

Heritage Assets Report – Appendix C

In 2016 a project was launched to record heritage assets in Newton Abbot that are not otherwise protected as Listed Buildings, Ancient Monuments or Conservation Areas.

This project reached a point where a criteria was developed to assess whether a building, monument, site, place, area or landscape could be identified as a heritage asset. In addition, following community consultation, a list of potential heritage assets were identified and researched ready to be assessed using the criteria.

With the development of the Newton's Place project heritage assets was placed on hold. In 2022 there was a re-launch in the town asking the community for nominations for heritage assets.

We are now at a point where we would like to re-launch this project and set up a panel to assess the nominees using the criteria. The next steps would then be to write to the owners of the asset if it has been approved and to include the asset on the local register which would be available on the Town Council's website.

More information about heritage assets and the criteria are in the following draft document which was approved in 2016. As considerable time has passed, this is included for councillors to consider, approve and to support the re-launch of the project.

A Local Register of non-designated Heritage Assets for Newton Abbot

What is a Heritage Asset?

Heritage assets are defined in the National Planning Policy Framework (2012) 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).

A local list or “Local Register” of heritage assets can also be produced by local communities or in association with Neighbourhood Plans.

What is a designated Heritage Asset?

Designated Heritage Assets enjoy statutory protection through the planning system. They are recorded on the *National Heritage List* maintained by Historic England (formally English Heritage). This includes sites and structures that are considered to be of special architectural or historic interest. They are protected under the **Planning (Listed Buildings and Conservation Areas) Act 1990** for Listed Buildings. The **Ancient Monuments and Archaeological Areas Act of 1979** gives protection to scheduled ancient monuments.

What is a non-designated heritage asset?

Non-designated heritage assets are those identified as having a degree of significance meriting consideration in planning decisions but which are not formerly designated. A local list/register of non-designated heritage assets is a way for local councils and communities to identify and celebrate the local historic environment.

What is a Conservation Area?

A Conservation Area is designated by the Local Planning Authority e.g. Teignbridge District Council as “*an area of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’*”.

Newton Abbot has 4 Conservation Areas:

- Forde Park
- Devon Square & Courtenay Park
- Wolborough Hill
- Wolborough Street

Why is a Local Register being produced?

The formation of a local register is included in the Newton Abbot Neighbourhood Development Plan Heritage policy. This was in response to local concerns about the loss of much-loved elements of the local landscape, such as local pubs, chapels and churches, and industrial buildings. These buildings help to reinforce the local identity of Newton Abbot, can often make the town more attractive for investment and, generally, make them better places to live and work.

The Local Register will help to highlight those places which local communities feel to be worthy of preserving. It will be referred to when planning applications for specific sites are being considered, or when works by utility companies are announced.

The Local Register is managed through a partnership between the local authorities and local communities. It will contain buildings and sites which are unlikely to be of sufficient significance to be included in the National List but which are of considerable importance in defining the heritage of the town and wider parish. Nevertheless, it is possible to submit candidates from the Local Register for consideration by Historic England for the National List.

The Local Register is updated as new sites are proposed and assessed. The Register will be published widely.

What kinds of buildings will be considered for the Local Register?

A wide range of buildings, structures and sites may be considered suitable for the Register. These may be grouped as follows:

- **Agricultural** – farms, barns, gate posts, boundary walls
- **Commercial** – pubs, shops, offices
- **Cultural** – art installations, graffiti, statues
- **Recreational** – swimming baths, cinemas, sports grounds, social clubs
- **Domestic** – houses, bespoke development, designed estates
- **Educational** – schools, colleges
- **Health** – hospitals, almshouses, workhouses, soup kitchens
- **Industrial** – factories, warehouses, workshops
- **Military** – civil defence, military camps, war memorials, air raid shelters, WWII pill boxes.
- **Religious** – churches, chapels, meetings houses, memorials, crosses, tombs
- **Transport** – railway stations and structures, signal boxes, signal gantry, railway bridges, canal structures.
- **Street furniture**: cast iron bollards, enamel road signs, post boxes, telephone boxes.

This is by no means an exhaustive list and many more potential candidates for inclusion on the Local Register may emerge as nominations come forward.

How will potential buildings and sites be assessed?

A list of criteria will be used to assess whether a building or site can be included on the Local Register. These criteria are based upon the following themes:

- Architectural interest
- Historic importance
- Artistic interest
- Archaeological interest
- Community value

Additionally, other factors such as the rarity of the building or site, and its completeness, will be taken into account.

The current **DRAFT CRITERIA** against which any building or site is assessed:

A. ARCHITECTURAL INTEREST	
A1. Does the building reflect the character of the area in terms of style or the use of local materials?	
A2. Does the building contain particular features typical of a local building style?	
A3. Does the building/group of buildings reflect a historic development pattern for the local area?	
A4. Does the building represent a rare or unusual style, or a unique survival of a style that was formerly common in Newton Abbot?	
A5. Would the character of the local area be diminished by the loss of the building or site?	
A6. Is the building the work of an architect with an established local, regional or national reputation?	
A7. Does the building enhance the local townscape by its location, age and setting?	
A8. Is it an important feature of a locally or regionally important designed landscape?	
A9. Is it a good example of an innovative construction technique and/or use of material?	
A10. Is the building an example of an important architectural style?	
B. HISTORIC IMPORTANCE	
B1. Is the building shown on 1 st edition Ordnance Survey maps (1880s) or an earlier map?	
B2. Does the building or site reflect a particular event in the area?	
B3. Does the building or site have associations with particular well-known people?	
B4. Is the building associated with a recognisable type of historic development, such as the establishment and growth of particular industries?	
B5. Does the building still hold evidence for former uses?	
B6. Is the building or site associated with a particular group or organisation?	
B7. Does the building or structure have evidence of an earlier land use?	
B8. Does the building or structure reflect the growth or historic layout of a place?	

B9. Does the building feature in historic images or film of note?	
C. ARTISTIC INTEREST	
C1. Does the building have particular artistic interest, such as carvings, paintings, street art or other decoration?	
C2. Is it a structure of particular artistic merit e.g. inspiring art work, convey meaning through art, art installations, street furniture, memorials?	
C3. Is the work that of a well-known individual?	
C4. Is the artwork located in an area otherwise devoid of such works?	
C5. Is the artwork or structure permanent?	
D. ARCHAEOLOGICAL INTEREST	
D1. Does the site contain evidence for surviving archaeological structures or features, such as buildings, artefacts, intact stratification or a combination of these?	
D2. Is there evidence for concentrations of particular types of artefacts (e.g. flint scatters, pottery wastes)?	
D3. Can the past be interpreted by changes over time- building archaeology	
E. COMMUNITY VALUE	
E1. Is the building or site regarded by the local or a wider community as an important resource, as a place of collective memory, or as somewhere which represents the spirit of a place?	
E2. Is the building a rare or unique example in the locality of a type of community resource which has been well-used in recent times, or is in current use, and which would be difficult or impossible to replace?	
F. OTHER FACTORS	
F1. How complete is the building/structure/site?	
F2. What is its current condition?	
F3. How rare is this building or site type?	
F4. Does it have aesthetic appeal?	
F5. How typical of Newton Abbot is it?	
H. EXCLUSIONS	
H1. For inclusion in the register assets must have a level of preservation which means you can still appreciate its heritage.	
H2. Single trees	
H3. Events – such as the Cheese and Onion Fair	

What does inclusion on the Local Register mean for a building?

Inclusion on the Local Register does not remove any permitted development rights and owners will be able to carry out works without additional consent requirements other than those already required for Planning Permission or Building Regulation approval.

It is hoped that inclusion on the Local Register will give a sense of pride to owners and encourage them to manage their buildings sympathetically, however owners can challenge the inclusion of a building or site on the basis of the adopted criteria and request its removal from the list.

What happens next?

A Local Register steering group will be set up to include representatives from the Town Council, the Museum, local amenity groups and the community.

The asset nominations that have already been gathered from the local community etc. will then be tested against the adopted criteria. Where they are judged to meet it, owners will be notified and the asset records made publicly available for comment.

The adopted assets will be made available on the Devon Historic Environment Record (HER) and through the Town Council websites.