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.

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.

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.

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.

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 onleaf.

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 townscap.

- 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 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 also be given to the possibility of adding the building to the statutory list and thereby make it subject to more stringent controls.
LOCALLY LISTED BUILDINGS

Leigh
Billet Lane
Billet Cottage
Billet Cottage
Broadway
The Grand Hotel
1-7 Norman Place
Church Hill
1-8 Pleasant Terrace
Castle Cottage
The Old School House
Eastwood Road North
Cottage & Stable, Belfairs Park
Elm Road
Police Station
High Street
2 & 3 Plumby Yard,
  The Custom House, 74-74a
  Wharf Cottage, 39a
Leigh Hill
60/62
98-108
Leigh Road
Our Lady of Lourdes Church
82
Olive Avenue
71-73 (odd)
Railway Land
Platelayers Hut (adj. to
  13 The Gardens, Leigh Hill)
Shoebury
High Street
The Shoeburyness Hotel
Ness Road
109-115 (odd)
Cambridge House, 121
Former Gatekeepers Lodge 135
North Shoebury Road
Antiques Shop & Cottages,
  Parsons Corner
Southend
Alexandra Road
Synagogue
Ambleside Drive
Southend Adult Education Centre
Boston Avenue
St Mary’s School
Bournemouth Park Road
Bournemouth Park Road School
Branscombe Road
Branscombe Road Methodist Church
Church Road
St John's Church & Cemetery
Clarence Street
23-29
Cliffdown Parade
Shelter east of War Memorial
Shelter Opposite Devereux Road
Shelter Opposite Wilson Road
Cliffdown Road
Southend Central Station
Clifton Terrace
Alexandra Yacht Club
Coleman Street
Brethren Church
Eastern Esplanade
6-57 (consec)
193-194
Hamlet Road
The Britannia Public House
Southend cont.
High Street
130
143
Marine Parade
The Cornucopia Public House, 39
The Falcon Public House, 45
Nelson Street
2-18 (even)
Cliffdown United Reformed Church
Post Box (adj. to 8 Capel Terrace)
Pier Hill
 Palace Hotel
Prittlewell Chase
Southend High School
Railway Land
Signal Box north of Southend Victoria Station
Royal Terrace
19-20
Southchurch Boulevard
Former Schoolhouse
Southchurch Road
All Saints Church
Post Box Adj. to 228
St Augustines Avenue
St Augustines Church
St Augustines Church
Station Approach
Prittlewell Station
Swanage Road
Southend on Sea New Church
Victoria Avenue
The Blue Boar Public House
The Golden Lion Public House, 287-289
The Spread Eagle Public House, 263-267
Wallis Avenue
Evangelical Church
West Street
37-41 (odd)
Western Esplanade
Shelter opposite Westcliff Leisure Centre
Shelter west of Esplanade Public House
Westcliff
West Road
The Last Post
Canewdon Road
Sunray House
Chalkwell Esplanade
The Crowstone
Hamlet Court Road
65
Kings Road
Crowstone United Reformed Church
St Saviour's Church
Milton Road
Our Lady & St Helen's Church
North Road
Cemetery Chapel
Palmeira Avenue
Palmeira Mansions (including 1-9
  Shorefield Road)
Seaford Road
Argyll House
Station Road
Westcliff Station (platform canopies &
  ironwork)
Westcliff Avenue
Post Box adj. to Winton Hall
Westcliff Parade
27
Post Box adj. to St John's Court