

Selection criteria for inclusion on Local List of Heritage Assets (Extract from approved PAN07)

To be included on the Local List of Heritage Assets, an asset must meet:

2 of the below, for **Interest**:

- Architectural, Design and Artistic Interest
- Historic and Evidential Interest
- Townscape Interest

1 of the below, for **Significance**:

- Rarity and Representativeness
- Intactness

AND (non-compulsory)

- Communal Value

Interest

A - Architectural, Design and Artistic Interest

This interest derives from the design and general aesthetics of an asset, and how people draw sensory and intellectual stimulation from it. The difference between architectural/design interest and artistic interest can be clear (for example statues (artistic interest) in a formal garden (design), but is often less so (for example ornament on a building). To meet the criteria of Architectural, Design and Artistic Interest, an asset should demonstrate at least one of the following:

A good example of a regional approach to its design, construction, planning, craftsmanship, decoration and/or materials

A good quality and/or rare example of a particular type of building, style or period of design

An asset demonstrating innovation in its design, construction or decoration, that may have led to the development of new styles or trends

A good example of work by a national or local notable architect, engineer, artist or company

An asset with aesthetic interest derived either from conscious design, or through how it has evolved over time.

B - Historic and Evidential Interest

Historic interest derives from how a particular aspect of past life is illustrated or associated with notable persons, groups or historic events. Evidential interest provides evidence about past human activity. This can be from documentary sources or through analysis of the surviving historic fabric. To meet the criteria of Historic and Evidential Interest, an asset should demonstrate at least one of the following:

Close association with a notable individual, group or historic event of regional and/or national importance, which is uncompromised by its current appearance

An asset which influenced, and/or whose former use illustrates the physical, social and economic development of Brighton and Hove, where this is uncompromised by its current appearance

Significance enhanced through the survival of associated contemporary or historic records

The surviving fabric reveals important evidence about human activity

An asset whose present form is the outcome of a series of phases of development or a continuous sequence of change, where the apparent phases reveal evidence about changing human activity

C - Townscape Interest

Townscape interest derives from the contribution an asset makes to the townscape. It may also include group value. To meet the criteria of Townscape Interest, an asset should demonstrate at least one of the following:

- (i) Within a Conservation Area, making a positive contribution to the character and appearance, but atypical in style, design and/or materials
- (ii) Outside a Conservation Area, but makes a positive contribution to the street scene
- (iii) Forms a visual focal point and/or landmark
- (iv) Has considerable group value through its close association to designated asset(s).

D - Communal Value (non-compulsory)

Communal Value derives from the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be more directly associated with activities rather than physical fabric. To meet the criteria of Communal Value, an asset should demonstrate at least one of the following:

- (i) Forms a source of local identity and/or distinctiveness for the community.
- (ii) Retains commemorative, symbolic and/or spiritual value

Although communal value is important to the significance of an asset, it is very difficult to quantify. The value also changes between individuals/groups and over time. As such, this is not a compulsory criteria. Any demonstrable communal value will nevertheless be taken into account in the assessment, and may be particularly influential in borderline cases.

Significance**E – Rarity and Representativeness**

- (i) A good example of a design, form or other feature that is uncommon in the locality or city. This may be linked to age (as the older the asset is, the less likely it is to survive in anything like its original form), however age does not necessarily equate to rarity. For example, a Regency townhouse is of considerable age, but is not particularly rare in Brighton and Hove.
- (ii) One of few surviving examples of an asset type which is representative of a particular style or trend, or representative of the legacy of a particular individual, group, architect or company.

F – Intactness

- (i) Retains a sense of completeness, in itself and/or as part of a larger group. Retains the majority of its design features, such as the original windows to a building or original landscape/architectural elements within a historic park. This may represent a single phase of development, or a number of historic phases of development.
- (ii) Retains its original use or function, where this is particularly relevant to its interest.

Special considerations

Lamp Posts and Letterboxes: These types of street furniture are particularly numerous and usually conform to one of a few 'types' As such, specific thematic criteria have been produced for these asset types. Specific examples which meet the thematic criteria will be added to the local list upon identification.

Modern Buildings: Care has to be taken in nominating assets dating to the last 30 years. This is because there has been little time for an objective and consensus view to be formed on their special interest. To be included on the list, an asset constructed in the last 30 years would therefore need to be of exceptional architectural, historic and/or townscape interest. Its special interest would also need to survive wholly intact. In line with Historic England's criteria for listed buildings, assets need to be over 10 years old to be eligible for inclusion.

Assets within conservation areas: The interest of buildings within conservation areas is usually already recognised through the conservation area designation. Assets within a conservation area are 'designated heritage assets' and benefit from additional planning controls over and above those afforded by local listing. Buildings which are typical of their conservation area will not, therefore, be included on the local list. Buildings which are atypical of their conservation area, but are of special architectural/design, historic and/or townscape interest, will be considered for inclusion.