

## Key - Architectural Quality



**Listed Buildings.** These are buildings or structures that have been included on the statutory list of buildings of special architectural or historic interest. There is a legal presumption in favor of the preservation of listed buildings and local planning authorities must pay special regard to protecting such buildings, any features of special architectural or historic interest that they possess, and their characteristic settings.



**Unlisted buildings that make a particular positive contribution to the special architectural or historic interest of the area.** Such buildings might display either attractive aspects of design or distinctive ornamentation; act as key visual landmarks; share qualities of age and materials with adjacent listed buildings; or exhibit construction characteristics that are typical of their period of build. They will generally not have been subject to unsympathetic alteration and they will retain the essential aspects of their main period of construction. As such they have been deemed important enough to warrant identification and it will be important that careful attention is given in the future to any development proposals that are likely to affect such buildings.



**Unlisted buildings that, because of their moderate or very slight intrinsic architectural interest, have a largely neutral impact on the special architectural or historic character of the area.** They are categorized as having neither a positive nor harmful appearance although, in their physical arrangement and combination with other buildings, they might add to the overall richness of texture or intricacy of form in the area. Some of these buildings may conceal greater interest behind later changes and careful consideration should be given to such potential when considering proposals for further change or any future demolition.



**Buildings that have been categorized as having a damaging or detrimental impact on the special interest of the conservation area.** Such harm might relate to the choice of unsympathetic construction materials, weak design characteristics or an inappropriate scale. Some buildings in this category will have been subject to long-term neglect or particularly harmful alterations, which will have damaged any intrinsic interest they might once have possessed. Such buildings might benefit from future grant aid towards the cost of fabric repair or the reinstatement of features. The most harmful of these buildings and sites should be targeted as possible locations for future change or development, so long as high quality replacement buildings are chosen which can be shown to actively enhance, through their overall design quality, the special character of the area. When such sites have been identified the district council should give serious consideration to the preparation of design briefs to ensure that replacement buildings of appropriate design and character can be secured for such locations.



**Buildings which were not examined during the field analysis of the town.**



**Conservation Area Boundary**