

APPENDIX 1

LOCAL LIST CRITERIA

The following criteria have been developed with the criteria for national listing in mind, but focussing on local character and distinctiveness. The National Planning Policy Framework (NPPF) defines a heritage asset as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” It defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.” Conservation Principles defines heritage value as aesthetic, communal, historic and evidential. The following criteria represent an attempt to summarise these values and enable the definition of locally distinctive and valued heritage assets.

A. Architectural Interest

- A1. Does the building reflect the character of the area in terms of style or the use of local materials?
- A2. Does the building contain particular features typical of a local building style?
- A3. Does the building/group of buildings reflect a historic development pattern for the local area?
- A4. Does the building represent a rare or unusual style, or a unique survival of one that was formerly common in Teignbridge?
- A5. Would the character of the local area be diminished by the loss of the building or site?
- A6. Is the building the work of an architect with an established local, regional or national reputation?
- A7. Does the building enhance the local townscape by its location, age and setting?
- A8. Is it an important feature of a locally or regionally important designed landscape?
- A9. Is it a good example of an innovative construction technique and/or use of material?
- A10. Is the building an example of an important architectural style?

B. Historic Importance

- B1. Is the building shown on 1st edition Ordnance Survey maps (1880s) or earlier?
- B2. Does the building or site reflect a particular event in the area?
- B3. Does the building or site have associations with particular well-known people?
- B4. Is the building associated with a recognisable type of historic development, such as the establishment and growth of particular industries?
- B5. Does the building still hold evidence for former industrial uses?
- B6. Is the building or site associated with a particular group or organisation?

- B7. Does the building or structure have evidence for an earlier land use?
- B8. Does the building or structure reflect the growth or historic layout of a place?
- B9. Does the building feature in historic images or film of note?

C. Artistic Interest

- C1. Does the building have particular artistic interest, such as carvings, paintings, street art or other decoration?
- C2. Is it a structure of particular artistic merit e.g. art installations, street furniture, memorials?
- C3. Is the work that of a well-known individual?
- C4. Is the artwork located in an area otherwise devoid of such works?
- C5. Is the artwork or structure of a temporary or permanent nature?

D. Archaeological interest

- D1. Does the site contain evidence for surviving archaeological structures or features, such as buildings, artefacts, intact stratification or a combination of these?
- D2. Is there evidence for concentrations of particular types of artefacts (e.g. flint scatters, pottery wasters)?

E. Community value

- E1. Is the building or site regarded by the local or a wider community as an important resource, as a place of collective memory or as somewhere which represents the spirit of a place?
- E2. Is the building a rare or unique example in the locality of a type of community resource which has been well-used in recent times or is in current use and which would be difficult or impossible to replace?

F. Other factors

- F1. How complete is the building/structure/site?
- F2. What is its current condition?
- F3. How rare is this building or site type?
- F4. Does it have aesthetic appeal?
- F5. How typical of Teignbridge is it?

Age	The age of an asset may be an important criterion and the range can be adjusted to take into account distinctive local characteristics
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
Group value	Groupings of assets with a clear visual, design or historic relationship

Evidential value	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record
Historic association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures
Archaeological interest	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified.
Designed landscapes	Relating to the interest attached to locally important designated landscapes, parks and gardens
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place