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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, and Rural North Ward		

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 and 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 5th annual review. A number of amendments have been put forward which the Local Plan Committee is being asked to review and agree the suggested changes.

3. Alternative Options

- 3.1 The alternative option is to not to 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 Without a regular review, the information on the Local List would become out of date and inaccurate.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 2016 there were 758 buildings/assets on the Colchester Local List. If the current changes are approved, the total number of buildings and assets will increase to 765.
- 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 2017 Review

In January 2017, 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.

- 5.2 In response to the press release and internal consultation a total of 15 changes have been proposed to the Local List. 8 of the proposed additions are not considered suitable for inclusion on the Local List and these are set out in Table 2 below along with a justification supporting this recommendation.
- 5.3 The buildings/assets which are considered suitable for inclusion on the Local List are detailed in Table 1 below along with reasons to support their inclusion.

Table 1 Buildings/assets recommended for inclusion on the Colchester Local List.

Building	Information	Recommended Action
<p>Methodist Chapel Chapel Lane Boxted</p>	<p>The building lies alongside one of the old tracks across Boxted heath (now a public footpath), having been built before the enclosure of the heath and the construction of Boxted Straight Road.</p> <p>The Chapel was opened on January 3rd 1831 and is the oldest Wesleyan Methodist chapel building in the Borough of Colchester.</p> <p>The cost of building was £350 in addition to the £6 paid for the plot of land, purchased from Mr. Jonathan Nevard, a local thatcher. Land for a burial ground was purchased later.</p> <p>The Chapel was erected by the Boxted Society of Methodists in response to the demand for a permanent place of worship. A substantial group of non-conformists had been meeting in a barn for services close to the site of the Chapel.</p> <p>All costs were met by donations from the Society members. The builder's name is not recorded.</p> <p>The main building measures 52' x 40' and is in the late Georgian style, constructed in red brick with a grey slate, low hipped roof, which overhangs the walls. There are two tall Roman arched windows with Georgian bars, on each side of the main building (East and west facing). These are of particular interest, being original and made from iron – an innovative and very modern feature of the period. Two smaller windows of the same style are on the north side above the vestry. The vestry itself has two plain Georgian windows facing west. This room was the original Wesleyan schoolroom and was built as part of the chapel.</p> <p>The front (South facing) entrance porch has a Gothic arched front double door with a small west facing Gothic window on the ground floor and a small south facing Gothic window on the first floor landing. The change in architectural style from the main building is due to the entrance porch being a later addition to the chapel, having been added along with the gallery inside to allow room for a staircase and landing.</p> <p>Inside the main building, rows of wooden pews face the altar area at the north end. These are not original, but are still of</p>	<p>Add to the Local List.</p> <p>The Methodist Chapel is a really good example of an early C19 chapel with intact interior.</p>

	<p>interest, as they were taken from the old Culver Street Methodist Church in Colchester, which was demolished for the Lion Walk development.</p> <p>The organ is situated centrally, covering a blocked doorway which was the original entrance from the vestry to the original central pulpit. A small panel shows a piece of the original interior wall decoration, discovered during work carried out in the 1980's. The present wooden pulpit is located in the north west corner, in front of the present doorway from the vestry.</p> <p>The gallery covers approximately a third of the south end of the building, has a wooden front rail / front wall and is supported by two cast iron pillars. Access is gained by the aforementioned wooden staircase in the entrance porch. The gallery crosses the windows at the south end and is visible through the windows from the outside clearly indicating that it was a later addition.</p> <p>Outside, at the north end, is the original burial ground containing many members of the founding families of the chapel. There are some original cast iron grave ornaments.</p> <p>This chapel building is almost completely original and is a fine example of the architectural style of the early 19th Century. It stands as a landmark within the village of Boxted and the Borough of Colchester.</p>	
<p>White Lodge, 113/113a Mersea Road, Colchester</p>	<p>Typical late Georgian style brick built, rendered dwelling.</p> <p>The building is complete with no inappropriate alterations/extensions. It is one of the few properties of this date and size in this part of Colchester. Until the surrounding land was sold for housing, it would have occupied a prominent site.</p> <p>It makes a contribution to the area in which it stands. Local rarity.</p> <p>The building is now divided into 2 properties (113a and North End), with the driveway from the main road still retained.</p> <p>The original land appears (see period maps) to include not only the present numbers 109, 111, 115, 117 and 119 Mersea Road, and 148-154 Bourne Road, mainly built in the 1960s but also the site of St George's Infants School in Barrington Road. Together they form a rectangular</p>	<p>Good example of an early reasonably unaltered C19 Regency style rectory. It does not fall within the Conservation Area therefore it is recommended for inclusion on the Colchester Local List</p>

	<p>block on the corner of Mersea Road and Bourne Road.</p> <p>The property has been in continuous residential use and was St Giles' Rectory for many years</p> <p>The site is shown as empty on the Chapman & Andre map of 1767. In later maps at the Essex Records Office it is shown as Rectory or St Giles Rectory.</p>	
134 Kendall Road - street sign	Rare brick street sign on end gable of 134 Kendell Road.	Add to the Local List. The sign is rare and distinctive. Although it is located within a Conservation Area and therefore protected, the sign is one of only 2 brick street names in New Town.
2 pair of terrace estate workers cottages, Crepping Hall Road, Wakes Colne.	The terraced workers housing were built by the Courtauld Family (Dr. Richard Minton Courtauld). They are built in the Arts and Crafts style inspired by the Surrey Cottage vernacular. The short terraces are well composed and reflect the picturesque national interwar housing trends that owed much to the Lutyens school of architects such as Oswald Milne	Add to the Local List. The terraced workers cottages are a good example of 1930's interwar housing with a strong connection to the Courtauld family.
North and south Lodges, Turner Village, Turner Road	<p>1930's detached buildings facing the entrance to Turner Village. Turner village is historically important in north Colchester/Mile End. The lodges are striking in their appearance and functionality.</p> <p>Turner village formed was built as part of the Essex Hospital (The Royal Eastern Counties Institution) which closed in 1985. Work commenced on Turner village in 1932. It was built in the Neo Georgian style and the design was intended to reflect the forward thinking approach of those involved in the project at the time.</p> <p>Turner Village was built at a cost of £146,359. It was officially opened by the Duke of Kent in 1935 and officially closed in April 2001.</p> <p>.</p>	Add to Local List. The lodges are culturally and historically important in Colchester/Mile End with historic links back to the Turner family and Essex Hall Hospital.
Crescent of villas, Turner Village Turner Road	Former 2 storey ward blocks for patients of Turner Village hospital. The crescent originally comprised 8 villas however 1 has been unsympathetically replaced.	Add to the Local List. The lodges are culturally and historically important in Colchester/Mile End

	<p>The crescent of villas were built as part of the larger Turner village which is historically/culturally important in north Colchester/Mile End. Turner village formed was built as part of the Essex Hospital (The Royal Eastern Counties Institution) which closed in 1985. Work commenced on Turner village in 1932. The Crescent was built in the Neo Georgian style and the design was intended to reflect the forward thinking approach of those involved in the project at the time.</p> <p>Turner Village was built at a cost of £146,359. It was officially opened by the Duke of Kent in 1935 and officially closed in April 2001.</p>	with historic links back to the Turner family and Essex Hall Hospital.
Marshland to the west Spindrift Way, Wivenhoe	<p>A request has been submitted to include the whole area of marshland to the west of Spindrift Way in Wivenhoe. This land was omitted from the original Wivenhoe Local List designation. Ferry Marsh area was proposed for addition to the Wivenhoe Local List in 2012 due to its historic links back to the river ferry and because of its contribution to the landscape setting of Wivenhoe. Not all of Ferry Marsh was designated however and this was an error. The current request to include all of Ferry Marsh seeks to address this.</p>	Add to Local List to amend previous error and to ensure that the whole of Ferry Marsh is included on the Wivenhoe Local List.

Table 2 Buildings/assets not recommended for inclusion on the Colchester Local List.

Building/asset	Information	Action
4 Gladstone Road	Red brick villa in the Queen Anne style. Individually pleasing 1900 period housing with most architectural details intact. Not all of the windows are original. The building has been proposed for inclusion on the Local List for consistency as neighbouring properties of a similar style and architectural quality are on the Local List.	Do not add to the Local List. The property is located within a Conservation Area which affords the building statutory protection. Adding the property onto the Local List will not provide any additional protection to the dwelling (see paragraph 5.4)
38 Gladstone Road	Red brick villa in the Queen Anne style. Individually pleasing 1900 period housing with most architectural details intact. Not all of the windows are original. The building has been proposed for inclusion on the Local List for consistency as neighbouring properties of a similar style and architectural quality are on the Local List.	Do not add to the Local List. The property is located within a Conservation Area which affords the building statutory protection. Adding the property onto the Local List will not provide any additional protection to the dwelling (see paragraph 5.4)
62 Winnock Road, New Town	White brick faced villa basically later C19 and with some original windows. Important corner house in New Town. Corner properties had an important role to play, breaking up the terraces.	Do not add to the Local List. The property is located within a Conservation Area which affords the building statutory protection. Adding the property onto the Local List will not provide any additional protection to the dwelling (see paragraph 5.4)
64 Winnock Road, New Town	White brick faced villa basically later C19 and some with original windows. Important corner house in New Town which had an important role to play, breaking up the terraces	Do not add to the Local List. The property is located within a Conservation Area which affords the building statutory protection. Adding

		the property onto the Local List will not provide any additional protection to the dwelling (see paragraph 5.4)
Sunningdale (Pond cottage) Creeping Hall Road, Wakes Colne	Sunningdale (Pond Cottage) built by the Courtauld Family (Dr. Richard Minton Courtauld. It is a pleasant interwar cottage (built 1924) and is a typical example after the works of Baillie Scott.	Do not add to the Local List. Insufficient information has been provided to support its inclusion on the Local List. More information will be sought.
Foreman's House, Crepping Hall Road, Wakes Colne	A detached house built by the Courtauld Family (Dr. Richard Minton Courtauld) (1878-1956).	Do not add to the Local List. Whilst there is a cultural link back to the Courtauld Family this building is not considered to have any outstanding features of architectural or historic merit.
1 James Street, New Town	White brick faced villa basically later C19 and some with original windows. Important corner house in New Town which had an important role to play, breaking up the terraces	Do not add to the Local List. The property is located within a Conservation Area which affords the building statutory protection. Adding the property onto the Local List will not provide any additional protection to the dwelling (see paragraph 5.4)
School associated with Methodist Chapel, Boxted	The school building is located on the west side of Chapel Lane. It was built in 1907 at a cost of £261.13s.6p as a new Wesleyan schoolroom and until the early 1950's the village infant's school. This building has been altered internally over the years but retains many original features. It is still in use as the church hall and rehearsal room for Boxted Methodist Silver Band. To the west of the schoolroom is the present burial ground, in use since the 1920's.	Do not add to the Local List. The building is significantly later than the chapel and has been significantly altered.

- 5.4 For the reasons stated, it is recommended that the buildings listed in Table 2 are not added to the Colchester Local List. The committee is asked to agree in principle the removal of all buildings from the Local List that are also located within a Conservation Area. Inclusion on the Local List adds no additional protection for the building /assets which are already afforded statutory protection through the Conservation Area designation. A full list will be presented to Local Plan Committee as part of the 2018 review.
- 5.5 The Colchester Company Tram Shed, Military Road was also put forward for inclusion on the Local List however it is already on the List therefore no further action is needed.
- 5.6 The Committee is asked to review and agree the proposed changes which would result in the addition of 7 new buildings/assets to Colchester's Local List. 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 2018.

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 to 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 and Financial Implications

- 8.1 None

9. Equality, Diversity and Human Rights implications

- 9.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view by clicking on [this link](#) or go to the Colchester Borough Council website www.colchester.gov.uk and follow the pathway from the homepage: Your Council > How the Council works > Equality and Diversity > Equality Impact Assessments > Commercial Services > Planning Policy > Local Plan.

- 9.2 There are no particular Human Rights implications.

10. Community Safety and Health and Safety Implications

- 10.1 None.

11. Risk Management Implications

- 11.1 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.