

# Conwy Local Development Plan 2007 – 2022



## SUPPLEMENTARY PLANNING GUIDANCE LDP8: Buildings and Structures of Local Importance

Adopted February 2014

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## **1. Background**

- 1.1 This is one of a series of Supplementary Planning Guidance (SPG) documents that give further advice on development plan policies. SPGs are intended to advise planning applicants and will be taken into account when determining planning applications.
- 1.2 The purpose of this SPG is to set out the Council's aims for the conservation of the Borough's unlisted historic buildings. While these buildings are not listed by statute, they may in themselves be high quality and distinctive examples of local architecture or they may contribute in other ways to the local interest and depth of character of parts of the County Borough as in accordance with the criteria highlighted in this SPG.
- 1.3 The Buildings and Structures of Local Importance (BSLI) Register is not meant to duplicate the list of Buildings of Special Architectural or Historic Interest (known as 'listed buildings'). The emphasis on the designation of listed buildings is their national significance. Local areas of special historic appearance and character are protected by designation as conservation areas. Unlisted buildings within these areas are controlled in terms of substantial demolition and alterations. Extensions to unlisted buildings in conservation areas are also the subject of more detailed consideration and control as a result of the application of local policies aimed at the preservation or enhancement of these areas.
- 1.4 The context of the County Borough in terms of character, architectural styles, local materials and building types is explored further in Appendix A and provides the background for the preparation of a local list.
- 1.5 The Local Development Plan (LDP) policy and this guidance apply to the Conwy County Borough area outside of Snowdonia National Park, referred to hereafter as the Plan Area.

## **2. Planning Policy Context**

- 2.1 Paragraph 48 of the Welsh Circular 61/96 "Planning and the Historic Environment: Listed Buildings and Conservation Areas" states:

*“...the best examples of local examples of local vernacular building types will normally be listed. But many buildings which are valued for their contribution to the local scene, or for local historical associations, will not merit listing. Such buildings will often be protected by conservation area designation. It is also open to planning authorities to draw up lists of locally important buildings and to formulate policies for their protection through development control procedures. Policies should make it clear that such buildings do not enjoy the full protection of statutory listing”.*

- 2.2 Relevant local planning policy can be found within the Conwy LDP and is stated below:

**Policy CTH/3 – Buildings and Structures of Local Importance:**

*Development proposals affecting buildings or structures which make an important contribution to the character and interest of the local area will only be permitted where the building’s distinctive appearance, architectural integrity and its setting would not be significantly adversely affected.*

- 2.3 There are a significant number of buildings which by reason of their design, materials and social and historical connections play an important part in establishing the character and identity of their locality. While these buildings are not currently considered to be of sufficient interest to merit statutory listing, they undoubtedly add to the richness of the local built environment. These buildings should be retained, and appropriate uses sought to retain their essential character.
- 2.4 The Council will encourage developers and owners to retain buildings of local architectural or historic interest, not simply to view them as opportunities for new development. The Council will ensure that policy CTH/3 and this SPG are given due consideration to allow the appropriate retention of such buildings within the Plan Area.
- 2.5 It is the Council’s intention that a register of such buildings will be compiled from visual surveys and consultation with organisations and local interest groups. In the interim, this SPG will guide decision makers by providing criteria to determine

which buildings should be included in such a register if it is seen that they are likely to be under immediate or significant threat. Once the register is compiled, additional controls may be placed upon those BSLI for example Article 4 directions.

### **3. The Selection Process**

- 3.1 The process of selecting specific buildings of local interest within the Plan Area will be consistent, comprehensive, transparent and should be responsive to local community recommendations for inclusion of buildings. Flow charts detailing the process are attached at Appendix B. It is envisaged that a survey of locally important buildings will be carried out across all of the Plan Area by means of local community and town council area wide survey exercises.
- 3.2 Using the stated criteria within this SPG will enable the Local Planning Authority to draw up a preliminary list of buildings of local interest. Local Town, Community Councils and local interest groups will also be asked to identify buildings in their local area for inclusion in the list. The SPG criteria will need to be considered when selecting buildings and local councils will be provided with the criteria and methodology to ensure that each area is working to consistent benchmarks. The condition of buildings and structures will be taken into account when considering any BSLI designation. A balanced approach will be taken which will weigh up the current condition of the building and the costs of repairing and maintaining it, in relation to its importance and the value derived from its current use. However in those cases where it is clear that a building has been deliberately neglected, less weight will be given to the costs of repair. All recommendations put forward for consideration by Town, Community Councils and local interest groups will be subject to final scrutiny by the County Borough Council to ensure that consistency is achieved across the Plan Area.
- 3.3 At this stage, the owners and those with a significant property interest in buildings included in the list will be notified and the implications of inclusion will be explained. Prior to final endorsement and approval of the list there will be a consultation stage to ensure that the BSLI exercise is widely understood and appreciated. Specific consultations will be undertaken with local County Borough Council Elected Members, Town and Community Councils and other amenity and

interest groups. Details of BSLI will be held on a publicly available register. An example of the type of information to be made available is included at Appendix C. Support from owners and members of the public at large for the local designation will be vital to the success of the policy.

- 3.4 It is acknowledged that some unlisted buildings within conservation areas may be identified as locally important, but it will primarily be the statutory controls for buildings in conservation areas that will protect these rather than local listing status. Nevertheless, the Council considers it relevant to include non-listed buildings within conservation areas as part of any survey, however due to existing statutory controls in such areas, only buildings of landmark quality will be considered for inclusion on the BSLI register.
- 3.5 If it becomes clear that an undesignated building is worthy of inclusion within the BSLI category and this building is under threat of demolition or damaging alteration, such a structure will be assessed for inclusion on the register as per Appendix B ii / iii as appropriate.

## 4. Selection Criteria

### 4.1 Architectural Interest

As buildings on the BSLI register are to be included mainly because of their physical architectural characteristics, this will be the first and primary consideration when compiling the register. See Appendix D for more detailed guidance.

#### **CRITERION 1:**

#### **ARCHITECTURAL INTEREST**

The architectural interest of a building, or group of buildings, shall be judged according to the following criteria.

##### **(a) Quality**

- i) use of quality materials and workmanship;
- ii) exceptional examples of the work of a notable local or regional architect, builder or developer.

##### **(b) Authenticity or Distinctiveness of Architecture**

- i) good examples of a locally derived architectural style or character that is distinctive;
- ii) early local use of new materials or building technique (for example, use of 19th Century concrete)
- iii) architectural merit as recognised by local or national awards.

##### **(c) Contribution to the character of the area**

- (i) Individual buildings which contribute positively to the character of the local area by virtue of their style, design, decoration, use of materials and craftsmanship, including landmark buildings that are the focal point of social and visual interest.
- (ii) Groups of buildings which as a whole have a unified architectural value to the local area for example, terraces, squares, farmyards, farmsteads or uniform rows.

## 4.2 **Historical Interest and Association**

Buildings that are considered on the basis of historic interest or association may not qualify for inclusion if they do not possess authenticity, quality or distinctiveness of architecture to merit inclusion as key local buildings. See Appendix D for more detailed guidance.

### **CRITERION 2A:**

#### **HISTORIC INTEREST**

The historic interest of a building, or group of buildings, shall be judged according to the social, economic, cultural, industrial or military history of the area.

The development of an area is often influenced by an individual building, which may play an integral part in shaping the character of the area, or in the local social scene.

Such buildings may include Churches, Schools, Village and Town Halls, Chapels, Public Houses, Memorials, places of employment and Workhouses, which formed a focal point or key social role in the history of the area.

### **CRITERION 2B:**

#### **HISTORIC ASSOCIATION**

The historic association of a building, or group of buildings, shall be judged according to the following:

- i. well authenticated historical association with a notable person(s) or event;
- ii. figures or events of national interest with a direct association;
- iii. figures or events of local interest with a prolonged and direct association;
- iv. the contribution made by the individual or event to the local scene;
- v. the importance of the building in relation to the work / influence of the person or event in question;
- vi. a key association with a notable figure or event, particularly if this figure or event influenced local or national events during the association with the building in question.

### 4.3 **Condition of Buildings and Structures**

When assessing buildings and structures against the selection criteria, their condition will be taken into account when considering any BSLI designation. A balanced approach will be taken which will weigh up the current condition of the building against the costs of repairing and maintaining it, in relation to its importance and the value derived from its current use. However in those cases where it is clear that a building has been deliberately neglected, less weight will be given to the costs of repair.

## **5. Appeals, monitoring and on-going review**

- 5.1 BSLIs will be, by any definition, valued buildings in the community that are deemed worthy of protection. However, as these will be privately owned it is considered appropriate that owners are given adequate advance notification of the designation and the implications of designation are explained. Where buildings are considered to be under immediate threat, advance notification will not be possible, and protection measures will be instigated as soon as possible.
- 5.2 Where an owner disagrees with the designation he/she will be afforded the right to make representations to the local planning authority within a set timeframe, but grounds of such representations will be restricted to:
- That the building in question does not meet the criteria of the policy with relevant evidence presented.
  - That existing valid planning or other permissions are in existence, which allow demolition / alteration.
- 5.3 Representations will be consulted to the core members of the Conservation Advisory Panel (CAP) to ensure independence and consistency of decision making. The views of CAP and the owner of the BSLI will be considered carefully by the local planning authority before a final decision of designation is made.
- 5.4 On designation, a full external photographic record of the BSLI will be completed. A regular two to three year monitoring inspection will be undertaken of each BSLI to ascertain any changes that may have occurred. These will be recorded. A full review will be undertaken every 5-10 years of all the current BSLIs and any that have been altered, extended without consent, or with the benefit of permitted development rights will be reconsidered in relation to the policy criteria.
- 5.5 The objective of this SPG will be to provide owners, developers and others with transparency and consistency about the designation and the process involved. The flow charts at Appendix B provide clarity on how the Council will approach designation arising from planning applications and planning enquiries.

## **6. Demolition**

- 6.1 While there is no specific statutory protection for unlisted buildings outside of conservation areas, the Council has a responsibility to make every effort within its powers to protect the historic environment. This can include, if it is appropriate, the serving of an 'Article 4(1) Direction' on a locally important building, that removes the permitted development rights (including demolition) granted by the General Permitted Development Order 1995. The Council shall therefore, as far as possible, resist the loss or inappropriate development of any building identified as being of local architectural or historic interest.
- 6.2 The LDP has a policy to preserve and prevent damaging alterations to BSLIs. It is important to note at this point that the focus of this SPG is about retaining and protecting locally important features, and is not an interim measure for statutory listing. The provisions in this SPG may be taken into account as a material planning consideration when dealing with applications involving demolition. When required planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond repair, restoration or sensitive reuse, and the design quality of a redevelopment scheme outweighs the architectural and/or historic value and interest of the BSLI.
- 6.3 An applicant wishing to demolish a BSLI will need to demonstrate that they have thoroughly investigated all possible means of retention and/or reuse, before the Council will consider the merits of a proposed replacement building(s).

## **7. Alterations and Extensions**

- 7.1 With the exception of some alterations and extensions to dwelling houses, many types of extensions and external alterations will require planning permission. These should be designed with special regard to the architectural and historic interest of the building. Technical Advice Note (TAN) 12 provides planning guidance on design in general and should be taken into account alongside this SPG. The Council's Householder Design Guide SPG (LDP1) states that the architectural style of a householder extension should be in keeping with the existing house.
- 7.2 Notwithstanding other planning considerations, in principle, extensions will be acceptable but care has to be taken with regard to the massing, scale and position of any new work in relation to the distinctive characteristics of the BSLI. Detailed consideration of the aspects that contributed to the designation of the building will be needed to ensure new work or extensions are in keeping with the BSLI and its context. A broad indication of these aspects will be included in the Designation Details (see Appendix C). If you are in any doubt about whether planning permission, or any other consent, is required for the works you wish to carry out, please contact Development Control Enquiries (section 8 overleaf), who will be able to point you in the right direction.

## 8. Further information

8.1 For further information on this SPG, please contact:

**For development management enquiries:**

Development Management  
Civic Offices  
Conwy County Borough Council  
Colwyn Bay  
LL29 8AR

Tel: 01492 575247

Email [regulatory.services@conwy.gov.uk](mailto:regulatory.services@conwy.gov.uk)

**For general planning policy enquiries:**

Strategic Planning Policy Service  
Conwy County Borough Council  
26 Castle Street  
Conwy  
LL32 8AY

Tel: 01492 575124 / 575181 / 575180

Email [cdll-ldp@conwy.gov.uk](mailto:cdll-ldp@conwy.gov.uk)

**For conservation related enquiries:**

Principal Conservation Officer  
Civic Offices  
Conwy County Borough Council  
Colwyn Bay  
LL29 8AR

Tel: 01492 575951

Email [peter.jones-hughes@conwy.gov.uk](mailto:peter.jones-hughes@conwy.gov.uk)

## **9. Appendix A**

### **9.1 The Character and Architecture of the Area**

- 9.1.1 The north-western part of North Wales which lies within the County of Conwy has an especially rich and varied heritage. This ranges from settlements and fortifications from the earliest times to the late 20th century engineering works of the tunnel under the Conwy Estuary.
- 9.1.2 The landscapes to be found in the County are also very varied. The coastal plain accommodates the main towns – Colwyn Bay, Llandudno, Conwy, Abergele, Penmaenmawr and Llanfairfechan. To the south of these towns lies an extensive rural area, encompassing the Conwy Valley with the hills and mountains of Snowdonia to the west and to the east the vast upland area generally known as the Denbigh Moors.
- 9.1.3 It is not surprising, then, that within the County there is a wide range of interesting and unusual structures which make a very significant contribution to the character and appearance of the County. These structures also help us to understand and appreciate the way in which the County has grown and developed from the earliest times to the present day.
- 9.1.4 There are marked differences between the western and eastern parts of the County. The Conwy Valley forms a natural border, dividing the more mountainous west and the gentler upland moors to the east. These differences are defined not only by the topography, but also by the different materials available for building. Thus we have the proximity of slate and granite, for example, in the west and the shales and outcrops of carboniferous limestone in the east and along the coast respectively.
- 9.1.5 Buildings of special architectural or historical interest have been listed by Cadw in accordance with established criteria. The County has been resurveying in recent years and many buildings have been included on the list.
- 9.1.6 Nevertheless there are structures of all kinds which, whilst not meeting the criteria for listing, are of considerable local interest and are suitable candidates for inclusion on a 'BSLI register. Broad categories are listed below and from these it

can be seen that the County can boast a rich and varied heritage. The heritage of the County is not restricted to a limited range of building types. This heritage is to be recognised and valued.

9.1.7 In addition to the broad categories listed below, there are good examples of the work of distinguished local and regional architects such as Sidney Colwyn Foulkes, Herbert North and John Douglas.

## 9.2 **Local Materials and Styles**

9.2.1 The history of the architectural development of the area reflects the availability of local materials and building traditions. There has been a strong Snowdonia influence to the architecture of the inland and Conwy Valley areas, as would be expected, where there was a ready availability of stone, timber and slate.

9.2.2 Historic timber frame buildings are now relatively few with the vast majority of pre 18th century vernacular architecture being constructed of random stone rubble. Brick was more generally introduced to the County in the 18th century but, compared to the eastern part of North Wales, early 18th century brick buildings are relatively rare with brick only really gaining in popularity once mass production and transport improvements in the nineteenth century had allowed the material to be widely used. Stone remained the building material of choice for many Civic and Commercial buildings such as banks who wished to create a high status or prestigious character.

9.2.3 The brick and slate buildings quickly overtook stone when commercial centres, resorts and even villages were expanding in the 19th century. Accompanying the use of brick as a mono-chromatic, or polychromatic, building material came terracotta and ironwork details. Much of the coastal settlement expansion in Colwyn Bay and parts of Llandudno and Penmaenmawr were built in characteristic, regionally produced, pressed faced brickwork. Architects created features such as towers to highlight important positions such as corners in the urban expansion plans.

9.2.4 Modern later 19th century architecture in the area was strongly influenced by historical styles and the work of local notable architects.

9.2.5 Herbert North for instance established a recognisable local Arts and Crafts, Rustic theme by using stone slates with a strong character with roughcast or pebbledashed walls e.g. Llanfairfechan.

9.2.6 The influence of the Classical style is also evident in parts of the County Borough, for example, Llandudno and Penmaenmawr, where decorated stucco is utilised to create an impression of grandeur and elegance. Modernist architecture using bold white elevation panels and mass-manufactured horizontal windows stand out, but few survive unaltered. Ironwork, the hallmark of the Victorian era, is still evident mainly used as decoration or to create stand-out features in Llandudno and Colwyn Bay – where canopies provided welcome shade/cover. Metal sheet buildings such as missions, churches and agricultural buildings have not survived well but now the remaining few structures stand out as relatively rare and distinctive buildings.

### 9.3 **Building Types**

9.3.1 The types of buildings and structures post 16th century which may be found in the County which will be assessed include:-

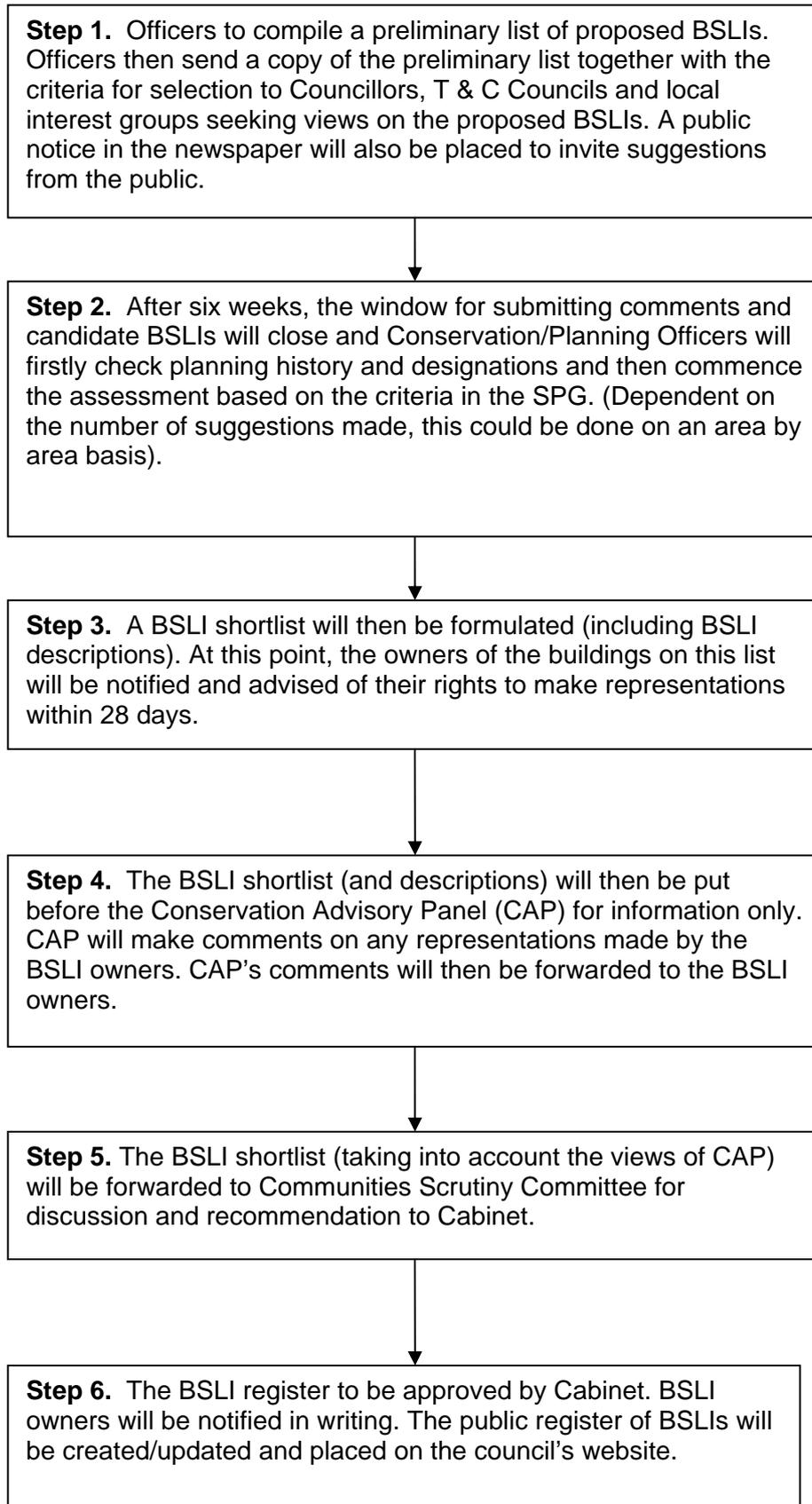
- Churches and Chapels and other places of worship, especially the Welsh Chapels, which survive both in towns and in the country.
- Cottages, small houses and small holdings and associated buildings.
- Country houses and their associated estates and estate buildings
- Later (e.g. 19th century) estates and planned, model farm-steads, lodges and the like.
- Traditional agricultural buildings, either individually or those which form a group.
- Main roads and associated structures, especially Telford's London – Holyhead road, the 1930's improvements to the coast road (tunnels and viaducts) and the Conwy Tunnel of the 1990's.
- Railways, especially Stephenson: Chester – Holyhead railway and the Conwy Valley line.
- Structures associated with the quarrying and mining industry, such as inclines, narrow gauge railways, huts, jetties and conveyors.

- Other industrial structures such as the canal out to the former Dolgarrog works.
- Structures associated with the provision of utilities, such as pumping stations.
- Mid-late 19th century houses and villas, especially in Llandudno and Colwyn Bay, demonstrating notable examples of the development of the towns, and of later Edwardian and inter-war expansion.
- Public buildings such as schools, Libraries, Town Hall, Village Halls, Theatres and the like.
- Examples of Arts and Crafts buildings and the work of notable local architects.
- Surviving structures from World War II such as pillboxes, gun emplacements, air raid shelters (e.g. Great Orme Gunnery School) and those structures on the Great and Little Orme and, by association, war memorials.
- Structures associated with the resorts – band stands, collonades, shelters, kiosks etc.
- Others/miscellaneous such as fish weirs (e.g. Rhos on Sea) and old quays (e.g. Penrhyn Bay).
- Garden structures in the grounds of large houses and institutions such as gazebos, summer houses, greenhouses.
- One offs e.g. the obelisk.
- Places of employment such as good examples of factory buildings, depots, smithies, workshops.

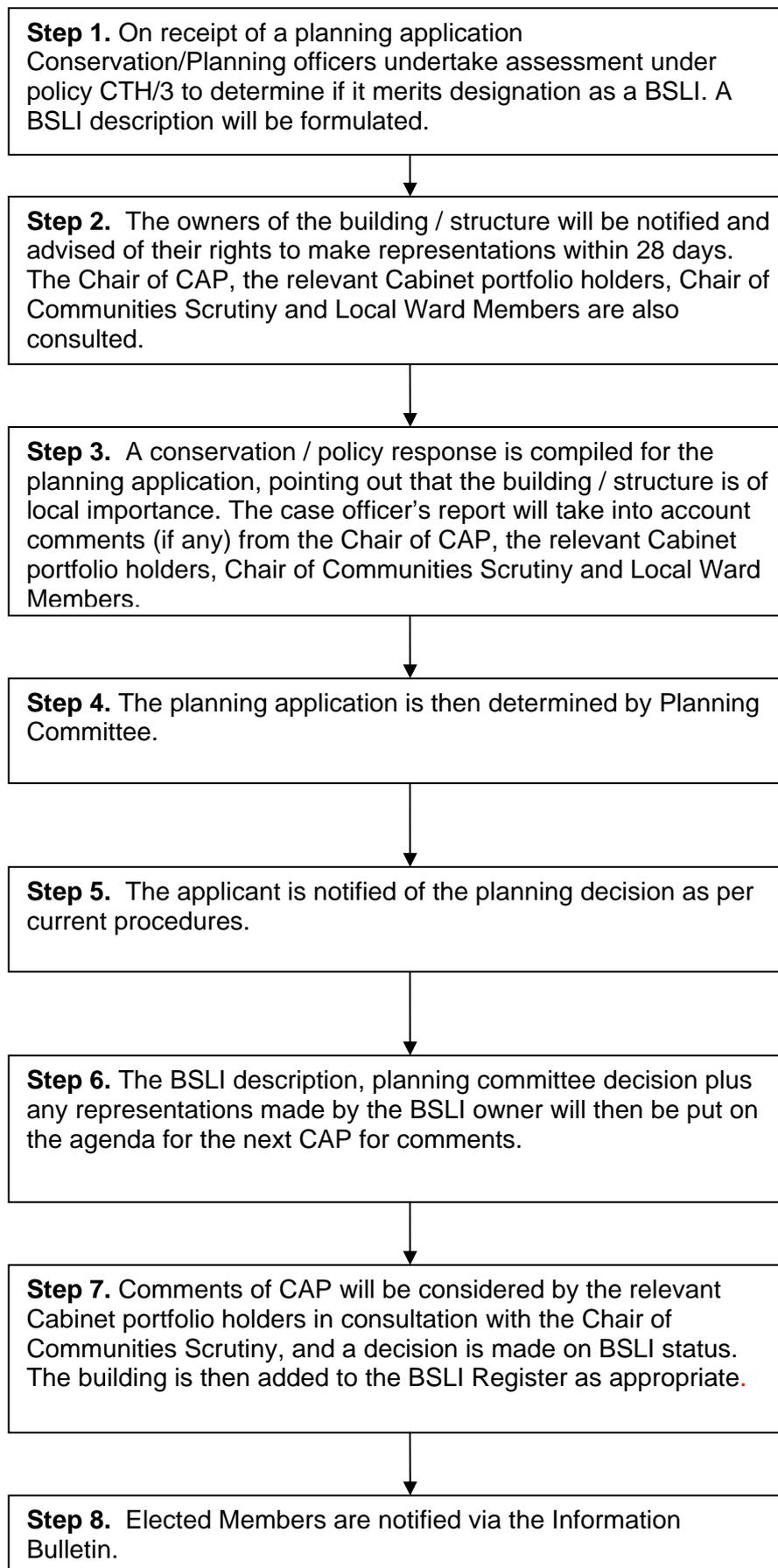
9.3.2 It is expected that, during the survey, other suitable candidates will come to light.

## 10 Appendix B

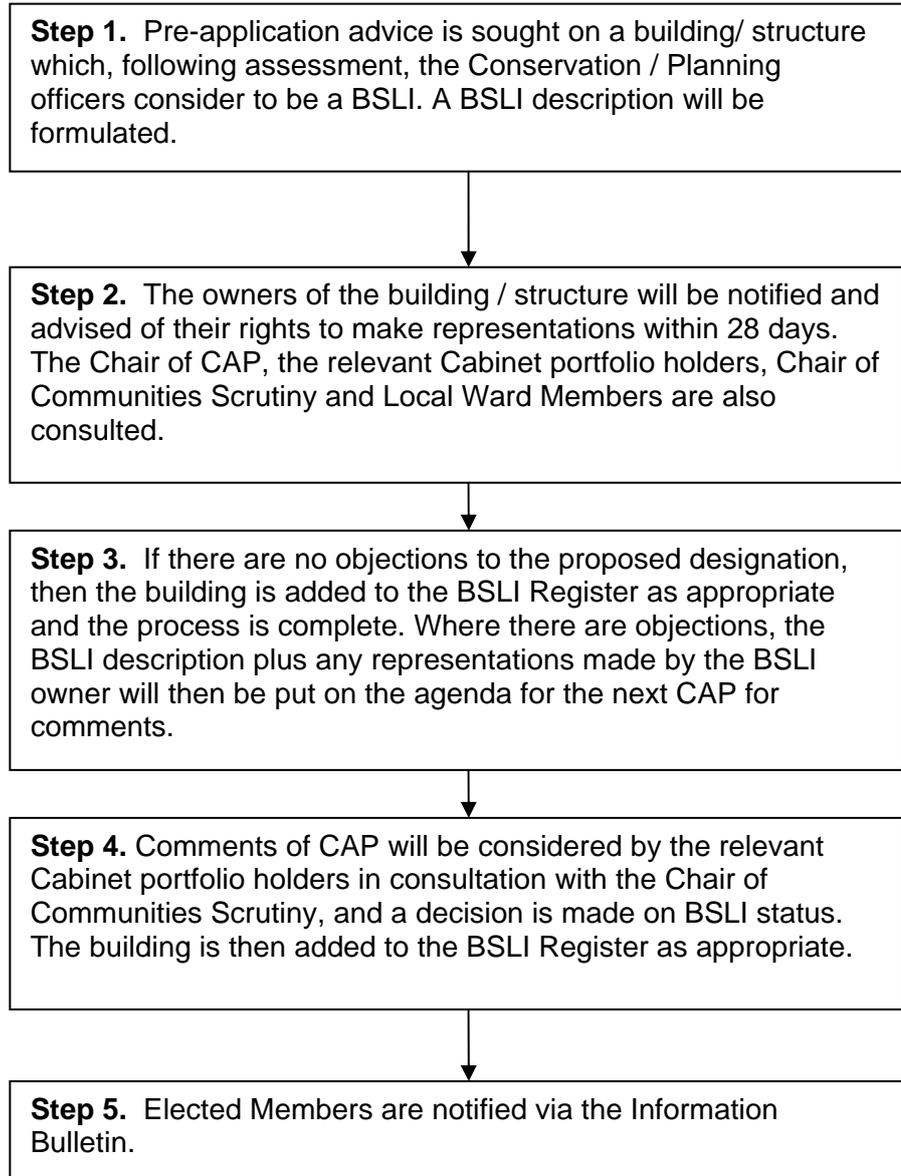
### i) Formulating a register of BSLIs – The Survey Approach



ii) **Approach to including a BSLI on the register in response to planning applications**



iii) **Approach to including a BSLI on the register - Response to Pre-application enquiries**



## 11 Appendix C

### 11.1 Example of an entry on the register of Buildings and Structures of Local Importance

Community	<b>Llangolwyn</b>	Grid Ref	<b>9960359213</b>
Designation Date	<b>6<sup>th</sup> March 2011</b>	Ref No	<b>056</b>
Date of last review			
Date of next review	<b>6<sup>th</sup> March 2016</b>		
Name	<b>Bryn Local Institute</b>		
Street number/name	<b>High Street</b>		
Settlement	<b>Bryn</b>		
Post Code	<b>LL58 000</b>		

#### **Location**

Detached building in a prominent position at the centre of the village opposite to the west of the War Memorial.

#### **History and Historic Associations**

The Institute, which contains a library and meeting rooms, was given to the community by William Horace Striker of Vesta House in 1905. The construction took place between 1908-1910. The architect was Fred Burns of Chester.

The Institute building is reputed to have been built on the site of a sub medieval tithe barn for the manor of Haulfryn, a few fragments of which remain to the rear.

The Institute has been a central part of village history and life since it was built. The Institute was used to house the land army during the Second World War. During the 2001 Foot and Mouth outbreak the Institute was used as the North Wales Operation HQ of DEFRA.

#### **Description**

Pressed face Ruabon red brick with feature moulded string courses in contrasting yellow terracotta to first floor. Two storeys with slate roofs and blue grey butt jointed ridge tiles. Ornate chimney stacks in brick and terracotta detailing with

prominent corbelled bands in a historic tudoresque style and short round section red chimney pots. Two stacks asymmetrically placed at ends of ridge to the main hipped roof. Central cupola with fine Victorian clock on front, Barmfords of Bryn (not working).

Front elevation is symmetrical with two bays on each side of the main entrance. This being a four centred arched opening with lead hood canopy above. Double heavy wide planked oak doors with studs for entrance. Above the arched opening but below the canopy – inscription in terracotta – “Built by subscription in 1910 by William Horace Striker and the Workers of the Bryn Matchstick Factory for the spiritual and cultural benefit of the Residents of Bryn”

Pair of matching brick bays are in Tudor style with brick transoms and mullions and leaded windows in rectangular pattern. Original balcony above entrance missing and replaced by plain 1960's softwood window. String courses to bays to match walls terminating in bands of yellow key and disc terracotta to gable. Missing decoration to gable of north bay. Upvc windows inserted in north bay and three other first floor windows, side elevations windowless in matching brick and banding as front. North elevation has two storey flat roof extension with metal picture windows. Modern textured render to extension walls which is falling away to front and side elevation.

Rear elevation in random rubble stone with traces of older dressed stone mullions now blocked. Two later Edwardian painted timber horned sash windows inserted at ground and first floor to south side of elevation. Central four panel painted timber door with fanlight.

Fine lobby with oak panelling with 'Tudor' style plaster ceiling – main library reading room similar, plaques to WH Striker and DEFRA and millennium celebrations in lobby.

### **Features of significance**

The overall style of architecture is a high quality reproduction of the Tudor style given an Edwardian interpretation is distinctive and provides an important focal point in this much altered and expanded settlement of Bryn.

The roof and roof features, particularly the clock and cupola are prominent features of interest in the local village. All roof materials and features are original but in poor condition. Key features of significance on the front elevations are the quality of the brick and bricklaying, the terracotta details and bays and the entrance canopy doors and detailing. The architecture of the more recent south elevation extension does not come up to the high standard and quality of materials, detailing and overall architectural composition of the Edwardian building. There are opportunities to repair and improve this feature and the replacement windows are similarly out of keeping with the older building. The clock and its cupola are damaged and would benefit from repair and restoration. The forecourt of the building was once enclosed and laid out to match the civic importance of the facility.

#### **Reason(s) for Designation**

Included as a prominent and focal civic building in an Edwardian historical style. Close association with the locally important Striker family who established a key industry for the village and surrounding area in the late nineteenth century.

The architectural styling and features of the building are typical of the high quality construction that local entrepreneurs and their architects aspired to in the Edwardian era.

#### **Implications of Designation**

The building does not benefit from Permitted Development Rights and, therefore, minor work and alterations that materially affect the appearance of the exterior elevations of the building will require planning permission. More significant developments, including extensions, are controlled by virtue of the Town and Country Planning Act. Demolition will in future be controlled by a Direction under the Planning Regulations.

The designation objectives are to preserve the Edwardian parts of the building, and if the opportunity arises to repair and restore its elevations and features. The main internal spaces comprising the lobby, reading and first floor meeting room

are finely decorated and impressive rooms that should be retained whilst allowing adaptations to facilitate 21<sup>st</sup> Century uses.

The curtilage of the building should be carefully considered when future changes and investment are proposed. Much can be achieved by restoring an enclosed perimeter wall to the front.

Reference should be made to historic evidence i.e. photos of other documents and previous planning applications, to ensure sensitive future alterations are achieved.

### **References**

“Strike a Light – A History of Bryn and Matchstick Making 1860 – 1930” by Fred Burns (1939)

## 12. Appendix D

### 12.1 Explanatory notes to accompany Criterion A - Architectural Interest

- As buildings within the register of BSLIs are to be included mainly because of their physical architectural characteristics, this will be the first and primary consideration when compiling the register.
- Architectural and aesthetic interest will be considered by assessing the importance of buildings to the local environment by virtue of their style, design, decoration, use of materials and craftsmanship. Their historic or specialised plan forms may also be significant. They may be important examples of particular locally derived building styles or exceptional examples of the work of well known regional and local architects/designers.
- Added weight in favour of selection would be given to buildings that have survived more or less intact and their authenticity is still evident.
- Unlike listed buildings, locally important buildings can be selected because collectively these represent good examples of the local genre. Whereas listed buildings are invariably the best examples of their architectural type, local buildings may be selected as a group of high quality and distinctive buildings that warrant retention because of their character, distinctiveness and importance to a local area or the County Borough as a whole.
- Good examples of particular building types, such as agricultural, country estate, urban housing, industrial transport, educational, ecclesiastical and wartime buildings may be of local interest and may reflect important trends, technological advances and beliefs. These buildings can, by examining their design and such things as plan form, show local social, economic, military or cultural influences.
- Any pre 1840 buildings that survive in tact are likely to be listed. Consequently it is anticipated that the majority of BSLI will be made up of post 1840 structures. However, there may be earlier buildings that have been considered for listing but have just failed to reach the exacting standards required. Former Grade 3 listed buildings that are no longer designated, could be considered for selection.
- Buildings that are considered on the basis of historic interest or association may not qualify for inclusion if they do not possess authenticity, quality or distinctiveness of architecture to merit inclusion as key local buildings.

- Well documented historical associations of a building or structure will increase the case for inclusion in the register. These may occasionally be the deciding factor but in such cases, the association must be of major interest. However, it would be advantageous if the buildings external/internal architectural features still reflect the association with people or events in some way.
- The external appearance of a building, in terms of its individual architectural interest and wider group value, will normally prove to be paramount to selection. However, there may be relatively infrequent instances when the exceptional internal interest of buildings, especially those that allow a degree of public or wider access, would merit inclusion. These buildings may illustrate particular aspects of local social or economic history. There will still need to be an element of external interest to qualify for inclusion and if a building is chosen, in the long term it is hoped that enhancements to external appearance can be encouraged and achieved by negotiation. Enhancements could also be achieved with the assistance of grant funding, where available.