

# Local list of buildings of architectural and historical importance

The Local List is intended to recognise buildings of architectural and historical importance that contribute significantly to the unique character of the District. Whilst not statutorily listed, these buildings are of good quality design or are historically significant and are important to the local community. Latest government guidance published in PPS5 indicates that local heritage assets (including the local list) are a material consideration in planning decisions, and contribute to the evidence base used to support local plan making

Wycombe District Council has an adopted Local List which pre-dates 1980 for both High Wycombe and Marlow. Some of these were previously Grade III, and others were identified as of local interest by Department of the Environment Inspectors in the early 1970s. Over the past 30 years, some of the buildings on the original list have been added to the Statutory List, some have been demolished.

In recent years additional buildings have been added piecemeal to the list, usually due to a request from local residents or members. These are assessed to ensure they meet the criteria set out in the local list policy, and if suitable are approved by the Cabinet Member for Planning and Sustainability. There are additional buildings that need to be considered for inclusion, and new government guidance has endorsed the importance of local lists and recognises the value of such buildings in the community. A review of the existing list is being undertaken to take account of these changes and to consider appropriate new additions.

## Planning implications

Unlike Listed Buildings, buildings on the Local List do not enjoy statutory protection and are subject to normal planning controls under the Town and Country Planning (General Permitted Development) Order 1995 (amended in 2008). These allow owners to undertake certain minor alterations to properties without the need to submit a planning application.

The inclusion of a property on the Local List does mean, however, that the Council will take into account the building's special local architectural or historic interest when considering planning applications for alterations and extensions. Applications involving the demolition of a building of local importance will normally be refused, unless such works can be fully justified and a replacement building of suitable quality provided.

The Wycombe District Local Plan to 2011 includes a saved policy for the protection of Locally Listed buildings:

**HES:** The District Council will prepare and maintain a list of buildings of local architectural or historic interest through the preparation of supplementary planning guidance. The contribution made to the local scene or local historical associations will be a material consideration in the determination of planning applications

## Proposed Eligibility Criteria for Inclusion in the Local List

Any site or structure provided it is not already statutorily protected and meets the designation criteria, can be added to the Local List, particularly if it can be shown that it contributes to the character of an area and is valued by local people. The following are the proposed criteria for including buildings, structures or features on the Local List:

1. **Authenticity:** all suggested buildings or structures should be substantially unaltered and should retain significant original features.

2. **Architectural Interest:** this would include buildings or structures that are:

- a) an example of a style of building that is particular to the local area, or a good surviving example of an historic architectural style;
- b) designed by notable local, or national architects, engineers or designers; or
- c) an example of a particular technological innovation in building type, material or technique.

3. **Townscape Significance** would include:

- d) building groups, structures or features, including groups or terraces of buildings, which help form an attractive local character; qualities of style age and materials that reflect those of other buildings in the area;
- e) good examples of town planning/layout; or historic association with established features such as road layout, burgage plots, parks or landscape features;
- f) notable buildings or structures, on important routes into the area, or key landmark buildings which create a vista or contribute to the skyline;

4. **Historic Interest** would include buildings, structures or features that are:

- g) associated with an important historic figure, local or national;
- h) have strong community or socio-economic development significance, such as schools, institutions or any important part of Districts industrial history; or
- i) are associated with any important local historic events;

Street furniture or other structures can also be included in the Local List, for example, boundary markers, post boxes, memorials, lamp posts and statues. These would be assessed using the criteria above.

# HISTORIC AREA ASSESSMENT FIELD RECORD SHEET

Provisional Survey No:

Date:

Investigator:

Unit of record: building / complex / block / street / development / neighbourhood / open space / designed landscape / other feature (specify):

OS National grid ref:

OS County Series sheet no:

Name:

Former name(s):

Address:

Civil parish:

District:

County/Unitary Auth:

Designations: Scheduled monument    Listed Building grade: I    II\*    II    Conservation Area  
Park and Garden Register    Battlefields Register    Locally Listed Building    None

Photograph No:

HER No or other identifier:

Building/Monument type

Category:

Earliest phase:

Later phase(s):

Materials: Walls:

Roof:

Current use:

Condition: good / fair / vacant (upper floors/ partly) / derelict / ruin / façade / demolished

Historic Integrity of area or complex site: high / medium / low

Views:

Value of further investigation: high / medium / low / nil

Contact:

**SUMMARY** (main features, development, setting, initial assessment of significance, additional information, sketch plan, etc)

*Additional sheets can be added*

## Guidance Notes for field work:

The following are guidelines drawn from the recent EH document on Historic Areas Assessment. Although they relate specifically to analysis of areas, they provide a useful guide when considering individual buildings for the purposes of Local Listing.

- 1 Identify "units of development" – parcels of land that are built on or developed under the control of a single owner. The HER record can assist with this, as can old maps. Consider a "build unit" – what was built in a single building campaign in each unit of development. (from single buildings to whole streets). This is useful in understanding the mechanics of development for an area.
- 2 What dates are the main periods of development? Identify the approximate dates of buildings: style, plan form, design features. Older buildings may be refronted or altered in subsequent centuries. Date stones can help if authenticated.
- 3 Identify function and use, now and historically of buildings and the green and open spaces. For 19<sup>th</sup> and 20<sup>th</sup> century buildings this may be self evident from external appearances (trade directories can corroborate). Earlier buildings, which may have undergone much change, can be harder to interpret. Use can be inferred by occurrence of certain external features, and show additions in different styles.
- 4 What sizes of house were built and what variations are there. Establish the range of types that occur within a single category e.g sizes of house, groupings, plan form style etc.
- 5 Identify evolutionary patterns in the building stock or other landscape elements – e.g reroofing, change in plan forms etc.
- 6 Have variations in the underlying physical landscape led to variations in the distribution of particular building types. Examine the social topography of the area, and the sites favoured for different classes of house/ functions of buildings.
- 7 Consider archaeological potential
- 8 Explore the relationship between landscape elements and area character
- 9 Assess the condition and integrity of the historic environment, and note factors influencing its capacity to absorb change.

## Notes on the Record Sheet:

Provisional Survey No: generated in the field and cross referenced to map and photo log sheets

OS; 8 figure grid ref min requirement for buildings

Designations – main historic environment designations are given but natural environment or other designations can be added

Photo No's; cross ref to provisional survey no.

HER No – record before or after field work any existing records held by Bucks HER, NMR etc.

Building or monument types – defined in the NMR Thesaurus of Monument Types

Historic Integrity; a measure of how completely the phases of the historic environment survive. Integrity is high when numerous individual features survive, when the pattern of road layout and plot boundaries etc are also present and legible, and when subsequent additions are few in number and small in scale. Integrity is low when the surviving elements are few in number, isolated, altered or deprived of historic setting.

Value of further investigation; - an estimate of how much more would be gained from more detailed research/ internal investigation etc. This estimate must take account of likely significance and comparable examples.

(Reference/further reading: Understanding place, Historic Area Assessments; Principles and Practice, English Heritage 2010.)