

24 August 2020

Report of	Assistant Director for Place and Client Services	Author	Jess Tipper 01206 508920
Title	Colchester Local List Report 2020		
Wards affected	All Wards		

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

## 1. Executive Summary

This report follows the call for nominations, in line with agreed procedures, to the Colchester Local List. The report summarises each nomination and provides a recommendation for the Committee.

The report recommends the delegation of authority by the Committee, in line with agreed procedures, to enable officers to add heritage assets to the Local List.

## 2. Recommended Decision

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

- Approve the proposed amendments to the adopted Colchester Local List.
- Approve delegation of authority to the Lead Officer: Planning, Housing & Economic Growth, to add heritage assets to the Local List for an interim period prior to ratification by Committee.

## 3. Reasons for Recommended Decision

- 3.1 Updating the Local List will ensure that it remains a robust element of the evidence base supporting planning policies and safeguarding the historic environment.
- 3.2 Delegation of authority will enable officers to add heritage assets to the Local List with immediate effect, which is especially important for heritage assets under immediate threat of damage.

## 4. Alternative Options




- 4.1 The Committee could propose amendments to the proposed Local List and /or adopt some (rather than all) of the proposed revisions.
- 4.2 The Committee could choose not to delegate authority to officers or, alternatively, delegate authority for all nominations (i.e. not just emergency cases).



## 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 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 (NPPF 2019), the National Planning Policy Guidance (NPPG 2019) and Historic England Advice Note 7 (2016) 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 lists play an important role in building and reinforcing a sense of local character and distinctiveness in the historic environment. It enables the significance of any heritage asset on the list, referred to as non-designated heritage assets in the National Planning Policy Framework (paragraph 197), to be better taken into account in planning applications affecting the assets or its setting.
- 5.3 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.
- 5.4 The Local List (716 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), Rowhedge (1 heritage asset) and Wakes Colne (1 heritage asset).
- 5.5 The Colchester Local List is available as a GIS Layer on the Council's interactive planning map:  
<http://datashare.colchester.gov.uk:8010/connect/analyst/mobile/#!/main?mapcfg=Planning>
- The Local List is also published on the Colchester Heritage Explorer website:  
<https://colchesterheritage.co.uk/about-the-local-list-and-other-heritage-designations>
- 5.6 The current Selection Criteria for the Colchester Local List were adopted in 2019. The Report (pp.27-40 of the Local Plan Committee, 21 October 2019, Agenda Document Pack) and Minutes of meeting (section 176) are available on the Council's website:  
<https://colchester.cmis.uk.com/colchester/MeetingCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/732/Committee/12/Default.aspx>
- 5.7 The current Selection Criteria for Colchester town's Local List are published on the Colchester Heritage Explorer website: [https://colchesterheritage.co.uk/documents/2019-10-21\\_adopted.local.list.selection.criteria.pdf](https://colchesterheritage.co.uk/documents/2019-10-21_adopted.local.list.selection.criteria.pdf)
- 5.8 Following adoption of the Local List for Colchester in 2011, the Local Development Framework Committee agreed that the List would be reviewed annually (12 December 2011, p.83).




- 5.9 Procedures for amending Colchester's Local List were agreed at the Local Plan Committee on 28 January 2013. This includes the addition of new heritage assets or removal of those that no longer fulfil the criteria.
- 5.10 There have been regular reviews of the Local List by the Local Plan (previously LDF) Committee, resulting in additions, amendments and deletions:
- 21 October 2019, with the addition of one heritage asset to the Local List in Rowhedge.
  - 13 September 2018, with the addition of three heritage assets to the Local List including one in Tiptree and one in Boxted.
  - 27 March 2017, including addition of one heritage asset in Boxted (Methodist chapel) was added to the Local List and also two heritage assets (two pairs of cottages) in Wakes Colne.
  - April 2016, including addition of one heritage asset (War Memorial) in Langham
  - 13 April 2015
  - 28 April 2014
  - 11 March 2013
  - 26 March 2012 adoption of the Wivenhoe Local List
  - 12 December 2011 adoption of the Colchester Local List
- 5.11 In October 2019, 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. Colleagues in Development Management were also consulted 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. In addition, a number of nominations have been proposed in response to the public consultation in 2019 on the [Local List Selection Criteria](#) and these are included for consideration in this report.
- 5.12 In response to the press release and consultation, a total of 64 additions (from 68 nominations) have been proposed to the Local List - although some of these additions are categories of heritage asset type and include multiple assets - which the Local Plan Committee is being asked to review and agree the suggested changes. Of this total, 17 are within Colchester, 15 in Marks Tey, 4 in Fingringhoe and Great Tey, 3 in Boxted and West Mersea, 2 in Dedham, Eight Ash Green, Fingringhoe and Fordham and one each in Abberton, Copford, East Mersea, Great Horkesley, Langham, Layer-de-la-Haye, Messing, Mount Bures, Peldon, Rowhedge, Wakes Colne and West Bergholt. It is recommended that three nominations (Nos. 1, 48 and 58) should be rejected as they do not meet the selection criteria while there is insufficient information about another (No. 51) and, therefore, it should be also rejected (and/or until further information is provided).
- 5.13 The nominations for the Local List are detailed in Table 1 below along with a recommendation to support their inclusion or rejection.



No.	Heritage asset	Information	Recommendation
1	12 Beach Road, West Mersea TM 01111 12426	A house built in the early days of Mersea development as a holiday resort; the house is marked, under construction, on the OS Six-inch map revised in	Do not add to the Local List. The building is a 'pattern book' inter war house and has been altered. It falls short of the selection criteria ( <i>Only buildings of very</i>




		1938. Red brick, upper storey white rendered, wooden balconies to south and east, the former over a conservatory and the latter over a bay window. Large modern conservatory extension on the south side.	<i>good architectural or historic interest that are substantially complete and unaltered by alterations and extensions).</i>
2	<p>161 Shrub End Road, Colchester TL 97401 23511</p>  	<p>This building is an early 19<sup>th</sup> century example of modest late Georgian vernacular weather-boarded architecture, although altered externally. A programme of historic building recording was carried out by Colchester Archaeological Trust in 2018 (CAT Report 1384). That report stated, '<i>The building is a late Georgian cottage constructed between 1777 and 1839. Four extensions were subsequently added to it. Two have recently been demolished. The other two date from the 20<sup>th</sup> century. The cottage has had all its windows and external door replaced with modern examples, but some original, or possibly original, features and fittings survive within.</i>'</p>	<p>Add to the Local List. Although altered, it is an example of a small workers cottage, once common on the Essex heaths but now rare.</p>
3	<p>Archaeological remains below Jacks, 5-6 St Nicholas Street, Colchester TL 99819 25175</p>	<p>Recent archaeological investigations during repair and conversion in 2019 defined well-preserved archaeological remains indicating the location of a probable Roman baths complex at this location. Colchester Archaeological Trust are currently preparing a report on these investigations.</p>	<p>Add the entire area within the walled area (i.e. the historic walled town centre), in terms of below-ground archaeological remains, to the Local List. See No. 5 below</p>
4	<p>Former Queen Street bus depot, Queen Street, Colchester TL 99990 25067</p>	<p>Archaeological evaluation by Colchester Archaeological Trust in 2017 and 2018 in advance of a planning application for redevelopment defined archaeological remains</p>	<p>Add the entire area within the walled area (i.e. the historic walled town centre), in terms of below-ground archaeological remains, to the Local List.</p>

		across the area (CAT Reports 1106, 1230 and 1286).	See No. 5 below
5	Below-ground archaeological remains within the Walled Town of Colchester (that are otherwise undesignated) TL 9970 2528	Within Colchester's historic town centre, there are deep and often well-preserved stratified archaeological deposits, spanning 2000 years. These survive below buildings as well as in open areas within the walled town. Such archaeological deposits are exceptionally rare.	Add the entire area within the walled area (i.e. the historic walled town centre), in terms of below-ground archaeological remains, to the Local List, rather than locally listing individual parcels of land.
6	197 ceramic street names in Colchester 	197 ceramic (encaustic) street names have been recorded in a recent survey by Robert Mercer, most in good condition but some only partially surviving. The ceramic street names, made up of individual letter tiles, with white or cream letters on a dark brown background, date from the 1890s and into the early 20 <sup>th</sup> century (possible until the First World War). These were attached to the sides of buildings or free-standing walls. Some street signs have the old street name (Street is often shortened to St.), in smaller tiles below, e.g. <i>Vineyard St.</i> , formerly <i>Bere Lane</i> .	Add all the surviving ceramic street names to the Local List, as locally distinctive and historically important.
7	13 cast iron street names in Colchester 	13 cast iron street names have been recorded in a recent survey by Robert Mercer. The cast iron street names, almost certainly made by one of the Colchester foundries, were erected on the sides of buildings from (probably) 1882 and they appear to have been replaced by the ceramic street names.	Add all the surviving cast iron street names to the Local List, as locally distinctive (and probably locally manufactured) and historic street names.
8	3 enamel on steel street names in Colchester	3 cast iron street names have been recorded in a recent survey by Robert Mercer: <i>Causton Road</i> , <i>Greenstead Road</i> and <i>Hawkins Road</i> . Mercer suggests these probably post date the First World War.	Add all the surviving ceramic street names to the Local List, as locally distinctive and historically important.






			
9	<p>389 cast iron lamp posts in Colchester</p> <p>See  <a href="https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/">https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/</a></p>  <p>Examples of surviving locally manufactured street lamps (Stanford &amp; Co and C E Schlimper)</p>	<p>389 cast iron lamp posts, manufactured for the Council by Colchester foundries and others in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, have been recorded in a 2018 survey by Colchester Civic Society. 601 lamp posts were recorded in a 1983 survey, demonstrating a loss of nearly half in less during the last 40 years).</p>	<p>Add all the surviving cast iron lamp posts to the Local List, as locally distinctive and historically important.</p>
10	<p>Cast iron lamp standards and lamp brackets in Colchester</p> <p>See  <a href="https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/">https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/</a></p> 	<p>A small group of cast iron lamp standards and lamp brackets, again manufactured by Colchester and other foundries and others in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, have been recorded in a 2018 survey by Colchester Civic Society. 6 lamp brackets set on gate pillars: Wellesley Terrace (19-29 Wellesley Road)(x2), Colchester Royal Grammar School, Lexden Road (x2), King Edwards Quay, ornate lamp posts at both ends of the Sergeants Mess, Artillery Barracks (x2).</p>	<p>Add all the surviving lamp standards and lamp standards to the Local List, as locally distinctive and historically important (where they are not already designated; those on St Peter's Church, North Hill and on Le Cateau Barracks Gates, Butt Road, are already locally listed, the Town Hall balcony lamps and lamps on stone pillars are Grade I and II* Listed respectively; the Cowdray Crescent War Memorial is Grade II Listed, the Sergeants Mess is Grade II Listed.</p>

	<p>Wellesley Terrace, Wellesley Road.</p>  <p>Sergeants Mess, Artillery Barracks.</p>		<p>In terms of wall brackets, the Headgate Congregational Chapel, 22 High Street and Eld Lane Baptist Church are already Grade II Listed while 43-45 Head Street are already Locally Listed.)</p>
11	<p>15 cast iron bollards in Colchester Borough</p> <p>See <a href="https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/">https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/</a></p>  <p>Beverley Road Folley to Irvine Road bollard (manufactured by A.G.Mumford &amp; Co).</p>	<p>15 cast iron bollards, manufactured for the Council by Colchester foundries and others in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, have been recorded in a 2018 survey by Colchester Civic Society: Scheregate Steps in Eld Lane (x2), Short Wyre Street (junction with Long Wyre Street), East Stockwell Street (junction with St Helen's Lane), Maidenburgh Street and 9-11 St George's Street, Mill Street junction with Camp Folley North, Kendall Road (Wheatsheaf Court) (x2), Beverley Road Folley to Irvine Road (x2), Middleborough Water Fountain (x2), Well Lane, Easthorpe and Mersea Road (opposite Colchester Cemetery).</p>	<p>Add all the cast iron bollards to the Local List (the bollard on North Hill, junction with Balkerne Passage, is already locally listed). These are a small group of surviving heritage assets that are important to the history of Colchester.</p>
12	<p>Equipment of the Colchester Electrical Company in Colchester</p> <p>See <a href="https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/">https://www.colchestercivicsociety.co.uk/a-survey-of-colchesters-ironwork-2018/</a></p>	<p>There is one surviving <i>in situ</i> cast iron 'Lucy' box (a feeder pillar and connection box) located in Castle Park (near the Castle Road exit). There are also five surviving fuse boxes: The Kings Arms, Crouch Street with the box on a post by the window and No. 27 Crouch Street on a post between the shop fronts, St John's Street at</p>	<p>Add all the surviving equipment to the Local List. These are a small group of surviving assets manufactured in the town and that are important to the history of Colchester.</p>




	 <p>No 27 Crouch Street with fuse box on a post with a Colchester arms cover between shop fronts.</p>	<p>the old Liberal Club, St Botolph's Street on a post between Nos. 8 and 9 and on No. 15 Queens Street.</p>	
13	<p>The Church of St Barnabas' Lych Gate, The Street, Great Tey TL 8922725822</p> 	<p>The Lych Gate, located at the north-east corner of the churchyard, and at the corner of The Street and Brook Road, apparently dates from the 20<sup>th</sup> century. It is within the curtilage of the Church of St Barnabas, which is Grade I Listed (NHLE no. 1223408). Timber frame on red brick plinth and with tiled roof. Dedicated in memory to the fallen of WWI.</p>	<p>Add to the Local List. It is a good example of a Lych Gate and it is important to the history of Great Tey.</p>
14	<p>Brick wall in front of Copped Hall, Chappel Road, Great Tey TL 89218 25832</p> 	<p>The garden wall is located at, and curves around, the corner of The Street and Chappel Road. The wall is mainly Flemish-bonded red brickwork, apparently 19<sup>th</sup> century in date, but the corner section (on the bend of the road junction) comprises stone rubble and of probably earlier date – it is leaning outwards and supported by closely spaced red brick piers. Parts of the stone rubble section are in urgent need of repair.</p>	<p>Add to the Local List. The wall is a distinctive and historical feature within the historic core.</p>






			
15	<p>Village pump, The Street (in front of Tey House), Great Tey TL 89198 25833</p> 	<p>The cast iron village pump is surrounded by a Flemish-bonded red-brick wall. It is marked on the 1897-1906 Epoch 2 County Series 1:2500 map.</p>	<p>Add to the Local List. It is one of a small number of surviving water pumps and it is important to the history of Great Tey.</p>
16	<p>Brick wall outside Old Warrens, south side of The Street, Great Tey TL 89034 25846</p> 	<p>A substantial and prominent red brick wall formerly enclosing (forming the boundary with the road) Warren's Farm. The wall is Flemish-bonded red brickwork, apparently 19<sup>th</sup> century in date, capped with triangular-shaped bricks. The wall is on a gradual (E to W) slope and steps down in stages at intervals. Some parts of the wall are in urgent need of repair.</p>	<p>Add to the Local List. The wall is a distinctive and historical feature within the historic core.</p>













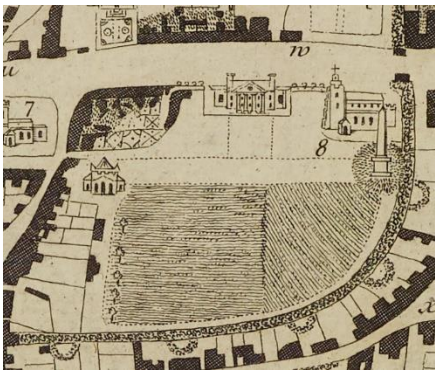
	 	<p>Possibly manufactured by Stanton of Derbyshire during the 1920s/30s. (Colchester HER no. MCC5562).</p> <p>The second is an attractive cast iron sign post with distinctive annulus finial parish plate finial. Manufactured by Maldon Iron Works during the 1920s/30s. One arm (of four) missing (now a stub). (Colchester HER no. MCC5565)</p>	<p>surviving examples in the Borough.</p>
20	<p>Road sign on Copford Green, Church Road/ Rectory Road/ School Road. TL 92811 22609</p> 	<p>Attractive cast iron sign post with distinctive annulus finial parish plate finial. Manufactured by Stanton of Derbyshire during the 1920s/30s. One arm (of four) missing. (Colchester HER no. MCC5564)</p>	<p>Add to the Local List. A good example of a historic road sign, one of a small number of surviving examples in the Borough.</p>
21	<p>Road signposts at the bottom (south end) of Newbarn Road at the junctions with Brookhouse Road (TL 88770 25898; Earls Colne) and at the junction of Coggeshall Road and The Street, Great Tey (TL 8853 25907; Coggeshall/Earls Colne/Colchester)</p>	<p>Attractive cast iron sign posts from the early 20<sup>th</sup> century, the first with a conical finial and the latter with and annulus Essex County Council plate finial. The first road was manufactured by Maldon</p>	<p>Add to the Local List. These are good examples of historic, and locally manufactured, road signs, of which there only a small number of surviving</p>

	 	<p>Iron Works (and bears the manufacturers mark). (Colchester HER nos. MCC5560 and MCC5561)</p>	<p>examples in the Borough.</p>
22	<p>Road signpost on A134 &amp; Old House Road, Great Horkesley TL 97798 30264</p> 	<p>Cast iron sign post. Manufactured by Maldon Iron Works during the 1920s/30s. One of the arms (of three) has been broken off and replaced with a modern arm. (Colchester HER no. MCC5556)</p>	<p>Add to the Local List. An example of a historic, and locally manufactured, road sign, one of a small number of surviving examples in the Borough.</p>
23	<p>Road signpost in village centre of Peldon, Church Road, Malting Road &amp; St Ives Road TL99048 16871</p>	<p>Cast iron sign post. Manufactured by Maldon Iron Works during the 1920s/30s. One of the arms (of three) has been</p>	<p>Add to the Local List. An example of a historic, and locally manufactured, road sign, one of a small number of</p>





		broken off and replaced with a modern arm. (Colchester HER no. MCC5557)	surviving examples in the Borough.
24	Road signpost at School Road & New Road, Messing TL89434 18442  	Cast iron sign post with distinctive semi-circular parish plate finial. Manufactured by Maldon Iron Works during the 1920s/30s. One of the arms (of three) has been broken off and replaced with a modern arm. (Colchester HER no. MCC5559)	Add to the Local List. An example of a historic, and locally manufactured, road sign, one of a small number of surviving examples in the Borough.
25	Road signposts at junction of Colchester Road and Mill Road, West Mersea (TM 01471 13506) and at junction of High Street and Barfield Road, West Mersea (TM 01003 12888)  	Cast iron sign posts. The first has distinctive semi-circular parish plate finial. Manufactured by Maldon Iron Works during the 1920s/30s. Both of the arms have been broken off (now stubs). (Colchester HER no. MCC5558). The second was also manufactured by Maldon Iron Works. Both of the arms and finial have been removed, and the post is currently completely hidden by ivy. (Colchester HER no. MCC5556)	Add to the Local List as examples of historic, and locally manufactured, road signs, two of a small number of surviving examples in the Borough. Although the arms are missing, they could be restored.
26	Road signpost at junction of Chapel Road and South Green Road, Fingringhoe	Cast iron sign post. Manufactured by Maldon	Add to the Local List as an example of a historic,

	<p>TM 02297 19633</p> 	<p>Iron Works during the 1920s/30s. The original arms are missing.</p>	<p>and locally manufactured, road sign, one of a small number of surviving examples in the Borough. Although the arms are missing, they could be restored.</p>
27	<p>Fordham bus shelter, Church Road (in front of Village Hall), Fordham TL 92889 28605</p> 	<p>Bus shelter granted to the parish by Fordham Church for the Coronation of Elizabeth II in 1952. Timber framed with red brick (set in a herring-bone pattern) infilled panels on concrete plinth. Hipped roof with red tiles.</p>	<p>Add to Local List. A quirky example of a bus shelter with good local historic significance.</p>
28	<p>1 and 3 Marsh Crescent, Rowhedge TM 03067 21856</p>  	<p>A late Medieval (15<sup>th</sup> or early/mid 16<sup>th</sup> century) timber-framed dwelling, although both internally and externally altered.</p>	<p>Add to Local List. A surviving late Medieval timber-framed building dwelling.</p>





29	<p>37 West Stockwell Street, Colchester TL 99519 25500</p> 	<p>1930s brick (painted white) terraced dwelling with slate roof.</p>	<p>Add to Local List. A good example of a 1930s terrace dwelling. The building was previously designated (Grade II Listed) and was been de-listed in January 2020, but it is considered a suitable candidate for Local Listing.</p>
30	<p>Colchester Cemetery, Mersea Road, Colchester TM 0016 2356</p>	<p>Colchester Cemetery as a burial ground was consecrated in 1856, extended in 1895 and has been further extended at various points since. (Colchester HER no. MCC8964)</p>	<p>Add to Local List. A locally significant planned landscape with multiple locally significant grave markers. The Anglican and Non-Conformist chapels, and also the Obelisk, are already Locally Listed.</p>
31	<p>Former Severalls Hospital, Boxted Road, Colchester TL 9931 2841</p>	<p>The grounds of Severalls Hospital, opened in 1913, were laid out from 1910 by the County Architect, Frank Whitmore.</p>	<p>Add to Local List. Severalls Hospital was a designed heritage asset (Registered Park) until redevelopment in 2018. Although it has been de-listed the hospital grounds still retain large elements of the original layout and design and, although altered, it is considered a suitable candidate for Local Listing. A number of the hospital buildings are Locally Listed, including the main ward blocks and the water tower.</p>
32	<p>East Hill House Gardens, East Hill, Colchester TM 0008 2516</p> 	<p>East Hill House was built in the early 18<sup>th</sup> century with a formal garden laid out to the south of the house, in the south-east part of the walled town; the house and its garden are illustrated in Morant's <i>History and Antiquities of the Most Ancient Town</i> of 1748. East Hill House is a designated Heritage Asset (Grade I Listed, NHLE no. 1168783). The Summerhouse (originally part of the garden) is Grade</p>	<p>Add to Local List the remaining key elements of East Hill House gardens, principally the enclosed lawn and sunken D shaped lawn, the mound and east-west link (axial walk) between the mound (originally surmounted by an obelisk) and the Folly.</p>






	James Deane's plan of East Hill House and gardens (reproduced in Morant 1748).	II* Listed (NHLE no. 1123608). The area is also Scheduled (NHLE no. 1002153) because of the significance of the below-ground archaeological remains within this area.	
33	Orchard Cottage, Seven Star Green, Eight Ash Green, CO6 3QB TL 93887 25797 	The building is a small (c.15m x 8m in size), one-and-a-half-storey, timber-framed/brick-built structure located on the east side of Seven Star Green, a historic parcel of common south of Halstead Road in Eight Ash Green. Despite a large number of modern additions, extensions and alterations, enough historical fabric (including a large fireplace and a first-floor supported by a substantial binding-beam) remains to suggest the building was initially constructed sometime between the 15th and 17th centuries, possibly as a small hall-house.	Add to Local List. A surviving timber-framed building, 16th century hall-house, located on the edge of a historic common.
34	WWII Pillbox, Argents Lane, Eight Ash Green TL 95005 26610 	A WWII concrete hexagonal pillbox on the north side of Argents Lane, overlooking the River Colne (to the north). The pillbox is entered through a low entrance from the roadway. It has a 6ft wide hexagonal anti-aircraft machine-gun well in the centre. The mounting pillar, together with its steel fittings, remains extant in the middle of the well.  HER Monument no. MCC10389	Add to Local List as a WWII heritage asset and part of the Eastern Command Line across the Colne Valley.







			
35	<p>Thorne Roughets, Anchor Lane, Dedham, CO7 6BX TM 06032 31804</p> 	<p>Thorne Roughets is a small, one-and-a-half storey timber-framed, lobby-entrance house of probable 18th-century origin, with later alterations.</p>	<p>Add to Local List. A surviving timber-framed building, 18th century dwelling, located on the edge of a historic heath and forming a group with three listed buildings (Three Gables, Applebee Cottage and Winterflood House).</p>
36	<p>White Hart Hotel, 1 High Street, West Mersea, CO5 8QD TM 00909 12561</p> 	<p>The majority of the building has its origins in the 19th century, including a large building on the frontage of the High Street with impressive faux timber-framing. Within the core of the building, and around which the other structures have been erected, there is the remains of a 15th century hall-house. An inserted 16th-century chimney-stack also survives, as well as remnants of a hand-sawn timber-frame infilled with plank panelling and a collar-purlin roof.</p> <p>HER Monument no. MCC10389</p>	<p>Add to Local List. A surviving timber-framed building, 15th century hall-house, with later alterations, in the historic settlement core.</p>
37	<p>Water pump, Old School House, School Lane, Dedham TM 05654 33053</p>	<p>A well-preserved 19<sup>th</sup> century cast iron pump encased in timber, to the left of the western façade of the Old School House, Dedham.</p>	<p>Add to the Local List. It is one of a small number of surviving water pumps and it is important to the history of Dedham.</p>





			
38	<p>Plane Hall Farmhouse, South Green Road, Fingringhoe, CO5 7DR TM 02601 19573</p> 	<p>A red brick-built (in Flemish bond) two-storey dwelling, with hipped, low-pitched slate roof with large eaves. The front of the building (i.e. principal façade) is south-facing, with a simple central porch. There is a gabled rear (i.e. north) extension. that appears to date from the early to mid 19th century (the building is marked on the Fingringhoe Tithe map, dated 1833-53). The windows have been replaced in the late 20<sup>th</sup> century.</p>	<p>Add to the Local List. It is c.1840 in date and the style, form and construction of the building is easily identifiable and potentially restorable (the original fenestration could be restored).</p>
39	<p>Langham Water Treatment Works, Sky Hall Hill, Boxted CO4 5TD TM 01655 34099</p>  	<p>The works were developed in the early 1930s by the South Essex Waterworks Co. and most of the buildings reflect the International Modern Movement architectural style of the inter-war period. The pumping station is a white concrete building with a pitched roof. There are tall windows within each of the five bays formed by pilasters on the long elevations. These windows have metal frames, while the smaller ones on the front (east) elevation consist of glass blocks. Associated buildings include the Control Room, Primary Filter House and Chemical House which are all of similar architectural style to that of the Low Lift pumping station.</p> <p>HER Monument no. MCC5206</p>	<p>Add to Local List as a surviving and locally significant complex with buildings, largely unaltered, that are good examples of the period.</p>



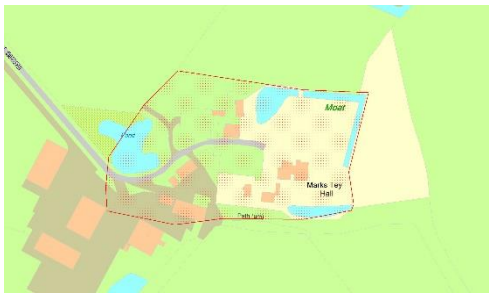
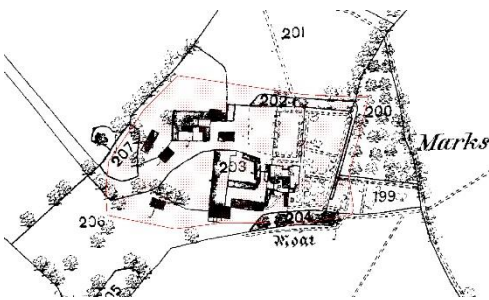




40	<p>High Lift Villas, High Lift Villas Road, Sky Hall Hill, Boxted, CO4 5TD TM 01740 33900</p> 	<p>A row of three semi-detached villas (Nos. 1-6) and one detached villa (No. 7, Kilmory) opposite, and contemporary with, Langham Water Treatment works and built by South Essex Waterworks Co. The semi-detached two-storey houses are of red brick with the upper storey rendered, under tiled, hipped roofs. Each house has a two-storey bay with windows on both floors, hung tiles between and part timbered gables at roof level. The detached house is in a similar style, although the bay windows are to the ground floor only.</p> <p>HER Monument no. MCC4082</p>	<p>Add to Local List as interwar dwellings, largely unaltered, associated with and built for workers at the Langham waterworks.</p>
41	<p>1-3 Low Lift Cottages, Langham, CO4 5QA TM 02508 34371</p> 	<p>Low lift Cottages adopt a similar style to High Lift Villas and they are again contemporary with Langham Water Treatment works and built by South Essex Waterworks Co. They comprise a terrace of three brick built cottages with a rendered upper storey and a hipped, tiled roof. The two outer cottages have a projecting bay with bay windows on both floors and hung tiles between and part timbered gables at roof level.</p> <p>HER Monument no. MCC4083</p>	<p>Add to Local List as interwar dwellings, largely unaltered, associated with and built for workers at the Langham waterworks.</p>
42	<p>The Hedges, Hay Lane, Fingringhoe TM 01288 20272</p> 	<p>The Hedges was built as a pair of exceptionally small timber-framed and weatherboarded cottages in the first half of the 19th century; The Hedges first appeared on the Fingringhoe tithe map of 1843. Unusually, both appear to have shared the same central entrance and staircase.</p>	<p>Add to the Local List. An unusually small pair of dwellings that date from the first half of the 19<sup>th</sup> century, although altered in the mid 20<sup>th</sup> century with render and new windows, a rear extension and further additions to both gables.</p>
43	<p>Farm buildings to north of Reeves Hall, Meeting Lane, East Mersea TM 04151 15264</p>	<p>The group includes various farm buildings dating from the first half of the 19th century onwards, the</p>	<p>Add to the Local List. A group of traditional 19<sup>th</sup> century farm buildings associated with the 18<sup>th</sup></p>

	 	<p>earliest of which is a timber-framed weather-boarded barn, a late 19<sup>th</sup> century timber-framed barn, an open-fronted mid 19<sup>th</sup> century timber-framed animal shelter and an L-shaped building with two long ranges dating to the mid-late 19<sup>th</sup> century. Other buildings date to the 20<sup>th</sup> century and are of no historic interest.</p>	<p>century (Grade II Listed) Reeves Hall.</p>
44	<p>Artillery Barracks Folley, Colchester TL 99270 24678 (W) to TL 99568 24738</p> 	<p>A back alley (public right of way) linking Butt Road (W) to Walsingham Road (E) on the north side, outside and along the wall line of the (former) Royal Artillery Barracks, erected in 1874-75. The W half of the alley is primarily brick setts (at least two types of bricks) that may be original.</p>	<p>Add to the Local List. It is one of two folleys in the town, along the side of the garrison barracks; Camp Folley North was added to the Local List in 2011.</p>
45	<p>25 Coggeshall Road, Marks Tey TL 91003 23557</p> 	<p>Red brick bungalow dated to the early 1930s, built with bricks and roof tiles manufactured by Colliers Brickworks and with documentary evidence (1933) recording the building was designed by an Essex architect Edward Fincham.</p>	<p>Add to the Local List. A building of local historic interest and association that is reasonably unaltered and the style, form and construction of the building is easily identifiable.</p>
46	<p>Old Thatched Cottage, 85 Coggeshall Road, Marks Tey TL 90453 23497</p>	<p>Small timber-framed and thatched building, one-and-a-half-storey with dormer windows.</p>	<p>Add to Local List. A surviving timber-framed building. It has been extended to the west in the 20th century but the</p>

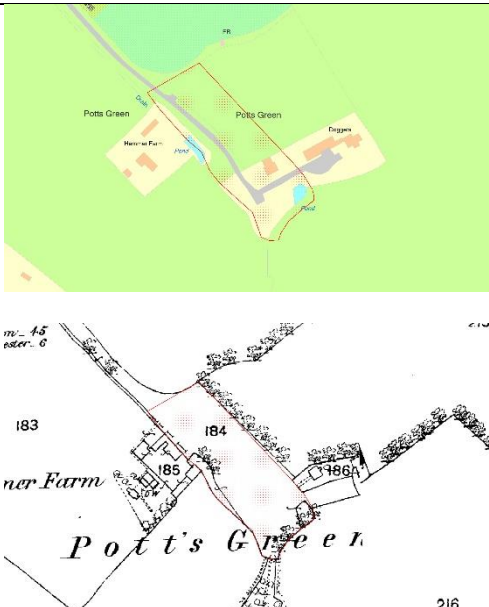




		(NB. Old Thatched Cottage does not appear to be marked on the 1843 tithe map).	style, form and construction of the building is easily identifiable.  Potential candidate for National Designation.
47	91 & 93 Coggeshall Road, Marks Tey TL 90356 23491 	Weather-boarded with slate roof semi-detached cottages. The building is marked on the 1843 tithe map of Marks Tey and of probable early 19 <sup>th</sup> century date.	Add to the Local List as a good example of a small workers cottage, once common on the Essex heaths but now rare.
48	Bridge Farm, Coggeshall Road, Marks Tey TL 91367 23670 	Two-and-a-half storey brick dwelling, yellow brick with string courses and quoins of red brick while the windows are also framed with red bricks. The roof is not original and of concrete tiles. Two bay windows either side of the central front north on the north façade with cover between them forming a covered porch to the door. The windows have been all replaced with uPVC.	Do not add to the Local List. A common example of late Victorian architecture and both the windows and roof have been replaced.
49	Church Farm, Church Lane, Marks Tey TL 91054 23764 	Two-storey yellow brick dwelling, hipped, slate roof. Two canted (probably Edwardian) windows on the front (east) façade either side of a door with flat-roofed porch supported on two columns. Late 19 <sup>th</sup> century, first appearing on the 1897-1904 OS 1:1250 County Series. HER Monument no. MCC9210.	Add to Local List. Although altered with a conservatory and extension, the façade of the building is very attractive and the roof is unaltered and the style, form and construction of the building is easily identifiable.
50	Stable at Church Farm, Church Lane, Marks Tey TL 91068 23804	Two-storey yellow brick stable block with pantiled roof, to the north of and earlier than the dwelling and probably mid 19 <sup>th</sup> century (it is depicted on	Add to Local List. Although the windows have been altered, the building is largely unaltered and the style, form and construction of




		<p>the earlier County Series 2 map of 1874-1887). The windows all have arched brick heads but all the windows have been replaced and enlarged (now with uPVC). There is also a central circular window.</p> <p>HER Monument no. MCC9210.</p>	<p>the building is easily identifiable.</p>
51	<p>Hammer Farmhouse, Doggetts Lane, Potts Green, Marks Tey TL 90979 22806</p> 	<p>Hammer Farmhouse is depicted on the 1843 Tithe Map as Doggetts (but this has changed to Hammer Farm by the First edition OS County Series of 1874-1887). The current two-storey dwelling is rendered on the ground floor and weather-boarded on the first, with a hipped, tiled roof. All the windows have been replaced with modern uPVC windows.</p> <p>HER Monument no. MCC9213.</p>	<p>Further information is required to assess this building.</p>
52	<p>Moated enclosure, Marks Tey Hall, Marks Tey TL91733 23295</p>  	<p>Remains of a sub-rectangular medieval moated enclosure in reasonably good condition, c.1.40ha. in area, located to the south of the main London Road at the end of Hall Chase. The north, east and south arms of the moat are well defined, but the western arm (where the entrance would have been located) is unclear (the western arm is also not marked on the 1843 tithe map, so had presumably already been infilled at this date).</p> <p>The moat encloses Marks Tey Hall, formerly the manor house of the parish; Marks Tey Hall is a Grade II Listed Building that dates from the 16<sup>th</sup> century (NHLE no. 1224576 (HER Monument no. MCC7535). However, a building is recorded on the site as early as the 14<sup>th</sup> century.</p> <p>In addition to the Hall, the barn to the west of the hall is Grade II* Listed and is dated to c.1400 (NHLE no.</p>	<p>Add to Local List. The site is documented from the early 14<sup>th</sup> century and the form of the moated enclosure is easily identifiable.</p>




		<p>1224577). The Chapel Barn to the NW of the hall is Grade II Listed and dated to the 17<sup>th</sup> century (NLHE no. 1266768; HER Monument no. MCC4405). There were further farm buildings to the west but these have been removed.</p> <p>HER Monument no. MCC7534.</p>	
53	<p>The Old Rectory, Rectory Court, Station Road, Marks Tey TL 91472 23789</p> 	<p>Former rectory built as the parsonage in the first half of the 18<sup>th</sup> century by William Bree, Vicar of Marks Tey 1722-1753. It was extended and converted into apartments in the 20<sup>th</sup> century.</p>	<p>Add to Local List. Although it has been altered and extended to the rear, the building is largely unaltered and the style, form and construction of the building is easily identifiable.</p>
54	<p>The (Former) Methodist Church, London Road, Marks Tey TL 92124 23815</p> 	<p>Methodist church constructed in 1902-3, gothic style, yellow brick with red brick detailing, slate roof.</p>	<p>Add to Local List. The building is good example of its type, largely unaltered and the style, form and construction of the building is easily identifiable and has local historical association.</p>
55	<p>Potts Green, Marks Tey TL 91037 22823</p>	<p>Historic green shown on the 1777 Chapman &amp; Andre Map (labelled as Pots Green), on the south side of and set back from London Road. The green is roughly rectangular in shape, c.0.5ha. in area. Doggets Hammer Farm (Grade II Listed; NLHE on. 1266767), is located on the</p>	<p>Add to Local List. The green is probably medieval (or early post-medieval) in origin, and the form of the green is easily identifiable in the landscape.</p>






		<p>green edge, dating from the 16<sup>th</sup> century.</p> <p>HER Monument no. MCC9116.</p>	
56	<p>180, 182, 188 London Road, Marks Tey TL 91223 23344</p> 	<p>One-and-a half-storey timber-framed dwelling/s with dormer windows and peg-tile roof.</p>	<p>Add to Local List. A row of surviving timber-framed building. Although the windows have been replaced (the original fenestration could be restored), the style, form and construction of the building is easily identifiable.</p> <p>Potential candidate for National Designation.</p>
57	<p>Wynscroft, 1 London Road, Marks Tey (formerly Butcher's Farm) TL 92318 23815</p> 	<p>One-and-a half-storey timber-framed dwelling with dormer windows and thatched roof; the west end is hipped the east end is gabled. The building is clearly marked on the 1843 tithe map of Marks Tey.</p> <p>HER Monument no. MCC9208.</p>	<p>Add to Local List. A good timber-framed building and the style, form and construction of the building is easily identifiable (although there is a modern extension of the east end).</p> <p>Potential candidate for National Designation.</p>
58	<p>Former Goods Shed, Marks Tey Station TL 91682 23972</p>	<p>Former Great Eastern Railways Goods Shed, built in c.1865, located on the 'down' side of the railway. Rendered walls (early photographs show it was weather-boarded) with corrugated asbestos roof.</p>	<p>Do not add to the Local List. The building has been substantially altered and falls short of the selection criteria (<i>Only buildings of very good architectural or historic interest that are substantially complete</i></p>






			<i>and unaltered by alterations and extensions).</i>
59	<p>Marks Tey Railway Station TL 91621 23925</p>  	<p>The original station at Marks Tey opened in 1843 as one of those on the Eastern Counties Railway (later the Great Eastern Railway) and the branch line (to the north) to Sudbury was built in 1849 (it was known as Marks Tey Junction until 1889). The opening of the Colne Valley and Halstead Railway off the Sudbury branch in 1860 and the extension of the branch beyond Sudbury via the Stour Valley Railway in 1865 to Cambridge added importance to Marks Tey as a junction, allowing through-trains from Colchester. The Sudbury to Cambridge link was closed in 1967 saw the end of through running.</p> <p>The main station building was on the south 'up' side (platform 1), with a small waiting room on platform 2 (still present). Platform 1 had a canopy supported on cast iron pillars and part of the canopy still survives.</p> <p>The signal box, located at the north end of platform 2, on the 'down' side, no longer survives. The track layout has been substantially reduced/rationalised. Likewise, the turntable (also on the 'down' side) no longer survives. The goods shed still survives, although altered.</p>	<p>Add platform 1 canopy and platforms 1 &amp; 2 waiting rooms to the Local List as surviving railway heritage assets.</p>
60	<p>W.H. Collier Brick and Tile Works, Church Lane, Marks Tey, CO6 1LN</p>	<p>The Marks Tey Brick Works was established by John</p>	<p>Add to Local List as a surviving and locally</p>

	<p>TL 91150 24197</p>  	<p>Wagstaffe, a farmer and brickmaker, in 1863. William Holman Collier, a young brickmaker from Reading, took over the brickworks by 1879. A claypit, known as the 'Blue Hole' because of the colour of the clay when first dug, is adjacent to the works. Although the process is now mechanised, the bricks are still handmade and the complex retains buildings, structure as and equipment that relate to the history and development of the brickworks.</p> <p>The two circular brick kilns are designated as a Scheduled Monument (NHLE. No. 1020999); the western kiln is a Listed Building Grade II (NHLE on. 1266780).</p>	<p>significant industrial complex that retains many historic features relating to the use and development of the brickworks, including various buildings, hand-drawn wagons and wagon tracks, equipment and brick pits.</p>
61	<p>Jupe's Hill railway bridge, Bures Road, Wakes Colne TL 89711 29389</p> 	<p>A brick railway bridge on/over (former) The Colne Valley railway. The bridge takes Bures Road over the railway line. The bridge uses both pale yellow and red brick, and has a fine pale yellow brick arch, on a slant to the road. The railway, which ran from Haverhill to Chappel opened in 1862 and was closed in 1965.</p> <p>The track bed is recorded in the HER, Monument No. MCC6935.</p>	<p>Add to Local List as a surviving railway heritage asset and good example of local railway architecture.</p>



			
62	<p>Crossing Cottage, Hall Road, Mount Bures TL 90730 32703</p> 	<p>Mid 19<sup>th</sup> century railway crossing keeper's cottage located on the east side of the level crossing in Mount Bures. Pale yellow brick with slate roof, distinctive brickwork around openings. The line from Marks Tey to Sudbury was built in 1849.</p>	<p>Add to Local List as a surviving railway heritage asset and good example of local railway architecture.</p>
63	<p>Water Tower, Upland Road, West Mersea TM 01227 13132</p> 	<p>Built in 1924 in the campanile style with the tower in multi-colour bricks and with a blue brick plinth. The iron tank is painted red oxide colour having a copper-covered pavilion roof with a wooden turret, itself having a copper covered pavilion roof with weathervane on the apex. Elevations are symmetrical except for the addition of a door in the east and west elevations. Window openings have all been bricked in and have half-round gauged arches in rubbed bricks. A number of communication antennae have been attached at tank level.</p> <p>HER Monument no. MCC4862.</p>	<p>Add to Local List as a good architectural example of its type and locally important structure.</p> <p>Potential candidate for National Designation.</p>



<p>64</p>	<p>WWII Gun Emplacement No. 2 and associated Searchlight Emplacement, Victoria Esplanade, West Mersea TM 01954 12382 and TM 02089 12381</p>  	<p>During WWII this area of West Mersea was a coastal artillery site with two 4.7" guns made in Japan in 1918. This gun emplacement, No. 2, still stands at the back of the beach but has been converted to a café. Likewise the searchlight emplacement still survives, also re-purposed as a café.</p> <p>HER Monument nos. MCC7270 and MCC7272.</p>	<p>An important WWII heritage asset. 4.7-inch gun casemates and their attendant coastal artillery searchlight emplacements are now very rare. This is the sole remaining gun casemate of this type in the country and there are only four surviving coastal artillery searchlight emplacements in the county.</p> <p>Potential candidate for National Designation.</p>
<p>65</p>	<p>Brick base of post-medieval windmill, below 69 Butt Road, Colchester TL 99257 24694</p> 	<p>The mill was constructed on the west side of Mill Street (later Butt Road) in c.1660 and it is depicted on Deane's map of 1748. It was demolished in 1890. However, at least part of the curving brick base is preserved in the basement of 69 Butt Road.</p> <p>HER Monument no. MCC2280</p>	<p>Add to Local List. The windmill is documented from the mid 17<sup>th</sup> century, and was one of a number to the south of the town (all of which have long since been demolished). The surviving remains are easily identifiable.</p>
<p>66</p>	<p>West Bergholt Methodist Chapel, Chapel Road, West Bergholt TL 96147 27569</p>	<p>Methodist chapel constructed in c.1879, red brick with blue brick detailing, pitched roof covered with later interlocking concrete tiles. The chapel is surround on three sides by the burial ground and there are fine</p>	<p>Add to Local List. The building is good example of its type, largely unaltered and the style, form and construction of the building is easily identifiable and has local historical association.</p>




		<p>cast iron gates from Chapel Road.</p>	
67	<p>Fingringhoe Methodist Church, Chapel Road, Fingringhoe TM 02564 19957</p> 	<p>Methodist church constructed in 1934, red brick, pitched roof covered with later red clay tiles.</p>	<p>Add to Local List. The building is good example of its type, and although the windows and front door have been replaced, the style, form and construction of the building is easily identifiable and has local historical association.</p>
68	<p>Methodist School Room, Chapel Road, Boxted TM 00320 31396</p> 	<p>Methodist school room constructed in 1907, using an early form of concrete blockwork (believed to be the earliest example of its type in the Borough). Pitched roof with interlocking concrete tiles. The School Room was used by Essex Education Authority as an infant school from around the time of the First World War until after the Second World War. It has been the base of the Boxted Methodist Silver Band since 1907, the only surviving Methodist Silver Band in England.</p>	<p>Add to Local List. The building is good and early example of its type (early use of innovative concrete block construction), and although the windows and front door have been replaced, the style, form and construction of the building is easily identifiable and has local historical association.</p>

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

- 5.15 Owners of heritage assets added to the Local List will be notified in writing by the Council.
- 5.16 In October 2019, the Committee discussed the benefit of delegating authority to enable officers to add heritage assets to the Local List temporarily - a fast track process in cases of emergency (Section 176 of Minutes the Local Plan Committee, 21 October 2019)
- 5.17 The Committee is asked to approve delegated authority to enable officers to add heritage assets to the Local List. This will ensure that any heritage assets meeting the Local List Selection Criteria, and which are at risk of imminent damage or destruction, can be added to the Local List without delay.
- 5.18 All new nominations for the Local List will be assessed by officers with expertise in the historic environment, and where necessary supported by external expertise, and using the Local List Selection Criteria (adopted in 2019) before a decision is made by officers based on sound evidence.
- 5.19 A report on all heritage assets adopted on to the Local List by officers will be brought to the next scheduled Local Plan Committee for ratification. This will provide the opportunity for the Committee to review the additions to the Local List.

## **6. Strategic Plan References**

- 6.1 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.

## **7. Publicity Considerations**

- 7.1 None.

## **8. 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:- <http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration> or go to the Colchester Borough Council website [www.colchester.gov.uk](http://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.
- 9.2 There are no particular Human Rights implications.



## **10. Community Safety Implications**

10.1 None.

## **11. Health and Safety Implications**

11.1 None.

## **12. Risk Management Implications**

12.1 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.

## **13. Disclaimer**

13.1 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.

## **14. Environmental and Sustainability Implications**

14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.

14.2 This report has taken into account the Climate Emergency and the sustainable development objectives set out in the NPPF. It is considered that the report demonstrates that the proposed additions to the Local List can contribute to achieving sustainable development.

