

Selection Criteria used to assess local heritage assets

One or more criterion must be met for a building, structure, monument, site, place, area, park, garden, landscape, street furniture or public art to be identified as a local heritage asset and to be considered for inclusion on the List of Local Heritage Assets.

1. The Age of the Heritage Asset

Local heritage assets of all ages will be considered. Guidance is given below on how the age of the asset affects the assessment for nomination.

Pre1849 – Assets should be considered for the list if they pre-date 1849 (the arrival of the Manchester South Junction and Altrincham Railway), appear to retain historic fabric and the original layout and form of the asset are still visible. Alterations and additions to a building will not be seen as harmful if they show how the building has changed over time.

1849-1945 – Assets will be selected where they either provide evidence of the establishment or expansion of settlements in the borough; traditional construction techniques; distinctive local characteristics; represent innovation; national or local trends; architectural design or aesthetic value; reflect historic or communal associations or contribute to the wide character of an area. Alterations and additions to a building will not be seen as harmful if they show how the building has changed over time, and the form and appearance is discernible.

1945 and over – for Assets within this category there will be a degree of selectivity where large numbers remain in an area. Assets will have to be either good examples of architectural design; distinctive local characteristics; represent innovation; national or local trends; architectural design or aesthetic value; reflect important historic or communal associations or contribute to the wide character of an area.

2. Historic Interest

An asset has historic interest if it is connected with the social, economic and cultural growth of Trafford or Greater Manchester. It may be a specific type of building or design that is typical in the borough and gives the area a distinctive character. The asset may represent an industry that shaped the local landscape in Trafford or is a historic structure that reflects a way of life. The asset may also be associated with a local historic event; a local influential person/group/movement who were responsible for social change in the district or played a significant role in the development of local or regional heritage.

This can include (but is not limited to) schools, places of worship, leisure and entertainment sites, buildings, and sites associated with the LGBTQ+ community, commercial and public buildings, institutions, buildings associated with societies and social movements and sites that reflect the contribution made to an area through immigration and migrant communities.

3. Architectural and Aesthetic Interest

Architectural interest relates to buildings and structures of a design, decoration and craftsmanship that contributes positively to their environment and offer a composition that affords value in its proportions, form, materials, decoration, craftsmanship or construction.

These assets make a positive contribution to their surroundings. Some of these assets may have been designed by a famous or local architect including Edgar Wood, Henry Goldsmith, Charles Heathcote and John Douglas or a builder who has sought to imitate their work creating attractive buildings and places. The asset may look like it was 'designed' or retain elements of historic architectural style.

Aesthetic value relates to the visual appeal of a place and does not have to be architect designed. It can be the result of conscious design (such an example of attractive architecture), artistic endeavour or technical innovation. It can be the outcome of the way in which a building, place or landscape has evolved and been used over time creating fortuitous aesthetic. It can be the value deriving from the ways in which people draw sensory and intellectual stimulation from a place. The asset may also have changed from its original form yet is visually attractive and makes a positive contribution to its surroundings.

Aesthetic appeal does not only relate to a single asset, but can also be a group of assets that may create a street, place or landscape. For example, the buildings of a planned garden suburb may not be anything unique when taken individually - but experienced together, along with identical boundary walls, street furniture and landscape, the overall effect has a level of aesthetic value.

4. Social or communal value

Social and communal value is reflected in assets that are of value to a particular community, residential group, social movement, commercial group, historical group, religious group or interest group. As well as standing structures this may include plaques, monuments, landscapes and open areas. This may be a special place that groups gather, or an asset or landscape that plays an important role in the history of that group. Value can also derive from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5. Local Landmark Status

An asset can have local landmark status if it has strong communal or historical associations and is a focus point within the local community. It may also be a landmark if it has especially striking aesthetic value and stands out within the local street scene or from further afield. This may include a building or structure that is characteristic of the heritage of the borough, or an item of street furniture or public art that contributes to the local scene.

The asset may 'stand out' from other buildings around it and act as a visual landmark or focal point. It may also be a place that is well known and well used by the local

community. It may also mark a particular location, junction or is useful in way finding.

6. Group Value

Group value occurs when a group of assets may not be exceptional, but together form a townscape or landscape that tells us about the historic economic, industrial or social development of an area.

This may include examples of urban planning such as squares, terraces and model villages. The assets do not need to be identical or of the same type yet together comprise of a common theme important to the growth of the area or town. Group value can be found in areas with mills and associated workers' terraces, schools and churches for example. The assets may be historically linked to each other or built at the same time as a planned group. The assets may also have group value when viewed together or have similar architectural details and/or building materials.

7. Rarity

Assets can be considered rare if they exhibit an unusual design, innovation, an early example of new technology or unusual use of building materials. The asset may be a particularly good example of a locally dominant building type (an asset that might be commonplace in your local district but considered rare in other areas of Greater Manchester). Or it may be the only surviving example of a type of a particular building for example.

8. Archaeological interest

Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

An asset has archaeological interest if it is known to hold, or could potentially hold, historic fabric relating to an earlier phase of the building / structure or evidence of past human activity worthy of further investigation. Phases of alteration to a building, such as areas of concealed early timber framing within a building that was later re-fronted with stone or brick for example.

Areas of archaeological remains or excavations that have been investigated by archaeological bodies and interpreted but have not been recognised as Scheduled Monuments should also be considered as no designated heritage assets and inclusion on the List of Local Heritage Assets. However, areas of archaeological potential that have not been investigated will not be included.