Local Heritage List
Tendring District Council

Client
Tendring District Council

Date:
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Contents

Project Details

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Introduction

Local Heritage Lists

The National Planning Policy Framework (2021, Para. 189) 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 assets[1].

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 adtional 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 process[2].

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.

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[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 evidence[3]. 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

A consultation period will be undertaken in 2021 and 2022. During this period nomination forms were posted on the Tendring District Council website. During the consultation period nominations were received. These will be assessed in 2021 and 2022 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.

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

Methodology

Nominations

Where nominations benefit from a national designation such as Listed Buildings 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 (composed of year assessed and chronological number, for example 2019001, 2019002
- Site Address (including postcode **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 used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate significance under at least one of the values below.

Criterion	Description
Asset type	*Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.*
Age	*The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.*
Authenticity	*Buildings 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. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.*
Rarity	*Appropriate for all assets, as judged against local characteristics.*
Architectural and Artistic Interest	*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.*
Group Value	*Groupings of assets with a clear visual design or historic relationship.*
Archaeological Interest	*The local heritage 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.
Historic Interest (Including Social and Communual Interest)	*A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. 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.*
Designed Landscape	*The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.*
Landmark/Townscape Status	*An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.*

Local List Proforma

Section A: General Information

1. Name		
2. UID		
3. Address		Insert Photograph
4. Postcode		
5. Grid Ref		
6a. Conservation Area	Yes	No
6b. If yes, which CA		

7. Description (Including Asset Type)

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	
				Exact date (if known):			

9. Authenticity (X)	
	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	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

14. Archaeological Interest

15. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes		No	
17. Date of assessment							