



Local List Selection Criteria Plan Committee

Adopted 21st October 2019

Age and Integrity Criteria for Buildings and Structures

Buildings will be considered for local listing if they are not already designated (Scheduled or Listed) in the National Heritage List for England¹, and at least one of the following criteria apply:

- Pre 1840: All buildings where the style, form and construction are easily identifiable and potentially restorable.
- 1840-1914: All buildings that are largely complete and of good architectural or historic interest.
- 1914-1948: Only buildings of very good architectural or historic interest that are substantially complete and unaltered by alterations and extensions.
- Post 1948: Only buildings of the highest level of architectural or historic interest that are unaffected by inappropriate alterations and extensions.

Rarity

Selection will be made based on protecting rare heritage types as well as representing the typical or common place. Appropriate for all assets, as judged against local characteristics.

Heritage Asset Type

The following heritage asset types, including built heritage and below-ground archaeological remains, play an important role in understanding the heritage of Colchester Borough (although this list is not exclusive and categories are often cross-cutting), and they are likely to be good candidates for local listing:

Agricultural and fishing:

Surviving examples of traditional farm buildings, including well-preserved barns (including threshing barns), dairies, brewhouses, bakehouses, granaries, stables, shelter sheds and cattle houses, cattle yards, piggeries, dovecotes, cart sheds and other heritage assets with an agricultural function/association. As well as individual buildings, substantially complete and unaltered groups of farm buildings and farmsteads will be good candidates for local listing. This category also includes heritage assets relating to fishing and oyster farming.

¹ <https://historicengland.org.uk/listing/the-list/>

Commemorative:

Monuments that show a high level of craftsmanship or artistry will be good candidates for local listing, especially if associated with a known artist or local manufacturer. This category includes public art and sculpture, funerary monuments and grave markers, civic monuments, commemorative plaques, statuary and war memorials.

Commercial:

The category includes banks and offices, shops, department stores, markets and auction houses, historic public houses, inns and hotels. There will be a high level of selectivity in terms of the survival of fabric and aesthetic quality.

Cultural and Entertainment:

This category includes libraries and reading rooms, museums and art galleries, assembly rooms and music venues, theatres and cinemas, dance halls, village halls and institutes. This category will need to demonstrate a high aesthetic quality and substantial original fabric will need to survive.

Houses and ancillary buildings:

Surviving vernacular houses and ancillary buildings, such as bakehouses, dating to the pre-enclosure period (i.e. pre 1840), are likely to be at least of local significance. Those houses before the mid-Victorian period that do not meet the national criteria for designation are likely to be good candidates for local listing. Typical and well-preserved examples of more recent house types and styles, including suburban houses and also prefabricated houses, as well as groups of buildings, such as terraces, may be appropriate for local listing. With local listing, selectivity will be used to protect key buildings that add to the understanding of the whole or that retain original fabric.

Places of Worship or religious sites:

Good examples of historic places of worship of all different denominations and faiths can be eligible for local listing. This includes other buildings that have been reused as faith buildings. There are archaeological remains in the Borough of medieval religious foundations, for example, that are not scheduled. The Crouched Friars had a chapel and a hospital from which Crouched Street took its name and Grey Friars occupied a large block on East Hill, inside the walled area, in Colchester.

Burial or funerary sites (with or without religious affiliation):

There are many places of burial surviving only as archaeological sites across the Borough that are eligible for local listing. Around the town, outside the walled area, there are a number of extensive Roman burial areas, for example to the southwest along (and off) Lexden Road. An

early Anglo-Saxon cemetery is recorded by archaeological discoveries to the east of St John's Abbey. Earlier funerary sites are recorded across the Borough, often by aerial photograph but without further archaeological investigation.

Law and Civic:

Civic buildings tend to represent the highest quality of design and planning and, therefore, they are often included within the National Heritage List. This category includes town halls and government buildings, law courts, police stations and prisons, fire stations, political clubs and institutions. Historic examples that do not meet the criteria of national listing are likely to be suitable for local listing.

Craft, Trade and Industry:

Until the late 19th century, the main occupations in Colchester were in agricultural and general labouring, market gardening, processing and retailing of food and drink, silk industry, shoemaking, tailoring, millinery, upholstery, drapery, laundry, domestic service, carpentry, bricklaying and seafaring. New manufacturing enterprises, especially engineering and machine-making, became increasingly important in Colchester from the late 19th and early 20th century. While national designation protects some heritage assets relating to these, many fall below the criteria while adding greatly to the story of Colchester. These include the following heritage assets, which will be considered for local listing depending on their significance and completeness:

- Heritage assets relating to the silk industry and cloth-working and other artisan workshops.
- Heritage Assets relating to tanning and leather manufacture and footwear manufacture.
- Early industry – archaeological remains of early industry and likely to be good candidates for local listing. These include heritage assets relating to the salt making, primarily the Bronze Age, Iron Age and Roman 'red hills' along the coastal zone, and also heritage assets relating (probably) to charcoal production, primarily charcoal-rich pits dating from the Bronze Age to medieval periods, in the hinterland of Colchester.
- Buildings relating to agricultural practices.
- Heritage assets relating to milling.
- Breweries, distilleries and maltings.
- Warehouses – including buildings relating to the railways and also to the port at the Hythe.
- Heritage assets relating to pottery, tile and brick production.
- Heritage assets relating to the Colchester iron foundries and to iron working.
- Heritage assets relating to engineering and machine-making, which became the leading industries in Colchester in the early 20th century.

Military and defence:

A variety of military and defensive heritage assets of different periods (both built assets and below-ground archaeological remains) are encountered in the Borough. Elements that survive well, and which are not already designated, are likely to be eligible for local listing:

- Late Prehistoric dykes – archaeological traces of the network of dykes around the west side of Colchester, and within the parish of Stanway, are likely to be of local if not national significance; upstanding sections of these dykes are scheduled but below-ground archaeological remains will be considered for local listing.
- Roman fortifications relating to the early Roman legionary fortress (and annex), including archaeological traces of military buildings, for example barrack blocks, and traces of the defences of the fortress are likely to be of national significance.
- Roman town wall – archaeological traces of the town wall are of national significance and the majority of the town wall is scheduled. Further below-ground archaeological remains are likely to survive, where there are no standing remains of the wall (including gateways), and these will be of national significance.
- Roman town ditch – archaeological traces of the defensive ditch around the outside of the town wall are likely to be of national significance.
- Norman castle - archaeological traces of Colchester Castle are scheduled and of national significance. The castle mound to the north of St John's Church, Mount Bures, is also scheduled but there could be potential for below-ground further archaeological remains around the mound, which are likely to be of local if not national significance. There is also a possible castle recorded in Birch, to the south of St Peter's Church, which is not scheduled.
- Medieval town wall – the majority of the town wall is already scheduled. Further below-ground archaeological remains are likely to survive, where there are no standing remains of the wall.
- Medieval town ditch – archaeological traces of the defensive ditch, around the outside of the town wall.
- Civil War remains relating to the 1648 The Siege of Colchester.
- 20th century defences (individual features and groups of features) – such as pill boxes, airfields (and associated structures), anti-aircraft batteries, anti-tank ditches, bombing decoys or bunkers/shelters.
- Army buildings and structures, training grounds and associated earthworks, and also archaeological traces, relating to the development of Colchester Garrison.

Utilities and Communication:

Historic examples of the following heritage assets will be considered for local listing:

- Power generation or distribution sites, including early items bearing the town coat of arms that provided electricity supply in the town centre.
- Wells, waterworks, pumping stations, water towers and reservoirs.
- Communications structures – good quality and substantially complete historic post offices, post boxes, telephone boxes and telegraph exchanges.

Sports and Recreation:

Early or well-designed historic indoor and outdoor sporting venues, including swimming baths, pavilions, grandstands, and sports grounds.

Street Furniture:

This category includes street surfaces and steps, historic ironwork manufactured in Colchester, including early lighting and lampposts, boundary markers, street nameplates (made of ceramic tiles and cast iron), signposts, bollards, manhole covers, bus shelters, drinking fountains,

pumps, letter boxes and telephone kiosks, many with the names of Colchester foundries and/or with the town coat of arms. As well as distinctive street furniture, walls, fences and railings will be considered for local listing.

Transport:

Surviving infrastructure and buildings will be considered for local listing, including:

- Rail stations, sheds, signal boxes, bridges, trackbeds and associated furniture.
- River structures and historic assets relating to the port and shipping (including customs and excise), as well as ship building (and wrecks).
- Bridges.
- Bus and tram depots and sheds, surviving and well-preserved sections of tram tracks and associated equipment, for example surviving tram traction power posts.
- Green lanes (historic trackways).
- Street surfaces and margins, for example, cobbles, setts and grass verges.
- Car parks and showrooms. This category will need to demonstrate a high aesthetic quality and substantial original fabric will need to survive.

Historic Associations and Social Value

Buildings, monuments, sites, places, areas and landscapes will be considered for local listing if they have a well-authenticated historic association with a notable person, company or organisation, or event of national, regional or local significance.

An asset that has played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a place will be also a candidate for the Local List.

Architectural and Aesthetic Value

The following will be considered for local listing:

- A building that is a fine example of a distinctive (local or national) architectural style or fashion.
- A building which is an early example of an unusual or locally distinctive building technique.
- A building or structure which is considered a landmark in the local scene by virtue of its striking aesthetic value (landmark status).
- A building of an architectural style which attached significance to the quality of materials used and the skill required in construction and decoration.

Group Value, including Townscape and Landscape Significance

Groups of buildings which exhibit clear visual, functional, historic, design and/or architectural unity will be considered for local listing, including urban terraces, rural farm and industrial buildings. Consideration will be given if there are enough assets for Conservation area status will, however, be considered as a better means of managing these assets where there are enough assets.

Landscapes and open spaces will be also considered for local listing, in terms of the positive visual contribution to character, helping to define a sense of place or adding to local distinctiveness of an area.

Valued open spaces, including streets and squares, parks, gardens, amenity spaces, orchards and allotments, as well as river corridors, will be considered for local listing. Trees, including avenues, special groups and single landmark trees, will be also eligible for nomination.

Artistic Significance

Monuments and features within the public realm, for example, public art and sculpture as well as signs, adverts or plaques, that are of artistic interest for their conscious design or technical significance that displays innovation or craftsmanship. High quality monuments and features will be good candidates for local listing especially if associated with a known artist.

Archaeological Significance

There is a rich archaeological resource across the Borough. While it is easy to be drawn to the standing monuments and buildings, less visible, though equally important, are the largely buried archaeological remains (as well as upstanding remains or earthworks). Prior to medieval period, archaeology is the only source of evidence for the history of the Borough, providing information about, for example, early settlements (and settlement types), population, burial and the treatment of human remains, religion, agriculture, industry and technology, trade, infrastructure and transport.

There are many archaeological sites recorded in the Historic Environment Record² that are not nationally designated. These are likely to be good candidates for local listing, if the evidence base is sufficiently compelling and if a distinct area can be identified; places of archaeological interest not currently recorded in the HER will be also considered for local listing.

Recommendations will be based on national, regional and local standards and guidance.³

Investigations and predictive modelling have identified potential for important Pleistocene (early prehistoric) deposits in several areas within the Borough, and important remains have been

² The Council maintains the evidence base for the historic environment in the Historic Environment Record (HER, incorporating the Urban Archaeological Database). This is a detailed database of heritage assets recorded in the Borough. The HER is publicly accessible online at

<https://colchesterheritage.co.uk/>

³ There are also a small number of non-designated heritage assets within the Borough that are considered to be of schedulable quality. Where they are shown to survive, the deep stratified archaeological deposits preserved within the entire area of the walled town are considered to be of equivalent significance to Scheduled Monuments and they will be considered subject to the policies for designated heritage assets (in accordance with the NPPF paragraph 194, footnote 63) but they will be included in the Local List (because they are not currently Scheduled). Currently, c.20% of the walled area is Scheduled (Castle Park and Berryfields). Any heritage assets that are subsequently designated will be removed from the Local List.

found at Cudmore Grove, East Mersea and at Marks Tey/Copford⁴. Well-preserved archaeological remains are likely to be of local if not national significance.

There is a high potential that later prehistoric, Roman, Anglo-Saxon and also medieval occupation remains survive, particularly (although not exclusively) in areas close to watercourses; in general, valleys are topographically favourable for early occupation. Good examples are recorded across the Borough by excavation and many others by aerial photography. Some of these remains are likely to be regionally if not nationally important; if they are not designated, they are likely to be good candidates for the Local List.

Well-preserved archaeological and palaeo-environmental remains are often recorded in areas that are waterlogged, in floodplains and along the coastal and intertidal zone, including the remains of a Bronze Age trackway at Coopers Beach, East Mersea, discovered in 2017. Again, some of these remains are likely to be regionally if not nationally significant. They will be included in the Local List if they are not designated.

⁴ *Managing the Essex Pleistocene*. Final Project Report. September 2015. O'Connor, T., Essex CC. <https://research.historicengland.org.uk/Report.aspx?i=15804>