

## 2. Study Methodology

- 2.1 This section explains how the area was surveyed. These surveys, and the information recorded within them have informed the descriptions and evaluations provided in the Character Area Assessments.

### Character Areas and Sub-Areas

- 2.2 The Cheshire West and Chester Conservation Team provided Taylor Young with a plan that divided the Study Area into 16 Character Areas (see Figure 2.1). A further level of detail was provided with 113 sub-areas, also defined by the local authority, that fitted within the character area structure (see Figure 2.2). The Character Areas were the basis for the Character Area Assessments; the sub-areas were the cells for which data was recorded.

### Reference System

- 2.3 A simple reference system has aided the collection and analysis of data. Character Areas are identified by a capital letter, from A to Q (with the exception of I). Sub-areas are given a number, following the above Character Area designations. For example, Area F has 8 sub-areas, labelled F1 to F8. Buildings and Structures of Merit are given lowercase letters following the sub-area in which they are found. For example F2 has two Buildings of Merit, labelled F2a and F2b. All Character Areas, Sub-Areas and Buildings of Townscape Merit also have names in addition to these references.

- 2.4 It should be noted in a few instances there are some 'missing' Buildings of Merit, i.e. O2 has buildings of merit O2b, O2c, O2d, O2e and O2g; but not an O2a or O2f. This is because some potential Buildings of Merit were identified and surveyed but ultimately not included after later evaluation.

### Survey Methodology

- 2.5 Two A4 proformas were used to record the information, for sub-areas and Buildings of Townscape Merit respectively. These were developed in partnership with the client group. A testing phase was then carried out. Two Directors at Taylor Young undertook sample surveys, and two sub-areas were surveyed jointly with Cheshire West & Chester Council. The first full day's surveys were then shared with the group and reviewed before the whole survey was conducted.
- 2.6 The field surveys were mostly undertaken by Taylor Young in December 2010 and record photographs provided as a result date from this period (with a small number from April 2011). Additional areas were surveyed in October 2011 (including significant parts of areas M, P, R and S and all of T and U). The surveys were undertaken by three members of staff, under clear guidelines and thoroughly reviewed to ensure consistency. Each character area survey represented approximately one day on site for one person. For each sub-area, information was recorded on the appropriate proforma, record photographs were taken and notes were also made on an OS plan for that area (showing existing heritage designations, as taken from GIS information provided by CW&C). Buildings and structures of townscape merit were identified on-site, photographed and a separate A4 proforma was completed for each.

2.7 Inaccuracies and inconsistencies have been since addressed after comments from the client and Steering Group and from Taylor Young's own review. Taylor Young were also assisted by Howard Dickenson (former Head of Conservation at Chester City Council).

**Copies of the proformas used to record data**

Chester Characterisation Study      PROFORMA 1. SUB-AREAS

Sub-Area Ref.	Sub-Area Name					
✓ Nature of Space	Major Road	Street	Lane/Mews	Urban space	Green space	Backland/yard
✓ Street Enclosure	Continuous	Predom. continuous	Broken	Pavilion	Open	
✓ Boundary treatment	Back-of-pavement	open	wall	railings	fence	hedge
✓ Predom. Building Height	1-storey	2-storey	3-storey	4-storey	5-storey	No buildings
✓ Predom. Building Era	Pre 1600 <i>(Med/Tudor)</i>	1600-1714 <i>(Stuart)</i>	1714-1837 <i>(Georgian)</i>	1837-1901 <i>(Victorian)</i>	1900-1919 <i>(Edwardian)</i>	
	1919-1938 <i>(inter-war)</i>	1939-1959 <i>(post-war)</i>	1960-1980 <i>(Modern)</i>	1980-2010 <i>(contemporary)</i>		
✓ Principal Land-use (tick several if mixed)	Retail	Leisure	Office	Institutional	Residential	Industrial    Other
Public Realm Quality (see PRG)	Higher		Moderate		Lower	
Experience						
Buildings of Townscape Merit						
Key Detractor Buildings						
✓ Heritage Value	Negative		Neutral		Positive    Critical	
Level 3 Questions						
Predom. Materials (tick all and write predom. colour)	Brick	Stone	Render	Timber-frame	Roof slate	Roof Tiles    Other
✓ Predom. Roofscape	Trad. Pitch	Gable front	Dormers	Flat roof	Mansard	Other
✓ Rhythm	High consistency		Disrupted		Some consistency    None	
✓ Predom. visible Condition (indicative)	At risk		Poor		Fair/mixed    Good/excellent	
✓ Predom. Shop-front Quality	N/A		Poor		Fair    Good    Very Good	
Visible Archaeology						
Surveyor (initials)	Date		Photo Ref			

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Chester Characterisation Study      PROFORMA 2. BUILDINGS OF TOWNSCAPE MERIT

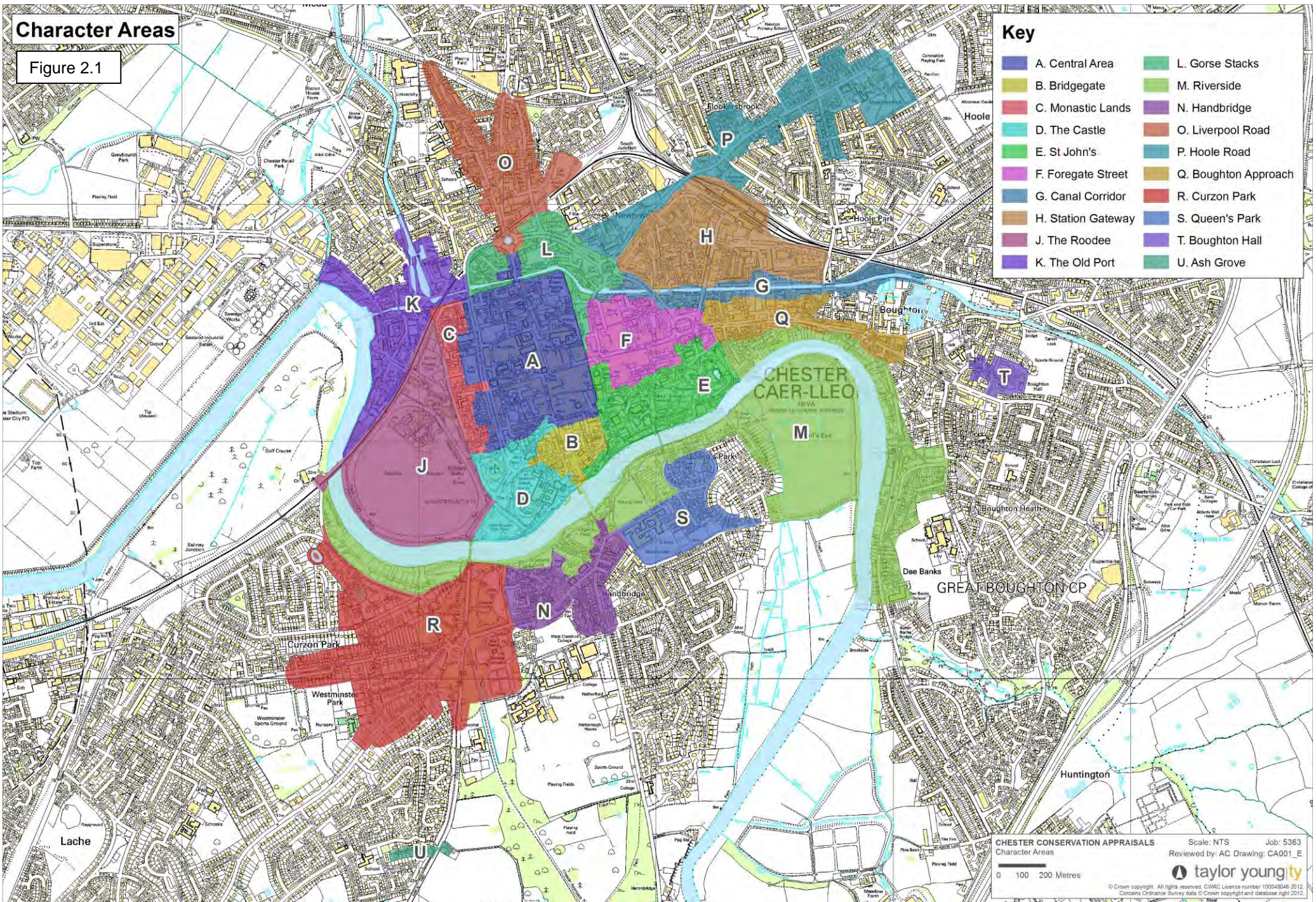
Ref. (inc sub-area)	Name								Surveyor (initials)			
✓ Predominant Visible Architectural Style	Medieval or earlier	Tudor/Elizabethan	Stuart/Jacobean	Georgian	Regency	Italianate	Victorian Domestic	neo-Classical				
	Gothic Revival	Medieval Revival	Arts & Crafts	Edwardian	Inter-war	Post-war	Modernist	Contemporary				
✓ Building Type	Large bldg in grounds			Detached		Semi-detached		Terrace				
✓ Building Height	1-storey	2-storey	3-storey	4-storey	5-storey	6-storey	7+	N/A				
✓ Predom. Materials (tick all and write predom. colour)	Brick	Stone	Render	Timber-frame	Terracotta	Roof slate	Roof Tiles	Other				
✓ Predom. Roofscape	Trad. Pitch	Gable front	Dormers	Flat roof	Mansard	Cupola	Other					
Architectural Detailing (notes)												
✓ Windows (tick all that apply)	Timber c'mnt	Stone surround	Modern c'mnt	Sash	Mullions	Lintel	Venetian/circular	Bow/bay	Oriel	Dormer	Horizontal	
✓ Door Opening Features (tick all that apply)	Arch	Lintel	Pediment	Fan-light	Canopy	Portico	Porch	Re-cessed	Steps	Simple opening	Dec. frame	
✓ Rhythm (only if group)	High consistency			Disrupted			Some consistency			None		
✓ Public Realm Type	Back-of-pavement		Courtyard		Green space to front		Hard landscape to front		Lane / mews		Set in grounds	
✓ Public Realm Quality	Higher			Moderate			Lower					
✓ Boundary Treatment	Back-of-pavement		open		wall		Railings		fence		hedge	
✓ Principal Land-use (tick several if mixed)	Retail	Bar/café/restaurant	Office/services	Institution	Leisure (rec/culture)	Residential	Industrial	Vacant				
✓ Indic. Visible Condition	At risk			Poor			Fair/mixed			Good/excellent		
✓ Shop-front Quality	N/A		Poor			Fair		Good		Very Good		

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# Character Areas

Figure 2.1



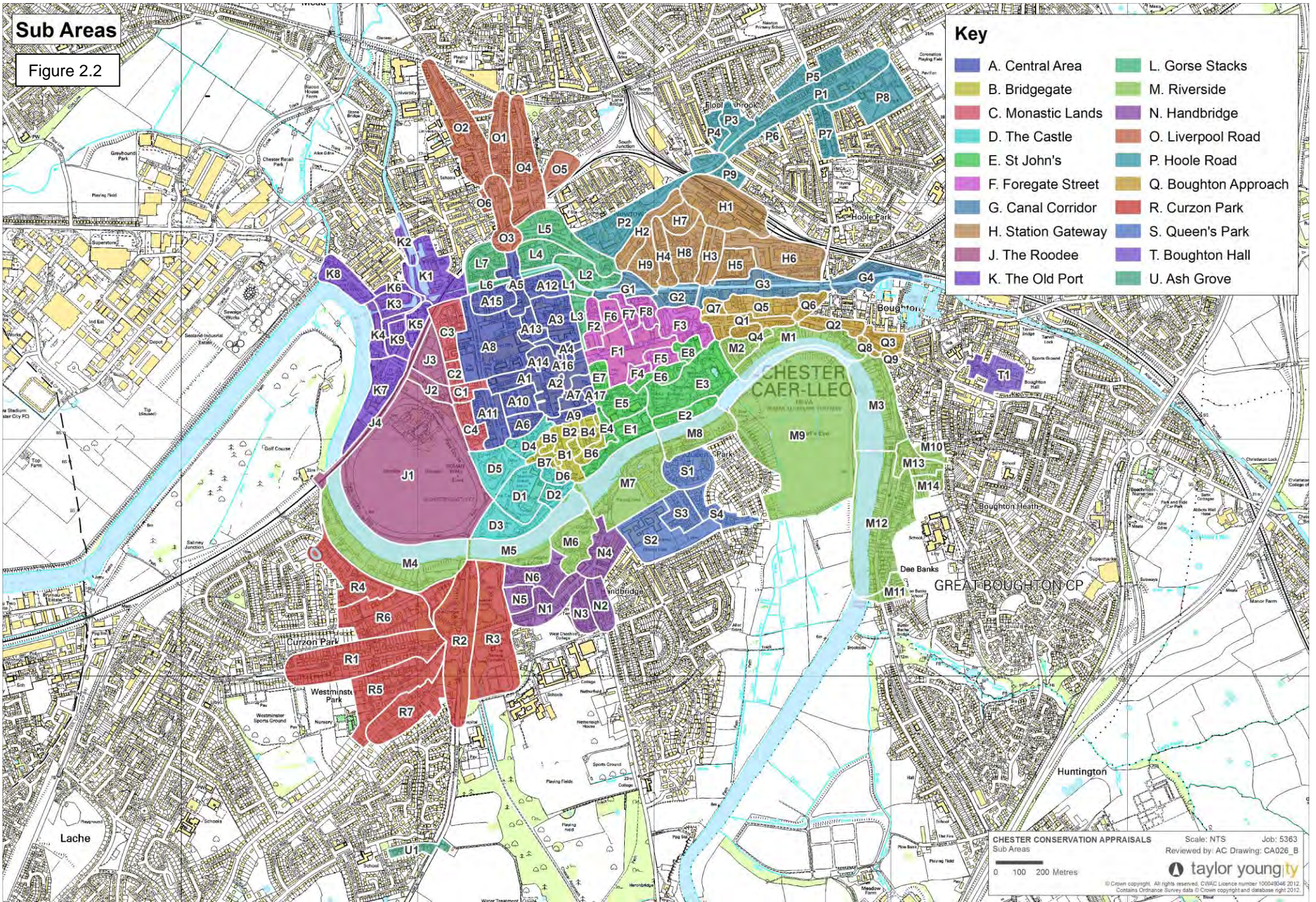
## Key

- |  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> A. Central Area        | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> L. Gorse Stacks       |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow-green; border:1px solid black;"></span> B. Bridgegate  | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> M. Riverside     |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> C. Monastic Lands       | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> N. Handbridge        |
| <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> D. The Castle          | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> O. Liverpool Road    |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> E. St John's          | <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> P. Hoole Road          |
| <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> F. Foregate Street  | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Q. Boughton Approach |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> G. Canal Corridor | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> R. Curzon Park          |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> H. Station Gateway    | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> S. Queen's Park        |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> J. The Roodee        | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> T. Boughton Hall     |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkpurple; border:1px solid black;"></span> K. The Old Port  | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> U. Ash Grove          |



# Sub Areas

Figure 2.2



## Key

- A. Central Area
- B. Bridgegate
- C. Monastic Lands
- D. The Castle
- E. St John's
- F. Foregate Street
- G. Canal Corridor
- H. Station Gateway
- J. The Roodee
- K. The Old Port
- L. Gorse Stacks
- M. Riverside
- N. Handbridge
- O. Liverpool Road
- P. Hoole Road
- Q. Boughton Approach
- R. Curzon Park
- S. Queen's Park
- T. Boughton Hall
- U. Ash Grove



- 2.8 It was agreed with the client that two levels of analysis would be undertaken for sub-areas. The eight Inner Areas (Central Area, Bridgeate, Monastic Lands, The Castle, St. John’s, Foregate Street, The Old Port and Gorse Stacks) would have additional details recorded, such as building materials and architectural detailing. The Character Area Assessments for these Inner Areas would consequently be somewhat more detailed than those for the eight Outer Areas and with more guidance and recommendations resulting.
- 2.9 For the purposes of this Study the general Character Area-wide descriptions for each Character Area, provided in each Assessment are known as Level 1 analysis, the data recorded on-site for all sub-areas is known as Level 2 analysis and the additional data recorded for inner areas is known as Level 3 analysis.
- 2.10 The points below describe the information that was recorded on-site, for both inner and outer sub-areas and for the Buildings and Structures of Townscape Merit identified. The proformas used simple tick-boxes from a range of responses as far as possible in order to ensure consistency. There was also space to make notes and record other responses. The ‘experience’ category in particular allowed for more lengthy freehand description. Necessary clarification is provided where appropriate. The text in bold italics is the information that was recorded with the possible responses provided as bullets below (also in bold italics). This information was made available to the Council in spreadsheet form, and will be linked to the GIS record.
- 2.11 Information is recorded sub-area wide so there are inevitably some necessary generalisations, although the proformas did allow up to three responses to be provided for land-uses, principal building eras, materials and roofscape. In these cases

the first column in the spreadsheet is the dominant characteristic which has been mapped.

### Data Recorded: Sub-Areas Level 2

- 2.12 **Nature of space** – this describes the predominant urban form within the sub-area.
- *Major road*
  - *Street*
  - *Lane/mews*
  - *Urban space*
  - *Green space*
  - *Backland/yard*
- 2.13 **Street enclosure** – *the way in which buildings principally address the streets/spaces in the sub-area*
- *Continuous* – continuous frontages
  - *Predominantly continuous* – (self-explanatory)
  - *Broken* – mostly continuous but with a few noticeable breaks
  - *Pavilion* – individual buildings set within their own grounds
  - *Open* – a soft or hard landscaped space without buildings
- 2.14 **Boundary treatment:** *back-of-pavement; open, walls, railings, fence, hedge*
- 2.15 **Predominant building height:** approximated as the most frequent number of storeys, either:

- 1;
- 2;
- 2 and 3;
- 3;
- 3 and 4;
- 5,
- 6,
- 7+.
- *n/a (i.e. no buildings)*

2.16 **Predominant building era** – this is the principal era visible on the street based on its appearance and style. As such it concentrates on frontages and does not consider earlier elements incorporated within the building (which could not be surveyed externally). It attempts to record the approximate era in which the building was likely to have been built, rather than its architectural style, which may have mimicked or revived an earlier style (i.e. black and white medieval-revival buildings are generally recorded as being Victorian).

- *Medieval/Tudor* – broadly 1000 to 1600
- *Stuart* – 1600 to 1714 (includes the Jacobean and Caroline eras)
- *Georgian* – 1714 to 1837 (includes the Regency period)
- *Victorian* – 1837 to 1901
- *Edwardian* – 1901 to 1913
- *Inter-War* – 1914 to 1945

- *Post-War* – 1945 to 1960
- *Modern* – broadly 1960 to 1980
- *Contemporary* – broadly 1980 to present

2.17 **Principal land-use:**

- *Retail* - A1 and A2 planning uses
- *Leisure (bar/restaurant/café/hotel etc)*
- *Leisure (recreation/culture)* – includes outdoor recreation, leisure centres, museums etc
- *Offices/professional services*
- *Institutional* – includes public services, health care, churches, community uses
- *Residential*
- *Industrial*
- *Vacant*
- *Other* - car parks, garages etc

2.18 **Public realm quality:** *Higher / Moderate / Lower*

2.19 **Experience** – notes are provided to describe the general impression of the area and impact of features such as topography, views, traffic and business/role of the area.

2.20 **Buildings & Structures of Townscape Merit** – record the reference number of those identified in this sub-area (if any).

2.21 **Key Detractors** – buildings or spaces that detract from the overall character of this area. These are also mapped on the Heritage

Assets plan for each character area and described in the Character Area Assessments.

2.22 **Character Assessment** – the most important category, as it is the summary of the whole survey and analysis for each sub-area. This records the overall character that derives from its heritage.

- *Critical* – of utmost importance, this sub-area plays a crucial role in the character of Chester overall.
- *Positive* – the sub-area contributes positively and is important to the character of the Character Area.
- *Neutral* – the sub-area either has no overall positive or negative impact on character; or has both positive and negative elements within it and is neutral in balance.
- *Negative* – the sub-area detracts from the character of this Character Area.

2.23 **Surveyor:** the initials of the member of staff that undertook each sub-area survey.

### Additional Data Recorded: Sub-Areas Level 3

2.24 **Predominant materials** – these are the predominant visible materials on the frontage:

*Brick; stone* (includes reconstituted stone, ashlar etc); *render* (all types); *timber-faced* (includes external decoration as well as true timber-frame); *terracotta; tile; steel* (as major element visible on exterior); *glazing* (only for curtain glazing as a major element of elevation); *roof material; slate or tile.*

2.25 **Predominant roofscape** – up to three of the following terms were recorded to describe the most common roofscape features visible in the area:

- *traditional pitch;*
- *gable front (in whole or as part of front elevation);*
- *dormer;*
- *flat roof;*
- *mansard;*
- *cupola;*
- *parapet;*
- *Hipped;*
- *other.*

2.26 **Rhythm** – this records the consistency within groups of buildings in the sub-area, as seen by its architectural style, detailing, materials, colours etc.

- *High consistency* – there are highly consistent groups of buildings
- *Disrupted* – there are highly consisted groups but consistency has been weakened by partial redevelopment, alterations, re-painting, new windows etc.
- *Some consistency* – there are no highly consistent groups but common themes are apparent between buildings in the area.
- *None* – there is no real consistency between buildings in the sub-area.

2.27 **Predominant visible condition** – a strong disclaimer is needed here as this only records the indicative condition of the building as is visible from a brief overview from the street frontage. There is no structural or internal inspection or survey by appropriately qualified staff. This focuses rather on external maintenance and conservation integrity.

- *At risk*
- *Poor*
- *Fair/mixed*
- *Good / excellent*

2.28 **Shop-front quality**- where there are shop-fronts within the sub-area this looks at the degree to which the shop-front is of good design quality and is sympathetic to the special character of the building.

- *Poor*
- *Fair*
- *Good*
- *Very Good*

## Buildings and Structures of Townscape Merit

### Predominant Architectural Style

2.29 This is a more extensive list than the Predominant Building Era list provided for sub-areas. It considers the historical architectural style as well as when the building was built. Again, this is based on a visual analysis of the frontage. The actual building could be of a mixture of ages or built to replicate an earlier style.

2.30 The categories below are based on the commonly understood architectural history terms. These are briefly described, with reference images (from Chester unless otherwise indicated), to explain how these terms have been understood and applied to buildings within this study.

- **Medieval** – buildings and structures that are truly medieval in origin or if this remains as the dominant visible style when the building has later additions. Later, more modest buildings (up to the 1600s) are still often medieval in style. This includes vernacular half-timbered townhouses as well as churches and castles.



*Predominant characteristics (domestic buildings):* use of timber frame, steep pitched roofs, gable fronts, horizontally proportioned timber frame (or stone mullioned) multi-paned windows.

- **Tudor/ Elizabethan** – buildings of this period that are distinctively Tudor/Elizabethan in style rather than medieval. Chester has very few of these.

*Predominant characteristics:* elaborate chimneys, stone-



mullioned windows, castellations and octagonal towers, oriel windows, Dutch gables and strapwork, very large windows with masonry mullions and transoms, timber studding, jetties.



Wollaton Hall, Nottingham (Elizabethan style)

- **Stuart/ Jacobean** – buildings of this era (broadly 1600 to 1714). Chester has very few of these.



Hatfield House, Hertfordshire (Jacobean style)

*Predominant characteristics:* Dutch gables and cupolas, highly decorative panelled doors.

- **Georgian** – traditional Georgian style. Very common in Chester. Simple, classical proportions, restrained detailing.  
*Predominant characteristics:* Vertically proportioned sash

windows, Square, flat frontages, often three-storey townhouses, gently pitched roofs, often behind parapets. Usually brick, though sometimes rendered (or rusticated at ground floor), decorative stone quoins and lintels, pediments, porticos, fanlights, raised ground floors with steps.



- **Regency style** – similar to Georgian but with noticeable stylistic differences, likely to have been built between 1811 and 1837 but the style remained popular until the 1850s and so this designation relates to the style rather than the date of construction. A popular style for villas and properties set in their own grounds, often with attractive views.

*Predominant characteristics:* Windows are taller, often floor to ceiling height, to maximise attractive views, with larger panes and smaller glazing bars. Verandahs with fine ironwork, typically colonial in style. Windows and doors, particularly those on the ground floors, are often round-headed. Curved bow windows are popular and detached properties have direct relationships with their grounds.

Buildings are of brick, typically with a white or cream stucco finish. Gently pitched roofs are often set behind parapets.



- **Italianate** – the Italianate style popular in the Victorian period (i.e. Chester Station).



*Predominant characteristics:* flat roofs (or shallow pitch behind parapet), bracketed eaves, heavy cornices, circular headed windows grouped in twos or threes.

- **Victorian** – a generic description for the plainer and more modest and domestic Victorian buildings. These may incorporate details of Gothic Revival, Neo-Classical, Vernacular Revival and Italianate styles but in a diluted, or mixed, form. This category also includes the Victorian industrial architecture or mills, bridges and viaducts.

*Predominant characteristics* (domestic buildings): ridge decoration, gabled dormers, shaped stone/brick lintels, brickwork bands, bay windows with hipped roofs. terracotta ridge tiles, patterns on roof slate, large pane sash windows, front gables, dormers, bargeboards, terracotta mouldings, black-and-white timber facing decoration on gable fronts.







- **Neo-Classical** – revivals of Roman, Greek or Egyptian architectural styles, as popular in the Georgian, Victorian and Edwardian periods, usually used for banks and large institutional buildings (i.e. Harrison’s buildings in the Castle complex).

*Predominant characteristics:* colonnades, porticos and pediments, domed roofs, use of stone, symmetrical, well-proportioned.



- **Gothic Revival** – the style popular during the Victorian era and commonly used for churches and public buildings, and in a diluted form in larger houses.

*Predominant characteristics:* asymmetrical plan form, steep pitch roofs, front gables, pointed (Gothic) arches, exposed bricks, patterns of different colour brickwork, cupolas and towers, use of stone, mullioned windows in horizontal groupings, flying buttresses.



- **Vernacular Revival** – (or medieval revival) a Victorian/Edwardian trend for imitating vernacular styles on new buildings. In the case of Chester this is the black and white Medieval/Tudor imitation buildings that are very prevalent in the City and were constructed between the 1880s and the 1920s. Common for retail buildings, villas and public houses.



*Predominant characteristics:* pitched roofs, gabled fronts, jetties, timber framed windows, black painted timber facing and white render.

- **Arts & Crafts** – the commonly understood style, built from the late nineteenth century to the inter-war period. Follows vernacular and domestic themes with high levels of craftsmanship and certain common stylistic features.



*Predominant characteristics:* Interest in the English vernacular. Local language of building, local materials. Finely detailed buildings in with decorative brick and

stone work. Steeply pitched roofs, horizontally-proportioned windows with mullions and tall chimneystacks. Often Art Nouveau details, i.e. in stained glass portions of windows.

- **Edwardian** – Edwardian baroque, domestic architecture or any of the styles prevalent in the Edwardian period. Common for institutional buildings and simple terraced housing of which there was a building boom in this period.

*Predominant characteristics:* A variety of styles – Public buildings: English Renaissance, decorative neo-Baroque or bold free-style neo-Classicism. Elaborately articulated facades and intricately detailed public buildings. Attention to doorcases, windows and wooden cornicing. All high quality. Domestic revival influenced terraced and semi-detached housing - hanging tiles on the walls, continuous porches over the ground floor, gable ends with black and white timber façade decoration, typically often with small front gardens.



*Edwardian terraced housing*





*Edwardian semi-detached*



*Edwardian Baroque*

- **Inter-war** – Art Deco, garden suburb and other styles prevalent in the Inter-war period. Common for institutional buildings, offices and cinemas as well as terraced housing, suburban semi-detached housing and shops and apartments blocks. There are many surviving buildings from this period.

*Predominant characteristics:* The inter-war period also includes many horizontally proportioned with Art Deco or diluted Art Deco details, often with flat roofs or false flat roofs behind parapets. This style was often extended in a diluted form to shop and apartment blocks. A large amount of cheap housing was also built in this period, either similar to the Edwardian and Victorian terraces but with less detail and in a more mass produced Arts & Crafts influenced style or garden village style: i.e. pebbledash or half-rendered front elevations, hanging tiles, bow windows (often extending to eaves), circular windows and steeply pitched roofs or hipped tile roofs, metal framed crittall windows.



*Art Deco style*



*Inter-war housing*

- **Post-war** – typical post-war styles of mass construction as found in many towns. Semi-detached, suburban houses. Generally found in more suburban locations than the areas within this study area.

*Predominant characteristics:* The Art Deco and garden suburb styles were further diluted for domestic use, i.e. for cheap villas on arterial roads. Mock-Tudor terraces to modernistic blocks, often customised, i.e. with neo-Georgian doors. Often rendered with bay fronts. The vast garden village estates were completed in this period and a large amount of middle-class suburban housing was also built: hipped tile roofs, square plan shape, all in red brick, horizontal windows, porches over doors, garages.



*Post-war housing*

- **Modern** – the modernist style of architecture, which was dominant in the 1960s and 1970s. Seen in Chester principally for office, employment and institutional buildings as well as for social housing.

*Predominant characteristics:* Rectangular forms, flat roofs, white and grey concrete, strong geometric lines, cantilevered balconies, copious use of glass and a complete absence of decoration.





- **Contemporary** – any building that was built sometime after 1980 and is not 'Modern' in style (as defined above). This could be in any style, including pastiche development of earlier eras (typically Georgian pastiche in Chester).

*Predominant characteristics:* Often essentially still 'Modern' in style but now exhibiting feats of engineering with tensile structures of architectural textiles, massive sheets of glass and parabolic curves of steel - introducing a playfulness lacking in Modernism. Alternatively, Elements of older eras are often mimicked in either a pastiche style or re-interpreted in a post-modern form.



- 2.31 **Building type** – the type of building in terms of its form. Note that when the building is an individual building within a terrace then the type is recorded as terrace. Terrace is any building that is connected on both sides so also includes townhouses.

*Pavilion in grounds; detached; semi-detached; terrace; structure (i.e. not a building).*

- 2.32 **Predominant building height:** approximated as the most frequent number of storeys, either:

- 1;
- 2;
- 2 and 3;
- 3;
- 3 and 4;
- 5,
- 6,
- 7+.
- n/a (i.e. no buildings)

- 2.33 **Predominant materials** - Up to four can be selected using the same categories described above for sub-areas.

- 2.34 **Predominant roofscape** – as above, up to three categories can be selected.

- 2.35 **Architectural details** – space is provided for the surveyor to record notes on distinctive detailing on the building.

2.36 **Windows** - up to four of the following terms were recorded to describe the most prominent features of all of the principal windows visible from the street:

*Timber frame, stone surround, modern casement, mullions, sash, venetian/circular (includes venetian windows, bulls eyes and any window with a circular or semi-circular form in part), bow/bay, oriel, dormer, horizontal proportion (vertical proportioned windows are assumed to exist by default if 'horizontal proportioned' is not recorded), arch (any windows within an arch-headed opening).*

2.37 **Door opening** - up to three of the following terms were recorded to describe the most prominent features of the principle door opening visible from the street:

*Arch, lintel (only when a dominant visual feature), pediment, fanlight, canopy, porch, recessed, steps, decorative frame, simple opening.*

2.38 **Rhythm** - the same as for recording Rhythm in sub-areas. This only applies when the Building of Merit designation is a group value designation.

2.39 **Grounds** – records the space between the public realm and the front of the building (if there is any), as visible from the street that it fronts. It does not consider rear gardens or yards.

- *back-of-pavement* - i.e. no grounds
- *courtyard* – a private or semi-private shared space
- *green space* - i.e. a front garden
- *hard landscape* – a hard landscaped space to the front
- *lane/mews* – building fronts a non-vehicular lane

- *set in grounds* - a larger building in more extensive landscaping.

2.40 **Grounds quality** – if the quality of the space described above (unless the building is back-of-pavement): *higher /moderate / lower*

2.41 **Boundary treatment** – the boundary to the space described above (unless the building is back of pavement): *back-of-pavement; open* (i.e. a landscaped space with no boundary to the street); *walls, railings; fence; hedge.*

2.42 **Principal land-use:** uses the same categories as in Sub-areas, allows two responses as there may be multiple uses in the building.

2.43 **Indicative condition:** uses the same criteria as Level 2 Sub-areas, again, the same disclaimer applies.

2.44 **Shop-front quality:** completed only if this has a shop-front, uses same criteria as for Level 2 sub-areas.