

GUIDANCE

Action to preserve the character of Southend's Listed Buildings is guided by the government's national policies, advice from English Heritage and the Council's own policies. *Planning Policy Guidance Note 15 "Planning And The Historic Environment"* sets out government policies on conservation and gives general guidance on alterations to listed buildings. English Heritage publishes guidance on aspects of listed buildings and may give specialist advice on proposals. The Council's own policies are in the *Southend-on-Sea Borough Local Plan, 1994*. These publications can be inspected at the Civic Centre.

Work to a Listed Building should follow these principles:

Proposals should preserve or restore the building's special architectural or historic interest. So, first, understand what features give the building its interest.

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, wattle and daub to walls, 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.

LISTED BUILDING CONSENT

Work to demolish, alter or extend a Listed Building in any way which affects its character as a building of special architectural or historic interest must have Listed Building Consent before it is carried out. Repairs also need Consent if they alter the building's character. Even minor work like replacing cast iron guttering with plastic or changing internal doors is likely to need Consent.

Applications must normally be made to the Council and include sufficient information to enable the impact of proposal to be fully assessed. No application fee is required. Applicants must be able to justify their proposals and show why the works are desirable and necessary. Detailed plans of the existing fabric and proposed works, and supporting written information are normally essential. If consent is granted, applicants may be required to record historic features affected by the proposal before work starts.

Some Church denominations have "ecclesiastical exemption" and deal with their own Listed Building Consent applications, following agreed procedures. Listed Buildings owned by the government or the Council are also subject to different procedures.

It is a criminal offence to carry out work to a Listed Building without necessary Consent. Before carrying out work please check with the Council whether Listed Building Consent is necessary and obtain advice on its suitability and the information needed for an application.

Planning permission may also be required if the proposal involves a material alteration to the building's external appearance, a change of use or other forms of development. If both are needed, the two applications should normally be made together so that all the issues can be assessed at the same time.

FINANCE

Grants from the Council, English Heritage and the Heritage Lottery Fund may be available towards the cost of repairing or reinstating some Listed Buildings. Details of grants are set out in a separate leaflet. VAT may be reclaimed in some instances for alterations which have received Listed Building Consent. Check the situation with a tax expert or the VAT office before work starts.

ADVICE AND CONTACTS

Officers from the Technical Services Department are available to offer practical and technical advice, on the repair and maintenance of Listed Buildings, and on the need for Listed Building Consent and Planning Permission. Contacts and sources of further information are given on a separate conservation leaflet.

INTRODUCTION

Southend has a wide range of historic buildings. The most important are included by the Secretary of State for Culture, Media and Sport in the statutory list of "buildings of special architectural or historic interest". Southend has about 150 of these "Listed Buildings". Other historic buildings are included in the Council's own non-statutory 'Local List' and are considered in a separate leaflet. The Planning (Historic Buildings & Conservation Areas) Act, 1990, requires the Council to have special regard to the desirability of preserving Listed Buildings, their setting and any features of special architectural or historic interest. Owners also have a responsibility to care for these special buildings. This leaflet outlines the background to Listed Buildings and some of the ways they may be protected.



The Moat House, Shoebury

Group Value - Does a collection of buildings together exhibit an important architectural or historical unity?

Age and rarity are important factors. Normally, all pre 1700 which survive in anything like their original condition are listed. Most built between 1700 to 1840 are also listed. After 1840 more buildings survive and only the best examples are listed, especially the work of major architects. Greater selectivity is given to post-1914 buildings and those less than thirty years old must have outstanding quality.

Listed Buildings are graded to show their relative importance. The great majority are Grade II. Those with "more than special interest" or "exceptional interest" are Grade II* or I respectively.

WHAT LISTING COVERS

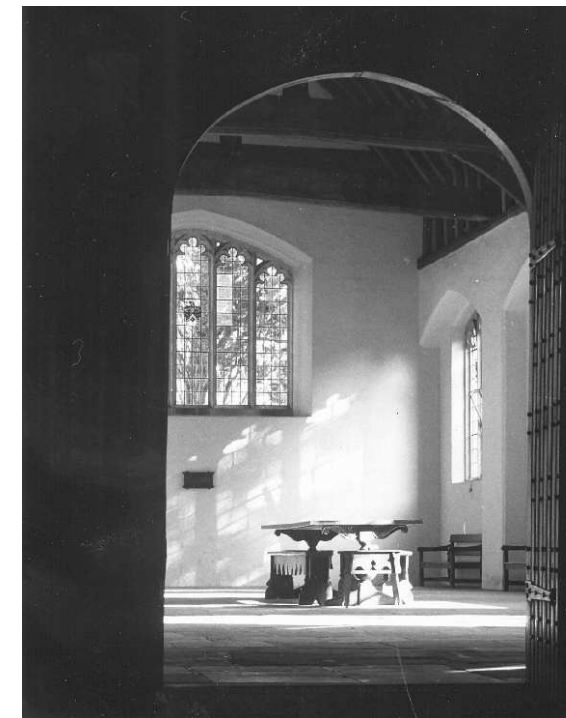
Listing applies to the interior and exterior of the building and to objects fixed to it, such as fire places, panelling, skirtings and doors. It also includes freestanding objects and structures within the building's "curtilage" (ie its grounds) which have been there since before 1st July 1948.

Structures as well as buildings may be listed. For example, the original Crowstone, now in Priory Park, the Statue of Queen Victoria and the War Memorial on Clifftown parade and several K2 telephone boxes in the Borough are listed.



The original Crowstone

Listed Buildings in the Borough are summarised overleaf. The full list describes some of the important features of each building and can be inspected at the Civic Centre.



Prittlewell Priory, a Grade I listed building

HOW BUILDINGS ARE LISTED

The statutory list for Southend was published in 1974. Since then, further buildings have been added by the Secretary of State on request. English Heritage advises the government on conservation and will always be consulted before a building is listed. Buildings are assessed against a set of national criteria:

Historical Interest - Is the building an important part of the nation's social, economic, cultural or military history?

Close Historical Associations - Is the building connected with important historical people or events in the nation's history?

Architectural Interest - Is the building's design, decoration, craftsmanship or technical innovation of national importance?



Church of St Mary, Prittlewell

LISTED BUILDINGS



Trinity Church, Southchurch Boulevard, dates from the 12th Century



Southchurch Hall, dates from the 13th Century



The present Pier dates from 1889



60 East Street, Prittlewell, was built in the 18th Century

Leigh

		GRADE
Broadway	Church of St Clement	II
Broadway West	Leigh Library	II
Eastwoodbury Lane	Church of St Laurence and All Saints	II
	Cockethurst Farmhouse	II
High Street	62 & 63	II
	The Crooked Billet	II
Leigh Hill	28	II
	The Bank House, 42	II
	Prospect House, 85	II
	Herschell House, 87	II
Lime Avenue	Church of St Margaret	
	Antioch	II
Rayleigh Road	The Bell House, 321	II

Shoebury

Church Road	Church of St Andrew	II
	South Shoebury Hall & Garden Room	II
Elm Road	The Red House, 311 (formerly Wakering Road)	II
Frobisher Way	Parsons Barn	II
North Shoebury Road	Church of St Mary	II
	Former Blacksmiths Cottage & Post Office, Parsons Corner	II
	New Farm	II
	The Moat House	II
Poynters Lane	North Shoebury House	II
Suttons Road	Manor House	II*

Shoebury Garrison

Beach Road	East & West Powder Magazines	II
Chapel Road	Blocks A-Q Horseshoe Barracks	II
	Cookhouses r/o blocks CD, EF, LM	II
	Garrison Church of St Peter & St Paul	II
	Gate House & Clock Tower	II
	Gunnery Drill Shed	II
	Long Course Officer Quarters	II
Hospital Road	Blocks E-M including Hospital	II
Mess Road	Commandant's House	II
	Officers Mess	II
Old Ranges	Former Heavy Quick Firing Battery	II
	Former Light Quick Firing Battery	II
The Terrace	Blocks A-G	II
Warrior Square Road	1-4	II

GRADE

Southend

	5, Clerk of Works House	II
	Carriage / Wagon Shed	II
Bournes Green Chase	The White House and Garden wall	II
Cliffdown Parade	1-12 (consec)	II
	Statue of Queen Victoria	II
	War Memorial	II
Clifton Terrace	1-6 (consec)	II
	Telephone Kiosk	II
Devereux Road	Broadwater House, 7	II
East Street	30	II
	60	II
Eastern Avenue	Foxhall Farmhouse	II
Eastern Esplanade	40-45 (consec)	II
High Street	The Royal Hotel (including Princess Caroline House)	II
Marine Parade	1-4 (consec)	II
	The Hope Hotel, 33-35	II
Nelson Street	1-15 (odd)	II
Pier Hill	Southend Pier	II
Royal Terrace	1-15 (consec)	II
	Two Telephone Kiosks SE of Royal Hotel	II
Southchurch Avenue	The Kursaal	II
Southchurch Boulevard	Church of Holy Trinity	II
	Former Southchurch Rectory	II
Southchurch Hall Close	Southchurch Hall	I
Southchurch Road	Porters	I
Victoria Avenue	255	II
	269-275	II
	Central Museum	II
	Church of St Mary	I
	Old Crowstone, Priory Park	II
	Prittlewell Priory, Priory Park	I
Wakering Road	Lawn Cottage	II
	Southchurch Lawn (Alleyn Court & Eton House School)	II

Westcliff

Anerley Road	Marteg House, 51	II
Chalkwell Park	Chalkwell Hall	II
Clatterfield Gardens	62	II
	White Hall	II
London Road	The Palace Theatre	II
	Westcliff Library	II
Park Road	Former Park Road Methodist Church and Church Hall	II
St Johns Road	St Albans The Martyr Church	II

GRADE



The 'International Style' house at 62 Chatterfield Gardens, built in 1934



Cockethurst Farmhouse, mostly constructed in the 16th - 17th Centuries



Royal Terrace, built in the 1790's



Porters dates from the 15th and 16th centuries