes did not differ significantly from previous residential development)

University of Lincoln opened in 1996 and occupies an area of former railway land east of Brayford Pool

## APPENDIX H EXAMPLE LTA WORKSHOP PROGRAMME

Proposed format of programme of public outreach workshop for Monk's Road Neighbourhood Committee

For the purposes of the project Monk's Road Character Areas will be agglomerated into 3 Townscape Areas

A slideshow of photos taken in all 3 areas will continually roll during the full length of the workshops

### Welcome

- Direct people to information on walls/boards
- Ask where people live and which areas they want to consider first – show them relevant consultation area table

### Introduction to Project

- Basic outline of project
- How the information will be integrated
- How the information will be used
- Why public consultation is important for the LTA

### Explanation of Character

- European landscape designation – 'area as perceived by people'
- Made up of the physical/tangible and the experiential

### Format of Sessions

- Brief of what the format of the sessions are going to be
- What type of information we're looking for...

### Session 1 – What is the Character of each Townscape Area?

- Name badges
- Write down something you like about the street you live on
- Re-cap and briefly comment on type of results coming out

Continue with session designed to gather information from residents about what things they believe combine to produce the character of an area. Focus is on the **built character, sense of place, and environment**

- Examples given of possible answers
- Big wooden bay windows facing the street
- Comments written on small note sized pieces of paper with choice box for like, dislike or neutral
- Exercise completed for each consultation area with facilitation
- Notes collected as exercise occurs, collated, stuck up on a board and summarised at end of session

Big wooden bay windows facing the street	Like	X
	Dislike	
	Neutral	
Any particular street/area?		

### Feedback

- Feedback of each consultation area
- Opportunity for people to look at other areas and info on boards

### Break – Opportunity to see more detailed results of the LTA

- Tea/coffee biscuits and break
- Notice boards with bullet points, pictures and text for each Character Area
- Facilitators to rotate between assigned boards answering questions etc

### Introduce Memories Exercise

- Explanation of historical development
- Type of info wanted

### Exercise 2 – Memories

- Opportunity to add additional information for last exercise
- Chance to describe in brief memories of particular memories of the townscape.
- Memories which have a tangible link with the townscape are encouraged foremost
- Exercise completed for each consultation area with facilitation

### Close

- Share memories
- What happens next
- Where information will be available
- What you can do next – speak to neighbours and feedback to [www.ourcityyourfuture.co.uk](http://www.ourcityyourfuture.co.uk)
- Questions
- Copies of Character Area statements and contact details available for further comment

### Facilitation Notes

- Guide material includes:
  - Photographs (slideshow and facilitation ones)
  - Character checklist
- Historic photographs
- Bullet points for memories
- Encourage people to look at other areas if/once things have slowed
- Allow for build up of momentum in groups
- Encourage people to write things down
- Collect up notes and put on boards as they are written
- Try to move people away from discussing individual subjects for too long!
- Get people to write down their thoughts expressed in discussion - If it's not written down, it won't be considered

# Acknowledgements

The Lincoln Townscape Assessment, like many projects, was only a success because of important contributions from many people. It is hoped that as well as acknowledging these contributions, the list below will illustrate the variety of support required, from local people and professionals in many fields, to successfully develop a methodology and carry out an historic townscape characterisation.

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A list of acknowledgements for the Heritage Connect website can be found at

[www.heritageconnectlincoln.com/article/acknowledgements](http://www.heritageconnectlincoln.com/article/acknowledgements)



  
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