

Local Heritage List Hatfield Peverel Parish



Client
Hatfield Peverel Parish Council

Date:
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Project Details

Client: Hatfield Peverel Parish Council
Address: Maldon Rd, Hatfield Peverel, Chelmsford CM3 2HW

Quality Assurance – Approval Status

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Introduction

Local Heritage Lists

As stated in the National Planning Policy Framework (2021, Para. 189), heritage assets range from sites and buildings of local historic value, to those of the highest significance, such as internationally recognised World Heritage Sites. All heritage 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 or 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 2021 Hatfield Peverel Parish 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 Hatfield Peverel Parish 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 shall be 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 late 2021 and early 2022. During this period nomination forms are to be posted on the Hatfield Peverel Parish Council website. During the consultation period nominations are to be received. An example of the nominations form is included at the end of this document in Appendix 1. The nominations 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 local list proforma is included at the end of this document in Appendix 2. This is an expanded and more detailed version of the nominations form.

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



Methodology

Nominations

Nominations that benefit from a national designation such as Listed Buildings are to be omitted from further assessment to avoid 'double designation'. All nominations should be within the Hatfield Peverel Parish boundary (see Appendix 3). Below is a description of the information needed on the nomination forms. A completed sample nomination assessment form has been provided as an example, to enable volunteers to gauge the level and depth of information required.

Survey Forms

Each nomination assessment form should include:

Section A

- Photograph
- Entry Name
- Site Address (including postcode **or** grid reference)
- Conservation Area (where appropriate)
- Brief description including original 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 can only be undertaken from the public realm. Where a nomination is not visible from the public realm an assessment cannot be undertaken. If a site is inaccessible from the public realm, the local planning authority may wish to arrange independent access to private land with the relevant landowner, to facilitate an assessment to be undertaken.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research can be undertaken to determine whether these have the benefit of the appropriate permissions. In addition, the inclusion or exclusion from the list does not imply acceptability.

Condition

The assessment is to include a summary of condition. This summary is to be 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 England⁴. 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	<i>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.</i>
Age	<i>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.</i>
Authenticity	<i>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.</i>
Rarity	<i>Appropriate for all assets, as judged against local characteristics.</i>
Architectural and Artistic Interest	<i>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.</i>

⁴ Historic England 2021 *Local Heritage Listing: Identifying and Conserving Local Heritage*. Historic England Advice Note 7 (2nd ed). Swindon. Historic England.

Archaeological Interest	<i>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.</i>
Historic Interest (Including Social and Communal Interest)	<i>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.</i>
Designed Landscape	<i>The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.</i>
Landmark/Townscape Status	<i>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.</i>

Appendix 1: Local List Nominations Proforma

This form is to be completed by members of the public, volunteers and local groups, who wish to nominate a building or structure to be considered for inclusion on the Hatfield Peverel Local List.

Nomination Proforma: Please email your completed form to heritage@hatfieldpeverelpc.com

Section A: General Information

Name			
Address			
Postcode			
Grid Ref			
Conservation Area	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
If yes, which CA			
Description of building/feature			

Section B – Assessment

Age (please add 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):
Authenticity (please add 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							
History/Information							
Accessible	Yes <input type="checkbox"/>			No <input type="checkbox"/>			
Overall Condition							
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:					
Date of assessment							

Appendix 2: Final Local List Proforma

This form is for the final assessment of the nominated buildings to be completed by Place Services ECC. This will become the final local listing entry on the Hatfield Peverel Local List.

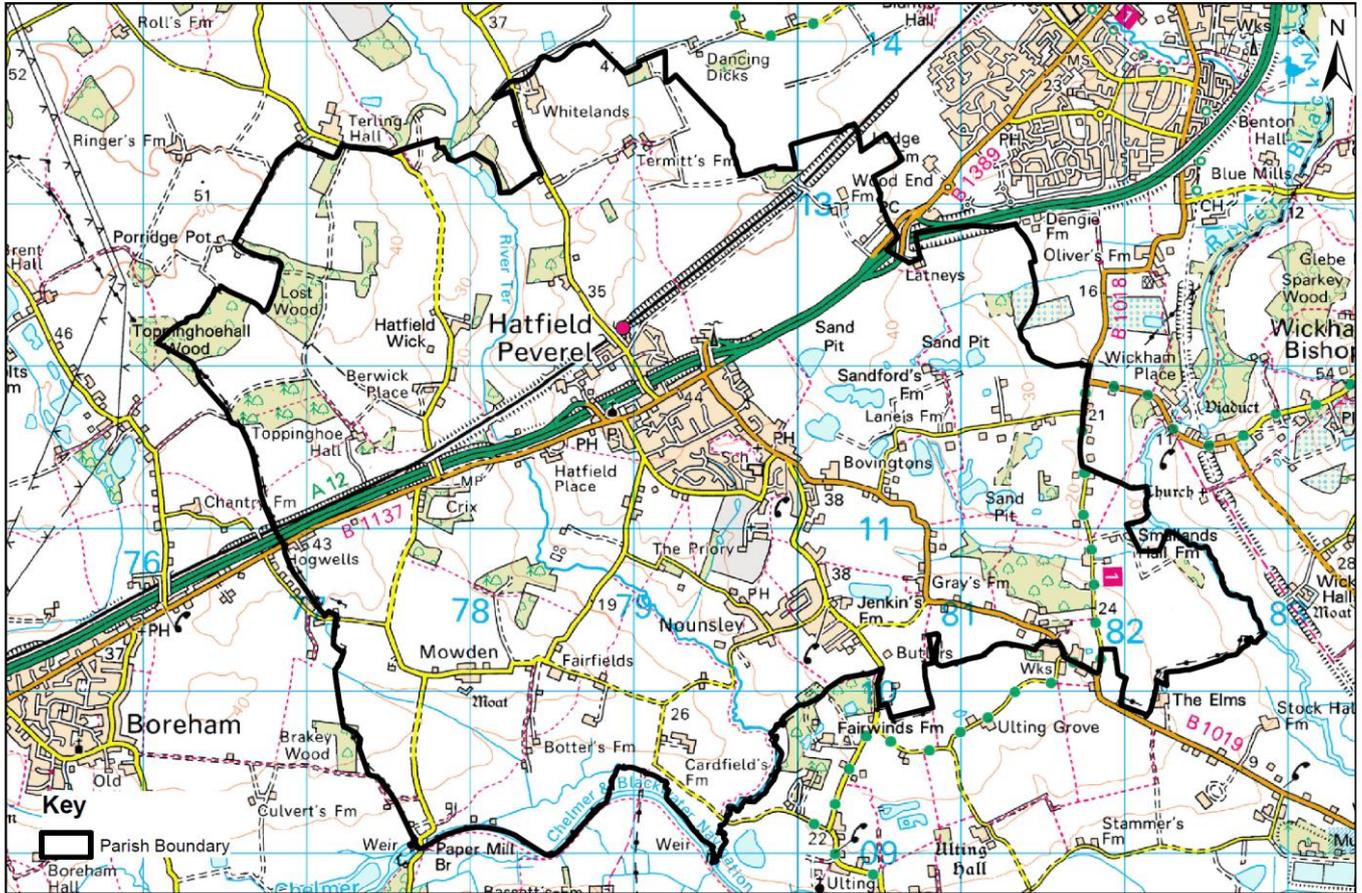
1. Name				Insert Photograph	
2. UID					
3. Address					
4. Postcode					
5. Grid Ref					
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input type="checkbox"/>
6b. If yes, which CA					
7. Description					

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. Aesthetic / Architectural Value						
11. Historic Value						
12. Social / Communal Value						
13. Group Value						
14. Landmark / Townscape Value						

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

Appendix 3: Hatfield Peverel Parish Boundary



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