

North Somerset Council

Report to the Executive

Date of Meeting: 08/02/2023

Subject of Report: Adoption of assets to North Somerset's Local Heritage List

Town or Parish: North Somerset

Officer/Member Presenting: Councillor Mark Canniford, Executive Member for Placemaking and Economy

Key Decision: No

Reason:

The proposal does not have a significant effect on the communities living or working in two or more wards and will not incur expenditure/savings of £500k or over

Recommendations

- To recognise the invaluable input of the Heritage Champion and the Scrutiny panel and to adopt the heritage asset being put forward in this report to the North Somerset Local Heritage List
- To delegate the necessary accounting treatment within the asset register and the balance sheet to the S151 Officer when closing the 2022/23 accounts.

1. Summary of Report

The purpose of the report is to provide key information in regard to the heritage asset being put forward for addition to the North Somerset's Local Heritage List.

The asset list found in Appendix 1 have meet at least one if the selection criteria for Local Listing and have been reviewed and approved for adoption by the Local Heritage List Panel in line with the adopted North Somerset Local Listing Procedure.

2. Policy

A local list is a tool to allow Council and Committees to give further considerations within the planning system to locally important heritage assets.

The adoption of a Local List is both supported by central government and the National Planning Policy Framework (NPPF).

Chapter 16, paragraph 185 of the National Planning Policy Framework (NPPF) states that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

The Local List forms part of North Somerset Council plan to provide a positive strategy to conserve our historic environment.

The adoption of a heritage asset to a formal Local List will identify them as recognised heritage assets by the Council as having heritage significance; they are then considered to be material considerations in the planning process under paragraph 197 of the NPPF.

The Local List also allows the Council to meet the policy aims in Policy CS5 of the North Somerset Core Strategy (adopted 2012) which states that *-The Council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.*

Policy DM7 (Non designated heritage assets) within The Development Management Policies: Sites and Policies Plan Part 1 (adopted July 2016) will then become effective towards any heritage asset adopted as part of North Somerset Council's Local List.

3. Details

North Somerset Council has a rich and varied historic environment with many heritage assets listed as part of the statutory list by the Department of Culture, Media and Sport (DCMS). However, there are many other heritage assets which are important to the understanding and appreciation of North Somerset's heritage and are of value to the local street scene, wider landscape and local communities.

North Somerset Council, with assistance from Historic England, local interest groups, Town and Parish Councils and the public, is compiling a 'Local List' in order to highlight buildings, structures and archaeological sites which are of local importance.

The selected assets put forward in this report have met the criteria and gone through the procedure set out in the North Somerset local list management brief which details the process in which heritage assets are nominated and then assessed against the selected criteria by our independent panel for possible adoption on to the Local List.

4. Consultation

A consultation meeting with the Local Heritage List Panel was held on the 28/10/22 to discuss each of the nominations and vote on those to be put forward for official adoption on to the North Somerset's Local Heritage List.

5. Financial Implications

Costs & Funding

Funding of £2,800 has been secured through the Great Weston Heritage Action Zone from Historic England to support the work. The funding will allow the online publication of an accessible handbook and second handbook/update to include results of first year of nominations.

It will also cover the cost of a conference in Weston Museum on Local list development, and any training costs associated with the panel.

There is a possibility of a minimal increase in planning fees for the council as a result of processing of applications for Planning Permission or for pre-application enquiries.

Accounting Treatment

If any of the assets are currently owned/leased by NSC – they will be included within the Asset Register and Balance Sheet, and subsequently within the Statement of Accounts. These will be recognised, depreciated, and revalued in line with our accounting policies for:

- Property, Plant and Equipment (PPE),
- Recognition,
- Measurement, Impairment, and
- depreciation.

Updating any of the NSC owned/leased assets to Heritage status means that the asset will need to be reviewed in-line with these policies and may require: -

- a change of categorisation
- changes to the revaluation programme,
- Balance Sheet entries, and
- Statement of Accounts.

6. Legal Powers and Implications

There are no legal implications foreseen. Local Listing is controlled through planning policy and not cover by legislation.

7. Climate Change and Environmental Implications

The designation of assets to the North Somerset local list is not expected to have an effect on climate change and no permitted development rights are affected on any building added to the list that would prevent owners making their assets more energy efficient.

8. Risk Management

The council should be mindful that there will be assets within its ownership that may be nominated by third parties and considered to be of sufficient heritage value to be placed on the Local List. In the event that the council wishes to adapt or develop Locally Listed buildings to meet a strategic service objective or to progress the capital strategy for investment in assets, then this will need to be properly considered as part of the planning process.

9. Equality Implications

There are no implications foreseen, no permitted development rights are affected on any building added to the list that would prevent owners making changes to the asset in regard to accessibility needs. The designation process has included a full public consultation process.

10. Corporate Implications

The North Somerset Local List is consistent with the Corporate Plan objectives to protect the built environment.

There will be additional pressure on staff resources for the addition of information to the Historic Environment Record database, and possible extra requests for pre-application advice on land or built structures which are added to the Local List, but it is not considered that this will be significant.

11. Options Considered

The adoption of assets to the North Somerset Local List is optional but is an aspiration of the Great Weston Heritage Action Zone from which we have significant funding to aid with implementation of the Local List.

It is also endorsed by Central Government to aid local communities in protecting the heritage of their areas they consider important to them and their communities.

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Appendices:

Appendix 1: Asset for Adoption to North Somerset Local Heritage List

Background Papers:

Historic England Local Heritage Listing HEAN7



<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

North Somerset Council Local List Handbook

<https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/local-heritage-list>

Appendix 1: Asset for Adoption to North Somerset Local Heritage List

The nomination descriptions are taken from the Know Your Place website where members of the public have filled out the required information to nominate a heritage asset for Local Heritage Listing.

Asset Title	Description	Criteria Met
<p>Raglan Circus, 10-36 Upper Church Road</p> 	<p>This crescent-shaped terrace was built in the early 1850s, during the Crimean War. News came during construction that the body of Lord Raglan, commander of the British troops in the Crimea who had died in June 1855, was to be brought up the Bristol Channel for burial in Gloucestershire. Raglan Circus was named in commemoration of that event. Many of the houses are now guest houses or have been converted into flats. - Listed in the Great Weston Conservation Area Appraisal and Management Plan (CAAMP) as a Very Prominent Building (VPB)</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331406.96&y=162037.06&extent=557.81</p>	<p>Aesthetic Historical</p>
<p>51 upper church road w-s-m</p> 	<p>The terrace in the right foreground of these photographs dates from the 1850s; the remainder of the road was built in the 1880s. This stretch of Upper Church Road was entirely residential until the late 1880s, when the ground floors began to be converted into shops. The road was still a busy local shopping area in the 1970s, when the photo on the right was taken. There is only a single convenience store in operation today, although the original Victorian shop front at No. 51 (at the far right of each photo) remains. - Listed in the CAAMP as a VPB</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331494.47&y=162045.99&extent=557.81</p>	<p>Aesthetic Historical Evidential</p>
<p>Watcombe, 8 Shrubbery Road</p>	<p>Watcombe was built after 1898 in the second phase of the development of the Shrubbery Estate. It was one of several lodges and stables for the villas of the estate gathered around the Villa Rosa. Shrubbery Garage and taxi service was at one time operated from the premises by Mr. Albert E. Dyer who resided at Watcombe for many years. - Listed in the CAAMP as a VPB</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331514.71&y=162069.81&extent=557.81</p>	<p>Rarity Aesthetic Historical Evidential</p>



Church Road Methodist Church

This Methodist Church was built 1879-81 in an elaborate Gothic style, with a slim needle spire, by Alexander Lauder of Barnstaple (1836-1921). Lauder designed several other churches and chapels in Devon, London and Manchester during his career. He was a fervent Wesleyan Methodist preacher and was Mayor of Barnstaple 1885-87. - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331565.91&y=162060.88&extent=523.88>

Aesthetic
Historical
Evidential



7 Eastfield Park

Eastfield Park is another of Weston's Victorian private housing estates. It was built in the 1870's on one of the old common fields of Weston when it was still a village and known as the East Field. One of several substantial houses, "Highcroft" has a four-storey tower and its gable roofs are supported by pairs of carved stone brackets rather than bargeboards. - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332586.87&y=162175.77&extent=557.81>

Aesthetic
Historical



Upper Gate Lodge, Milton Cemetery

The Gothic-style upper gate lodge was designed by Charles E Davis of Bath, the designer of the cemetery itself. The lodge is built of pink limestone, which was quarried on site. - Listed in the CAAMP as a VPB Group value with chapel.

Aesthetic
Historical
Evidential

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332723.2&y=162113.86&extent=523.88>



27, Milton Road and associated gates/gate posts

Milton Road is an ancient route to the hamlet of Milton. By 1886, there were relatively few houses beyond the junction with Ashcombe Road. This property was built in the mid 19th century as the lodge to Ashcombe House. Since 1917, it has been the south lodge to the cemetery. This forms group with the gates to the cemetery at this end which were formally part of the Ashcombe House estate- Listed in the CAAMP as a VPB

Aesthetic
Historical
Evidential

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332866.67&y=161688.21&extent=523.88>



The Old Stable w-s-m



The Heritage Centre w-s-m

In 1886, Thomas Cogle, purveyor of meat and farmer of 23 West Street, commissioned Hans Price & Wooler to build a coach house, stable and grooms' quarters on an empty site in Wadham Street, now No. 19. The L-plan building is of rock-faced stone with gabled front and rear ranges and a lower connecting range. After the need for stabling had ended, The Old Stable became a pub and restaurant. Giovanni Ferrari ran 'La Stalla', Italian restaurant for many years until late 2019 when it became The Old Stable once more, offering carvery meals. - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331829.83&y=161787.18&extent=232.42>

Built in the 1890s it was workshops and stables. Leavers the hardware shop had it as a warehouse and there once was a jazz club upstairs called the JL Club. You can still see the initials 'JL' on the brickwork which is for Jimmy Leaver. The building was restored in the 1980s by the Civic Society and was a Heritage Centre it is currently a Business Centre and called The Stable - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331848.68&y=161769.02&extent=130.97>

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Boulevard United Reformed Church (former Boulevard Congregational Chapel)



Former Burtons, 31-35 High Street

The shell of Boulevard Congregational Church following two consecutive nights of bombing starting on 28th June 1942. Firebombs fell quickly, some took a hold in the building and eventually it was enveloped in flames. Thus, a church which had been standing for 60 years was destroyed overnight. The Gothic style Boulevard Congregational Chapel was built in 1875/1876 to a design by T L Banks and replaced the smaller chapel on High Street. Badly damaged during the bombing raid of 28th/29th June 1942, the chapel was demolished and replaced by the current building (now the United Reformed Church) which was completed in 1959. - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332043.94&y=161701.9&extent=130.97>

A former Burtons store of c.1932 by architect Harry Wilson (company architect from early 1920s to c.1937). Built in the Art Deco style. It has elephant capitals which are a common motif for a small group of Burton stores built around 1931-2 (cf those at Barking (1931), Belfast (Ann Street), Cardiff (Queen Street), Greenwich (1932), Halifax (1932), Oldham, Streatham (1932), and Wolverhampton). Heritage England rejected a listing application in 2018. Information from the HAZ project. - find listing report - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331925.57&y=161411.39&extent=232.42>

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Age
Aesthetic
Historical
Evidential



Former The Shaftesbury Hotel, Regent Street. (Magdala)

The Shaftesbury Hotel was part of Magdala Buildings which were designed by Weston's foremost Victorian architect Hans Fowler Price in 1870. It was a popular place to stay owing to its proximity to the town's original railway station. It was described in 1905 as a "high class temperance establishment." This photograph was probably taken pre-1910. Built in 1869 to the design of Hans Fowler Price, Weston's foremost Victorian architect. At the centre of the angled block was the Shaftesbury Hotel, described in 1905 as a "high-class temperance" establishment. The building was named to commemorate the Battle of Magdala which was the conclusion of the British Expedition to Abyssinia and was fought in 1868. - Listed in the CAAMP as a VPB

Aesthetic
Historical
Evidential

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332093.95&y=161329.24&extent=557.81>



1-17 The Centre

The Centre is a curved parade of Art Deco shops with flats above, built c.1933 and designed by local architects Leete & Darby who also designed the Art Deco houses in Station Road/Neva Road. The design originally incorporated an illuminated glass canopy above the shop fronts, which had deteriorated by the 1990s/2000s and was duly removed. The Centre had become increasingly shabby but was renovated and restored in 2016 using consistent materials and a bright colour scheme to create a striking Miami-style Art Deco effect. Information uploaded as part of the High Street HAZ project. - Listed in the CAAMP as a VPB

Age
Aesthetic
Historical

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332119.55&y=161222.08&extent=523.88>





Lalonde Bros & Parham Offices (Nightingales building) w-s-M



Currently a storage facility, this building was designed in 1904 by local architects Price & Jane for the auctioneers and estate agents Messrs Lalonde Bros & Parham. The building was completed by February 1905. In 1886 Emille Lalonde, the son of French emigrants who had settled in Weston in the 1870s, married Kitty, the daughter of his employer Samuel Norton, an auctioneer and valuer based in West Street. Lalonde was subsequently made a partner in the renamed Norton Son & Lalonde. Samuel Norton died in 1894 and Emille brought his younger brother Septimus into the firm, now called Lalonde Bros. A third brother, William, had opened a furniture shop in Weston, which necessitated the ownership of a horse-drawn van. It was this vehicle that first connected the Lalonde name with the removal business, which began in 1895. When Septimus Lalonde married, his new brother-in-law was Salisbury estate agent Ernest Parham. This connection brought together auctioneers, valuers, removers and estate agents into one family. Ernest Parham joined the Lalonde brothers in a new business venture, and the first office of Lalonde Bros & Parham opened in Bristol in 1898. To accommodate expansion of the business, a striking furniture warehouse was designed in 1904 by local architects Hans Price and William Jane. Costing several thousand pounds to build, the warehouse opened in February 1905, the occasion marked with a dinner for the firm's employees. The Station Road building has remained linked to the removals business and is currently occupied by a home storage company. Information uploaded as part of the High Street HAZ project. - Listed in the CAAMP as a VPB

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=332201.4&y=161147.22&extent=218.28>

Aesthetic
Historical
Evidential

<p>Oaklands, 26, Severn Road.</p> 	<p>Unusual house of brick and stone, with half-timbered gable and other Arts & Crafts influenced features. Built by 1903. - Listed in the CAAMP as a VPB</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331955.07&y=160386.71&extent=523.88</p>	<p>Rarity Aesthetic</p>
<p>Former Congregationalist Chapel, Moorland Road</p> 	<p>The Old Chapel, now flats, is a Gothic building of rubble stone with freestone dressings and tracery in the west window. The current church was built in 1925 to designs by Fry, Patterson and Jones. On 16th November in that year, two commemorative stones were laid in the west elevation to celebrate the centenary of Congregationalism in Weston. The church succeeded a schoolroom of 1894 and a temporary tin church of 1904 on the site. - Listed in the CAAMP as a VPB Fry, Patterson and Jones – succeeded Hans Price as architects in Weston</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=331925.08&y=159855.88&extent=218.28</p>	<p>Aesthetic Historical Communal Evidential</p>
<p>Anti-aircraft battery, Sheepway</p>	<p>'Battery' is an historic term which refers to a cluster of cannons acting as a group. WWII artillery batteries are in a way updated versions of these and contained large guns, missiles or rockets to aid in the defence against planes or tanks. Due to the size and weight of these weapons they were anchored to the spot in strategic places as they were not easily movable. Today what is left of a WWII battery is usually the platform that the weapons were mounted on. This can be seen at the remains of the anti-aircraft battery at Sheepway. The building also still has the the silhouette of a Heinkel bomber painted on a magazine wall following it being shot down (N Roberts 1981, Bristol's Answer to the Luftwaffe, BARG Review 2, 59-65).</p> <p>https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=348700.82&y=176580.58&extent=4191.01</p>	<p>Historical Evidential</p>



Standing stone near Gout House Farm



Wake & Dean / Avalon Warehouses

A standing stone of dolomitic conglomerate about 1.8m high and 0.5m square. Likely of Bronze Age date.
<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=340400.26&y=160859.22&extent=523.88>

Former furniture factory relocated to Yatton from London 1900s
 Rarity – Although there were other factories in the village, none reached the scale of this one in its heyday. At its peak it had its own railway siding.

Historical
 Evidential

Historical
 Communal
 Rarity
 Aesthetic



Social and Commercial Value – The factory was one of, if not the main employer in the village, and must have brought prosperity to the village. Talking to native villagers many have stories of working or having family who worked in the factory.

Visual/Aesthetic interest - Most of the factory was demolished, and the land built on, but these warehouses/workshops survived and are a reminder of Yatton’s industrial past. The design is classic factory design often see in industrial areas, but sadly disappearing from smaller communities.

Brief History:

Wake and Dean was a business founded in London in the 1800s. It began its move to Yatton in 1899, with equipment and manufacturing being gradually transferred. The move was completed in 1917. The company brought their workers with them, and more Londoners subsequently came to join them. Railway sidings were added in 1919 for ease of unloading raw materials. In the early 1930 a larger, more modern factory was built. Between 1936 and 1940 accommodation was built, some for sale, but the bulk for rental by staff. In 1939, 69 houses were built in Wakedean Gardens. The factory had varying fortunes over the years, undergoing restructures to try to survive the economic conditions. In the 1970s Avalon, as it was now known, experienced a resurgence in fortunes, assisted in part by a publicity campaign featuring TV personality Katie Boyle. The factory finally closed in 1984, with the contents of the factory being auctioned, and most of the buildings being demolished.

(Source: Yatton Yesterday No 6 pp 19-26 and Yatton Yesterday No 7 pp 40-49.)

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=342416.69&y=166409.05&extent=1047.75>

Dock Master's House, Portishead



The Dock Master’s House is a substantial building situated above the pier and the original docks, now the Marina. It is constructed of dressed stone with sash windows and tall decorative chimneys. The windows face different directions across the Bristol Channel in order that the Dock Master could see the ships on the ‘Kings Road’ shipping lane, those coming into port and the activity on the docks. The Dock Master’s House stands as an important reminder of the industrial and nautical heritage of Portishead. The Dock Master’s House is a unique building within Portishead, and an example of the Victorian style using local materials. The Dock Master’s House was built at the height of the iron and steel era in the 1860s at the same time as the Bristol Port Railway and Pier Company built a larger pier, deep-water dock and a broad-gauge railway line from Bristol. It was used mainly as a commercial dock although steamers carried passengers to and from Ilfracombe and the Welsh coastal ports. This asset meets the following criteria: age, rarity, historical association and visual/aesthetic interest.

<https://maps.bristol.gov.uk/kyp/?edition=nsom&layer=Community%20layer&x=347528.05&y=177498.55&extent=1047.75>

Historical
Communal
Rarity
Evidential

