Oving Parish Council: Non Designated Heritage Asset Identification and Assessment

Scoring guidance notes

This form is designed to assist in identifying buildings as Non Designated Heritage Assets. The process of identifying NDHA's is required to be systematic and verifiable in order to be reliable throughout the planning decision making process.

The form should be used in consultation with the Conservation and Design team and can be referred to in officers reports.

The scoring criteria includes key areas identified in PPG 5: Historic Environment. This methodology sets out a consistent approach to selection and allows those reviewing a structure to be able to clearly justify the selection criteria. It also allows buildings selected for different reasons to be compared as objectively as possible.

The scoring system has co opted the headline criteria of significance from PPG 5, namely; archaeological, architectural, artistic or historic. These are broad categories and have been broken down into more specific scoring categories for the sake of clarity.

Scoring

Each category has a sliding score of 3 to 0 indicating the quality of the structure within that category.

For a building to be considered a non designated heritage asset it must reach a combined total score of five or more after adding together the score from all of the categories.

Name and address of building:

1. Rural and Townscape Setting Value

Many buildings can make a positive contribution to their immediate setting with good quality vernacular and historic details that are not in themselves worthy of designation as part of formal listing. These sorts of buildings are valuable in contributing to a sense of place in either rural or urban settings. They should be good quality examples of their type.

Buildings which form a special feature as a marker in the local streetscene / landscape and make a positive contribution to the identity of the area (3)	
Buildings which are considered a good quality example of their type and make a positive contribution to the streetscene / landscape (2)	
Buildings which do not directly contribute to the streetscene / landscape but have some limited individual aesthetic value (1)	1
Buildings which detract from the townscape (0)	

2. Local History Value

Buildings can have historic and local value, not only due to their architecture, but also their association with local or national social and political history as well as their links with locally important people. A building may be unremarkable outside of the locality but have played a part as an important historic meeting place for example.

Significant historic/community associations (3)	
Value in maintaining an understanding of local history (2)	2
Some association with local people or events (1)	
No historical or community associations (0)	

3. Architectural Value

Buildings designed by a named architect or designer with well known local or national connections and/or with an innovative combination of use of materials and design quality (3)	
Buildings which demonstrate a high level of design quality and good use of suitable materials in a consistent manner (2)	
Buildings that are consistent in style or fairly typical of their period and are in something like their original format (1)	1
Buildings with no aesthetic merit and poor use of materials (0)	

4. Archaeological Value

This refers to specific historic features retained within the building. It also evaluates the importance of the building in terms of understanding the development of building techniques, architectural styles and introduction of materials in the local area.

Pre 1700 buildings which have been much altered and are therefore not eligible for statutory listing but retain features such as early flintwork, timber framing, mullioned windows or other features which may be or archaeological value (3)	
Buildings which encapsulate some elements of earlier fabric or structures but are not quite of the same quality or extent of survival as the above (2)	2
Building structures which demonstrate more recent archaeology for example twentieth century buildings and structures such as Second World War installations (1)	
More recent buildings or those with no consistent survival of historic fabric (0)	

5. Visible External Appearance

Buildings which appear to be predominantly in their original external condition (3)	
Buildings that have suffered minor modern alterations which can easily be reversed, for example replacement windows but retain the majority of their original appearance (2)	
Buildings that have had significant lower quality alterations/extensions that are visible and that may affect the appearance of the principal part of the building (1)	1
Buildings which have been altered irreversibly in recent years (0)	

Total score: 7

Summary: Interesting building but has had some poor quality extensions for domestic use.