OLDHAM LOCAL HERITAGE LIST: GUIDANCE ON FUTURE REVISION OF THE LOCAL HERITAGE LIST

1. Introduction

1.1 This guidance note sets out information about Oldham's historic environment and the non-designated heritage assets that form part of a Local Heritage List (hereon referred to as the Local List).

1.2 The guidance also:

- outlines the planning policy that supports non-designated heritage assets in Oldham;
- sets out the background to Oldham's Local List and how it was created; and
- sets out how the Local List may be reviewed in the future, including how to submit nominations and the process for their assessment.

1.3 The note will be updated from time to time, to reflect any changes, such as changes in planning policy.

2. Oldham's Historic Environment

2.1 The historic environment refers to all elements of our surroundings that have been shaped by the interaction between people and places over time. It includes the physical evidence of past human activity as well as the landscapes and spaces that reflect how communities have evolved.

2.2 Within this wider context, heritage assets are buildings, monuments, sites, places, areas or landscapes that hold value because of their historic, archaeological, architectural or artistic interest. These assets may be tangible, such as historic buildings, archaeological remains, monuments, designed landscapes or gardens, or intangible, including cultural traditions, social practices or spiritual associations that contribute to a community's identity.

2.3 Heritage assets are important because they enrich understanding of the past, support cultural identity and contribute to the character of places. Their significance can grow over time, even where their physical condition changes or deteriorates. The setting of a heritage asset - its surroundings, views, relationships with other structures, materials and spaces - also plays a crucial role in shaping its significance and how it is experienced.

2.4 Heritage assets may be either designated or non-designated:

- Designated heritage assets are recognised at a national level and protected through legislation. These include Scheduled Monuments, listed buildings, registered parks and gardens, protected battlefields and designated historic wreck sites.
- Non-designated heritage assets are identified as having local historic or cultural importance but do not meet the criteria for national designation. Local authorities may record these on a Local List, ensuring they are considered in planning and conservation decisions.

2.5 Heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance so they can be enjoyed for their contribution to quality of life.

2.6 The borough of Oldham is characterised by rich and diverse heritage that plays an important part of Oldham's identity. Significant historic buildings, industrial townscapes, and landscapes amid the South Pennines, make up and provide a multitude of designated and non-designated heritage assets consisting of historic buildings, conservation areas, parks and gardens, archaeological assets, waterways, areas of distinct local character and townscapes.

2.7 Oldham's heritage can be traced back for nearly 10,000 years, with worked stone tools from the Mesolithic period found at sites such as Besom Hill and Werneth Low in the eastern part of the borough, suggesting that small groups of hunter gatherers moved through the area, exploiting its upland resources and vantage points. During the Neolithic and Bronze Age (c. 4,000–800 BC), the Oldham landscape saw more settled activity. Flint arrowheads, scrapers and blades found around Werneth and Saddleworth point to farming communities who cleared land, hunted game and began shaping the environment. The uplands around Saddleworth Moor contain traces of prehistoric field systems and cairns, reflecting early attempts to manage land and mark territory. The Bowl Barrow of Knarr Barn, for example, provides important information on the diversity of beliefs and social organisations amongst Neolithic and Bronze Age communities, thus being worthy of protection as a Scheduled Monument. The Iron Age (c. 800 BC–AD 43) is less clearly represented, but the strategic position of the Pennine ridge suggests that the area formed part of a network of hilltop routes and seasonal grazing grounds.

2.8 A further scheduled monument in Oldham is the Roman fort and fortlet at Castleshaw. This fort served as permanent bases for auxiliary units of the Roman Army and provides important information on the early occupation of the north of England. Elsewhere across the borough, evidence of Roman activity survives mainly in the form of scattered artefacts. Finds of Roman pottery, coins and metal objects, particularly around Werneth, Chadderton and the Medlock Valley, indicate small rural farmsteads or temporary encampments. A further clue to Roman presence is the alignment of roads that crossed the area, forming part of a wider network linking the major Roman forts at Manchester and Castleshaw, and onward to York.

2.9 Danish settlers had established a settlement known as Aldehulme by the 9th century, marking the beginnings of Oldham as a named place. Through the medieval period, Oldham remained a small collection of rural settlements, with manorial estates such as Werneth Hall shaping local governance and landholding. Life centred on farming, with open fields, woodland and pasture supporting small communities at places such

as Werneth, Chadderton, Crompton and Lees. These settlements were linked by trackways that later influenced the pattern of modern roads.

2.10 The most prominent surviving medieval structure in the borough is Oldham Parish Church of St Mary, whose origins date to the 13th century. It stands on a hilltop site that has served as a spiritual and communal focus for centuries, marking the heart of medieval Oldham. Other traces of the medieval landscape survive more subtly. Field boundaries, ancient lanes and fragments of ridge and furrow cultivation can still be detected in parts of the borough, particularly around Shaw, Saddleworth and the rural fringes.

2.11 Changes in the division of land in the 16th century resulted in the escalation of farming and their associated farm complexes, folds and workers cottages. However, over time land sizes shrunk and thus profits reduced, pushing the production and sale of textiles. The emergence of independent yeoman clothiers saw the development of grander, wealthy clothier houses and by the mid-1700's rows of weavers' cottages to house the small communities of people dependent on the textile industry. Many significant examples of such are still seen across Saddleworth and are designated as listed buildings. Local market centres, such as Greenfield, Shaw and Delph were established and places such as Uppermill developed on important trade routes. Many of these are now designated as conservation areas.

2.12 Through Industrialisation, many water-powered cotton and woollen mills were built on the rivers Irk and Irwell. With the development of steam power, resulting in large multi-storey mills and associated terraced housing, to accommodate industrial workers, that had a major impact on the landscape across Oldham. The clusters of surviving historic mills make a significant contribution to Oldham's landscape character, giving the borough an exceptionally strong identity and sense of place.

2.13 Although many existing mills are designated heritage assets, the Oldham Mills Strategy aims to safeguard the remaining mill stock that is non-designated. The associated development of transport, such as canals and railways, had a significant impact on the industry and landscape of the district and are still evidenced across the borough, including the listed Uppermill Viaduct and the historic canals. These assets should be protected, restored where needed and appreciated for the role they played.

2.14 In the late 1800's/ early 1900's Oldham Town Centre adopted a commercial and civic identity. A new market, civic buildings, banks, arcades, hotels and shops were built. However, the industrial decline of the early 20th century and economic depression led to unemployment and thus vacancy and degradation of these grand buildings.

2.15 Additionally, during Oldham's prosperity, middle-class suburbs developed on the fringes of the historic core. Some of these formed around public parks with formal layouts, landscaping and structures such as the registered Alexandra Park and Garden and surrounding conservation area. Remaining large detached and semi-detached homes represent an early element of suburbanisation which helps to increase the understanding and interpretation of the borough's historic environment.

2.16 It is essential that the most important elements of Oldham's historic environment are protected as positive assets whilst contributing to the ongoing growth of the borough.

Therefore, change must be informed by a proper understanding of the evidential, historic, aesthetic and communal significance of these heritage assets.

3. Planning Policy Context

National Planning Policy Framework

3.1 National Planning Policy Framework (NPPF)[1] 2024 makes clear in the definition of heritage assets that this includes non-designated heritage assets: *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).*

3.2 Section 16 of NPPF states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

3.3 NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 A review of NPPF[2] is underway. Whilst the final NPPF is yet to be published the draft version makes clear through draft Policy HE1 that development plans should be supported by a local list to identify non-designated heritage assets that are important to the local community.

3.5 Draft NPPF Policy HE7 addresses decisions on non-designated heritage assets. It states:

1. Development proposals which would have a positive effect on non-designated heritage assets should be approved.
2. Where a development proposal would cause harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

[1] National Planning Policy Framework 2024 can be found at https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

[2] National Planning Policy Framework: proposed reforms and other changes to the planning system can be found at https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system

Planning Practice Guidance

3.6 Planning Practice Guidance (PPG)[3] on the Historic Environment (updated 2019), sets out guidance on non-designated heritage assets.

3.7 It explains that non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

3.8 The guidance sets out that clear and up to date information on non-designated assets should be made accessible to the public, including information on the criteria used to select non-designated heritage assets.

3.9 It notes that it can be helpful if local planning authorities keep a local list of non-designated heritage assets.

Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England Advice Note 7)

3.10 Advice Note 7[4] provides information on local heritage listing of heritage assets such as buildings, monuments, sites, places, areas or parks, gardens and other designed landscapes. To assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in NPPF and the related guidance given in PPG.

3.11 This advice focuses on the production and review of local heritage lists to identify and celebrate the historic buildings, places and spaces, archaeological sites and historic parks, gardens and other designed landscapes which enrich and enliven their area.

3.12 The advice note sets out seven stages in the production of a local heritage list, which can be tailored to take account of local circumstances. The seven stages are:

1. Commencement - Initiating a local heritage list
2. Criteria - Defining the scope of the local heritage list
3. Identification Determining potential assets for the local heritage list
4. Assessment – Evaluating suitability of assets for the local heritage list
5. Approval - Finalising and confirming the contents of the local heritage list
6. Publication - Ensuring public access to the local heritage list, including through the Historic Environment Record (HER)
7. Review - Periodic review, revision and updating of the local heritage lists

[3] Planning Practice Guidance on the Historic Environment can be found at https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment
[4] Historic England Advice Note 7 is available at https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/

Places for Everyone

3.13 The Places for Everyone[5] (PfE) Joint Development Plan Document (DPD), is a strategic plan that covers nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.

3.14 Policy JP-H2: Heritage states that we will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Oldham Local Plan – Publication Plan

3.15 Following consultation in February to March 2026 the Oldham Local Plan: Publication Plan[6] is to be submitted to the Secretary of State in summer 2026 for public examination.

3.16 Policy HE1 The Historic Environment states that, working with partners, the Council will seek to identify and acknowledge local non-designated heritage assets.

[5] The Places for Everyone Joint Development Plan Document can be found at https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/

[6] The Oldham Local Plan: Publication Plan can be found at https://www.oldham.gov.uk/info/201233/local_plan_review/3319/publication_plan

4. Background to Oldham's Local List

4.1 In 2021, Oldham Council was selected as a pilot area for the Greater Manchester Local Heritage List, prepared as part of the Local List Campaign funded by the Ministry of Housing, Communities & Local Government (MHCLG). The project was managed by the Greater Manchester Archaeological Advisory Service (GMAAS) and supported by Historic England and the Greater Manchester Combined Authority (GMCA).

4.2 An initial tranche of heritage assets potentially meriting consideration for inclusion on Oldham's Local List, was drawn up using existing entries on the Historic Environment Record[7] (HER). In addition to those already on the HER, the Oldham Town Centre Conservation Area Appraisal and Management Plan[8] also identified buildings for inclusion on a potential local list. Furthermore, GMAAS also collated a list of possible mills to assess using the Mills Survey (2016) and the Oldham Mills Strategy[9] (2022).

4.3 Nominations for a draft List of Local Heritage Assets were assessed and compiled following an extended public consultation period between September 2021 and February 2022. Consultation included a dedicated website platform where nominations could be received, supported by communications, information boards and leaflets distributed as part of Oldham Histories Festival. Parish Councils, civic societies, local historic societies and other interest groups were contacted.

4.4 Nominations were received from communities in Oldham, with a particularly strong response from across Saddleworth. The nominations were assessed and the lists compiled by GMAAS.

4.5 Following the nomination period, GMAAS collated a series of gazetteers of the nominations. The gazetteers have been organised by ward, and each entry includes a summary of the information that has now been recorded in the HER.

4.6 The nominations were assessed against the nine criteria as shown in Table 1.

Table 1: Local Listing Criteria

Criteria	Description
Historic Interest	A building, object or place that is connected with Oldham, Greater Manchester or the north west's social, economic and cultural growth and development, or is concerned with a person or event that plays a significant role in local or regional cultural heritage. Local heritage assets will be

[7] The Historic Environment Record (HER) can be found at https://www.heritagegateway.org.uk/gateway/default.aspx

[8] The Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) can be found at https://www.oldham.gov.uk/downloads/download/1599/oldham_town_centre_conservation_area_appraisal_and_management_plan_caamp_supplementary_planning_document_spd

[9] The Oldham Mill Strategy can be found at https://www.oldham.gov.uk/info/201236/evidence/2819/oldham_mills_strategy

Criteria	Description
	considered from all periods. However, particular attention will be given to buildings that pre-date 1919 and therefore contribute to the principal industrial era under which the city established itself. Nevertheless, there are many 20th century buildings of impeccable design that must be considered due to their own cultural merits.
Architectural Interest	Buildings and structures of an architectural design, decoration and craftsmanship that contributes positively to their environment and offer a composition that affords value, in its proportions, materials and construction.
Local Interest	1. People and events - buildings and landscapes associated with influential people and events. 2. Industrial heritage - buildings and landscapes that represent most strongly Oldham as a place different from other areas of the region or even within Greater Manchester.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Aesthetic Interest	The appearance of buildings, monuments, places and landscapes, including groups of buildings that individually or together form a set piece or characterise a townscape. Attention will be given to style, design, materials, composition and layout.
Group Value	The collective value of a townscape or landscape where individually assets have limited value yet together comprise a common theme important to the growth of the town or with attractive aesthetic properties.
Social or communal value	Assets that are of value to a particular residential commercial, historical, religious or interest group.
Rarity	Assets can be considered rare if they exhibit an unusual design or an early example of new technology or use of building materials.

Criteria	Description
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, evidence of past human activity worthy of expert investigation at some point. 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.

4.7 A local listing panel was arranged to verify the nominations. This consisted of GMAAS, two volunteers from heritage societies and internal officers from Oldham Council. The Panels took place over five dates between June and July 2025.

4.8 Public consultation will now take place on the Local List before it is adopted and published. This guidance note will be updated when the Local List is finalised with feedback from the public consultation.

5. Adding or removing Entries to the Local List

5.1 Non-designated heritage assets can be identified through various sources of information, including:

- Through the preparation of Local and Neighbourhood Plans
- Historic environment assessments
- Conservation area appraisals and reviews
- Decision-making on planning applications
- HER held by GMAAS
- Nominations by the public

5.2 Nomination by the public must be made by completing the nomination form in Appendix 3 and considering which of the criteria the entry meets against those set out in Table 1 and considering the prompts in Appendix 1. The nomination form will also be made available on the Heritage and Conservation page of the Council's website.

5.3 Requests to remove assets from the Local List must be made in writing and supported by evidence to demonstrate that the asset does not meet the selection criteria and no longer merits inclusion on the Local List.

5.4 Nominations or removals must not include assets that fall within that part of the borough which falls within the Peak District National Park (PDNP) as planning for this part of the borough is the responsibility of the PDNP Authority.

5.5 Nominations or removals must be sent to strategic planning at spi@oldham.gov.uk or by post to:

Strategic Planning and Information,

Oldham Council,

First Floor Reception,

Spindles Shopping Centre,

Oldham, OL1 1LA.

5.6 The Council will review all nominations for the Local List approximately every two years, i.e. the next update will take place around 2028 / 2029.

5.7 Candidates will be scored on a scale of 0 to 3 for each of the nine criteria (as seen in Appendix 2) by GMAAS in consultation with the Local List Panel. Nominations that score a combined total of 9 or above will be considered sufficient to progress to validation.

5.8 The following process will be used to assess nominations:

- **Initial Assessment –** A preliminary evaluation of the information submitted will take place, to see if the asset is likely to meet the selection criterion. If an asset is not considered to meet the selection criterion, re-assessment will only take place if further information about the asset comes to light that reveals more about its heritage significance. Assets which are identified through the planning process, and which meet the selection criteria, will be considered as non-designated heritage assets for the purposes of the planning application and an entry will be added to the Greater Manchester HER.

- **Further Investigation -** Further research and evaluation, including a site visit, will be carried out where appropriate, culminating in the production of a Gazetteer. The Gazetteer entry will include the following details of the nomination asset: property name, address and location plan; photographs; and details regarding its significance against the selection criteria and score.

- **Local List Panel Assessment** – The Gazetteer entries will be taken to a Local List Panel for their consideration. The Panel will either recommend that the nomination is considered for addition to the Local List; that the nomination is not considered further; or that recommendation is deferred pending further evaluation.

- **Consultation** – Once the nominated asset has been validated or recommended for removal by the Panel, the owner (where known), will be notified in writing with

an explanation of what this means and how it affects them. Owners will have the opportunity to challenge the decision to include or remove their asset from the Local List. Any appeal should be made in writing within 21 days of notification and must be supported by evidence to demonstrate that the asset does not (or does) meet the selection criteria.

- **Approval of the Local List update –** Where the Selection Panel recommends an addition or removal to the Local List, a report will be prepared for approval in line with the Council's scheme of delegation. Decisions, unless confidential, are published.

- **Local List Update** – If the nominated asset is agreed for inclusion on the Local List, its entry on the HER will be amended by GMAAS and the Local List updated accordingly. An asset that is removed from the Local List may still appear on the HER, this is to the discretion of GMAAS.

6. Viewing the Local List

6.1 The Local List is currently split into 14 documents, called Gazetteers, covering wards within Oldham. This current Gazetteers cover:

1. Alexandra and St Mary's
2. Chadderton North
3. Chadderton South
4. Failsworth East
5. Failsworth West
6. Hollinwood
7. Medlock Vale and Bardsley
8. Royton
9. Saddleworth North
10. Saddleworth South
11. Saddleworth West and Lees
12. Shaw and Crompton
13. St James and Waterhead
14. Werneth and Coldhurst

6.2 The Local List will be published on the Conservation and Heritage page of the Council's website.

7. Development affecting Non-Designated Heritage Assets

7.1 The inclusion of an asset on Local List is a ‘non-statutory’ designation, which does not affect permitted development rights.

7.2 The Local List is not intended to cause a barrier to development. It seeks to encourage the re-use of existing buildings, structures and sites which contribute to the local distinctiveness and character of an area and ensure that new development is sensitive to their setting.

7.3 The Local List will provide clarity for owners, the local community, developers and officers, so that they are aware of the interest of a heritage asset as early as possible. Identification on the Local List will also highlight that development proposals affecting heritage assets and their settings will need to be supported by a Heritage Impact Assessment proportionate to the work proposed and significance of the asset. The Local List will require the integration of heritage considerations, early in the design process to minimise harm and identify enhancement opportunities.

7.4 Where planning permission for work is required, the significance of the non-designated heritage asset, including its setting, will be taken into consideration in determining the planning application.

7.5 Proposals should seek to conserve, sustain and seek opportunities to enhance and better reveal the significance of non-designated heritage assets.

Appendix 1: Prompts to assist with Local List Criteria.

The Age of the Heritage Asset

Local heritage assets of all ages will be considered. A heritage asset from the 20th century may not hold a great deal of historic interest but may be an example of outstanding design or should be considered due to its cultural merits. Guidance is given below on how the age of the asset affects the assessment for nomination.

- **Pre-1840** - Assets should be considered for the list if they pre-date 1840 and appear to retain a substantial amount of 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.
- **1840-1919** - Assets that date to this period provide evidence of the establishment of the district, as well as traditional construction techniques and historic architectural styles. Selectivity is required here in areas where the majority of the assets date to this period. Assets that are exceptional examples of architectural styles should be considered for inclusion on the list.
- **1919-1945**– for heritage within this category there will be a high level of selectivity and assets will be selected that either represent innovation; high-quality architectural design or aesthetic value or reflect important historic or communal associations.
- **1945 and over**- for heritage within this category there will be a high level of selectivity, assets will have to be excellent examples of innovative architectural design or reflect important communal associations.

Historic Interest

> *"To be of special historic interest a building or asset must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."*
>
> *Historic England*

An asset has historic interest if it is connected with the social, economic and cultural growth of Oldham or Greater Manchester. It may also be associated with a person or event that plays a significant role in the development of local or regional cultural 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.

Ask yourself……

- Roughly how old is this asset?
- What was it originally used for?
- Have there been any other uses of the asset?
- Who used / uses the asset?

- Do the uses of the asset relate to an important local industry, person, group or event?
- Does the asset add to the story of the history of the district?
- Does the asset tell us about ways of life in the past?

Local Interest

Buildings, heritage assets, parks and landscapes that embody local interest are those that most strongly represent the character of the borough of Oldham and in some cases may distinguish this borough from others in Greater Manchester.

This may include a specific type of building or design that is typical in Oldham borough and gives the area a distinctive character. Perhaps the asset represents an industry that flourished and shaped the local landscape or is an historic structure that reflects ways of life. The asset may also be associated with a local historic event or a local influential person / movement who were responsible for social change in the borough.

Ask yourself…….

- Is the asset 'typical' in my district?
- Does the asset contribute to the character of the local area?
- Is the asset linked to an important local industry?
- Is the asset linked to an important local person, group or historic event?

Aesthetic Interest

> *"Value deriving from the ways in which people draw sensory and intellectual stimulation from a place."*
>
> *Historic England*

Aesthetic value relates to the visual appeal of a place. It can be the result of conscious design (such as a piece of impressive architecture), artistic endeavour (as found in a beautiful piece of stained glass) or technical innovation (imposing industrial structures that define areas of landscape). It can also be the outcome of the way in which a place has evolved and been used over time (like the attractive moss-covered ruins of an old abbey, set within the countryside).

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

- Does the asset look like it was 'designed' or show elements of historic architectural style?
- Does the asset show artistic craftmanship?
- Does the asset show a high level of craftsmanship in its construction?
- Is the asset part of a group of assets that when viewed together have a strong sense of historic character?
- Is the asset visually pleasing, even though it may have changed form its original form?

Social or communal value

> *"Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory."*
>
> *Historic England*

Social and communal value is reflected in assets that are of value to a particular community, residential group, 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.

Ask yourself……

- Is the asset important to a particular community?
- Was the asset historically linked to a particular community?
- Is the asset linked to the social history of a particular community or social movement?

Architectural Interest

> *"To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms."*
>
> *Historic England*

Architectural interest relates to buildings and structures that have unusual or innovative designs, are ornately decorated or show a level of architectural style or craftmanship. These assets make a positive contribution to their surroundings. Some of these assets may have been designed by a famous or local architect.

Ask yourself…

- Does the asset retain historic architectural features?
- Does the asset have a level of architectural decoration?
- Was the asset designed by an architect and if so, how does it compare to other examples by the same architect?
- Is the asset 'attractive' and does it make a positive contribution to its surroundings?

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. This may include a building or structure that is characteristic of the heritage of the local district, or an item of street furniture that contributes to the local scene.

Ask yourself…

- Is the asset highly visible along the street scene or from further afield?
- Does it ‘stand out’ from other buildings around it and act as a visual landmark?
- Does the asset have qualities that are specific to your local area?
- Is the asset a place that is well known and well used by the local community?
- Has the asset historically been used by the local community?

Group Value

> *The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value.*
>
> *Department for Digital, Culture, Media and Sport*

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

This may include fine examples of urban planning such as squares, terraces and model villages. The assets do not need to be identical or of the same type, group value can be found in areas with mills and associated workers’ terraces, schools and churches for example.

Ask yourself…….

- Are the assets historically linked to each other?
- Were the assets built at the same time, or as a planned group?
- Do the assets, when viewed together, form a group with similar architectural details or building materials?

Rarity

Assets can be considered rare if they exhibit an unusual design or an early example of new technology or 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 Oldham borough but considered rare in other areas of Greater Manchester).

Ask yourself…

- Is this asset unusual in its design, either within Oldham borough or within Greater Manchester?
- Was the asset built using materials that are unusual for Oldham borough?
- Is the asset one of only a few that was constructed using a certain technology?
- Is the use of the asset rare? Is it the only example of a type of institutional building for example?

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, evidence of past human activity worthy of expert investigation at some point. 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 that have been investigated by archaeological bodies and interpreted but have not been recognised as Scheduled Monuments should also be considered for the Local List. However, areas of archaeological potential that have not been investigated will not be included.

Ask yourself…

- Does the asset hold or potentially hold historic fabric relating to an earlier phase of the building / structure?
- Has there been an excavation or investigation of your asset that has produced archaeological finds or remains?

Appendix 2 Criteria with scoring system

The Age of the Asset

Local heritage assets will be considered from all periods. However, particular attention will be given to buildings that pre-date 1919 and therefore contribute to the principal industrial era under which the district established itself. Nevertheless, there are many 20th-century buildings of impeccable design that should be considered due to their own cultural merits. This criterion is not assigned a numerical value, as buildings of all ages should be scored against the below criteria / scoring system. However, guidance is given here on how the age of the asset affects the assessment for nomination.

- **Pre-1840**- Assets should be considered for the list if they predate 1840 and retain a substantial amount of historic fabric, although they may have been altered.
- **1840-1919** – Assets that date to this period provide evidence of the establishment of the district, as well as traditional construction techniques and historic architectural styles. Selectivity is required here in areas where the majority of the assets date to this period, the assets should be scored carefully using the criteria and scoring system below
- **1919-1945** – for heritage within this category there will be a high level of selectivity and assets will be selected that either represent innovation; high quality architectural design or aesthetic value or reflect important historic or communal associations.
- **1945 and over**- for heritage within this category there will be a high level of selectivity, assets will have to be excellent examples of innovative architectural design or reflect important communal associations.

Table 2: The Scoring System

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
Historic Interest A building, object or place connected with Oldham's, Greater Manchester's or the North-West's social, economic and cultural growth and development. It may also be associated with a person or event that plays a significant role in the development of local or regional cultural heritage. This includes buildings important for a local district's social history, such as schools, churches, leisure and entertainment, commercial and public buildings.	The asset represents a period of the social, economic and cultural growth of the local area or Greater Manchester (e.g. settlement growth due to economic expansion)	The asset represents a period of the social, economic and cultural growth of the local area or Greater Manchester (e.g. first housing associated with the mill). The asset is connected with a significant local trade or industry that helped to shape the locality. There is a connection to an historic local figure of local importance.	The asset played a significant role in the social, economic or cultural growth of the locality or GM (e.g. a mill). The asset is considered to be significantly linked to an important local trade or industry that helped to shape the locality. (e.g a mill). There is tangible evidence to prove that the asset is associated with an historic figure of local or national significance. (E.g. surviving fabric or documentary evidence)
Architectural Interest Buildings and structures of an architectural design, decoration and craftsmanship that contribute positively to their environment and offer a composition that affords value, in its proportions, materials and construction.	The asset has an overall lower level of architectural decoration and was designed as a simpler building (simple terraces and cottages for example). Window and door openings have remained in their original position. Although	The asset has a medium level of architectural decoration, some embellishment such as the use of different coloured brickwork to create patterns or decoration to openings.	The asset has a high level of architectural decoration, like ornate mouldings and surrounds to openings, different coloured brickwork, decorative details to the eaves or roof structure. Lots of decorative elements that reflect an architectural style such as

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
	windows may have been replaced. The building contributes positively to its surroundings because of the materials and form/proportions of the building.	Some decorative elements that reflect an architectural style such as Italianate, neo-gothic, Art Deco, or eclectic Window and door openings remain in their original position although windows may have been replaced. The building may have been subdivided or altered internally (for example from a single house to form multiple dwellings or to allow a change of use) but this has not affected the exterior of the building. There are some extensions, but they are appropriate and do not mask the historic character of the building.	Italianate, neo-gothic, Art Deco, or eclectic. Window and door openings remain in their original position, and the original windows/doors remain. The plan of the building hasn't been drastically altered by extensions. The setting of the building is still intact. The asset was designed by a notable architect.
Local Interest Buildings and landscapes that most strongly represent the local district as a	The asset retains some features that represent the local district as a place (like a	The asset is a specific building type that is common to the local area and	The asset strongly characterises the local area and gives the place a sense of identity (e.g., the mill and

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
place, distinct from other districts in Greater Manchester. Buildings and landscapes associated with local influential people and events.	common building material or style)	characterises the local landscape. The asset may be associated with notable local people, customs, traditions or events.	associated workers terraces of a mill town) The asset may be unique to the area, and is not found widely in the northwest (e.g., an industry that is specific to a local area- the brine extraction in Cheshire or mining a specific mineral/ ore in a specific area) The asset may be associated with notable local people, customs, traditions or events.
Landmark Status An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene. This may include a building that is distinctive to the heritage of the local district, or an item of street furniture that contributes to the local scene.	The asset has strong communal or historical associations that relate to the historic development of the area.	The asset has strong communal or historical associations that relate to the historic development of the area. The asset stands out within the street scene as it has some defining features that differentiate it from the surrounding structures.	The asset has strong communal or historical associations that relate to the historic development of the area. The asset has a high level of architectural impact and aesthetic value. The asset acts as a landmark within the street scene, forms part of key/ designed views and is a focal point.
Aesthetic Interest The appearance of buildings, monuments, places and landscapes, including groups	The asset/s have evolved over time to form a group that	The asset/s have evolved over time to form a group that gives an area a specific	The asset/s display a high level of conscious design (such as architectural details or have been

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
of buildings that individually or together form a set piece or characterise a townscape. Aesthetic value can be the result of conscious design, artistic endeavour or technical innovation. It can also be a fortuitous outcome of the way in which a place has evolved and been used over time.	gives an area a specific character.	character which provides evidence of a significant period in the evolution of the settlement.	planned as a group- a garden suburb for example) that characterise the townscape. The assets have evolved over time to form a group that gives an area a specific character that provides evidence of a significant period in the evolution of the settlement.
Group Value The collective value of a townscape or landscape where individually assets have limited value yet together comprise a common theme important to the growth of the area or with attractive aesthetic properties. This may include fine examples of urban planning, such as squares, terraces and model villages.	A group of assets that provide evidence of the growth of the area.	A group of assets that provide evidence of the growth of the area. The group of assets have repeated details that visually link them together and give a level of aesthetic value and add value to the landscape.	A group of assets that provide evidence of the growth of the area. A group of assets that remain identical in form and all elements remain visually unaltered. A group of assets with a high level of architectural detail, repeated throughout the group. Associated with other significant heritage assets to form a group.
Social or communal value Assets that are of value to a particular residential, commercial, historical, religious or interest group.	The asset is seen by the local community as a significant place that is linked to the story of Oldham or Greater Manchester. This can include public places such as swimming	The asset is historic in nature and retains visual evidence that links it to the story of Oldham or Greater Manchester. Within this category assets significance to the below	An asset that retains a high level of evidence linking it to local identity, distinctiveness, social interaction and coherence. It may represent intangible aspects of heritage that contribute to the “collective memory” of a place.

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
	baths, schools, religious buildings, pubs or parks. Within this category assets significance to the below groups might represent good candidates for local listing • Heritage assets that relate to Black And Minority Ethnic (BME) communities within the area • War memorials • Community facilities such as schools, religious buildings, community centres, swimming pools and public houses • Buildings that reflect discrete communities in the town such as LGBTQ buildings.	groups might represent good candidates for local listing • Heritage assets that relate to Black And Minority Ethnic (BME) communities within the area • War memorials • Community facilities such as schools, religious buildings, community centres, swimming pools and public houses • Buildings that reflect discrete communities in the town such as LGBTQ buildings.	An asset that is associated with influential local figures. Within this category assets significance to the below groups might represent good candidates for local listing • Heritage assets that relate to Black And Minority Ethnic (BME) communities within the area • War memorials • Community facilities such as schools, religious buildings, community centres, swimming pools and public houses • Buildings that reflect discrete communities in the town such as LGBTQ buildings.
Rarity A structure that exhibits an unusual design or an early technological application of building materials or be a particularly evocative example of a locally dominant building type.	The assets is an example of a rare type within the locality.	The asset is a good example of a rare type of building within the locality, it retains some evidence of an usual design or use of materials. The asset is a good example of a dominant local building style.	The asset is an excellent example of a rare type of building within the locality, it retains a high level of evidence of an usual design or use of materials. The building is an excellent example of a dominant local building style.

Criteria	Value Level: 1	Value Level: 2	Value Level: 3
Archaeological interest An asset that is known to hold, or potentially holds, evidence of past human activity worthy of expert investigation at some point. 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.	The asset may retain some physical evidence, such as concealed historic fabric, that is worthy of further investigation.	The asset retains some physical evidence of past human activity and the evolution of the local area and the local community.	The asset retains a high level of physical evidence that provides information of the form and evolution of the local area and the local community.

Appendix 3 (to be produced as a standalone form)

Local List Nomination Form

Form must include:

- Photograph; and
- Location map.

Name and address of heritage asset	
Asset type: • Building / group of buildings • Monument, memorial, sculpture • Infrastructure, e.g. viaduct, lock • Park, garden, public open space • Other	
Date of construction (if known)	
Owner (if known)	
Description of Heritage Asset	
Significance:	Please provide text below against all relevant criteria below. Use of materials such as archives, HER, books etc may be used to inform the nomination.
Historical Interest	

Architectural Interest	
Local Interest	
Landmark Status	
Aesthetic Interest	
Group Value	
Social or Communal Value	
Rarity Value	
Archaeological Interest	