

Maidenhead Neighbourhood Plan

Appendix 2

Non-designated heritage assets



MAIDENHEAD NEIGHBOURHOOD PLAN

NON-DESIGNATED HERITAGE ASSETS

Introduction

Non-designated heritage assets (NDHAs) are buildings, monuments, sites, places, areas, or landscapes that, while possessing local heritage significance, do not meet the criteria for formal designation (like listed buildings or scheduled monuments) but are still considered important enough to warrant consideration in planning decisions.

Presence on an NDHA list does not mean an asset cannot be developed or demolished, but it does mean that its heritage value will be taken into consideration when any planning application is made.

This list of Non-Designated Heritage Assets within the Maidenhead Neighbourhood Area was compiled by members of Maidenhead Neighbourhood Forum. It is based on suggestions made by local people in meetings and in response to publicity in local press and social media. More details of that process are included at the end, as are the Historic England criteria which were used to assess the assets which were proposed for inclusion on the list.

In addition to the Non-Designated Heritage Assets list, the document also enumerates the sites in the town which already feature a commemorative plaque.

CONTENTS

Part One: General (in order of street name)

Part Two: Sir Nicholas Winton

Part Three: Public Houses

Part Four: Landscapes

Part One: General

Location (ref No*)	Photograph	Notes
All Saints Avenue Number 108 SL6 6EW Belmont Ward (M1/25)		Rarity - Interesting property on a principal road in Maidenhead. This house, while similar in scale to other properties nearby has a unique feature: a small spire. Architectural interest - Red clay tile roof has a finial and ornate ridge tiles, all possibly locally manufactured by Cooper Tile Works. Three chimney stacks are of red brick, also likely to be locally sourced and feature brick corbelled tops. Use of roof dormers and gables is a strong architectural feature. Aesthetic Interest - Mock Tudor timber beams and white stucco are a style popular from 1930s, house could be over 80 years old and retains many original features.
Bell Street SL6 1BU St. Mary's Ward (M2/25)		Rarity - Anthony Gormley Bollards (8). Unique design and the only examples in Maidenhead. Prominent position opposite Maidenhead Railway Station. Aesthetic Interest - Installed in 2013 by developer of the shop site, the public art was required as part of the planning approval to prevent parking on the pavement outside the convenience store. Bollards cost £650 each. Oxidised iron finish typical of Gormley.

* = Maidenhead asset reference number/year of addition to list (25 = 2025)

Belmont Road Nos. 79-113 SL6 6LG Belmont Ward (M3/25)		Architectural & aesthetic interest - Attractive group of late Victorian cottages largely unmolested. Group value - The brick work facade is unusual in the area and helps the group identity of the dwellings, as do the round-arch doorways.
Boyn Hill Avenue "Kynam" SL6 4ER Boyn Hill Ward (M4/25)		Architectural interest, rarity – a very unusual modernist design house recently refurbished. Designed by London architects G.M Grogan in 1960s the house comprises a series of angular forms in an abstract design. Built in 1965, construction is of grey-brown bricks and a timber structure clad in aluminium (recently replaced). Roofs are varied from flat roofs to unusual Butterfly Roof on main structure
Boyn Hill Road Number11 SL6 4HQ Boyn Hill Ward (M5/25)		Architectural & aesthetic interest – an imposing tile-hung house dated 1897 which boasts unusually well preserved decorative features including corbelled chimney stacks, ornate plasterwork and original timber-framed windows

Braywick Road, Stafferton Lodge SL6 1BN Oldfield Ward (M6/25)		Rarity - only structure of this scale in the area, imposing setting at entrance to Braywick Park Historic Interest - once known as Staverton Lodge after family who lived since Tudor era at Stroud Manor in Holport. It has been used as a school and as private accommodation over the years, and since 2011 the building has been in use as a restaurant/carvery. Architectural interest - Neo-classical facade with pediment, brick built with stone window lintels and quoins on main frontal structure. Windows on southern extension are bricked over reflecting practice with much older buildings. Upper-storey windows to front are four over four panes and appear original Landmark status - clearly visible from Braywick Road main thoroughfare into town centre.
Bridge Road A4: The Parade SL4 8NA Riverside Ward (M7/25)		Set back from main A4 with substantial grass verge and mature trees. Group value - parade of shops with accommodation above. Rarity - Unusual for shops of this vintage to have survived and it is the only group of shops of this type west of Town Centre in Riverside. Shop fronts are of varying design, age and condition but the overall structure is intact. Main material is red brick, possibly locally sourced, with raised pediment at centre of the structure and stone cornice capping the brick. Windows in flats over shops are replacement units and not all consistent in design. Brick facade announcing “the Parade” with ornamental cornice present above.

Chantry Road Nos 4-18 SL6 1TS Oldfield Ward (M8/25)		Group value - Terraced cottages of uniform style and construction. Bounded on their Western edge by a substantial, older detached property of Mock Tudor style, these cottages copy that style but are of later construction. They do not appear on the 1900 map of the area. The cottages are unusual in the area noted for large detached properties in the main. Architectural interest - Properties have red clay tile roofs, probably locally sourced material and all feature leaded light windows with attractive use of bay windows and porches. White stucco finish with timber beams typical of Mock Tudor design
Clare Road 3-29 SL6 4DW Boyn Hill Ward (M9/25)		Architectural interest Brick walls feature recessed panels above a plinth course with a corbelled cornice above, topped by sculpted terracotta coping stones. Solid square brick pillars with substantial Regency-style pier caps in matching terracotta are interspersed and form gateways Rarity The detailing of these brick walls, which are largely well preserved, is highly unusual. Group value – these walls form the frontages of many properties on both sides of the eastern end of Clare Road, defining the attractive look of the neighbourhood.
Clare Road Cottages 41-99 SL6 4DW Boyn Hill Ward (M10/25)		Architectural and aesthetic interest - terrace of Victorian cottages, well preserved and with interesting brick facades in geometric patterns around porch, windows and cornice below barge boards. The effect is very attractive and well preserved. In two places in the terrace there are two different style properties built perpendicular to the terrace with large gable ends projecting out beyond line of cottages. Ornate brickwork does extend across the gable ends however so these properties seemingly built to “break up” the terrace.

College Road Number 31 & The Orchard SL6 6AL Belmont Ward (M11/25)		Architectural & aesthetic interest - At the Southern end of College Road near the junction with Castle Hill these two properties are bounded by interesting walls of some stature and age. There are three sets of matching red brick gateposts, each with decorative arched recesses or niches, and sloping tiled cappings. These appear to be more recent additions to an older brick wall. There is also a pedestrian gateway set into the wall with decorative brickwork above.
Craufurd Rise Number 1 & 3, SL6 7LU Furze Platt Ward (M12/25)		Age - Late Georgian/ early 19th century. Rarity - some of the oldest properties in Furze Platt. Largely original with additions made in 1860s. Historic Interest - Situated at corner of The Rise and The Crescent. Maps from 1875 show only these two cottages on West side of the Rise along with Craufurd House. Newer properties have been built in the former orchard of Craufurd House and some of the original trees exist in gardens today. Owner retains list of most residents since 1860. Architectural interest - Both cottages retain original features - sash windows, servant bell system, some shutters. Low profile slate roof typical of Georgian era properties.

Forlease Road Railway viaduct tunnels over Moor Cut Stream Oldfield Ward (M13/25)		Age – 1838 Historic interest - These tunnels bridging the Moor Cut waterway are part of the infrastructure bringing the GWR to Maidenhead and built by Brunel. Similar tunnels cross the York Stream to the west, and both waterways were part of a flood relief scheme for Maidenhead Town Centre.. Architectural interest - The four massive arches were built to withstand flood conditions explaining their bulk. Intricate brick work seen is typical of other GWR infrastructure. The four “wings” were added in the 1960s to direct flood water to the centre of the arches to improve flow, considered essential when Moor Cut was vital element to the flood relief scheme.
Islet Park Islet Park House SL6 8LE Riverside Ward (M14/25)		Rarity - One of three notable Riverside properties north of Boulters Lock but by far the largest of the three. Landmark Status - Neo-Gothic style manor house of very substantial proportions with prominent riverside location making it a landmark. Architectural interest - A good example of Victorian Gothic. Built largely of red clay brick, the house has several large and ornate brick chimneys. Extensive use of stonework is employed with stone window lintels and mullions, carved stone decoration to each of the large gables and balustrades above the substantial bay windows. The property is sub-divided into several flats. Interiors have been largely preserved with large rooms, high ceilings and other period features. The Boat House is an outstanding feature in its own right with direct access to the Thames via its own channel. Historic interest - In 1957 Gerry Anderson renowned TV producer rented part of the then derelict house to use as a studio for children’s TV puppet shows (e.g. Twizzle, Four Feather Falls) and some Teletoon shows were recorded here.

Maidenhead Court Park, Hedsor House SL6 8HN Riverside Ward (M15/25)		Architectural interest - Attractive large Edwardian style detached house on western edge of development. Double fronted style with large bay windows and with large central gable incorporating ornate demi-lune window. Windows are all original in style. All gables have very ornate woodwork friezes approaching "gingerbread" style. House is of red brick construction with front upper story hung with ornate, embossed red clay tiles. Roof also has red clay tiles (probably locally sourced), all chimney stacks are very ornate with corbelled tops. Extremely impressive house. Rarity - Houses on Maidenhead Court Park (road) on this western side are older and in very different styles from main development, which is 1970 executive suburb style with houses on large lots and a strong US flavour to the architecture.
Maidenhead Court Park, Redlands SL6 8HN Riverside Ward (M16/25)		Architectural interest - Situated next to Hedsor House, initial impression is that this is another detached property but in fact is a semi-detached house of very large size. Corner porch entrance to front corner adds to impression of one property as do the matching large bay windows to front. Building is white stucco covered, clay tile roof and windows uniform across both properties with 6 pane windows on upper storey and 8 pane windows on ground floor. All appear original. Bays have very unusual and ornate decoration of classical style. Rarity, aesthetic interest - as with Hedsor House great contrast to majority of newer properties in Maidenhead Court Park and contrasting style to its neighbour adds to interest.

Penyston Road, Number 19 SL6 6ED Belmont Ward (M17/25)		Architectural interest - interesting detached property in a road otherwise comprising late Victorian terraced properties. Many of these properties have been modernised but Number 19 seems to have survived largely unmolested e.g. finial and decorative barge boards. Ornamental balustrade above ground floor bay. Unusual oriel window to side of the house is unique in the road.
Ray Drive Nos 1-12 SL6 8NG And Lassell Gardens Nos 2-8 SL6 8ND Riverside Ward (M18/25)		Rarity - only structures of this type in Plan area. Architectural interest - Ray Drive runs parallel to A4 behind a grass verge, continuing the feature from that in front of the Parade. On the corner of Ray Drive and Lassell Gardens is a development of 3 blocks of 2 storey flats designed by D C Wadhwa. Somewhat Art Nouveau in style, the white stucco finished blocks are distinctive because of green glazed pan-tile roofs and deep overhangs. Unfortunately one block has tiles replaced with conventional modern tiles.
Ray Park Lane SL6 8PY Riverside Ward (M19/25)		Group value - Ray Park Lane runs between Ray Park Road to north and Ray Street (see below) to south. Terrace of Victorian cottages well preserved with recessed porches and in some cases retaining original sash windows. Cottages of attractive London Yellow Stock brick construction, very well preserved. Roofs are all Blue Slate, possibly original. Age – mid-late 1800s Rarity - different design to cottages in Ray Street and surrounding area; the recessed, arched porch design is rare in area.

Ray Street SL6 8PX Riverside Ward (M20/25)		Age - Late Victorian Group value - Ray Street is a small but fairly busy route from Blackamoor Lane to the main A4 Bath Road. Victorian terrace of 15 cottages retaining many period features, and unusual in not having any porch entrance, with front door opening to street. Cottages of London Yellow Stock brick construction, two are rendered more recently. Windows replaced in majority of properties but mainly in sympathetic two pane sash style (not one of the rendered properties, note). Roofs of Blue Slate and appear original. Rarity - Terrace also differentiated by having a locally popular pub incorporated at end of terrace (The Ark). This is only terrace in the MNP area incorporating a pub.
Rutland Place 10,12,14,16, and 1&3 SL6 4JA Boyn Hill Ward (M21/25)		Architectural interest, group value – Four even numbered houses and two properties on opposite side of Rutland Place of same design. Elegant red brick dwellings of substantial size and together as group imposing. Rarity - unusual finials are typical of Maidenhead Brick & Tile Works in Pinkneys Green, now managed by the National Trust. Feature designs of dogs and in some cases dragons.

St Ives Road Town Hall SL6 1RF St Mary's Ward (M22/25)		Historic Interest – opened June 1962 by HM Queen Elizabeth II on the site of former St Ives House. Architectural interest - Architecture references earlier 20th century style of public buildings. Landmark status - Size and stature befitting important public building set in landscaped gardens giving a sense of place. Together with Library opposite and adjacent open spaces (including recently created amphitheatre and fountains) it is the civic centre of the town. Perhaps most famous in its role as general hospital in the “Carry on Doctor” film set in the 1960s.
Westborough Road 49, Willow Tree Cottage SL6 4AW Boyn Hill Ward (M23/25)		Age, architectural interest - Early Victorian property though possibly dates from earlier in part. Seems to have been built as 2 cottages joined together and has a double gable roof reflecting this. Unusual property .
Westmorland Road, Westmorland House SL6 4HB Boyn Hill Ward (M24/25)		Architectural interest - Widely held to be one of the best examples of the type of dwelling created in this area in late Victorian/Edwardian era. Imposing red brick exterior with many windows , balconies and exterior features. Rarity value - a rare survivor as many similar properties were demolished in 1960s and 70s to make way for development of flats.

Westmorland Road, "Lawnfield" SL6 4HB Boyn Hill Ward (M25/25)		Architectural interest, rarity - Large Victorian villa on huge plot with double bays to front, intricate external joinery and unique in the area. Dutch style gables, original window above main entrance of interesting design and distinctive chimneys all add to architectural interest. RBWM Conservation Officer created an extensive review of the asset's merits.
York Road No 32 Maidenhead Conservative Club, SL6 1SF St Mary's Ward (M26/25)		Architectural interest - Imposing double fronted facade with decorative red clay brick details. Substantial 2 storey bays give the building presence and emphasise entrance. Windows give consistent appearance with 6 small panes above large window on ground floor and 4 small above large on upper floor. Windows appear original. Blue slate roof possibly original. Historic interest - Formed in 1893 as a politically focussed Gentlemen's club, the Conservative Club moved to this headquarters building in 1902.

Part Two: SIR NICHOLAS WINTON

Sir Nicholas Winton MBE was resident for many years in Maidenhead, and has received deserved recognition for his role in evacuating nearly 700 children from then Czechoslovakia to escape the Nazi regime just before WWII. He died in 2015. The 2023 film release *One Life* portraying his role in saving children from the Holocaust created renewed interest in this remarkable man. He is celebrated by memorials in several areas in the Plan area, all of which have landmark value.

Oaken Grove Memorial Garden SL6 6EU (M27/25)		Landmark Status Opened in July 2017
Maidenhead Railway Station Statue on Platform 2 SL6 1EW (M28/25)		Landmark Status Statue of Sir Nicholas Winton, platform 2 Maidenhead station. Installed in 2010. Sculpted by his neighbour Lynda Karpinska
Chapel Arches White Lion sculpture SL6 1RU (M29/25)		Landmark status Recent memorial at Chapel Arches town centre, representing the Order of the White Lion, presented by the people of the Czech Republic. Accompanying plaque details his career and accomplishments

Part Three: PUBLIC HOUSES

Maidenhead has a number of long-established pubs which, as well as being heritage assets for architectural/aesthetic reasons, serve as landmarks and community assets. They therefore qualify as heritage assets on several different criteria – historic interest, landmark value and, increasingly, rarity. Several local pubs have closed and disappeared, leading residents to staunchly defend the remaining examples.

Gringer Hill Craufurd Arms SL6 7LY Furze Platt Ward (M30/25)		Aesthetic Interest - set in a prominent position on Gringer Hill the pub is constructed of local red brick with a red clay tile roof. Main feature is large central entrance with gable over in white stucco and Tudor style wood beams. Georgian style multi-pane windows look original. Historic interest – 1891 pub was set for disposal by brewery in August 2016. Local residents campaigned to save the pub. In April 2017 residents acquired the pub and became the first Community Benefit Society in Maidenhead. The story of fund raising to save the pub has made the pub locally famous.
High St The Maiden's Head SL6 1QE St. Mary's Ward (M31/25)		Age – A pub has existed at present location since at least 1875. Landmark status - pub has existed as community hub for many years despite changes of name and ownership. In the town centre Conservation Area.
King Street The Rose Tavern SL6 1EF St Mary's Ward (M32/25)		Architectural Interest - largely unmolested 1881 pub externally though the interior has been modified. Built of yellow London stocks with ornate red clay brick cornice above ground floor. Large bay to front with ornate white stucco and Tudor beam style overhang. Red clay tile roof with ornate ridge tiles. Side of pub has rear extension-possibly original-with ornate windows into gable ends, the windows of 3 large lower panes with Georgian style multi-pane windows to top. Ornate red clay plaque to side above what may have been an earlier entrance. Aesthetic interest - just outside town centre Conservation Area. Retention of exterior features would be beneficial

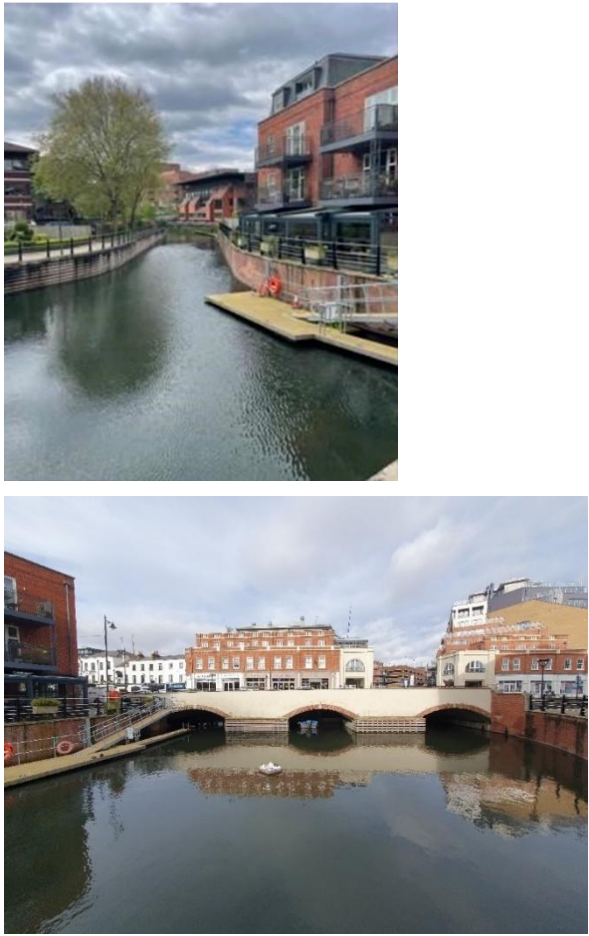
King Street O'Neill's Pub SL6 1DP St Mary's Ward (M33/25)		Aesthetic interest – large 1881 pub in prominent position opposite railway station. Historic interest - Originally the Bell Hotel, the pub was re-named in 2018. Position would presumably have made this a popular hotel for rail travellers. Outside the town centre Conservation Area. Renovation in 2018 has seen the pub painted black externally masking many architectural features.
Market Street The Vine SL6 8AD St. Mary's Ward (M34/25)		Architectural Interest – Small 1841 pub of red brick construction and a tiled roof possibly red clay tiles but heavily weathered reflecting age. Pleasant facade with small garden to front. Aesthetic interest - possibly one of the oldest pubs in town centre. Outside town centre Conservation Area and dominated by local modern office buildings of greater height and bulk.
Ray Street The Ark SL6 8PX (M35/25)		Architectural interest – this 1882 pub has an unusual structural feature above the door which is inset into the corner of the building. Much of the character of the architecture has been retained. Historical interest – Ray Street is prone to flooding (hence the defences at the foot of the building) and there are several historical photographs of the street under water outside the Ark in the high-flood years (e.g. 1947).
West Street Portland Arms SL6 1RL St Mary's Ward (M36/25)		Age – 1881 Architectural interest - Yellow London stock construction, ground floor level later stucco finish added in white. Windows regular of indeterminate age but facade looks as it was in 1964. Slate roof is relatively low relief style. Popular local community pub, on the wrong side of West Street to be in town centre Conservation Area.

Part Four: LANDSCAPES

Historic England Advice Note 7, based on the NPPF, notes that “Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.”

MAPS TO FOLLOW FOR THIS SECTION

All Saints Avenue Belmont / Boyn Hill Wards (M37/25)		All Saints church is a Grade I Listed Building, and its height and positioning mean it dominates the views around the area, especially looking down the tree-lined All Saints Avenue from Belmont Crescent. It defines the landscape and sets the tone of the area. The Townscape Assessment identifies this as a key view. Rarity – this landscape style is unique in the MNP area Landmark status – the view along All Saints Avenue is as much a landmark as the church itself.
Boulters Lane SL6 8TJ Riverside Ward (M38/25)		Rarity - One of only two streets/landscapes in Riverside with these features. Aesthetic interest - Townscape Assessment* identifies 16 types of townscape one of which is “Leafy Residential Suburbs”. Specifically in Riverside it identifies Lock Avenue as one such townscape and a picture of Lock Avenue is in the report. Landmark Status - Boulters Lane has landscape that has remarkable similarity to Lock Avenue and meets the criteria for a specifically identified example of a Leafy Residential Suburb. Large residences set back from road and behind high hedges with off street parking typify this Landscape. *RBWM Townscape Assessment 125 Final Report 2010

Chapel Arches area (eastern end of High St) St Mary's Ward (M39/25)		This new landscape stretches from the Chapel Arches Bridge down to the (Listed) library. Architectural & Aesthetic interest - The recently regenerated Chapel Arches area did not exist when the RBWM Townscape Assessment was published. It is now much-admired, and a focal point for people who come in to town, with an unusual mixture of older and newer architectural styles (although almost entirely recent constructions). Landmark Status, Rarity The regeneration, although executed in different phases, has created a valuable new waterside landscape for the town centre which is unique in the area. Only part of the new landscape falls into the Conservation Area.
Firs Walk St Mary's ward (M40/25)		Footpath between Castle Hill and Grenfell Park lined with mature trees. Restored in 2013 in the 60th anniversary year of the Coronation of Queen Elizabeth II. Rarity – most footpaths in the town are narrow and hemmed in by buildings or fences; Firs Walk is very broad by contrast. Aesthetic interest – the very tall, mature cedar trees on Firs Walk give it a very distinct character

LOCAL HERITAGE LISTING – HOW WAS THE LIST COMPILED?

#	Stage	Comments
1	Public meeting to collect issues	Followed RBWM designation (Jan 2023), held at URC West Street in March 2023.
2	Review of collected issues	Built Heritage confirmed as one of the main topic areas
3	Second members' meeting at URC in May 2023	Members asked to help in Built Heritage topic group; drafting of policies and preparation of Local Heritage Listing (3 volunteers)
4	Topic Group work (summer-autumn 2023)	Heritage assets not protected outside Conservation Areas (NB some CAs very out of date or incomplete); need for a Local Heritage Listing (LHL)
5	Public survey (late 2023)	Online survey seeking suggestions for heritage assets to include in LHL; publicized in ➤ MNF database + friends (< 1,000) ➤ Maidenhead Facebook groups (5,000-10,000) ➤ Maidenhead Advertiser (circulation c9,000)
6	Survey extended to Feb 2024	Further publicity in all three media streams
7	Total tally of 115 suggestions	Many needed refinement, de-duplication and clarification
8	Selection Panel meeting (March 2024)	Assets reviewed by selection panel led by Andrew Ingram and Mick Jarvis of MNF, panel members included ➤ Bob Dulson, ex-chair, Maidenhead Civic Society ➤ Clare Price, Head of Casework, Twentieth Century Society ➤ Peter Knott, retired architect ➤ Paul Seddon, Maidenhead Archaeological and Historical Society ➤ Emma Barnett, Admin of Maidenhead History (Facebook Group) Further suggestions were made at this meeting
9	Topic group further work	Photographs, clarifications, background research, any additional suggestions received
10	Interim list	Letters hand-delivered to properties on draft list, offering information and advice about options (including the option to be removed from the list) with a deadline for response July 31st
11	Draft list for Reg 14 consultation (ended Xmas 2024)	Version titled <i>NDHA list draft Nov 5.pdf</i>
12	Comments from Reg 14 consultation responses	Jan-Mar 2025: responses collated and considered; list revised and improved
13	Commemorative plaques added to this section	
14	This version created March 28 th 2025	Revised 15 th June 2025

MNF CRITERIA FOR LOCAL HERITAGE LISTING

Based on Historic England's Local Heritage Listing:
Identifying and Conserving Local Heritage
(aka "The Hippo Book")



Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. 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.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
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.

Table: Commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list