

Crowstone United Reformed Church

**GUIDANCE**

The following principles should be followed when considering work to a Locally Listed Building:

Regular maintenance is essential. It will safeguard historic fabric and avoid the need for more costly repairs later on.

Proposals should preserve or restore the building's architectural or historic character. So the starting point should be to understand what features give the building its interest.



Leigh Police Station

It is important to retain and repair historic fabric as it gives authenticity to the building. This may include internal features like skirtings, doors, fireplaces ceiling cornices, historic plaster, and stair banisters and handrails. Where the fabric has deteriorated, repair rather than replacement should always be the first option.

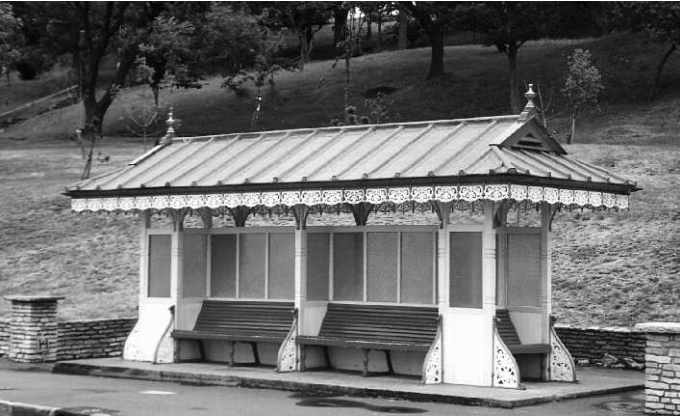
Necessary alterations to historic fabric should be reversible, as far as practical. For example, if fire proofing is needed, original ceilings, walls and doors may be retained behind fire-resistant fittings.

The historic plan form of the building (its internal layout) should normally be retained.

Additions and external alterations should preserve the scale and character of the building and should normally use appropriate traditional materials and designs.

The setting of the building should normally be preserved where this contributes its character.

Employ only suitably skilled designers and craftsmen.



Shelter, Western Espalnade

**ADVICE AND CONTACTS**

Officers in the Technical Services Department are available to offer practical and technical advice on the repair and maintenance of historic buildings, and on the need for Planning Permission. Contact points and other sources of information are given in a separate conservation leaflet.



Bournemouth Park Road School

TSD March 2000

**INTRODUCTION**

Southend has a wide range of historic buildings and structures. Those which are nationally important are included in the Government's statutory list of "buildings of special architectural or historic interest". These "Listed Buildings" are given legal protection. But we also have other historic buildings which are locally important. These are included in the Council's non-statutory Local List.



A Victorian post box

The purpose of the Local List is to identify buildings, structures and monuments of local architectural or historic importance and to take action as far as possible to preserve them. About 150 are on the Local List ranging from houses, shops and schools to transport structures and townscape features such as post boxes and shelters. The buildings which appear in the Council's Local List are recorded overleaf.

This leaflet outlines the background to buildings on the Local List and the ways in which they may be protected. A separate leaflet deals with Listed Buildings on the statutory list.

**HOW BUILDINGS ARE LOCALLY LISTED**

The Council reviews the Local List from time to time and will consider requests to add buildings to it. To be included, the building must either:

Demonstrate the Borough's history, particularly during its main period of growth. This includes buildings important for its social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings.

Have architectural interest - be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the townscape.

The building should not already be on the Government's statutory list.

The building's age and original use are important factors. Most pre-Victorian buildings which substantially survive are included. The major civic and cultural buildings of the Victorian and Edwardian eras are also included. Buildings built after 1914 are included only if they are especially noteworthy.

**PLANNING CONTROL**

Policies for Locally Listed Buildings are in the Southend-on-Sea Borough Local Plan, 1994 which can be inspected at the Civic Centre and local libraries.

The Local List is advisory only, and does not provide the Council with additional powers. Existing powers are used as far as possible to preserve Locally Listed Buildings, especially when considering applications for planning permission. Most developments - external alterations, extensions and changes of use - need planning permission from the Council and proposals should to pay special regard to:

preserving or restoring features which contribute to their character

maintaining their scale and proportions

preserving their setting

using appropriate materials

This does not mean the building has to be preserved exactly as it is, but that any alterations should be carried out in a sympathetic manner.

Internal alterations and some minor types of external development, especially to houses, do not need planning permission from the Council. If this threatens the character of a Locally Listed Building, however, consideration will be given to making an Article 4 Direction. This removes the automatic right to carry out the development and will require planning permission to be obtained from the Council. Consideration will also be given to the possibility of adding the building to the statutory list and thereby make it subject to more stringent controls.



The Last Post Public House



LOCALLY LISTED BUILDINGS



65 Hamlet Court Road



St Augustines Church



Southend Central Station

Leigh

|  |  |
|--|--|
| Billet Lane<br>Broadway<br>Church Hill         | Billet Cottage<br>The Grand Hotel<br>1-7 Norman Place<br>1-8 Pleasant Terrace<br>Castle Cottage<br>The Old School House<br>Cottage & Stable, Belfairs Park<br>Police Station<br>2 & 3 Plumbs Yard,<br>The Custom House, 74-74a<br>Wharf Cottage, 39a |
| Eastwood Road North<br>Elm Road<br>High Street |  |
| Leigh Hill                                     | 60/62<br>82<br>98-108  |
| Leigh Road<br>Olive Avenue<br>Railway Land     | Our Lady of Lourdes Church<br>71-73 (odd)<br>Platelayers Hut (adj. to<br>13 The Gardens, Leigh Hill)   |

Shoebury

|                          |  |
|--------------------------|--|
| High Street<br>Ness Road | The Shoeburyness Hotel<br>109-115 (odd)<br>Cambridge House, 121<br>Former Gatekeepers Lodge 135<br>Antiques Shop & Cottages,<br>Parsons Corner |
| North Shoebury Road      |  |

Southend

|   |  |
|---|--|
| Alexandra Road<br>Ambleside Drive<br>Boston Avenue<br>Bournemouth Park Road<br>Branskome Road<br>Church Road<br>Clarence Street<br>Clifftown Parade | Synagogue<br>Southend Adult Education Centre<br>St Mary's School<br>Bournemouth Park Road School<br>Branksome Road Methodist Church<br>St John's Church & Cemetery<br>23-29<br>Shelter east of War Memorial<br>Shelter Opposite Devereux Road<br>Shelter Opposite Wilson Road<br>Southend Central Station<br>Alexandra Yacht Club<br>Brethren Church<br>46-57 (consec)<br>193-194<br>The Britannia Public House<br>The Castle Public House<br>The Minerva Public House |
| Clifftown Road<br>Clifton Terrace<br>Coleman Street<br>Eastern Esplanade  |  |

Southend cont.

|  |  |
|--|--|
| Hamlet Road<br>High Street   | The Cliff Public House<br>3-5<br>130<br>143<br>The Cornucopia Public House, 39<br>The Falcon Public House, 45<br>2-18 (even)<br>Clifftown United Reformed Church<br>Post Box (adj. to 8 Capel Terrace)<br>Palace Hotel<br>Southend High School<br>Signal Box north of Southend Victoria Station<br>19-20<br>Former Schoolhouse<br>All Saints Church<br>Post Box Adj. to 228<br>St Augustines Church<br>Prittlewell Station<br>Southend on Sea New Church<br>The Blue Boar Public House<br>The Golden Lion Public House, 287-289<br>The Spread Eagle Public House, 263-267<br>Evangelical Church<br>37-41 (odd)<br>Shelter opposite Westcliff Leisure Centre<br>Shelter west of Esplanade Public House<br>The Last Post |
| Marine Parade  |  |
| Nelson Street  |  |
| Pier Hill<br>Prittlewell Chase<br>Railway Land<br>Royal Terrace<br>Southchurch Boulevard<br>Southchurch Road |  |
| St Augustines Avenue<br>Station Approach<br>Swanage Road<br>Victoria Avenue                                  |  |
| Wallis Avenue<br>West Street<br>Western Esplanade  |  |
| Westem Road  |  |

Westcliff

|   |   |
|---|---|
| Canewdon Road<br>Chalkwell Esplanade<br>Hamlet Court Road<br>Kings Road | Sunray House<br>The Crowstone<br>65<br>Crowstone United Reformed Church<br>St Saviour's Church<br>Our Lady & St Helen's Church<br>Cemetery Chapel<br>Palmeira Mansions (including 1-9<br>Shorefield Road) |
| Milton Road<br>North Road<br>Palmeira Avenue                            | Argyll House<br>Westcliff Station (platform canopies &<br>ironwork)<br>Post Box adj. to Winton Hall<br>27<br>Post Box adj. to St John's Court   |
| Seaforth Road<br>Station Road   |   |
| Westcliff Avenue<br>Westcliff Parade                                    |   |



The Palace Hotel



The Cottage, Belfairs Park



Sunray House