

Lewisham Areas of Special Local Character Selection Criteria

Selection criteria

In Lewisham, Areas of Special Local Character were introduced as part of the non-designated heritage asset policy in the 2014 Development Management Local Plan, with a commitment to identify, research and adopt them. 12 ASLCs were identified, but to date no formal selection criteria have been adopted.

The conservation team has researched these 12 and drafted selection criteria. Historic England's Local Heritage Listing guidance note recommends using criteria adopted from those used for national designations, with an emphasis recognising local particularities. Lewisham's Conservation Team has drafted the criteria.

- 1. Architecture** - high quality, distinctive, and well-preserved buildings within the context of Lewisham
 - a) An eclectic group of interesting buildings
 - b) A coherent ensemble of buildings of the same period, architectural style, architect
- 2. Historical, social, cultural and archaeological connection**
 - a) connection with a notable historic person, social or cultural group, event or activity
 - b) in an area of known archaeological interest;
 - c) Remnants of older/historic routes, landownership.
- 3. Townscape** – high quality, distinctive, and well-preserved
 - a) planned or incidental layout, roads and open spaces, relationship between the buildings and the street, views and vistas, landmark groups or buildings
- 4. Landscape**
 - a) A notable quality and extent of landscape, both formal and informal, and natural or manmade, including geological features, trees, public and private gardens, green verges
 - b) Significant local or far reaching views or vistas
 - c) rivers, wells, canals and their verges (particularly important in Lewisham – the Croydon Canal and the Ravensbourne and Quaggy are intrinsically linked to the history of the Borough)

To be supported as ASLCS, these areas must meet criteria 1 OR 2, AND another criteria.

For the purpose of the Area of Special Local Character Selection Criteria, “high-quality” in the historic environment entails well-built buildings and areas which have stood the test of time, made with quality materials and showing interesting architectural detailing.

Policy background:

A heritage asset is defined in the NPPF Annex 2 Glossary 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Heritage assets are recognised in NPPF paragraphs 195 as irreplaceable resources that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. NPPF paragraphs 198-199 state that local authorities should maintain an up to date historic environment record, and make it public, to assess the significance of the heritage assets and predict the likelihood of unidentified heritage assets being discovered in the future, and paragraph 198 adds that positive strategies for the conservation and enjoyment of the historic environment should be identified and implemented.

The NPPG on the historic environment goes into more detail about non-designated heritage assets. It states that it is important that all non-designated heritage assets are clearly identified as such, and that irrespective of how they are identified, the decisions to identify them as non-designated heritage assets are based on sound evidence.

It also stresses that plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.