

Core Strategy Policy 16

Conservation areas, heritage assets and the historic environment

The Council will ensure that the value and significance of the borough's heritage assets and their settings, which include the Maritime Greenwich World Heritage Site, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough as detailed in the Core Strategy spatial policies.

The World Heritage Site buffer zone for the Maritime Greenwich World Heritage Site is identified on the Proposals Map (see also Core Strategy Policy 18). The Council will ensure that its Outstanding Universal Value, integrity and authenticity will be protected and enhanced and will ensure the implementation of the World Heritage Site Master Plan.

The Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.

Policy justification

- 7.159** New development should be of high quality design, have an inclusive layout and improve the character and quality of an area. PPS1 includes the delivery of safe, healthy and attractive places as one of the main criteria for the achievement of sustainable development. PPS1 defines good design as 'ensuring attractive, usable, durable and adaptable places'. The policies support PPS1, which states that design that fails to take opportunities to improve the character and quality of an area should not be accepted.
- 7.160** PPS3 states that the planning system should deliver high quality housing that is well designed and complements the neighbouring buildings and the local area in scale, density, layout and access. The Department for Communities and Local Government (CLG) and the Commission for Architecture and the Built Environment (CABE) have published detailed guidance which supports good urban design and ways of achieving sustainable, high quality developments that are safe and secure, inclusive and accessible to all. All these aims contribute to the long term sustainability of places by creating environments which are well used and popular, and where people feel welcome. The strategy will not only improve the conditions for people living within the borough, but also create a positive image for attracting new inward investment.
- 7.161** PPS5 and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides the basis for the Council's stance towards the borough's heritage assets. The preservation of the historic environment and the well-loved and known significant buildings and other historic features of Lewisham contributes to a sense of place and continuity. It is a primary means of creating and maintaining a local sense of identity. The Council's evidence base including the Lewisham Borough Wide Character Study and the Lewisham Tall Buildings Study provide further details on local heritage assets, and character areas.

- 7.162** The historic environment is also an important asset of the local economy, by providing high quality attractive environments with the potential for tourism. The Core Strategy seeks to regenerate Lewisham by the development of a number of large sites. Historic assets existing within these areas create opportunities to inspire high quality and innovative design and to create new places with heritage assets at their centre.
- 7.163** The Lewisham Local Cultural Strategy, highlighted the way in which the urban landscape can influence people's perceptions and behaviour. Innovative improvements to the streetscape and the quality of urban design can bring real benefits in access and safety. Lewisham is one of London's greenest boroughs and the care and management of the built historic environment and its natural heritage and ecology are among the Council's highest cultural priorities.
- 7.164** The policies support the London Plan policies for design, accessibility, safety by design, tall buildings, the management of local distinctiveness, built heritage and heritage conservation and the national guidance listed below.
- 7.165** The Council has prepared informal urban design frameworks for the borough on which the details of the policies are based. These include urban design frameworks for Forest Hill, Brockley and Hither Green which set out in detail the aims for development in these centres. The Council has also prepared the Southend Village, Bromley Road Supplementary Planning Document which highlights how sites in that area could be redeveloped to create a new 'sense of place'.
- 7.166** The Deptford New Cross Masterplan examined the development potential of a number of sites in the north of the borough and looked at how development could improve the wider area and local neighbourhoods. The masterplan identified that the area was dominated by inward looking housing areas with a fragmented street network, made worse by the number of railway lines on viaducts, which reduced the ability to walk and cycle within the area. It found that links to local parks and the Thames were few and that the area suffered from a poor overall environmental quality. The policy seeks to remedy these faults to the benefit of local residents who also suffer from some of the highest levels of socio-economic deprivation in the borough, by ensuring that new development is high quality, addresses severance issues and improves connectivity, and upgrades the overall environment in line with the design aims of the Core Strategy.