

## **Appendix 1 - Why are buildings Listed?**

Buildings are listed because they identify our heritage. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990 the Secretary of State has a statutory duty to list buildings of special architectural or historic interest. In this instance the term 'building' can also include other structures such as walls, bridges, milestones, etc.

By listing these buildings, more protection is afforded them from unsympathetic alterations or deterioration. It gives local authorities the tools to monitor the changes that take place by requiring applications for Listed Building Consent to be made for alterations to the character of these buildings. This is not to say that alterations may not be made, but they must be done in such a manner as to respect the original form of the building and not to cause damage to its historic structure.

### **How are buildings listed?**

English Heritage is the body responsible for the listing of buildings. Buildings eligible for Listing are selected against a set of national criteria which list standards for expert field workers to use in their selection of the best buildings. Individuals and local authorities can make applications to English Heritage to have buildings listed.

Over the past 20 or so years, the criteria for selection has changed. Many vernacular and industrial buildings are now considered worth including, as are new classes of building and the best examples of modern buildings. A recent case in Gloucester is the 1962-4 St Aldate's Church on Finlay Road. Gloucester City Council holds lists of all the Listed Buildings within its area and these can be made available for inspection - and are also available on the Council's website.

### **The Criteria**

Broadly speaking, Listed Buildings include: All buildings built before 1700 which survive in anything like their original state;

- Most buildings of 1700 - 1840, although selection is necessary
- Only buildings of definite quality built between 1840 and 1914 tend to be Listed and the selection is designed to include the principle works of prominent architects
- Very outstanding buildings erected after 1939

When choosing buildings, particular attention is paid to:

- Special value within certain types, either for architectural or planning reasons or as illustrative of social and economic history (for example, industrial buildings, railway stations, schools, hospitals, theatres, prisons, gas lamps)
- Technological innovation or virtuosity, such as the early use of cast iron, prefabrication or concrete
- Association with well-known characters or events
- Group value, especially as examples of town planning such as squares, terraces or model villages.

## **Categories of listing**

Grade I These are buildings of exceptional interest (only about 2% of all Listed Buildings nationally are Grade I);

Grade II\* These are particularly important buildings of more than special interest (some 4% of all Listed Buildings);

Grade II These are buildings of special interest which warrant every effort being made to preserve them.

## **What is included in the listing?**

Buildings are listed in their entirety. There is no such thing as just a Listed façade or interior. The list description is not prescriptive, it is intended primarily for identification purposes. It does not provide a comprehensive or exclusive record of all the features of importance.

In addition, any object or structure fixed to a Listed Building or included within the curtilage of the building which , although not fixed to the building, forms part of the land and has done so since before July 1948, is included in the listing.