

CONSERVATION AREA APPRAISAL

Browning Road Conservation Area

INTRODUCTION

This document is an “Appraisal” document as defined by English Heritage in their guidance document “Conservation Area Appraisals”.

The purpose of the document is, to quote from the English Heritage document, to ensure that “the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance”. This provides “a sound basis, defensible on appeal, for development plan policies and development management decisions” and also forms the basis for further work on design guidance and enhancement proposals.

This Appraisal describes and analyses the particular character of the Browning Road Conservation Area, which was designated by the Council in 1973. This includes the more obvious aspects such as buildings, spaces, and architectural development, as well as an attempt to portray the often less tangible qualities which make the area “special”.

PLANNING POLICY CONTEXT

(i) **National Policies** – Individual buildings “of special architectural or historic interest” have enjoyed a means of statutory protection since the 1950’s, but the concept of protecting areas of special merit, rather than individual buildings, was first brought under legislative control with the passing of the Civic Amenities Act in 1967. A crucial difference between the two is that Listed buildings are assessed against national criteria, with Lists being drawn up by English Heritage. Conservation Areas by contrast, are designated by Local Authorities on more local criteria, and are therefore very varied in character. However, general guidance on the designation of Conservation Areas is included in Planning Policy Guidance Note 15 (PPG15), which sets out the government’s policies on the historic built environment in general. By 2005 there were eleven designated Conservation Areas in Waltham Forest.

(ii) **Local policies** – Legislation and guidance has emphasised the importance of including firm Conservation Area policies within the Unitary Development Plan (UDP), which must in turn be based on a clear definition of what constitutes that “special architectural or historic interest” which warranted designation in the first place. Policy BHE13 in the “Built Historic environment” chapter of the adopted Unitary Development Plan 2006 is the relevant council policy concerning the designation and subsequent management of Conservation Areas within the borough. In addition Policy 4B.13 of the Consolidated London Plan (2008) produced by the Greater London Authority emphasises the need for boroughs to work with local

communities to recognise and manage local distinctiveness, ensuring proposed developments preserve or enhance social, physical, cultural, historical, environmental and economic characteristics.

DEFINITION OF SPECIAL INTEREST

(i) Location and population

Browning Road Conservation Area is situated in Leytonstone, part of the earlier Essex borough of Leyton which since 1965 has been within the London Borough of Waltham Forest. The area lies just off Leytonstone High Road on the high ground at the eastern end of the borough near to Epping Forest.

The Conservation Area contains just 46 properties and has an estimated population of approximately 100 people.

(ii) Origins and development of settlement:

To the Saxons Leyton was Lugetune, and in the Domesday Book it is Leitune, “a farmstead or settlement on the Lea”. Whilst there is sporadic evidence of Roman settlement it was the Saxons who made the real beginnings of modern Leyton, and it is probable that their original settlement lay between Leyton High Road, Grange Park Road, and Church Road.

The hamlet of Leytonstone grew up on the high ground at the eastern boundary of the parish of Leyton, on the edge of the forest land. It takes its name from its proximity to an old milestone that still survives today at the junction of Hollybush Hill and New Wanstead, believed to be of Roman origin. Until the middle of the 19th century, Low Leyton (as it was then called) and Leytonstone, were predominantly rural areas, providing a sylvan setting for the houses of wealthy city merchants and businessmen such as the Charringtons, Buxtons, Barclays and Cottons. Their large houses & gardens were set in a landscape of forest, marshes, and farmland cultivated for both food and ornamental trees and flowers for the ever increasing London market.

Leytonstone was in the Manor of Ruckholt until the early 18th century, when ownership passed to the Tylney family, owners of Wanstead House. It subsequently descended as part of the Wanstead House estate. Until auctioned off and demolished to pay Lord Tylney's debts in 1824, Wanstead House itself stood a short distance to the east almost within view.

The High Road was and remains the spine of the Leytonstone area, and it was part of the main highway from Epping to London carrying long distance coaches as well as market carts and wagons. The road left the forest at the Green Man Inn; establishments of that name having existed at the forest junction since 1668. The earliest Inn was situated nearer to the Browning Road junction with the High Road than either its 19th or 20th century successors however, and in the late 17th and 18th century the Inn was a known refuge of highwaymen, the scourge of forest travellers.

Behind the Inn was an unsavoury group of hovels called “the Crib”, and immediately to the south of it was Back Lane which led east from the High Road to the forest. It

was on Back Lane that Lord Wellesley, then owner of the Wanstead and Leyspring estates, erected the modest cottages of what is now Browning Road. These simple two up two down vernacular buildings were let on yearly or similar tenancies and were not copyhold. For this reason they do not appear in the Manor Court records and their exact date of construction is therefore uncertain, although the 1840's seems most probable. During the early 19th century cottages, some built on new enclosures, increased in numbers despite opposition from the Wanstead Vestry, which feared that such building would attract poor to the parish. By 1841 more than half of Wanstead's dwellings were cottages.

The road itself has had several names over the years and it only became Browning Road in 1900, in honour one assumes of the poet and author Robert Browning (1812-1889) who wrote amongst other works *The Pied Piper of Hamelin*. Earlier it was known as Green Man Lane, Back Lane, and by 1893 as Park Road, presumably as it led from the High Road to the grounds of Wanstead Park which by then were open to the public.

At the heart of Browning Road is the North Star public house, originally established when two of the cottages were knocked together, and it is first referred to in the 1858 Ratebook.

Low Leyton and Leytonstone remained rural until the mid 19th century; the total population in 1851 being recorded as just 3,901 persons. The steam railway reached the area in 1856 however, and the cheap and speedy transport combined with the expansion of employment opportunities led to the rapid urbanisation of the area as the wealthy families moved out, and their estates were replaced by the now familiar streets of mainly yellow brick Victorian housing. By the end of the 19th century the population had leapt to 98,912, and the whole area had been transformed into a suburban dormitory for clerks and workmen largely employed outside the area.

By the 1960's little recognisable remained of the old hamlet of Leytonstone. The erection of a tower block by Leyton Borough Council on the site of Bushwood House and Hutchison House, and associated proposals to redevelop the adjacent Browning Road area, almost obliterated what little that had survived the passage of time.

The amalgamation of Leyton, Walthamstow and Chingford into the London Borough of Waltham Forest in 1965 however put these redevelopment plans on hold and the future of the area was reconsidered. Following the introduction of the concept of Conservation Areas by the Civic Amenities Act 1967, the special architectural and historic interest of the area was finally recognised, and Browning Road was designated a Conservation Area in 1973.

(iii) The prevailing or former uses within the area and their historic patronage, and the influence of these on the plan form and building types:

The Conservation Area is essentially a collection of modest early 19th century cottages with a few later additions, informally arranged around a small public house. The earliest cottages are built in five short terraces, and are simple two up two down vernacular buildings erected by the Lord of the Manor, presumably to accommodate

some of the extensive workforce of servants and tradesmen required to service the large houses of the gentry within the area. Their informal layout is a direct response to the size and shape of the plots on which they were built, and presumably a desire to get on as many as possible, rather than any conscious desire towards the picturesque.

Immediately to the south of the Conservation Area is an area of allotment gardens accessed via a short cul de sac adjacent to 53 Browning Rd. For many years until World War II this was the site of Taplin's Nursery, and the detached Victorian house adjacent to the allotments was originally part of the Nursery site, in all probability the home and office of Mr Taplin. The building is a plain double-fronted stock brick house of the 1860's, devoid of bays or stucco decoration, and is little altered apart from the loss of part of the first floor at the western end, possibly as a result of bombing during the war.

Nos 53 – 58 Browning Road are later additions, consisting of three houses erected in 1898 and three terraced "cottages" erected in 1914. The former are typical speculative buildings of the period, constructed of stock brick and Welsh slate with double-height bay windows and timber sashes. The plan form is also entirely traditional for Victorian terraced houses in the area. The "cottages", the corner one of which was originally a shop, are more modest in scale with bays to the ground floor only, and are all finished in roughcast or pebbledash render.

12/14 Browning Road is a brown brick house of 1933 originally erected with an attached single storey shop. Both survive largely as built, although now separated into two residential units.

1-7 Beacontree Road was erected in 1901 as a warehouse, and it remained in that use until converted into two residential units (52B & 52C Browning Road) in 1996. It's original function is now almost totally concealed by it's simple rectangular form, painted-Fletton brickwork, slate roof, and timber sash windows.

(iv) The Archaeological significance and potential of the area including identification of any scheduled ancient monuments:

The area contains no scheduled ancient monuments and is outside the nearest archaeological priority zone identified in the Council's Unitary Development Plan. The Leyton area generally however has yielded archaeological finds over the years. Palaeolithic implements and fossil bones found along the gravel terraces show that early man lived and hunted in Leyton. Roman remains have also been found, most recently in 2005 on the Beaumont Road estate to the west. There was a Roman cemetery south of Blind Lane near Leyton Station, and massive foundations of some Roman building, with quantities of Roman brick, were discovered in the grounds of Leyton Grange during the 19th century so further finds cannot be discounted.

(v) The architectural and historic qualities of the buildings and the contribution they make to the special interest of the Conservation Area:

The small-scale and style of the Browning Road cottages, and their informal layout are characteristic features of modest domestic house building of the first half of the

19th century. The cottages are constructed of 9" solid brickwork externally, brick finally replacing timber as the building material of choice by this time as the latter slid further and further down the social scale, despite the local abundance. Low ceilings and door heights, half-brick thick party walls, no fire walls in the roof space, and the most basic internal space standards are all typical original features of these early properties, although today most have been upgraded internally.

Timber sash windows in the Georgian style within half-brick reveals are the original style of window for the terraced cottages in the area, and many of this pattern still survive. Over the years many of the original Georgian-style sashes have been replaced with the slightly later Victorian two-over-two sash windows, and most of the cottages have been rendered and/or painted. These alterations, whilst disrupting the original uniformity and originality of the buildings, has added a certain picturesque quality to the area which adds to its special interest.

Simple saddle-back roofs finished in clay pantiles or natural Welsh slates, and topped by chimney stacks with clay pots are characteristic original features and most survive with only limited alterations. Whilst Welsh slate is to be expected as a roofing material, orange/red clay pantiles are more unique to the area and more typical of locally manufactured roofing materials of the period and are therefore of particular value.

The North Star public house, whilst originally formed from two cottages, has clearly been rebuilt and refaced sometime at the turn of the 19th/20th century, having a hipped slated roof with decorative clay ridge tiles and typical six-over-two sash windows embellished with Italianate architraves and pediments to the front facade. The whole front elevation is symmetrical, with paired timber windows & doors to the separate bars beneath a full width fascia. The building survives largely intact from this latter reconstruction, and the North Star today is one of the very few, little altered, back-street pubs in the borough.

(vi) The contribution made by key unlisted buildings:

There are no Listed buildings within the Conservation Area, but the North Star, 12 – 32 Browning Rd & 1 – 35 Browning Road are all included on the Council's local list. Irrespective of status the most original or least altered properties clearly have the greatest intrinsic value, and make the greatest contribution to the special architectural or historic interest of the area. They are also valuable as they provide a reliable reference for original features and detailing that can be referred to when restoring similar properties within the area.

(vii) The character and relationship of spaces within the area:

The Conservation Area is accessed from the High Road via a narrow gap (less than 4.0metres) between Nos740 & 742, two three storey buildings one Georgian and one Victorian. This narrow gap and the difference in scale between the High Rd frontage buildings and Browning Road cottages emphasises the domestic, intimate character of the Conservation Area, a tranquil spot just yards from the noise and bustle of the High Rd. There is another narrow pinch point at the entrance to the area between Nos 8 and 5 Browning Road, the former part of a 1980's development that extends out over the

footway. Beyond this pinch point Browning Road consists of one narrow street which curves through the area, off which two short tracks diverge, providing access to two of the early terraces of cottages. The one opposite the North Star pub remains largely gravel-dressed, which emphasises the original rural background of the area. The other, which leads down to the allotments is now finished in tarmac, along with the main Browning Road carriageway. The spaces formed within the area generally are intimate in scale and created by the informal layout of the buildings and their modest scale, the narrow carriageway with footpath on one side only, and the front gardens of the cottages, many of which are up to 15m in depth and divided by 1.0 metre high picket fencing. The most intimate public spaces are in the small cul-de-sacs serving 25-33 and 41-51 Browning Rd.

(viii) Prevalent and traditional building materials:

The earliest cottages in the area, those in short terraces, were constructed of multi stock facing bricks, probably manufactured locally, with roofs covered with orange/red clay pantiles or grey Welsh slate. The slightly later 19th century properties were all built of the yellow London stock brick which is more typical of Victorian suburban developments, with the frequent use of soft red bricks for contrast and decoration. The later 20th century infill buildings; 2-8 and 12 & 14 Browning Road use different but sympathetic bricks.

All the 19th century buildings were constructed using Lime mortar with flush pointing, although little original pointing is visible today. Over the years many properties have been rendered and painted, the earliest examples being a smooth Lime-based render, rusticated and painted. Later examples used harder and less appropriate cement-based renders.

The three 1922 cottages, 53 –55 Browning Road are finished in a painted roughcast or pebbledash render, and are exceptions within the area.

With the exception of the 1980's development at 2 – 8 Browning Road, timber is the traditional material for all windows and doors within the area, and painted timber box sashes, with slight variations in glazing bar pattern, the traditional window style.

(ix) Local details:

The earliest properties within the area are on the whole devoid of external decoration, relying on simple building forms with traditional materials & features such as timber sash windows and doors. The slightly later detached and semi-detached 19th century buildings; 35-39 and 52 Browning Road are slightly larger in scale and more elaborate, the first three featuring bay windows, but remain essentially modest buildings of the 1850's/60's.

Distinctive local features in the public realm include the street lighting, which is provided by retro Victorian-style lamp columns. Whilst not original features these nevertheless add to the character and appearance of the area.

Cast iron bollards have also been used in the area, largely to protect front garden fences on the south side of Browning Road where no kerbing or footpath exists. Whilst functional, their rather standard design is not based on any historic original, and they do not contribute visually to the special interest of the area.

The main materials used for hard surfacing within the area are concrete paving flags, granite kerbs, granite setts and tarmac. Whilst appropriate finishes in principle, their poor condition is now a cause for concern, and repair/resurfacing a priority.

(x) The contribution made by green spaces, hedges and other natural or cultivated elements to the character of the area:

All properties within the Conservation Area have front and rear gardens of differing widths and depths, but all are of a small and intimate nature. The front gardens of the terraced cottages are on average just 4.m wide but vary in depth from 1.0m to 15m. Nearly all are surrounded by timber picket fences, a characteristic feature of the area, and the majority of residents take pride in maintaining a decorative array of flowers, shrubs and small trees in their gardens, which add considerably to the rural character of the area. The raised planting beds and street trees outside 53-58 Browning Road add to the overall greenery of the area, but the raised planters are a visually anachronistic feature dating from the 1970's, and the lack of regular pruning of the large mature street trees mean that the adjacent buildings are heavily overshadowed and obscured, and their front gardens consequently make little contribution to the streetscene.

There is only one important tree within the Conservation Area which is protected by a Tree Preservation Order; a Beech tree at 52 Browning Road, although there is a protected Horse Chestnut at the rear of 15 Beacontree Road which by virtue of its position near the gates to the allotments makes a positive contribution to the special character and appearance of the area.

(xi) The setting of the Conservation Area and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas and panoramas, where appropriate:

The Conservation Area covers a very small area and is largely surrounded by later built developments. These have largely obscured any significant views out of the area, although the forest land by Bush Road & Bushwood, together with the trees at Henry Reynolds Gardens, does provide an attractive sylvan vista to the east.

(xii) The extent of loss, intrusion or damage. ie the negative factors:

The condition and appearance of the carriageway and the footpath from the High Road and through the area is undoubtedly a cause for concern, being poorly and infrequently maintained, and its condition does detract visually from the special character and appearance of the area.

The issue of litter, (much wind-blown from the High Road), dog mess on the footpaths, and inadequate levels of street cleansing within the Conservation Area is an

additional and associated concern that needs to be addressed if the special interest of the area is to be preserved.

The introduction of wheely bins for refuse collection has had a detrimental effect on the appearance of the area. Being too large and unwieldy to take inside the cottages these unattractive bins are normally left in full public view either in the front gardens, or worse on the highway outside the front garden fences. This problem has been compounded by the distribution of additional brown recycling wheely bins, which has doubled the visual clutter in each garden.

Unsympathetic alterations to properties within the area are thankfully limited, as since 1975 external alterations have largely been controlled by an Article 4 Direction. There are however a small number of properties that have been subjected to misguided alterations over the years, including concrete roof tiles or artificial slates, upvc and aluminium windows, inappropriate mass-produced front doors, satellite dishes, etc, all of which are out of character with the date and style of the properties involved and detract from the special interest of the area. The removal of inappropriate additions and restoration of missing original features would greatly enhance the character and appearance of the buildings involved and area as a whole.

Through-traffic using the area as a short cut, and vehicles parking in the narrow cul de sacs serving 25 – 33 and 41 - 51 Browning Road inevitably cause varying problems within the area, both safety-related and visual.

Finally the gates to the allotment site are very utilitarian and rather unattractive in appearance. Their replacement with more suitable, better quality gates would be a considerable improvement, and enhance the view towards the allotments in this part of the Conservation Area.

(xiii) The existence of any neutral areas:

The Conservation Area is so small that it is considered that almost every building or piece of land within it makes some contribution to the special interest of the area.

Guy Osborne
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MANAGEMENT PROPOSALS

Browning Road Conservation Area

(i) Legislative background

The designation of a Conservation Area and production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, now formalised in BV 219c, to draw up and publish such proposals. The purpose of this document is to present draft proposals which seek to achieve the preservation and enhancement of the special character of the Conservation Area, informed by the Appraisal, for consultation. The special qualities of the Conservation Area have been identified as part of the appraisal process in the first part of this document, and both will be subject to monitoring and review. This guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”.

This document reflects Government guidance set out in Planning Policy Guidance Note 15 “Planning and the Historic Environment”, English Heritage guidance set out in “Guidance on the Management of Conservation Areas”, and policies contained within the Waltham Forest Unitary Development Plan 2006.

(ii) Statutory controls

Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the “preservation or enhancement” of the area. These controls include the need for Conservation Area consent for the demolition of any unlisted buildings, the need for planning consent for roof extensions, most forms of external cladding, and the installation of satellite dishes visible from the street, significantly reduced “permitted development rights” for alterations and extensions to dwelling houses, and 6 weeks written notice of works to trees not already protected by Tree Preservation Orders. In 1977 an Article 4(1) Direction was made on the area which removed certain additional “permitted development rights”, and as a result planning permission is required for nearly all external works which affect the appearance of properties in the area. These restrictions are outlined in more detail in the Article 4(1) Direction itself, copies of which were sent to every household in the area when it was first made, and in the

Browning Road Conservation Area leaflet published by the Council. Further copies are available from the Council on request.

Action: The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area in accordance with policy BHE 13 of the adopted Unitary Development Plan 2006 and other published guidance.

(iii) Erosion of character and additional planning control

The Conservation Area Appraisal identified the following as issues which pose a threat to, or detract from, the special character & appearance of the Conservation Area:

- The poor condition of the highway and footpaths within the area.
- The high levels of litter, leaves, dog mess etc and inadequate street cleansing arrangements.
- The siting of Wheely bins in front gardens or on the highway.
- The replacement of some original windows and doors with inappropriate modern alternatives.
- The replacement of some original natural slate or clay tile roofs with concrete tiles or artificial slates.
- Through-traffic and car parking.
- The unattractive gates to the Allotments.

Regrettably there are a few examples of unsympathetic alterations having been carried out in the past, which both individually and cumulatively detract from the special character or appearance of the area. If left unchecked such works will gradually erode the special qualities that justified the original designation. The Council will therefore take appropriate enforcement action, where it is expedient, to remove unauthorised works.

On a positive note, the Council has produced a Conservation Area Guidance leaflet for residents within the Browning Road area, and subject to resources, provides financial assistance towards the cost of repair or restoration of original features by means of Historic Buildings Grants.

Action: The Council will ensure that unauthorised development is subject to effective enforcement action wherever practicable, to protect the special character or appearance of the Conservation Area.

Action: Within budgetary limits the Council will continue to offer Historic Buildings Grants for the repair or restoration of buildings within the Conservation Area, and will target those properties with non-traditional doors, windows, roofs etc to try to secure the desired improvements raised in the Appraisal.

Action: The condition of the highway and the current traffic management arrangements within the area will be reviewed with Public Realm (formerly

Street Services) to try to secure the desired improvements raised in the Appraisal.

Action: The current refuse collection and street cleansing arrangements will be reviewed with Public Realm (formerly Street Services) to try to secure the desired improvements raised in the Appraisal.

Action: Discussions will be held with the Allotments Section and funding sought to replace the unattractive gates to the Allotment site to try to secure the desired improvements raised in the Appraisal.

(iv) *Trees*

If not already protected by a Tree Preservation Order, anyone intending to lop or fell a tree within the Conservation Area greater than 100mm in diameter at 1.5 metres above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree in question to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. Free professional advice on all tree issues, whether the pruning of existing trees or advice on suitable species for planting, is always available from Council Tree Officers 0208 496 6852.

Action: The Council will consider the use of Tree Preservation Orders wherever appropriate where a tree of high amenity value is considered to be under threat. These will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal. The Council will maintain and replace as necessary the street trees in the Conservation Area, and continue to provide free professional advice on all tree matters as required.

(v) *Setting and views*

The urban context of the Conservation Area, it's "setting", is very important, and development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area will be resisted. The important views are identified in the Conservation Area Appraisal, and the Council will seek to ensure that all new development respects these views.

Action: The Council will seek to ensure that all development respects the setting of the Conservation Area and important views within, into, and out of the area identified in the Appraisal. These will be protected from inappropriate forms of development.

(vi) *The public realm and enhancement*

The Appraisal has identified only small elements of surviving original floorscape within the Conservation Area in the form of granite kerbs and setts; the roadway and footpath generally having been resurfaced over the years using tarmac and

concrete flagstones. The general condition of both the highway and footpaths was found to be poor and in need of extensive repair/renewal. Within the footpaths the street trees were identified as important elements which contribute to the overall character of the area, although in need of specialist tree surgery to reduce nuisance to adjacent properties. Street lighting is provided by replica “Victorian pattern” lamp columns, which are attractive and generally held to make a positive contribution towards the special character of the area. The type of bollard used however is of a standard design found throughout the Borough, with no special consideration having been made to the character or appearance of the particular Conservation Area.

The repair/renewal of the highway and footpaths, the replacement of the bollards with a more appropriate style, and the pruning of the street trees would enhance the character and appearance of the area and reinforce its special identity. An audit of the public realm should be undertaken to identify any redundant features, opportunities for enhancement etc, subject to resources.

Action: The Council will seek to ensure that any surviving historic streetscape features are retained and reused, and that any future highway works will bring a positive improvement to the character and appearance of the Conservation Area in accordance with the spirit of the English Heritage “Streets for all” campaign.

(vii) *Monitoring and review*

The following actions are taken to ensure that the Appraisal and Management plan are accepted and acted upon:

- *Public Consultation: The Appraisal and Management plan was the subject of a period of public consultation and views expressed as part of that process were considered when preparing this final draft for Council adoption. Consultation included placing the documents in libraries and council offices, consultation with local residents and amenity groups, and providing hard copies on request. A letter advising of these arrangements was delivered to all properties in the area by mail shot.*
- *Boundary review: The Council will maintain the current boundary of the Conservation Area and continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.*
- *Document review: This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:*
 - (i) *A survey of the Conservation Area and its boundaries*
 - (ii) *An updated “ heritage count ” comprising a comprehensive photographic record.*
 - (iii) *An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements.*
 - (iv) *The production of a short report detailing the findings of the survey and proposed actions and amendments.*

- (v) *Public consultation on the review findings, any proposed changes, and input into the final review.*

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