

# Peterborough Local List Project

## Toolbox



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## **What is the Local List Project?**

As part of the governments #buildbackbetter initiative, the Ministry of Housing, Communities and Local Government in association with Historic England, provided £1.5m to 22 areas to develop their Local Lists. Peterborough was successful in its bid and has received £38,000. These 22 areas, which also includes the neighbouring Cambridgeshire and Lincolnshire are test pilots in investigating different ways in which Local Lists can be developed and improved upon.

The two main strands of Peterborough's bid were its record of being at the forefront of the development of Local Lists and its proposed innovation with regard its digital submission.

Peterborough was one on the first adopters of the Local List, and has been periodically adding new entries since its first adoption in 2012. Although the adopted heritage assets are concentrated in and around the city centre, the ratio of Locally Listed builds to statutorily Listed buildings of 30% is of a higher magnitude than the majority of other Local List', demonstrating its extent. This percentage is simply a good baseline for which the project aims to substantially improve.

The success of the project rests on the engagement by the public in nominating assets and this will be done by an innovative internally developed online system. A simple form that any member of the public can fill out and a site where they can find more information about the project.

The aim of the project is to get the public to nominate as many heritage assets as possible and then to place those with sufficient significance on the Local List.



**The Westgate Arcade**

## **What is Heritage Asset?**

From Castor's origin's as a Roman Villa, Peterborough's founding as Medeshamstede in the 7<sup>th</sup>C, the dissolution of the monastery and re-founding as a Cathedral in the mid 16<sup>th</sup>C, Flag Fenn, Thorney's Abbey, Barracks quarry, the creation of the Burghley and Milton estates and the even the creation of a new town, the history of the district has had a decisive impact upon its built environment.

This history and development has resulted in an interesting and visible historic city and villages whose history is tantalisingly suggestive when you know where to look. From big questions such as, why is the city's main square is to the west of the Cathedral? Why is Barnack the largest historical village? To small questions such as why did Peterborough have two train stations? And why are there so many pubs called the 'Blue Bell', our built historic environment is all around us. Innocuous and missed at times, obvious and dominating at others. All of it part of the historic environment and a heritage asset.

In a broad sense a heritage asset is a part of history that you can appreciate as a building, layout or important place while walking around our fair district.

In planning terms however, Heritage Assets are defined in the National Planning Policy Framework (NPPF) 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)'. These assets can include buildings, structures, landscapes, archaeological sites or places associated with significant local, historical events, important people, trades or industries, craftsmen or locally distinctive buildings in terms of their architecture or materials, to name but a few examples. Overall they are heritage assets which are valued by local communities and contribute to the historical character and local distinctiveness of an area.

There are two different types of designations for Heritage Assets. They can be designated Heritage Assets such as Scheduled Monuments and Listed Buildings (also Shipwrecks and Battlefields but Peterborough doesn't have any of those) or non-designated such as Registered Parks and Gardens and Locally Listed Assets. The difference between the two types is the level of protection the assets are afforded.

Scheduled Monuments and Listed Buildings are designated by the Government and protected by law. Registered Parks and Garden are designated by Historic England and Locally Listed Heritage Assets by the Local Authority in this case Peterborough City Council. These assets are not protected in law, but by 'Planning Policy' as part of the planning process.

**Middle Farm Cottages**



## **Locally Listed Heritage Assets**

The local list, or more formally the 'List of Heritage Assets in Peterborough' is a register of buildings, features or sites that significantly contribute to the Historic Environment with Peterborough but do not meet the criteria for statutory Listing.

The purpose of a Local List is to capture all of the important heritage assets locally that statutorily Listed Assets fail to capture. As such it represents more of locally distinctive character.

It does not include statutory Listed Buildings or Scheduled Monuments, instead it includes heritage assets which are considered important to Peterborough and its surrounding villages.

There are a wide range of buildings and features on the List ranging from the Village Water Pump in Glinton to the Broadway Theatre, from the Great Northern Hotel to Oundle Road Baptist Church. These inclusions and many others reflect what is important to Peterborians about their historic environment that national statutory listing omit.

Similar to statutorily Listed buildings and Scheduled Monuments, Locally Listed Heritage Assets are listed based on their heritage significance. The heritage values, however, that underpin these criteria - Evidential, Aesthetic, Historic and Communal are in this context applied in a way to be relevant to Peterborough.



**Oundle Road Baptist Church**

## **What is a Local List?**

The most appropriate mechanism for identifying and recording significance at a local level is a 'Local Heritage List'. Local Heritage Lists are a means for stakeholders, the community, and a local planning authority to jointly identify heritage assets that are valued as distinctive elements of the local heritage/identity of a place. It provides clarity on the location of assets and what it is about them that is significant. It can also play a key part in promoting the cultural identity of a place for various purposes, including investment and tourism.

## **What is the purpose of a Local Heritage List?**

In order to conserve the historic environment you must first identify and understand what assets are important and why. Statutory Lists, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens have already identified those heritage assets of national importance. These however do not cover heritage assets of Local importance

- To raise awareness of an area's local heritage assets and their importance to local distinctiveness.
- To inform developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect.
- To provide guidance and specialist advice to owners to help protect the character and setting of those buildings, structures, sites and landscapes.
- To help the council in its decision making when discussing proposals and determining planning applications.
- To record the nature of the local historic environment more accurately.



**Gate Piers**  
**23 Old North Road**

## **Protection of Locally Listed Assets**

The local list does not provide any additional statutory controls. The list is advisory and symbolic only and does not provide the Council with extra powers. It does however make it clear that the building, site or structure is a non-designated heritage assets whose protection is a material planning consideration. This means that if either the asset itself or a neighbouring site is subject to a planning application, the impact of the proposals upon the Locally Listed Asset's significance will be taken in to consideration.

Proposals for alterations and extensions should be sympathetic to the buildings architectural character and respectful of the site's history. Owners are encouraged to consider the special interest of the building when making external and internal alterations. When planning permission is required, the retention of the building's character and appearance will be a material consideration in determining the application.

Some assets on the Local List such as the Railway Cottages on Lincoln Road and the terraces on Queens Street have additional protection through the use of Article 4 Directions. This removes some 'Permitted Development' rights. Although the use of an Article 4 Direction is to protect their heritage significance, this is not specific to its inclusion within the Local List

Heritage is a non-renewable resource, when it is lost, it is lost for ever. This means that there is a presumption against the demolition of any locally listed assets.



**21 Long Causeway**

## **The selection criteria**

The selection criteria for inclusion on the Local List are based the national criteria for the Listing for Listed Buildings, Scheduled Monuments and Registered Parks and Gardens, but given a local, Peterboroian emphasis. There is a high bar of significance for the heritage asset to be placed on National Lists and although the bar is relatively lower for the inclusion of heritage assets upon the Local List, the asset's significance must be justified against the criteria for its inclusion.

There are six different sets of criteria A-F.

- A, Age and Rarity
- B, Social and Historical Interest
- C, Architectural Interest
- D, Street furniture or other structures
- E, Archaeological Interest
- F, Parks, Gardens and Open Spaces

All assets will meet an 'A' criteria as this is a date of construction of the asset.

The heritage assets will also meet at least one other criteria from the other five categories. There is no limit to the number of criteria the asset can meet, either within each category or in multiple categories. Most assets will meet two criteria in addition to the 'A' criteria, although some will only meet one criteria (such as 102 London Road ) and other multiple criteria (such as Former Baker Perkins Apprentice School on Westfield Road)

The five selection criteria mimic the national statutory criteria. Listed buildings align with the 'B', 'C' and 'D' criteria, Scheduled Monuments align with the 'E' criteria and Registered Parks and Garden align with the 'F' criteria. This does not preclude the heritage assets from meeting criteria from across the different asset types.

For instance assets Listed under criteria 'D', 'E' and 'F' have potential to also have 'Historical and Social Interest'. Examples of this include assets linked to John Clare and formally planned public parks

## **The Criteria**

### *Age and rarity*

- A1 Is the asset from before 1539 (the dissolution of the monasteries) and still clearly appreciable?
- A2 If the asset from between 1542 and 1840, (Elizabethan/Jacobean/Georgian) does it survive in anything like its original external condition?
- A3 If the asset from between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other assets of that period in Peterborough?
- A4 If the asset from between 1919-1939 (Interwar), is it an outstanding local example of the style of the period?
- A5 If the asset from between 1939-1945 (WW2), is it a rare locally surviving example of a wartime structure/feature?
- A6 If the asset from after 1946 (Modern Era), is it an asset of exceptional local quality and/or design?

### *Historic and social Interest*

- B1 Is the asset associated with an important local or national historic figure?
- B2 Is the asset a fine or rare example which illustrates social or economic history, or a good example of town planning?
- B3 Does the asset illustrate an important part of Peterborough's cultural history?
- B4 Is the asset a source of local identity, distinctiveness, social interaction or coherence?
- B5 Does the site have a significant 'collective memory' of place
- B6 Is the asset an important part of Peterborough's industrial history?
- B7 Is the asset an important part of Peterborough's rural or agricultural history?

### *Architectural interest*

- C1 Was the building designed by an architect important to Peterborough or the local area?
- C2 Was the building designed by an architect of national importance?
- C3 Is the building an example of a style of building that is unique to the local area?
- C4 Is the building a good early example of a particular technological innovation in building type and technique?
- C5 Are the buildings important for the townscape and/or street scene?
- C6 Has the building received a national award or recognition?

### *Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)*

- D1 Is it a rare surviving example of street furniture in Peterborough that contributes positively to the local area?
- D2 Is it an interesting local landmark feature, folly or curiosity?
- D3 Is it a communal piece of art which contributes to the setting of Peterborough?
- D4 Is it an important built remnant of Peterborough historical past?

### *Archaeological Interest*

- E1 Is the asset a structural remain which provides evidence of Peterborough's past
- E2 Is the asset an earthwork which provides evidence of Peterborough's past
- E3 Is the asset a historical man-made landscape, which is still appreciable in Peterborough
- E4 Is the asset known buried remains, which provides evidence of an important phases of Peterborough's past
- E5 Does the site encompass multiple phases of Peterborough past telling the city's history over the course of many centuries
- E6 Is the asset demonstrably equivalent to a Scheduled Monument in significance\* (where HE have indicated as such)

### *Parks, Gardens and Open Spaces*

- F1 Is the publically accessible park or garden an important local historic open space?
- F2 Does the open space form an integral part of the history of Peterborough?
- F3 Is the Park or Garden a locally outstanding element of the New Town era?
- F4 Is the assets an important designed landscape or space?
- F5 Is the asset a representative example of a style, layout or design that is a remnant of Peterborough's past?

## **The Process**

The recommended process for creating a Local List is laid out by Historic England Guidance Note which was updated for this Local List Project in January and can be found at the link below.

Within the recommended process there are several different paths with regard nominations of assets to adoption of the Local List. Below will go through the indented process of the Local List project step by step

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

### **Step 1, Intimation of the Local List:**

Peterborough unlike the majority of other districts already has a Local List. The List was created in partnership with the Peterborough Civic Society and formally adopted by the council in 2012 as part of the, now superseded, Local Plan.

The Peterborough Local List was pioneering for its time. It created a set of criteria and was focused on historic buildings in the city's core. To ensure robustness and clarity, a set of criteria were created, modelled upon a set of criteria which followed Historic England guidance at the time.

### **Step 2, Criteria:**

From their conception and early creations, local lists that were being produced were primarily focused on buildings. This was understandable as the several of the Local List came out from the now abolished Grade III Listed buildings and the guidance and expectation of a Local List was also upon buildings.

It was soon clear, however, that this approach didn't recognise the variety of heritage assets within the historic environment. It is notable the full name of the Peterborough Local List is 'Local List of Heritage Assets within Peterborough' of which buildings are but one, albeit important, element.

Subsequent to the inception of the Peterborough Local List, in light of the emerging deficiencies in Local Listing, Historic England updated its criteria and expectations. The new guidance which has been updated again in January 2021 as a prelude to this project, takes a more holistic approach to the identification of heritage assets on Local Lists. It encourages the inclusion of archaeological assets, historic parks, gardens and open spaces and social and communal assets, which have historically been omitted, to ensure that as wide a range of heritage assets are included.

Resulting from this updated guidance, as part of the project Peterborough City Council have updated their criteria. The existing criteria was based upon the Listing Criteria for Listed Buildings. Listed buildings are Listed for the 'Historic and Architectural Value' which in combination with their 'age and rarity' determines their significance. This is reflected in the Local List Criteria, A-C.

In order to expand the Local List to encompass the holistic historic environment the local criteria have been expanded to replicate the criteria for Scheduled Monuments with the new 'E' criteria and Registered Parks and Gardens, for the new 'F' criteria. In addition the Historic criteria have been expanded to included social interest and the 'D' criteria have been expanded to encompass more historical features within the street scene.

### **Step 3, Identification:**

This call for nominations of local heritage assets forms Step 3, Identification of the Heritage Assets. There is no centralised systematic survey proposed of the district to identify all of the heritage assets, instead there is a public nomination period.

As part of the public nomination period, all Parish Councils have been consulted and the two partners on the Project the Peterborough Civic Society and the John Clare Country project.

It is the intention of the Peterborough Civic Society to systematically survey the urban area while John Clare Country will work in conjunction with the Parish's to survey the rural areas.

This will place an emphasis upon the parishes and their parishioners to survey their area and nominate heritage assets.

Unfortunately due to the limitations of the project it is accepted that if parishes and their parishioners do not nominate heritage assets for inclusion, then these areas will probably be missed from the survey.

#### Step 4, Assessment:

Once the heritage assets have been nominated, it will be sieved by PCC staff to exclude any assets which are not eligible, such as existing Listed Buildings and those that are considered to demonstrably not meet any of the selection criteria. In order to ensure a thorough consideration, this will be a low bar to meet.

After the sieving process the nominated assets will go to a section panel which will include PCC officers and either Peterborough Civic Society representatives for assets within the city boundary, or John Clare Country representatives for assets in the rural areas. These panels will meet and determine whether the nominated assets are considered to meet the criteria to be placed upon the Local List.

#### Step 5, Approval

It is the intention to turn the Local List in to a Supplementary Planning Document (SPD). This will require two separate processes. The first will be internal authorisation by various PCC committees and cabinet and secondly there will be a public consultation on the completed proposed List.

All the heritage assets that have been nominated by the public and considered by the panel to meet the Local List criteria will be added to the existing Local List. The entire List will then be the subject of a public consultation for its adoption as an SPD. This will a chance for the public and any interested party to comment on those heritage assets proposed within the Local List.

#### Step 6, Publication:

Subsequent to the above consultation, taking in to consideration public and member comments, the Local List will be published. All new owners of Locally Listed assets will be notified of their inclusion and a copy will be sent to the Parish Councils.

### **7a Francis Gardens**



## Guide to submitting a Local List Nomination

The best way to submit your nomination is on the online form and below is a guide to filling in the form.

This can be found at [www.peterborough.gov.uk/locallist](http://www.peterborough.gov.uk/locallist)

When you get to the form it will look like this, and below will go through step by step what each part requires. The form has been designed to be as user friendly and intuitive as possible however for those not familiar with the process it may seem daunting.

### Email Address

The first thing to do is enter your email address. This is so we can contact you if need to ask any further questions about the nomination. All email address will remain private at all times and will only be used for this project.

### Name of Asset

Next we have the 'Name of Asset'. If possible please use the assets official address. This may be unknown, or irrelevant. If so, use a simple description with the nearest road name. For example 'Barn to the east of Castor Road'

### Where is the Asset

For clarity purposes this allows you to locate on a map the location of the nominated asset. This is especially useful for assets which have an unknown address. To place the pin on the map right click on the location of the nominated asset

If the location of your nominated asset is already highlighted, the asset is either a designated asset or already on the Local List. Please do not submit a nomination if this is the case as it will not be considered.

Nominate Heritage Assets of Local Importance

Please enter your Email Address\*

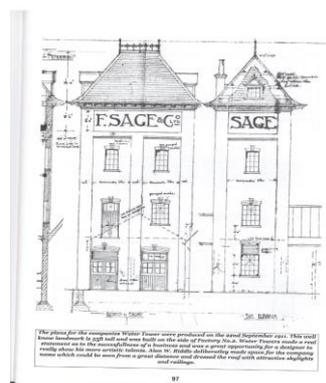
Name of Asset\*  
Building name or local description

Where is this asset?  
Click the map at the location of the asset.  
Please do not nominate any asset which is shown as a Listed Building, Scheduled Monument or an existing Locally Listed building shown on the map.

Find address or place

Lat: 52.57240 Lon: -0.23829

### **Former Sages Factory Water Tower, Windsor Avenue**



## Group Value

This is a yes/no option that should be filled in.

The group value can be associated with any significance level of heritage asset from Listed Building and Scheduled Monument to other Locally Listed Assets or non-designated heritage assets.

The relationship to create the group value should be strong and direct.

A relationship of ownership or general type does not on its own constitute part of group value. For example a barn in the open countryside sitting alone in a field will generally not have group value. It may be part of an overall estate and be one a series, but unless the series were all built at the same time or to an identical design the group significance will be too weak.

A second example would be a row a similar dwellings built at the same time to slightly different designs. These would be considered to have group value.

## Age and Rarity

This is the only criteria that is required, as all nominated assets will fall in tone of the six categories.

A lot heritage assets and sites have evolved over time and there may be phases of development that cover multiple time frames. If this is the case the founding date of the asset should be used. There are circumstances where although the founding of the asset is of an earlier date, the substantial part is of a later date then it may be better assign the later date range. It is accepted that this is subjective and although the presumption should be the earlier date, discretion should be applied.



**148-160 (even) Wisbech Road**

### Group Value

Part of a group of historically significant structures?

Yes

No

### Age and Rarity

Different heritage assets have different types of significance. Please choose one selection criteria from any of the options below.

A1 Is the asset from before 1539 (the dissolution of the monasteries) and still clearly appreciable?

A2 If the asset from between 1542 and 1840, (Elizabethan/Jacobean/Georgian) does it survive in anything like its original external condition?

A3 If the asset from between 1840-1919 (Victorian/Edwardian), does it retain its original features? Is it of sufficient quality to distinguish it from other assets of that period in Peterborough?

A4 If the asset from between 1919-1939 (Interwar), is it an outstanding local example of the style of the period?

A5 If the asset from between 1939-1945 (WW2), is it a rare locally surviving example of a wartime structure/feature?

A6 If the asset from after 1946 (Modern Era), is it an asset of exceptional local quality and/or design?

## Selection Criteria

The selection criteria are produced in full and also discussed previously. As mentioned there is no limit to the number of criteria the asset can meet, either within each category or in multiple categories. However the form will only let you choose three options from each set of criteria.

You should only select criteria that applies to the asset. Although all the options are available they do not have to be selected.

Once you have selected a criteria another option on that set of criteria will automatically appear (see lower figure). You do not have select further selection criteria, however if it is appropriate you should.

### Historic and Social Interest

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Architectural Interest

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Archaeological Interest

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Parks, Gardens and Open Spaces

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Historic and Social Interest

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Historic and Social Interest - Option 2

If more than one applies please select another

### Historic and Social Interest - Option 3

Make a final selection if a third applies

### Architectural Interest

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

### Street furniture or other structures (boundary stones, post boxes, memorials, lamp posts, statues, and similar)

Please select an option from the drop down list. You will get an opportunity to select up to three once the selection has been made

## ArcHaus, Peterborough Road



### Reason for selection

In your own words describe why the asset deserves to be on the local list. The reasoning should relate to the selection criteria chosen previously.

Example,

*Baptist Church of Church Street in Stanground, A prominent and positive building which also represents an important phase in the cultural development of Stanground*

*18 Priestgate, One of several well-mannered, mostly neo-Georgian C.20th. rebuilds which contributes to the character of Priestgate'. Well-proportioned building retaining most of its original features. The style and form complement the neo-Georgian architecture of Priestgate.*

### Description of the Asset

This is a chance for you to describe the heritage asset.

The description should at a minimum describe the physical appearance of the asset and even if the description is rudimentary it will also be helpful to ensure we fully understand which asset is being nominated.

If you feel you are able it would be appreciative if a full description could be provided

### Additional Notes

In this section feel free to add any other information about the asset which may be pertinent for its selection. This could include who originally built the house, does it have a blue plaque or some other intrusting fact about the assets history

**Reason For Selection\***  
Please provide a reason why the asset should be included on the Local List

**Description**  
Please provide a physical description of the asset

**Additional Notes**  
Please provide any additional information which may be relevant

Provide an Image of Asset

1Select image file (number of files allowed: 1 - 4)