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Report of	Head of Commercial Services	Author	Beverley McClean 01206 282480
Title	Colchester Local List		
Wards affected	Urban Colchester wards, Wivenhoe Quay, Mile End and Langham		

The Local Plan Committee is asked to agree the proposed amendments to the adopted Colchester Local List

1. Decision(s) Required

- 1.1 The Committee is asked to agree the proposed amendments to the adopted Colchester Local List.

2. Reasons for Decision

- 2.1 The Local List for Colchester includes buildings, architectural features and historic assets that, while not of national significance, are considered to be locally significant for their architectural or historic value. It is not a static list which will change over time in response to planning decisions or as a result of new buildings being proposed for inclusion on it. When the Local List for Colchester was approved by the Local Development Framework Committee in December 2011, it was agreed that it would be reviewed annually.
- 2.2 Procedures for amending Colchester's Local List were agreed at the Local Plan Committee on 28 January 2013. The Local List which covers urban Colchester, Langham and Wivenhoe is now due for its 4th annual review. A number of amendments have been put forward which the Committee is being asked to review and agree the suggested changes.

3. Alternative Options

- 3.1 The alternative option is to not review the Local List. Without a regular review, the information on the Local List would become out of date and inaccurate. The inclusion of a heritage asset on the Local List is a material consideration when determining planning applications affecting them. The lack of a properly maintained Local List would reduce the Council's ability to make informed decisions when assessing development proposals affecting buildings or historic assets that are architecturally or historically significant in the Borough. This in turn would make the conservation of these buildings and assets more difficult.

4. Supporting Information

- 4.1 National Planning Policy Framework (paragraph 129) states that Local Authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking

account of available evidence and any necessary expertise. This includes buildings or assets that are locally listed.

- 4.2 A Local List is essentially a list of heritage assets that although not suitable for designation as Listed Buildings are considered historically or architecturally important at a local level. The List can include a range of historic assets including individual buildings or whole streetscapes. It can also include individual features on buildings such as railings, lamp posts or post boxes as well as locally valued archaeological features i.e. crop marks. The important factor is that the assets included on the Local List are of historic interest locally and/or make a significant contribution to the character and setting of the area in which they are located and are valued by the local community. Inclusion on a Local List is a material consideration when planning applications affecting such buildings or features are being considered. Similarly, Planning Inspectors will have due regard for buildings or assets on a Local List as part of appeals as in the case of the Bovis Homes challenge on part of the Calvary Barrack site.
- 4.3 Colchester Borough Council set out their intention to prepare and adopt a Local List in Development Policy DP14 (Historic Environment Assets). The first List for Colchester was adopted by the Local Development Framework (LDF) Committee in December 2011.
- 4.4 A survey of the built historic assets in and around urban Colchester resulted in 665 buildings/features being identified for inclusion on the draft Local List. A further 76 assets were added to the Local List following approval of buildings and assets in Wivenhoe in March 2012. All references to the Colchester Local List include the Wivenhoe information and now also an asset in Langham. In 2015 there were 744 buildings/assets on the Colchester Local List. If the current changes are approved, the total number of buildings and assets will increase to 758.
- 4.5 The original Colchester Local List information is stored on the Colchester's Historic Buildings Forum website (www.colchesterhistoricbuildingsforum.org.uk) and on the Council's C-MAP system.
<https://stratus.pbondemand.eu/connect/colchesterborough/?mapcfg=planningservices>
The approved changes will be added to the existing Local List information on Colchester Borough Council's C-MAP system and to the Civica database.

5. Proposals

5.1 2016 Review

In January 2016, a press release was issued inviting members of the public and local groups to nominate buildings or historic/architectural features for consideration for either inclusion or removal from Colchester's Local List. The Spatial Policy team also consulted colleagues in Development Management to gather information about any planning applications that had resulted in the loss of or alteration of buildings or historic/architectural features on the Local List. Representatives from the Colchester Historic Buildings Forum, who drew up the original Local List, were also consulted for advice.

- 5.2 In response to the press release and internal consultation a total of 21 changes have been proposed to the Local List. 7 of the 20 proposed additions are not considered suitable for inclusion on the Local List and these are set out in Table 1 below along with a justification supporting this recommendation. One suggestion is for a number of streets

to be included on the list in their entirety but a split decision has been recommended as detailed below.

Table 1 Buildings/assets not recommended for inclusion on the Colchester Local List.

Building	Information	Recommended Action
Methodist Chapel, Nayland Road	Built in 1985 on a lot of lands bought in 1894 for £38. It was designed and built by Mr T Locke after the Corinthian style of architecture. There was a good well of water on the premises. Construction is Flemish Bond Corbelling with decorative brick work to windows and verge	Do not add to Local List - despite retaining attractive brick detailing, the fabric of the original chapel has been much altered.
Catholic Church, Mill Road	Catholic Church of St Joseph built in 1947 entirely by local parishioners for their workshop. It is therefore highly valued.	Do not add to Local List - despite a strong local & historical connection the architectural quality of this chapel is low
The Cricketers, Fordham Heath	Last Pub in Eight Ash Green No further information provided but probably not a suitable candidate for the Local List	Do not add to Local List - this pub was proposed as it is the last remaining pub in Eight Ash Green which does not satisfy the Local List selection criteria
1 The Avenue, Wivenhoe	<p>The cottage is obviously architect designed (not many C19th Wivenhoe houses or cottages seem to be) and has a 1840s dated plaque. Its detailing is good. It looks across diagonally to the corner of the CA (the former Park Hotel) and a case could be made that its demolition should require CA consent as the building contributes to the amenity of the CA itself.</p> <p>Following the recent vandal fire which penetrated the slate roof, the (then) owners, the Coop, repaired the roof, suggesting their intention to keep the building as part of their housing scheme. The land was recently up for sale Local Listing would be significant in saving this unlisted and non-CA building of unusual quality and interest for its Wivenhoe</p>	Do not add to Local List - this building is not considered suitable for addition to the Local List because of extant planning permission on the site. This is consistent with previous Local List decisions

	setting. BUT planning permission granted in 2010-11 ref 100213 for Demolition of existing garages and workshops and construction of 24	
North and south Lodges, Turner Village Turner Road	1930's detached buildings facing the entrance to Turner Village	Do not add to Local List - more information is needed about these buildings to support their inclusion on the Local List
Crescent of villas, Turner Village Turner Road	Former 2 storey ward blocks for patients of Turner Village hospital.	Do not add to Local List - more information is needed about these buildings to support their inclusion on the Local List
Half Moon Farm, Fordham Heath	This building has been a farm, pub, and dwelling over the years and is a historical building within the Eight Ash Green Parish.	Do not add to Local List - more information is needed about this building to support including it on the Local List
See also Streetscapes of the ladder roads below (split decision)		

- 5.3 For the reasons stated it is recommended that the above buildings are not given further consideration in the context of the 2016 Local List review. Further information will be sought about the North & South Lodges and the Crescent of villas, Turner Road and Half Moon Farm for further consideration in the 2017 review.
- 5.4 The remaining 14 buildings/assets which are considered suitable for inclusion on the Local List are detailed in table 2 along with reasons to support their inclusion.

Table 2- buildings/assets recommended for inclusion on the Colchester Local List.

Building/asset	Information	Action
Mile End		
Statue of Boudica, North Station roundabout	Representational statue in metal of Boudica with shield by Jonathan Clarke	Add to Local List. This a quirky iconic statue that is now part of the identify and branding of Colchester
The Bricklayers, Bergholt Road	Victorian Public House	Add to Local List – The Bricklayers Public House is a relatively unaltered and good example of late 19 th century architecture
Original St Michaels Church Rectory Close	Stones and gravestone marking the site of St Mary's earlier churches the first recoded in 1254. The original church was much larger than later records show. The nave was 32ft 9ins long and 18ft 9ins wide with walls 2ft 6ins thick. From this extended a chancel with a width of 15ft and 9ins. The south wall was traced for 23ft of its length and the east end lay at some point beyond. In 1660 the church was rebuilt using materials from the original church . The chancel of the new church was only 6ft 10ins long and this is the building depicted in the old drawings and by a model made by Miss A P Strong which is in Hollytrees Museum	Add to Local List- important cultural and archaeological asset. It is highly likely that there are surviving below ground archaeological remains on this site.
War Memorial Nayland Road/Braiswick Lane	The war memorial is in the style of but not identical to the Cross of Sacrifice designed at the end of the First War by Sir Reginald Blomfield. The site was donated by Mr Edward Cant the owner of Blue Gates. The unveiling and dedication of the war memorial took place in the afternoon of 2 nd January 1921. The memorial is thought to be constructed of Devonshire granite.	Add to the Local List. This war memorial is designed by a prominent architect As well as having strong cultural links back to the Cant family, the memorial is an important cultural heritage asset
Cast iron Lamp Post, 14/16 Studds Lane	Lamppost by Stanford & Co Colchester and therefore part of Myland's and Colchester's heritage	Add to Local List - this is a rare surviving example of 19 th century street

		furniture produced by a local Colchester foundry, Stanford & Co
Air Raid Shelter, Defoe Crescent	Probably built in 1940 this is the last surviving air raid shelter in Myland. It is made from reinforced concrete and is likely to have been one of a number in serving Colchester	Add to Local List - this is rare surviving asset from WW2. It is culturally and historically important
Dog & Pheasant Public House,	This is an important local landmark with a striking and attractive view from Mill Road. Frontage and roofline is very pleasing with the large roof overhang more typical of Suffolk pubs than Colchester. The visible structure thought to date from 1850'S although other parts are thought to be 18th century. Flemish bond. Ground floor frontage painted over dark brown glazed brick. Original slate roof. Window frames upstairs and downstairs are original. Greene King ceramic plaque next to door. Rear extension is unsympathetic to main building.	Add to Local List - a good example of reasonably unaltered 19 th century architecture
Dance School, Mile End Road	Former offices of the B R Cant & Sons Rose growers designed by EE May in 1911. Detached Red brick single story building. Central entrance has lunette window over doorway, and Dutch gable. Original windows. The original Cant Offices inscription replaced by NFU Insurance Company signage. More recently used by NFU Mutual and Lorraine George School of Dance.	Add to Local List. The building has very good composition and important historical links back to Cants Rose Growers
Myland Primary School, Mill Road	Edwardian building built in 1905-06 by C.E Butcher from red brick with half hipped gables and dormers and bellcote. The school has a number of pleasing features particularly the roofline which conveys a distinctive impression of lightness.	Add to Local List - Myland Primary School is a good unaltered example of Edwardian architecture in the Queen Anne Revival style.
Water Tower, Turner Village Turner Road		Add to Local List – the architectural quality of the Water Tower is high and the fabric of the building is intact.
Water Tower Mill Lane	A Local landmark built circa 1901 BY Architect N Goodyear to supply water to the Borough isolation hospital , later Myland Hospital	Add to Local List – the architectural quality of the Water Tower is high and the fabric of the building

		is intact.
The Cloisters, 94 Maldon Road	This house was built circa 1880 from material from the demolished St Runwald's Church that stood on the High Street. The windows are not original but the property still retains a number of attractive features such as the front porch.	Add to Local List. The building has been constructed from unusual materials (Septaria) and despite the addition of modern windows it still retains some interesting architectural features. Given its prominent location on Maldon Road this building makes an important contribution to the local streetscene.
Streetscape(s) of the 'Ladder Roads' (Beaconsfield Rd, Salisbury Avenue, Wickham Rd, Errington Road, Constantine Rd, Hamilton Rd, St Helena Rd)	These streets have suffered from some inappropriate development as they have no formal protection which is potentially eroding local character.	Salisbury Avenue was added to the Local List in 2011 but was then removed pending the completion of a Conservation Area Appraisal and designation of a new Conservation Area. The Conservation Area Appraisal has not been completed and the street remains unprotected. Re -add Salisbury Avenue back onto the Local List with a recommendation that it is removed again once the Conservation Area is designated. It is recommended that the other roads proposed are not added to the Local List because of the size of the area proposed and because alterations that have already been undertaken to some buildings on these streets could weaken the importance of the

		Local List if added.
Langham War Memorial	<p>Langham War Memorial - USAAF monument, constructed in white brick, with the coat-of-arms of the RAF and crests of USAAF groups based at RAF Boxted (in the parish of Langham) set in black marble. A black marble plinth, flanked by landing lights from the airfield, shows an outline map of the airfield and on its face sets out its history.</p> <p>HISTORY AND CONNECTIONS: This monument commemorates the USAAF groups and RAF squadrons which were based at this important World War 2 Airfield. The original monument was dedicated in 1994 and was extended, renovated and re-dedicated in 2008. It was unveiled by the Air Attaché, United States Embassy.</p>	Add to local list because of important historic and cultural links to WW2 and USA involvement.

5.5 The committee is asked to review and agree the proposed changes which would result in the addition of 13 new buildings/assets to Colchester's Local List.

5.6 The approved changes will be added to the existing Local List information on Colchester Borough Council's C-MAP system and Civica database. The Local List will next be reviewed in March 2017.

6. Strategic Plan References

6.1 The Local List provides evidence to help the Council deliver its strategic priorities to make more of Colchester's great heritage and culture so that people can enjoy them and draw inspiration for their creative talents, promote Colchester to attract further inward investment and additional businesses, providing greater and more diverse employment and tourism opportunities, promote Colchester's heritage and wide ranging tourism attractions to enhance our reputation as a destination and make Colchester confident about its own abilities, to compete with the best of the towns in the region to generate a sense of pride.

7. Consultation

7.1 All those who proposed additions or deletions to and from the Colchester Local List will be notified of the decision of the committee.

8.0 Publicity Considerations

8.1 None

9. Financial Implications

9.1 None

10. Equality, Diversity and Human Rights implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view by clicking on this link:-
<http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration>
Or go to the Colchester Borough Council website www.colchester.gov.uk and follow the pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments > Strategic Policy and Regeneration and select Local Development Framework from the Strategic Planning and Research section.
- 10.2 There are no particular Human Rights implications.

11. Community Safety Implications

- 11.1 None.

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 Reviewing the Local List will help ensure that planning decisions are based on the most current built heritage data available for the Borough. This will help ensure that locally important or distinctive buildings and historic assets are better protected for the future.