



HE3 Non-designated heritage assets

Locally listed buildings and other non-designated assets

- A Development proposals will only be supported where they preserve or enhance the significance of a locally listed building or other non-designated heritage asset, and the asset's setting. In particular, proposals for the sensitive retention, refurbishment and appropriate re-use of non-designated assets will be considered favourably.
- B Proposals that unjustifiably harm the significance of a non-designated heritage asset and its setting will be refused.
- C Non-designated heritage assets may be identified during the development management process, in line with Policy HE1 (Lewisham's historic environment).

Areas of Special Local Character

- D Within Areas of Special Local Character development proposals must:
 - a. Preserve the characteristics that contribute to the area's significance, which may include the spatial, architectural, townscape, landscape or archaeological distinctiveness;
 - b. Secure the retention of unlisted buildings where these contribute positively to the local distinctiveness of the area; and
 - c. Ensure development in its setting preserves the area's special local character.

Archaeology

- E Development proposals affecting archaeological interests will be assessed having regard to the impact on the significance of the archaeological asset and its setting. Development proposals should refer to the Greater London Historic Environment Record (GLHER) to assess the likelihood of archaeological deposits being present on a site. Known areas with high likelihood of archaeological deposits are identified as Archaeological Priority Areas (APAs).
- F In order to ensure assets are appropriately identified and managed the Council will:
 - a. Require the necessary level of assessment, investigation and recording, in consultation with the Greater London Archaeological Advisory Service (GLAAS) for development proposals that affect, or have the potential to affect Lewisham's archaeological heritage; and
 - b. Expect applicants to have sought pre-application advice from GLAAS before designing a programme of archaeological investigation. .

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- G Development proposals that have the potential to affect archaeological interests must be accompanied by an Archaeological Statement, which should be submitted as part of the Heritage Statement and refer to any relevant information in the GLHER. With the advice of GLAAS, the Council may require a further site specific survey and/or intervention. This should be set out in a Written Scheme of Investigation which ensures adequate arrangements for:
- a. Investigation, recording, and archiving of assets of archaeological importance, whether of national or local importance;
 - b. Seeking opportunities to integrate archaeological evidence into the development, including through design and interpretation material; and
 - c. Public engagement, including dissemination of the findings to further understanding of the historic environment.
- H Priority should be given to the preservation and management of an archaeological asset and its setting in situ, commensurate with the significance of the asset. If this is not possible, sites should be excavated, deposits removed, a report produced, significant finds archived and the results disseminated, as required by condition.
- I As remains may on occasion come to light unexpectedly, the Council may use conditions to require notification, recording or preservation in the event of remains being found.
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Explanation

- 6.32 Non-designated heritage assets include Locally Listed buildings and structures, Areas of Special Local Character, Archaeological deposits, including known areas of high archaeological interest known as Archaeological Priority Areas (APAs), buildings structures and features within conservation areas that are identified to make a positive contribution, unlisted historic street furniture, local parks and gardens of historic interest (which are not Registered), historic townscapes and buildings of townscape merit.
- 6.33 Lewisham contains many buildings and structures that are not statutorily listed but are nonetheless of special historic, architectural, townscape, social or cultural interest in their local area, and greatly contribute to the Borough's distinctiveness and sense of place. The Council has a rolling programme of evaluating and recognising their importance and value, through periodic reviews and updates of the Local List.
- 6.34 Areas of Special Local Character are places where there is a coherent local character, often based on townscape, architecture and spatial qualities. Their significance will normally rest on the combined qualities of groups of elements rather than the value of the elements taken individually. Twelve Areas of Special Local Character are currently recognised, as set out in Schedule 3. These areas will be assessed against Historic England's guidance for conservation area designation and, if they are of sufficient historic or architectural interest, will be consulted upon and adopted as Conservation Areas. If they do not meet the level of interest expected for Conservation Area designation but still demonstrate other aspects of local interest (for instance artistic, landscape, social and cultural)

they will continue to be considered of special interest to the Borough and will be formalised as Areas of Special Local Character. Selection criteria for assessing potential new Areas of Special Local Character will be adopted by the Council in due course, and any proposed new areas will then be assessed against them.

- 6.35 The Council maintains a 'live' list of non-designated heritage assets that have been identified but have not yet been assessed and these are reviewed and updated from time to time.

Archaeology

- 6.36 Lewisham is particularly rich in known areas of archaeological interest, dating to the prehistoric, Roman and medieval periods. The areas of greatest known archaeological interest or where there is above average potential for new discoveries are identified by Archaeological Priority Areas (APAs). Lewisham's APA boundaries date from the 1970s-1980s and do not predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future, as required by NPPF. They will be reviewed and updated in due course by Historic England and a London-wide standardised approach, as defined within London Plan paragraph 7.1.10 will be used which assigns all land in the borough to one of four tiers denoting different levels of sensitivity to development, using an 'archaeological risk' model. Therefore developers should consider the potential for archaeological discoveries both within and outside the existing APA boundaries.

6.37 Development should avoid harm to or loss of archaeological deposits of significance and any harm will require justification. Developments that have the potential to affect archaeological interests include subterranean development and some alterations to historic buildings. Archaeological remains of local importance should be preserved in situ unless the public benefits of the development outweigh the loss of the remains. Where it is suitably demonstrated that archaeological remains cannot be preserved in situ the Council will require that the remains are appropriately excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. There may also be a requirement for a programme of public engagement in order that the results of significant archaeological discoveries are disseminated. The scale of public engagement will be based upon on the significance and interest of what is found, and may involve site visits for the public or other means of on-site and off-site viewing.