

London Borough of Enfield Local Heritage List

GUIDANCE ON SELECTION CRITERIA

REVIEW OF LOCAL HERITAGE ASSETS

Enfield Council is working with the Enfield Society to review the Local Heritage List for the Borough. Local heritage assets are defined as buildings, structures and sites which have special local interest, but which are not included in the national list of buildings of special architectural or historic interest, or in the national register of historic parks and gardens. Buildings, structures and sites included in the Local Heritage List will be given special consideration in the planning process, when decisions are made on development proposals which affect them.

Volunteers from the Enfield Society, from the Borough's Conservation Advisory Group and Conservation Study Groups, and other local societies, as well as the local community, will be carrying out a survey of the Borough to identify candidates for inclusion in Enfield's Local Heritage List.

The decision on whether to include an asset in the Local Heritage List will be made by Enfield Council, based on the recommendations of a panel comprising members of the Enfield Society and other local conservation bodies, Heritage Officers from Enfield Council, and their professional advisors.

Historic England have produced a Good Practice Guide for Local Heritage Listing (May 2012) which sets out what to consider when developing local selection criteria.

The National Planning Policy Framework says that a heritage asset is 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 assets include those identified by the local planning authority in a local heritage list.

The following proposed selection criteria are based upon and include the criteria identified in Historic England's Good Practice Guide and are organised under the general headings of Historic Value, Townscape Value, and Local Cultural Value. For an asset to be considered for inclusion in the Local Heritage List it must clearly satisfy at least one of the selection criteria listed below.

Historic Value

- Age
- Rarity
- Historic association
- Archaeological interest

Townscape Value

- Architectural quality
- Landmark status
- Group value
- Urban design quality
- Designed landscape merit

Local Cultural Value

- Social and communal value
- Aesthetic merit
- Literary or creative association

This Guidance Note defines the selection criteria used to review the current Enfield Local Heritage List, using local examples to illustrate each criterion.



HISTORIC VALUE

This quality is based on the historic significance of the asset in terms of its age, rarity, archaeological interest or historic associations.

AGE

The older the building or structure is the more valuable it is likely to be. Most buildings in original or largely unaltered condition which date from before 1840 are included in the national list. The newer the heritage asset is, the greater the need to justify its inclusion in the Local Heritage List.

Age: Chapel of Rest, Church Lane, Enfield, a 19th century building which is largely unaltered and which is not included in the statutory list.



RARITY

This is often related to age, but may be a result of there having been only a few examples in the first place. Older buildings or structures tend to be rarer because it is more likely that over time other examples of the same kind will have been lost. The rarer the building or structure the more valuable it is.

A rare local heritage asset: Edward VIII Pillar Box at Winchmore Hill, Southgate, one of only 161 made during Edward's brief reign before he abdicated in 1936. Unusually the Borough has three of these pillar boxes..



HISTORIC ASSOCIATION

This refers to any association the asset may have

- with any notable persons (did they design the building, live there or stay there),
- with any historical events (did anything noteworthy happen there),
- with a design movement (is the building or structure a good example of a particular design type or style),
- with a particular kind of technology or industry (was the building designed for a specific industrial process or technological purpose), or
- with a political or social movement (was the building the venue for any notable political activities or events).

Such associations should be given greater weight where there is a good historic written record.



*Association with a notable architect:
Ellington Court, Southgate (1937), an early work by
Frederick Gibberd, later renowned as the architect of
Liverpool Metropolitan Cathedral.*



Association with a historic event:

Edmonton War Memorial comprises a cenotaph in Portland Stone with inscriptions commemorating the men of Edmonton who fell in the First and Second World Wars.



Historic association with pioneering technology:

Ediswan Factory Offices, East Duck Lees Lane, Ponders End (1890), where Britain's first radio valve and television cathode ray tube factories opened in 1916 and 1936 respectively.

ARCHAEOLOGICAL INTEREST

A building or site may have archaeological significance, for example because it has a relationship to known archaeological remains based on evidence, and a distinct area or location can be identified. For example, Roman remains are often discovered in the Bush Hill Park area.

*A structure of archaeological interest:
Footings of Weld Chapel, The Green, Southgate*



TOWNSCAPE VALUE

The townscape value of the building, structure or site is the contribution it makes to the local physical environment. This is partly derived from the form of the heritage asset itself and partly from its role in the wider townscape.

ARCHITECTURAL QUALITY

This is created by a variety of factors including the building's composition, proportioning, form, decoration, and massing. The building or structure may be a good representative example of a recognised architectural style, with few or no damaging alterations.

It should be noted that this criterion is not based on style preferences, but on the abstract, formal qualities of the building or structure.

*Architectural quality:
Barclays Bank was built as London and Provincial Bank in 1897 in the baroque style. The world's first cash machine was installed here in 1967.*



LANDMARK STATUS

Some buildings or structures have an iconic quality which derives from their scale (higher than adjoining buildings), position (such as a corner or elevated location), or contribution to a view or vista (can be seen from a distance). Such buildings are often used to help people orientate themselves, give directions and navigate an area.



Landmark status:

Grange Park Methodist Church, Old Park Ridings, Southgate (1938) by C H Brightiff, a striking Art Deco building on a corner site.

GROUP VALUE

Certain buildings or structures are part of a larger group of similarly designed buildings or structures, which together create a distinctive local environment. Examples include houses in a terrace, different buildings in an estate designed by the same architect which share common design features, a range of buildings in a similar architectural style, and buildings which use the same palette of locally distinctive materials.



A terrace of 4 one-bedroom bungalows built for the needy residents of the Ancient Parish of Enfield, rebuilt 1893 by C H Bowles.

URBAN DESIGN QUALITY

Individual buildings sometimes have value because they make a positive contribution to the public realm, either informally or as part of a formally planned environment. Examples include dwelling houses in a Garden City estate, buildings which enclose and form a public square, and buildings which provide a frontage of some, preferably consistent quality to a public park, highway or footpath.

"The Town", Enfield, where buildings, including some of good architectural quality, enclose and form a public space.



DESIGNED LANDSCAPE MERIT

This refers to gardens, parks or landscaped grounds which have been designed and create a special environment for the enjoyment of outdoor spaces. They often contain key buildings or structures which form focal points within the landscape.



The Town Park and New River Loop, Enfield, is an area of designed landscape which makes an important contribution to the local environment.

LOCAL CULTURAL VALUE

The local cultural value of the building or site is based on more intangible factors and derives from the role the asset plays or has played in local life. The more important these characteristics are the more likely the heritage asset is to be of more than local significance.

SOCIAL OR COMMUNAL VALUE

Buildings or sites which have associations with local social activities, events, traditions or practices. They are often perceived as a source of local identity, distinctiveness, social interaction or coherence. Such properties may be based in intangible aspects of memory contributing to the “collective memory” of a place.

Edmonton Green Market grew to be a major shopping destination following the opening of Edmonton Green railway station in 1872.



AESTHETIC MERIT

The intrinsic artistic merit of a heritage asset relating to its design, materials or other distinctive characteristics. Such an asset may be a locally significant work of art, although sometimes it may have wider value.

Bas-relief portrait plaques in memory of Charles Lamb and John Keats (1898) in bronze and marble by George Frampton, at Community House, Edmonton.



LITERARY OR CREATIVE ASSOCIATIONS

Some buildings or places are featured or referenced in literature or other creative arts, without any independent historical or factual basis, and become well known and appreciated purely from their association with the relevant work of literature or art. The Abbey Road zebra crossing is a national example of this.

No 1 Avondale Road, Palmers Green, home of Stevie Smith, poet and novelist, from 1906 to 1971. Architecturally unexceptional, the building's significance rests on its association with an important literary figure (note the blue plaque).



THE NEED FOR EVIDENCE

It is important to ensure that the inclusion of an asset in the Local Heritage List is based on robust evidence demonstrating its significance. Documentary evidence should therefore be provided wherever possible to support its assessment against each of the above criteria, as appropriate.

The inclusion of a building, structure or site within the Local Heritage List will have different policy implications for how the asset will be managed in the future, dependent upon the nature of the asset concerned. For example, where the significance of the asset rests in its architecture or physical form, the appropriate policy response will be to protect the physical form of the asset; where the significance of the asset derives from a more intangible quality, such as its association with an event or a person, the appropriate policy response may be to commemorate the association with a blue plaque.

DEFINITIONS

Local Heritage Asset – a building, structure or site which Enfield Council has included in Enfield's Local Heritage List because it satisfies at least one of the agreed selection criteria.

Listed building - a building or structure which is included in the national statutory list of buildings of special architectural or historic interest.

Registered Park or Garden - an area of designed landscape which is included in the national register of parks and gardens of special historic interest.