



Local Development Framework Committee

Item

8

26 March 2012

Report of	Head of Strategic Policy and Regeneration	Author	Beverley McClean 01206 282480
Title	Wivenhoe Local List		
Wards affected	Wivenhoe Quay and Wivenhoe Cross		

The Local Development Framework Committee is asked to adopt the Local List which has been prepared for Wivenhoe.

1. Decision(s) Required

- 1.1. The committee is asked to formally adopt the Local list for Wivenhoe. Inclusion of a building on the Local List will be a material consideration when planning applications are being determined.

2 Reasons for Decision(s)

- 2.1 The Local List for Wivenhoe provides evidence about Wivenhoe's locally important historic assets. The adoption of the Local List will ensure that Wivenhoe's historic assets are more rigorously assessed when planning applications are being determined.

3. Alternative Options

- 3.1 The alternative is to not prepare a Local List. The lack of a Local List however would reduce the Council's ability to conserve buildings or historic assets that are architecturally or historically significant within the town of Wivenhoe.

4. Supporting Information

- 4.1 National Planning Policy Statement PPS5 supports the preparation of Local Lists as part of the plan-making process as a way to protect locally important historic assets. PPS5 states that Local Planning Authorities should consider compiling a 'Local List' of heritage assets based on objective heritage related criteria and developed in partnership with the local community and tested through public consultation.
- 4.2 A Local List is essentially a list of heritage assets that although not suitable for designation as a Listed Building is considered historically or architecturally important at a local level. The Local List can include a range of historic assets including individual buildings or whole

streetscapes. It can however 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.

4.3 Colchester Borough Council set out their intention to prepare and adopt Local Lists in Development Policy DP14 (Historic Environment Assets). The idea to develop a Local List for Wivenhoe was first mooted in 2009 when work was beginning on the Colchester Local List. However, work did not commence properly on developing the Wivenhoe Local List until April 2010. While the Colchester Local List was prepared by a panel of experts with an extensive knowledge about historic buildings/ environment and architecture, the Wivenhoe Local List was produced by volunteer members from the Wivenhoe community, namely the Queens Road Residents' Association (QRRRA). This group has an established interest in conserving the historic environment in Wivenhoe having been involved in an initiative to have the Queens Road area designated as a Conservation Area. The Local List group included 10 members comprising Pat Marsden and Sue Glasspool, the two facilitators, Robert Needham (the forthcoming new Mayor) of WTC, Tom Roberts (Chair) and Joan Sawyer from the Wivenhoe Society, three local architects, Richard Edwards, John Forrest and Bryan Thomas, John Stewart, who held the local history collection for Wivenhoe, and Peter Kay.

4.4 The Wivenhoe group developed the Wivenhoe Local List using the same criteria used in the Colchester Local List project. This was important to ensure consistency between the data sets developed for Colchester Town and Wivenhoe. The criteria were used to assess a range of historic assets around Wivenhoe Town for their suitability for inclusion on a new Local List for Wivenhoe. The key criteria used are set out below

1. The building is earlier than 1840 and is in good or restorable condition.
2. The building dates to between 1840-1945 and is largely complete plus is of an architectural and/or historic value which rises from 'good' for the oldest buildings to 'very high' for the younger ones in the date range.
3. The building was built after 1945 and is complete with no inappropriate alterations or extensions plus is of highest architectural or historic value.
4. The building has group or skyline value.

- 4.5 A number of additional factors were also used during the assessment process to decide if a building asset was suitable for inclusion on the Local List. These included historic value, iconic value, contribution to the historic character of the area in which it stands, prominence in the townscape or landscape, quirkiness, rarity in Colchester terms, and sustainability (i.e. the building is realistically capable of reuse).
- 4.6 Following a survey of Wivenhoe's historic assets, 78 buildings/features were identified for inclusion on the draft Local List for Wivenhoe. An example record has been attached to the report to show what the information collected during the project looks like. A list of all 78 records is also attached to the report to provide information about the historic assets included on the Wivenhoe Local List. A full set of the Wivenhoe Local List records are also available from the Members Room.

5. Proposals

- 5.1 The Wivenhoe Local List includes 78 buildings or historic features that are valued by the community. Inclusion on the Local List does not require the owners of the buildings or assets on the Local List to obtain additional consents over and above the need for planning permission when carrying out works which potentially affect them.
- 5.2 The conservation value of buildings / historic assets on the Local List and the contribution they make to the setting of the area in which they are located will be a material consideration when planning decisions are being made. Future development proposals affecting properties on the Local List in Wivenhoe will be carefully considered at the planning application stage particularly in terms of the impact of the proposals on the building or features of architectural or historic interest. Inclusion of an historic asset or locally important building on the Local List could also potentially be an important consideration at future appeals where the application/appeal relates to a building/asset on the Local List for Wivenhoe.
- 5.4 The Local List is not a static document and the content is likely to change over time. New records may need to be added or it may be necessary to amend existing records as more information becomes available. The Spatial Policy team will be responsible for managing the content of the Local List for Wivenhoe and alterations will be made annually.
- 5.5 Members should note that the St John's Ambulance building on Chapel Road is currently the subject of a planning application. This building has also been put forward for inclusion on the Wivenhoe Local List. The application will be considered at Planning Committee on 29 March and the decision of the Planning Committee will determine whether it is appropriate to retain this entry on the Wivenhoe Local List.

6. Strategic Plan References

- 6.1 The Wivenhoe Local List will provide evidence to help the Council deliver its new priorities for regenerating our borough through buildings, employment, leisure and infrastructure, promoting sustainability, supporting tourism, heritage and the arts and enabling local communities to help themselves.

7.0 Consultation

- 7.1 To raise awareness about the Wivenhoe Local List project a short article was published in the Wivenhoe News in December 2010. The Local List for Wivenhoe was also publicly launched at a consultation open day on 1 October 2011. The event was widely publicised in the Wivenhoe News, the Wivenhoe Society newsletter, through the Wivenhoe Forum and on other local websites. The key purpose of the launch was to raise awareness that a Local List was being prepared for Wivenhoe. The launch was used to inform members of the Wivenhoe community about the specific buildings/assets being proposed for inclusion on the draft Wivenhoe Local List and to gather new information to support the initiative. A letter was sent to every owner or occupier of the Local List assets prior to the consultation.

- 7.2 A total of 50 people attended the open day. Feedback was generally supportive and positive and resulted in several new residents offering to help with the project. The process also generated new data about the properties being proposed for inclusion on the Local List for Wivenhoe. One negative response was received from a resident who was unhappy that photographs had been taken of his property.

- 7.3 Historic assets on the Colchester Local List are currently stored on the Colchester Historic Building Forum website (www.colchesterhistoricbuildingsforum.org.uk). This website is hosted privately and will not be retained long term. The Spatial Policy team is currently working towards the migration of the Colchester Local List data from this website over to the Council's c-maps (www.colchester.gov.uk) and Civica systems to ensure that they are accessible by members of the public and development management planners. Once adopted the Wivenhoe Local List data will also need to be migrated onto these IT systems. The information will also be stored on Essex County Council's Historic Environment Record database too.

8. Publicity Considerations

- 8.1 The Wivenhoe Local List work will be included as a case study in the Local List Guidance being developed by Essex County Council and English Heritage. This will promote all the Local List work underway in the Borough including around Colchester Town and in Wivenhoe nationally.

9. Financial implications

9.1 There are no direct financial implications for the Council.

10. Equality, Diversity and Human Rights Implications

10.1 This document will inform the plan making process. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage:- Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

11. Community Safety Implications

11.1 None

12. Health and Safety Implications

12.1 None.

13. Risk Management Implications

13.1 Improving knowledge about Wivenhoe's historic assets will aid the planning decision making process and help conserve the historic heritage of this part of the Borough.

Background Papers

None

WIVENHOE TOWNSCAPE FORUM: DRAFT LIST AT 22 February 2012

78 historical assets in total

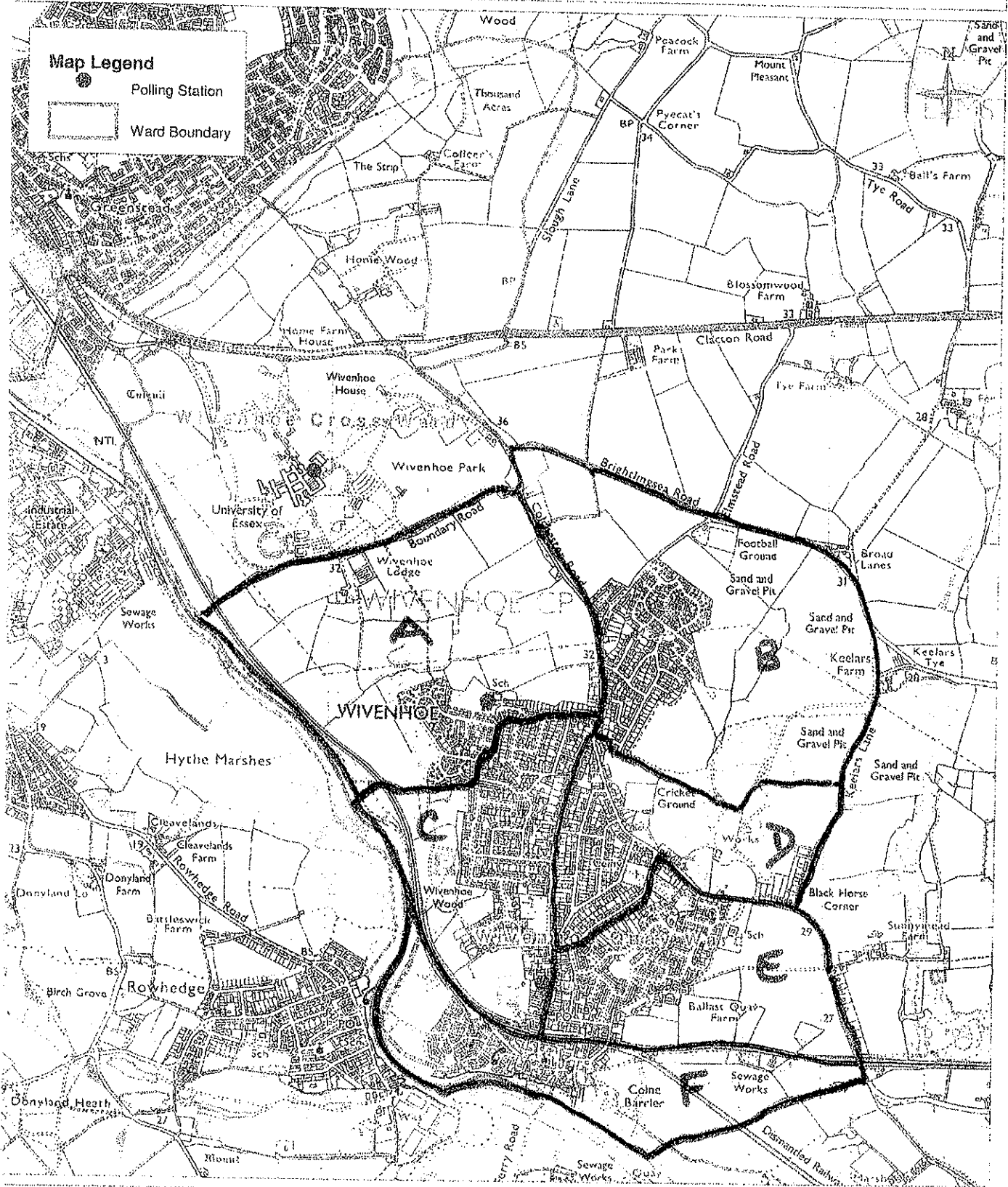
- Area A** **Records completed by John Stewart et al (4)**
17 Colchester Road (The Workhouse Master's House)
Lodge Farm, Boundary Road, (Field No 2)
Lodge Farm, Boundary Road, (Rifle Range)
Lodge Farm, Boundary Road, (The Claypit)
- Area B** **Records completed by Robert Needham et al (7)**
3 Elmstead Road (3 Chimney Cottages)
5 and 6 Colchester Road
18 Elmstead Road (Abbots Cottage)
20 and 22 Elmstead Road
Cross Farm, Colchester Road
The Flag Inn, Colchester Road
Vine Farm House, Colchester Road
- Area C** **Records completed by Joan Sawyer et al (9)**
1 The Avenue (The Gatehouse)
1, 2 and 3 Clifton Terrace (Cornwall Villas)
4-12 Clifton Terrace
43-51 The Cross
Horse and Groom, 55 The Cross
King George V Playing Fields
St John's Ambulance, Chapel Road
The Cross
Wivenhoe Wood
- Area D** **Records completed by John Forrest et al (7)**
1-47 Manor Road (odd numbers)
11 Belle Vue Road (The Moorings)
17 Belle Vue Road (Oak Lawn)
73 Rectory Road (Red House)
Hunters Lodge, Alresford Road
The Grove, Rectory Hill
Wivenhoe Cricket Club, Rectory Road
- Area E** **Records completed by Pat Marsden, Sue Glasspool and Joan Sawyer et al (23)**
1-6 Rebow Road (Sanford Almshouses)
10 Park Road
12 Park Road (Wrawby House)
39-41 Park Road
48 High Street
68 Belle Vue Road (Bridgeford House)
74 High Street (Malting House)
94 Belle Vue Road (The Mill House)
124 (Fernbank) and 126 High Street
Anglesea Cottage, Anglesea Road
Ballast Quay Farm, Ballast Quay Road
Ballast Quay House, Ballast Quay Road
Coach House, Ballast Quay Road
Colne Terrace, Park Road
Denton's Terrace, Park Road
Land Opposite Millfields School

Malting Yard, High Street
Old Ballast Quay House, Ballast Quay Road
Post Office, High Street (Post Boxes)
Queens Road (vista)
The Brook
The Old Cemetery, Belle Vue Road
The Pump House, Queens Road
Wivenhoe Centre, Phillip Road

Area F Records completed by Richard Edwards, Bryan Thomas, Peter Kay et al (27)

1-2 Shipwrights House
1-11 Anglesea Road
1-11 The Oyster Catchers, St John's Road
1-14 Paget Road
5, 6 and 7 West Street
20 and 22 St John's Road (Studio and Barnacle House)
Alma House, Alma Street (No 32)
Black Buoy Hill Cottage (Victorian Letterbox)
Blyths Lane (vista)
Broadway House, Anglesea Road
Colne Barrier, Walter Radcliffe Way
Dry Dock
Ferry House, The Quay
Ferry Marsh
Great Eastern Railway Station
Lord Nelson Court, Walter Radcliffe Way
Market Place, Anchor Hill
River Lodge (Old Congregational Chapel)
Smugglers Wharf
Spring Cottage, Brook Street
Station Public House
The Folly Bakehouse, The Folly
The Quay (the waterfront)
Wet Dock
Whitehouse (Husk's House)
Wivenhoe Marshes (East)
Wivenhoe Sailing Club, Walter Radcliffe Way

Pat Marsden, 22 February 2012



Colchester

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Not to scale

11/03/2010

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WIVENHOE TOWNSCAPE FORUM: LOCAL LIST RECORDING SHEET AREA A

ADDRESS 17 Colchester Road, Wivenhoe (The Workhouse Master's House)

POST CODE CO7 9EU	WARD	Cross	Quay
CONSERVATION AREA		YES	NO
MAP REFERENCE TM040229	PHOTOGRAPH	YES	NO

DATE OF ASSET 1734

TYPE OF ASSET **Building** Group Landscape Vista Item Other (please specify)

DESCRIPTION

18th century brick house with extensions and alterations effectively doubling the width of the house which has a hipped tile roof and matching sash windows. There is a (modern) plaque on the front dated 1734. It sits next door to 'Toad Hall' (Nos 14/15/16) which is a listed building (**LB421505**) and the former workhouse.

HISTORY AND CONNECTIONS

This was formerly the Workhouse Master's house built next to the Wivenhoe workhouse.

RESEARCH SOURCES

Butler, N. *The Story of Wivenhoe* (1989), pp57-60
Victoria County History of Essex Vol X (2001) pp288-290



PHOTOGRAPH BY Joan Sawyer April 2011 and historical photo from John Stewart's collection.

CRITERIA: HIGHLIGHT IN BOLD AS APPROPRIATE

ARCHITECTURAL VALUE	A++ (very high)	A+ (good)
	T-F (timber-framed i.e. C18th or earlier)	
	?T-F (timber-framed – needs investigation)	
HISTORIC VALUE	H++	H+
CONDITION	C++ (complete with no inappropriate alterations/extensions)	
	C+ (largely complete)	
	C (good or restorable)	
OTHER VALUES	I = iconic value H = contribution to the historic area in which it stands	
	P = prominence	Q = quirkiness R = local rarity S = sustainability