

Local Heritage List

Criteria + Guidance

Background

Broxtowe Borough Council is producing a 'Local Heritage List' for the council area that will identify assets of importance to the heritage of the towns, villages and places of the borough. These 'non-designated heritage assets' are additional to the existing designated heritage assets that are identified by Historic England (listed buildings, scheduled ancient monuments, registered parks and gardens) and to the Conservation Areas already designated by the council. The list will hold buildings, landscapes and gardens.

Local listing essentially ensures that assets of historic and architectural interest that are of local importance, but do not meet the criteria for being nationally listed, are taken account of during the planning process should an application affect the building or site.

They help celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensuring the proper recording of local heritage assets.

There are two criteria that should be adhered to where possible when nominating an asset candidate: **General Criteria** should apply to most types of heritage asset. **Assessment Criteria** are more detailed and relate to the heritage significance of a candidate. Note, not all of these more detailed criteria will apply to every candidate.

Where a building has been adversely affected by modern changes the practicality and likelihood of restoration will be a factor in the assessment.

The General Criteria are:

1. A candidate heritage asset should have some degree of permanence. It should not be easily removable, for example: street furniture fixed to the ground; artwork affixed to a building etc.
2. A candidate heritage asset should be of demonstrable local importance, positively contribute to the character of the local area and be worthy of preservation for the benefit of future generations.
3. A candidate heritage asset should be of greater significance than the general historic environment they form a part of.
4. A candidate heritage asset should be definable in its extent or area.
5. The condition of an asset will not preclude an asset from nomination for Local Listing. Where an asset has been adversely affected by modern changes the practicality and likelihood of restoration will be a factor in the assessment.

Assessment Criteria

Assessment Criteria are used to assess a candidate for Local Listing, be this a building, monument, landscape or garden. Members of the public can utilise the Assessment Criteria to better scrutinise candidates when nominating them for inclusion on the Local List of Heritage Assets. To aid in this process, supporting information has been provided for the benefit of the public whether acting as individuals, or part of a local group. These are provided in green boxes throughout this document. The detailed Assessment Criteria based on national guidance from Historic England can be found within: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

The Assessment Criteria are:

1. Age

The **age** of a heritage asset can be a factor in the significance of a Local Heritage Asset. Age can be linked with **rarity** as generally the older something is, the rarer it is. There is no fixed cut-off point being applied to candidate sites, however the more modern it is, then more of the other criteria it should be demonstrated to meet during the nomination stage. For example Modern (Post-1945) assets will have to be of particularly unique and outstanding design or associated with a significant event or development to warrant consideration.

For heritage assets of multiple phases, if possible a date for the commencement of each phase should be identified where possible to do so. If not possible the phase associated with an asset's key phase of development should be identified as a minimum.

Example: The Three Tuns in Eastwood is one of a number of surviving pubs in Broxtowe which were trading in 1822/1823 (Alehouse Recognizances) and which survive largely intact on the outside. The Three Tuns is a nice simple Hanoverian building, possibly a farmhouse originally, and apparently gets a mention in DHL's "Sons & Lovers".



The Three Tuns Pub. Photo Credit: Andrew Ludlow, Nottingham CAMRA 2022

Guidance for Members of the Public:

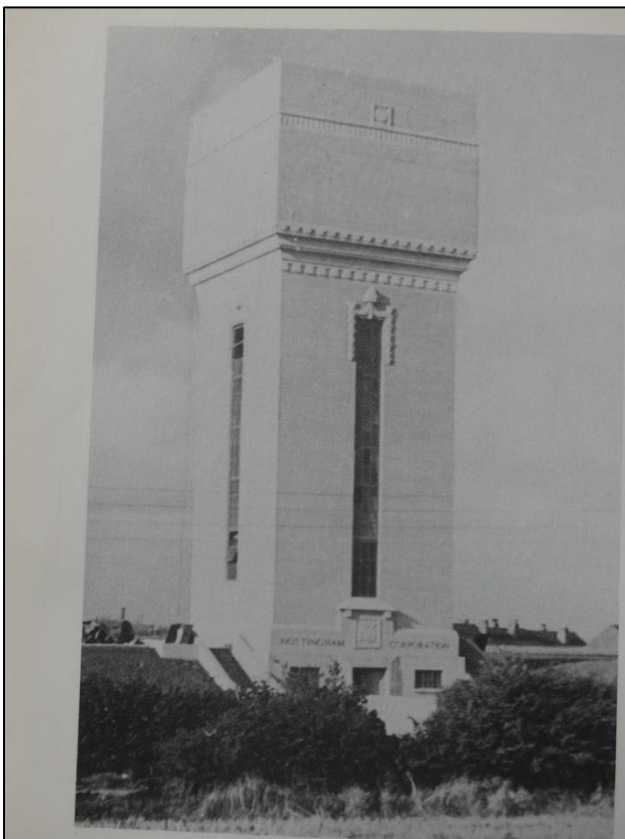
- When trying to establish the age of a candidate, you should consider using historic maps, trade directories or other documentary evidence, however if none exist then the historic fabric can be analysed to help estimate its age

2. Rarity

Rarity can apply to all types of heritage asset. Rarity relates to an assets age, type, construction, design or through association with historical events, people etc. and as such links closely with other criteria. Rarity of the heritage asset can be assessed against how unique it is in: the local character of the area it is found, the district of Broxtowe, the wider East Midlands area, and/or possibly nationally.

What is considered rare in one area may be different to another.

Example: Swingate Water Tower, Babbington Lane, Kimberley, is one of the only water towers in Broxtowe, especially so with architectural interest. It was built after World War Two in the late 1940s in order to help provide water to homes in Nottinghamshire after a water reservoir started to fail in Watnall. Despite no longer being operational, this Water Tower on Babbington Lane has stood the test of time and is visible for miles.



Swingate Water Tower in 1950. Photo Credit: Arthur Plumb



Swingate Water Tower in 2022. Photo Credit: Steve Arundel

Guidance for Members of the Public:

These are not exhaustive, but when interpreting the rarity of a candidate, you should consider:

- The number of examples of that asset type in the local area
- Whether it is a rare example of a local practice, tradition, method of construction etc
- The rarity of the candidate can also be interpreted through its integrity. If multiple examples exist, those that are less unaltered will be rarer than those that have seen change over time
- Is the candidate an example of something that was once prevalent but is now not found within the historic environment.

3. Architectural/Artistic Interest and Landmark Value

Architectural interest includes both the design, or style of a heritage asset and the level of intactness of that design.

The condition of a heritage asset will not prevent it from having Architectural Interest, unless it has been altered beyond the point of it being recognisable as a heritage asset. **The factors that contribute to architectural interest include:** *architectural style, building materials, methods of craft and construction, decoration and composition.*

Architectural Interest is also derived from the intactness of these factors and the overall legibility of the design of that heritage asset. **Intactness can be represented through:** *original features such as windows/doors/roof covering; planting etc.*

Artistic interest derives from the way in which people experience and react to the asset, its aesthetic value and its contribution to the area in which it is found.

An asset that positively contributes to its setting due to its visual prominence or striking aesthetic value within the historic environment is said to be of **Landmark Value**. This value could be the intended result of development within the historic environment by man, or the unintended consequence of nature.

Example: A currently unused chapel on Mansfield Road, Brinsley, is considered a good candidate for a heritage asset with architectural interest. It is a Victorian building, which can be inferred by the gothic architectural style as well as the memorial stones laid in its front elevation. It has patterned brickwork, striking dentilled pediments and gothic tracery.

An inspection will have to be carried out to identify whether the window frames and doors are original or not, but the crinkled glass window panes suggest that they have been replaced since the late 1800s. Despite this, it is still a strong candidate.



Front Elevation of the Chapel
(Photo Credit: Google Maps)



Pediments with decorative
dentilled brickwork

Gothic tracery with classic
quatrefoil and trefoil shapes

Patterned brickwork

Close up of the Chapel (Photo Credit: Alice Cowl)

Guidance for Members of the Public:

Architectural Interest applies more to buildings & structures. Artistic Interest applies more to areas & landscapes, buildings, ruins & structures and also to the interrelationship between all of these asset types.

When assessing Buildings for their heritage significance through the legibility of its design you could consider the following questions:

- Where are the windows situated? Have they been altered through movement, enlargement, or reduction? Have any been bricked up?
- Are any doors in their original placement, or have they been moved?
- Are the windows and doors original, historic or modern replacements? What style and materials are these features?
- Is the original construction material visible, if so, what is it? If not, what is visible?
- What is the roof covering material? Is this original, historic or modern?

When assessing Areas & Landscapes for their heritage significance through their design and formation you could consider the following questions:

- Are elements of planting readable in the landscape? This could be the pattern of planting but also age of planting, in particularly of trees which have greater longevity than seasonal planting of flowers.
- Are there notable views and vistas? These may be internal within the landscape but also outside of its boundary towards other assets that the landscape may have group value with.
- Are there any notable features such as ponds, lakes, ha-has, mounds, terracing, avenues etc?
- Are there identifiable field patterns in the landscape that illustrate historic agricultural practice or the structure of society?
- Are there identifiable patterns between the landscape and built features that illustrate design intent and aesthetic use of the landscape? (Note this should be recorded in Group Value as well, see following page).

The following points should be considered when assessing a site for Landmark Status or Value:

- Does the asset have a strong, positive visual presence within the area?
- Are there notable views of the site, either from far away, or up close?
- Are notable views of the site intended, or unintended?

4. Group Value

Group value refers to heritage assets that have or share a clear, visual, design or historic relationship with other heritage assets, or other man-made and natural features.

Where group value can be demonstrated then the constituent heritage assets within the group should be considered as part of the nomination. The individual elements should be shown to meet other criteria for inclusion on the Local List of Heritage Assets.

Example: The Beeston Rylands Estate is an example of group value. This estate comprises of 900 houses built in the late 1930s for ‘working men’ by Nottingham based Architect Alexander Wilson, shops and a community centre were also built as part of this. The houses only cost £400 at this time (equivalent to £27,400 in 2019), and only required an initial deposit of £20 and weekly repayments of 9s 9d. Also within this estate is the Jolly Anglers pub, designed by Alexander Wilson. Individually (with the possible exception of the Jolly Anglers) these buildings are not of high architectural importance. They are assets that only have value as a group and not as standalone buildings.



Shops on the Rylands Estate



Houses on the Rylands Estate



The Jolly Anglers within the Rylands Estate

All photo credit: Keith Jackson 2022

Guidance for Members of the Public:

- Other examples of Group Value are historic farmsteads where there is a farmhouse and associated buildings such as barns, cart sheds, stables etc. Another example is the grouping of a country house and its parkland setting.
- There is no distance limit on Group Value, for example a Gate Lodge may be some distance from its primary residence, yet still has group value as part of the estate.
- As well as being evident in situ, further evidence of Group Value can be found on maps.

5. Historic Interest

Historic interest is an association of a heritage asset with a notable individual, event, development in industry or agriculture etc. at a local, regional, national or international level that contributes to the overall significance of the asset.

Example: 185 Queens Road, Beeston, is a good example of a building with strong historical value. The late Victorian house does not offer much in regard to its architectural value, it has instead received a blue plaque because of a previous famous owner, LT. Colonel Dr Brian Duncan Shaw MM.

Popularly known as 'BD' he was renowned locally and internationally for his noisy and hair-raising demonstration lectures on explosives. These started in 1930 at Nottingham University College, when, as a lecturer, Shaw was asked to improve the attendance at the Student Chemical and Physical Society meetings. By 1990, he had given this lecture over 1,600 times, including for BBC TV.

BD was a skilled marksman and fought in both World Wars, reaching the rank of Lt. Colonel. In WW1 he fought at the Somme, Cambrai and Passchendaele and received the Military Medal for bravery near Cambrai in 1917. During WW2, in command of the 1/5th Battalion Sherwood Foresters, he was left behind after the evacuation from Dunkirk in 1940, was taken prisoner, escaped, but was recaptured. After his release in 1945 he returned to the University, retaining a military role as CO of the University Officer Training Corps. He died in 1999 at 101 years of age (*Southern Broxtowe Blue Plaque Group, Beeston and District Civic Society*).



185 Queens Road, Beeston (Photo Credit: Google Maps)

Guidance for Members of the Public:

In assessing the historic interest of a candidate for Local Listing, the following points could be considered:

- Does any documentary or archival evidence of the association exist? If so please include a link or reference as part of the nomination process.
- The nature of the association and how it enhances the significance of the heritage asset should be outlined.
- Is the historic interest derived from a direct association, such as conflict and construction of defensive structures, or an indirect association such as a writer describing a place, or using it within their work?
- Does the association provide information about the heritage asset that may no longer be evidenced in the historic fabric or landscape?

6. Social and Communal Interest

Linked intrinsically to historic interest, **social and communal interest** is any special meaning that is derived from the collective experience of a heritage asset. This can relate to local and cultural identity, social interaction or collective memories of a place and the people or events associated with it.

Example: The Stag Inn, Kimberley, has records dating back to 1753 in the Nottinghamshire County Archives. British Newspaper Archives show that this building was used for auctions, inquests and community meetings throughout (at least) the 19th and 20th centuries. 250 years of service to the people of Kimberley would make the Stag Inn one of Broxtowe's oldest surviving public buildings with a provenance of continuous community use.



The Stag Inn (Photo Credit: Andrew Ludlow, Nottingham CAMRA 2018)

Guidance for Members of the Public:

The following points should be considered when assessing a site for Social / Communal Interest:

- Does the asset evoke strong feelings in the collective memory?
- Can any communal feeling be defined? Does it relate to the site and its design/ composition, or does it related to an association with a person, event etc?
- Is the Social / Communal Interest recent, or has there been communal interest throughout the sites history?
- Does the asset contribute to the character of the area, or to local identity?