

Local Heritage List Tendring District Council



Client
Tendring District Council

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Project Details

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Introduction

Local Heritage Lists

The National Planning Policy Framework (2023, Para. 195) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets¹.

There are a number of processes through which non-designated heritage assets may be identified – one of which is the formation of Local Heritage Lists.

Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process².

Project Aims

In 2020 Tendring District Council commissioned Place Services to undertake a public consultation and assessment of a number of buildings, monuments, sites, places, areas and landscapes to determine whether they merited inclusion in a Local Heritage List.

This project will assist Tendring District Council make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

¹ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

Criteria

Irrespective of how they are identified, it is important that the decisions to identify buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets are based on sound evidence³. As such, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

Consultation and Adoption

Two consultation periods will be undertaken between 2021 and 2024. An initial consultation period on the proposed criteria and methodology (Stage 1) was carried out in 2021. Feedback was positive and any relevant comments have been incorporated into this document.

A further period of consultation will be undertaken in 2024 (Stage 2) and during this period nomination forms will be posted on the Tendring District Council website allowing interested parties to nominate buildings and structures to be assessed for inclusion on the Local Heritage List. These will be assessed by Place Services and recommendations made for the final list to be proposed for adoption. The format of the final list proforma is included at the end of this document. This will be an expanded and more detailed version of the nominations form.

³ Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723



Methodology

Nominations

Where nominations benefit from a national designation such as listed buildings or scheduled monuments, these have been omitted from further assessment to avoid 'double designation'.

Survey Forms

Each nomination assessment form will include:

Section A

- Photograph
- Entry Name
- Unique Identification Number (UID) (composed of initials to indicate the parish in which the asset is located and a chronological number, for example for an asset in St Osyth the UID would be SO01)
- Site Address (including postcode and/or grid reference)
- Conservation Area (where appropriate)
- Parish
- Original use and current use (where known)
- Site accessible (yes/no)

Section B

- Brief Description
- Assessment against criteria
- Notes (including any concerns)
- Overall condition
 - **Good:** Structurally sound, weathertight, no significant repairs required.
 - **Fair:** Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.
 - **Poor:** Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
 - **Very bad:** Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.
 - Unable to determine (limited access or visibility).
- Date assessed

Section C

- Recommendation (inclusion or not inclusion)

Additional Considerations

Access

Assessments are undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken. The local planning authority may wish to arrange independent access to private land to facilitate an assessment to be undertaken.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has not been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability.

Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

Criteria for Assessing Buildings

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology proposed by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level.

The selection criteria is inclusive and wide-ranging, ensuring that the Local HeritageList will take account of the range and distinctiveness of assets across the District. For inclusion in the Local Heritage List, an asset must be one of the types listed in the first 'Asset Type' criterion and must then demonstrate significance under one of the other criterion below. By doing so, this will determine that the asset has a degree of significance meriting consideration in planning decisions⁴.


Criterion	Description
Asset type	<i>Heritage asset types, including buildings, structures, monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.</i>
Age	<i>The age of an asset is an important criterion. Tendring District has a long and varied history reflected in its historic environment. Assets should take into account distinctive local characteristics or building traditions.</i>

⁴ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

Authenticity	<i>This criterion is an important consideration in relation to the age of the asset and its architectural interest. Assets should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. An asset which is substantially unaltered or retains the majority of its original features or elements, qualifies under this criterion.</i>
Rarity	<i>This is appropriate for all assets. Due to the rapid expansion of the District in the nineteenth and twentieth centuries following the arrival of the railways and the growth of the seaside resorts, assets pre-dating the nineteenth century are likely to be less common.</i>
Architectural and Artistic Interest	<i>This criterion concerns the intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.</i>
Group Value	<i>Groupings of assets with a clear visual design or historic relationship. Examples in Tendring District may include Victorian seaside terraces, military complexes or historic farmsteads.</i>
Archaeological Interest	<i>The asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
Historic Interest (Including Social and Communal Interest)	<p><i>A significant historical association of local or national note, including links to important local figures or industry that may enhance the significance of a heritage asset. Surviving documents and sources relating to assets may enhance their historic interest.</i></p> <p><i>Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.</i></p>
Designed Landscape Quality	<i>This criterion concerns the interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. Types of historic designed landscapes in the District include remains of medieval moated sites set within parkland, public gardens associated with seaside resorts, and landscapes potentially associated with prominent landscape designers.</i>
Landmark/Townscape Status	<i>This criterion applies to assets with strong communal or historical associations, or because it has especially striking aesthetic value, including those which may be singled out as a landmark within the local scene.</i>

Local List Proforma

Section A: General Information

1. Name					
2. UID					
3. Address					
4. Postcode					
5. Grid Ref					
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input type="checkbox"/>
6b. If yes, which CA					
7. Description (Including Asset Type)					

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
						Exact date (if known):	<input type="text"/>
9. Authenticity (X)							
<input type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Architectural and Artistic Interest							
11. Historic Interest (Including Social and Communal Interest)							
12. Group Value							
13. Landmark Status / Townscape Value / Landscape Quality							
14. Archaeological Interest							
15. Overall Condition							
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	<input type="text"/>				
16. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
17. Date of assessment				<input type="text"/>			