



Local Plan Committee

21 October 2019

Item

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Report of	Assistant Director Policy and Corporate	Author	Jess Tipper 01206 508920
Title	Colchester Local List Selection Criteria Review 2019		
Wards affected	Old Heath and the Hythe		

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

1. Executive Summary

The former pumping station at Rowhedge Wharf has been identified as a heritage asset that is suitable for inclusion on Colchester's Local List and which should be included in the Local List as soon as possible.

2. Recommended Decision

2.1 The Local Plan Committee is asked to agree changes to the Colchester Local List:

- Approve the proposed amendment to the Local List.

3. Reasons for Recommended Decision

3.1 Officers have identified a potential local heritage asset – former pumping station, Rowhedge, that is at risk from new development. Officers consider the building to be suitable for inclusion on the Local List, meeting both the current selection criteria and also the proposed selection criteria (that is the subject of a separate agenda item). The Local Plan Committee is asked to review and agree the suggested change.

3.2 The proposed heritage asset for inclusion on the Local List is presented in Appendix 1.

4. Alternative Options

4.1 The Committee could decide not to include the Pump House on the Local List.

5. Background Information

5.1 The Colchester Local List safeguards selected heritage assets that, although not suitable for designation nationally as a Listed Building or Scheduled Monument, are considered historically or architecturally important at a local level, are valued by the local community and that make a significant contribution to the character and setting of Colchester and the surrounding villages. This is in accordance with the National Planning Policy Framework, Historic England Advice Note 7 Local Heritage Listing (<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice->

[note-7/](#)) and the Colchester Local Plan (Policy DM14 of the Adopted Local Plan 2001-2021).

5.2 The Local List for Colchester town was adopted by the Local Development Framework Committee on 12 December 2011, following an identification and selection process by Colchester Historic Buildings Forum. On 26 March 2012, the Local List for Wivenhoe, prepared by the Wivenhoe Townscape Forum, was adopted by the Council.

5.3 There have been regular reviews of the Local List by the Local Plan (previously LDF) Committee, resulting in additions, amendments and deletions.

5.4 The Local List (715 heritage assets in total) currently covers urban Colchester (623 heritage assets) and also Wivenhoe (76 heritage assets). There are also locally listed assets in Boxted (2 heritage assets), Langham (1 heritage asset) and Wakes Colne (1 heritage asset).

5.5 If approved the Pump House will be added to the existing Local List information within the Historic Environment Record and on the Council's interactive planning map.

6. Proposals

6.1 The Local Plan Committee is asked to agree the proposed change to the Local List.

7. Strategic Plan References

7.1 The Local List provides evidence that will help the Council deliver its Strategic Plan 2018-21 Opportunity priority to promote and enhance Colchester Borough's heritage and visitor attractions to increase visitor numbers while ensuring the delivery of the Local Plan. It will also help deliver the Council's Wellbeing priority in encouraging belonging, involvement and responsibility in the borough's communities.

8. Equality, Diversity and Human Rights implications

8.1 An Equality Impact Assessment has been prepared for the Local Plan 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.

8.2 There are no particular Human Rights implications.

9. Risk Management Implications

9.1 The proposed revisions to the Local List selection criteria will help ensure that planning decisions are based on the most current historic environment data available for the Borough.

10. Publicity Considerations and Financial, Community Safety and Health and Safety Implications

10.1 None.

14. Disclaimer

14.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omissions.

Appendix 1 Former Pumping Station Rowhedge.

Former Pumping Station, south end of High Street, Rowhedge

TM 03253 21392

Information

The building is single-storey in red brick and with a pitched tiled roof, with a finial on the southern gable – that on the north side is missing. The plinth is of blue brick. The main door, centrally located on the south-facing facade, is arched with a wooden fanlight and moulded stone hood above the brick arch; this is parallel on the Listed water tower. The original door itself is now missing but the fanlight is still in place. There is an attractive circular window of gauged brick above the main door. Either side of the door there are two full-height recessed panels, also mirroring architecture of the water tower, built in the late 19th century Romanesque Revival style of the iconic Jumbo water tower. At the northern gable end, there are two arched windows set with recessed panels and a circular window (now blocked) above. The two arched windows were probably larger and there is more recent brickwork below them, infilling the window recesses. There are two large windows on the east side, currently boarded, and presumably there were two on the west side (hidden by the later timber-framed building).

This has resulted in a simple, functional industrial building, that is attractive and distinctive. It is largely unaltered on the outside (there is an extension of timber frame construction) and one of a group of similar and distinctive buildings across the county. Internally, the building does not retain any of the original pumping equipment.

There is a more recent timber-framed linked-building (erected on a brick plinth) on the west side, and presumably one (or both) of the windows has been made into a doorway, to link the two buildings. The former pumping station would be enhanced by the removal of this structure.

The building supplied the still standing and designated heritage asset (Grade II Listed) Rowhedge water tower (Berkeley Gardens), c.350m to the west. It was an integral element of the built infrastructure water distribution system for Rowhedge. The pumping station, together with the water tower, played an essential role in providing a universal water supply to Rowhedge. It is part of a distinctive group of buildings relating to water supply in the late 19th century, the most notable being the 'Jumbo' tower and associated pumping station (both of which are Listed) on Balkerne Hill, in Colchester (completed in 1883, by Charles Clegg, Borough Surveyor and Engineer).

The Listing description (NHLE no. 1389625) records that Rowhedge water tower was built in 1902 for the Lexden and Winstree Rural District Council, following the sinking of a borehole in the same year (Cooper 2001, p.190); the pumping station would have been built at the same time (the building is first depicted on 1922-23 Epoch 3 map of the OS County Series at 1:2500 scale). It is clearly labelled as *Pumping Station (Lexden & Winstree R.D.C.)*, demonstrating it was owned by Lexden and Winstree Rural District Council.

Recommendation

The disused pumping station is a distinctive and architecturally attractive local landmark that dates from the turn of the 20th century, which has survived almost completely intact – and which is realistically capable of reuse. It is one of a small number of distinctive buildings relating to early water supply, built in the same style. Clearly, it has historic value. It is important to the history of Rowhedge and to the history of water supply and public health reforms in the late 19th and early 20th century. Consequently, it meets both the existing selection criteria and proposed

selection criteria (under heritage asset type – utilities and communication) and it is, therefore, recommended that the building is adopted onto the Local List for Colchester.

Images of the Former pumping station (September 2019)



Fig. 1 Viewed from south-east.



Fig. 2 Viewed from south-west, with timber-framed building in foreground.



Fig. 3 Detail of stone hood and fanlight above door.



Fig. 4 View of east side.



Fig. 5 North gable end.

Reference

Cooper, Janet (ed.), 2001, *A History of Essex. Vol. X. Lexden Hundred (Part)*. Oxford University Press