

Local List

Adopted February 2008

Supplementary Planning Document





Yate

Introduction

South Gloucestershire contains over 2000 buildings and structures which are of sufficient architectural and historic importance to be included on the statutory list by the Department of Culture, Media and Sport. Listed Buildings enjoy statutory protection against unauthorised alteration and demolition. However, there are many other buildings and structures of architectural or historic interest which do not meet the strict criteria for statutory listing, but make a significant contribution to the character and appearance of South Gloucestershire.

The Council recognizes the valuable contribution that these buildings make to the local scene, and has followed Central Government guidance by creating a list of locally important buildings and including policies in the Local Plan to protect them. This Supplementary Planning Document (SPD) provides guidance to owners and occupiers of buildings on South Gloucestershire's 'Local List'. It explains why the Local List has been created, the criteria for including buildings, and the effects of inclusion on the Local List.

The Policy Context

The compiling of a Local List of buildings and structures which make a significant contribution to local character and distinctiveness is supported and encouraged by national government guidance, English Heritage best practice and by Local Plan policies and the Local Development Framework.

Nationally:

The Government endorses the production of lists by Local Planning Authorities of buildings which are of local importance in Planning Policy Guidance 15: Planning and the Historic Environment (PPG15). Paragraph 6.16 states:

'Many buildings that are valued for their contribution to the local scene, or for local historical associations, will not merit [statutory listing]. Such buildings will often be protected by conservation area designation. It is also open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through the normal development control procedures.'

The Government also stresses the need for good design which respects local distinctiveness in Planning Policy Statement 1: Delivering Sustainable Development, including reusing and incorporating existing buildings which contribute to local distinctiveness and character of an area.



Fountain near green, Tockington



Yate

Locally:

The South Gloucestershire Local Plan (adopted January 2006) includes a number of policies which relate to the Local List.

Policy L15:

"BUILDINGS AND STRUCTURES WHICH MAKE A SIGNIFICANT CONTRIBUTION TO THE CHARACTER AND DISTINCTIVENESS OF THE LOCALITY

L15 Development proposals will be expected to retain buildings and structures which make a significant contribution to the character and distinctiveness of the locality. Development proposals involving demolition of such buildings or structures will be required to incorporate measures to mitigate for the resulting loss of character and distinctiveness."

Policy D1:

"ACHIEVING GOOD QUALITY DESIGN IN NEW DEVELOPMENT

....This policy applies to all types of development including new build and the reuse of, and alterations to, existing buildings. New development should respect, conserve and enhance the character and quality of the surrounding local environment (see Policy L1), including any existing or adjacent buildings or features."

Applications involving demolition of a building or structure included on the Local List will be refused unless sufficient information on the proposed scheme is provided for the Council to determine whether the loss of character resulting from demolition will be adequately mitigated through good design on the replacement development so as to conserve and enhance the character and distinctiveness of the locality.

Where these buildings are in Conservation Areas and/or on the Historic Environment Record, policies L11 and L12 will also apply.



Bitton Parish Boundary Marker



Chapel, Thornbury Cemetery

Yate





*Queens Lodge
- New Passage*

The inclusion of a building on the Local List does not affect the planning rights relating to the building, and permitted development rights remain unchanged. However, where an application is submitted to the Council for its alteration, extension or demolition, the special interest of the building will be taken in to consideration and its Local Listing status will be a material consideration when determining the application.

If a building **is** statutorily listed, listed building consent is required for demolition, any alteration and some repairs. If a building is in a conservation area, conservation area consent is required for demolition and most extensions require planning permission.

If a building **is not** statutory listed or in a conservation area, its demolition does not require planning permission although the Council must be given notice if a residential property is involved. Extensions to a dwelling over a certain size and many new building works require planning permission, however alterations to non-residential buildings generally require permission.

Assessment of proposals for development involving locally listed buildings:

When considering proposals for development affecting buildings on the Local List, the Council will assess the proposed development using the following guidance. Where the council has no control over the alteration, extension or demolition of a building on the Local List it is hoped that this guidance will serve as a best practice guide for owners and occupiers.



Frenchay



Waiting Room on the Bristol to Bath Cycle Path at Warmley

- Repairs:
- Many of the buildings and structures on the Local List are traditional vernacular buildings. The technology of construction of such buildings was different to that of modern buildings and as such any **repairs** to traditional buildings should be sympathetic in terms of design, materials used and methods employed. The Council is producing a series of technical advice notes to assist owners of traditional vernacular buildings to carry out any necessary repairs sympathetically. Advice on repair should be sought in the first instance from the Urban Design and Heritage Team on 01454 863464 or 01454 863579.
- It is important that the **special features** of a building which contribute to its importance are retained. Historic architectural features such as windows, doors, roof pitch and cladding etc. are all important elements which, if lost or significantly altered, can devalue the historic importance of a building. Features of architectural and historic interest, whether internal or external, should be preserved and restored wherever possible. Repair of the fabric of a Locally Listed building should normally use traditional materials and methods.
- When designing **extensions** to Locally Listed buildings it is important that the character and setting of the building is not harmed, and that the extension relates appropriately in scale and massing. Extensions should be subservient to the building in height and massing.

It is important that extensions and alterations to buildings on the Local List do not compromise elements of the building which are of historic or architectural interest. Extensions can be of an historic style to match the building, or adopt a contemporary approach. If an historic approach is adopted it is important that historic accuracy is employed, with regard to detailing, materials, colour and scale. If a contemporary approach is considered appropriate, a high quality of design detail and materials is essential, and the scale of the extension should respect the historic building.

- New buildings in the grounds of buildings on the Local List, or in close proximity, should ensure that the **setting** of Locally Listed Buildings is not compromised. New developments should preserve positive settings, and enhance settings which are poor. This should be achieved through appropriate positioning, layout, design and landscaping. Elements which are likely to contribute to positive setting of buildings are:
 - The historic arrangement and layout of buildings
 - Attractive views in to, from and through sites
 - The relative levels of enclosure or openness of a site
 - The use of landscape features to frame or enhance buildings or as a method of screening poor quality structures.
 - The type and quality of surface treatments and historic surfacing.
 - Historic boundary treatments

Careful consideration should be given to the landscape treatment surrounding buildings on the Local List. Historic boundary treatments and surfacing contribute to the setting and to the wider landscape and should be preserved. The loss of areas of open greenness and trees can cause significant harm to the character of an area and the setting of historic buildings. It is important



Sodbury Tunnel

Dodington





*Air Raid Shelters
- Filton*

that new development gives careful consideration to such elements of the landscape, and that new development incorporates appropriate landscaping.

When designing extensions to buildings on the Local List or new development which would affect their setting or the character of the locality, reference should be made to policy D1 of the Adopted South Gloucestershire Local Plan - Achieving Good Quality Design in New Development and the Council's supplementary planning document The South Gloucestershire Design Checklist (both available at www.southglos.gov.uk).

- The **demolition** of a building on the Local List will only be permitted where the replacement development is of such high quality design that the loss of character resulting from the demolition of the building of local importance will be adequately mitigated through the good design of the new development so as to conserve and enhance the character and distinctiveness of the locality. Policy D1 of the Adopted South Gloucestershire Local Plan sets out the requirements of good quality design in new development.
- Where proposals to a building on the Local List are likely to impact on elements of archaeological interest the Council will require an archaeological assessment to be carried out. This should form part of the application and should include details of mitigation required record those elements of the historic fabric which will be adversely affected.

Criteria for the selection of buildings and structures which contribute to local character and distinctiveness

The local plan explains how the list of such buildings and structures – the Local List - was compiled, in assessing whether a building or structure merits inclusion on the list, the following questions were asked:

1. Is the building or structure the work of a particular architect of regional or local note?
2. Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the area?
3. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
4. Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
5. Does it have a significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
6. Does the building or structure have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public spaces?
7. Does it reflect the traditional functional character of, or former use within, the area?
8. Has it significant historic associations with local people or past events?

*Post Box -
Dodington*



9. Does its use contribute to the character or appearance of a Conservation Area?
10. If a structure is associated with a designated landscape such as walls, terracing, or minor garden buildings, is it of identifiable importance to the historic design?

A building or structure needs to meet only one of these criteria to qualify for listing. The criteria are based on guidance in Conservation Area Practice (English Heritage 1995) but they have been applied throughout South Gloucestershire not just in Conservation Areas.

The Survey

The production of the Local List of buildings and structures was a joint exercise involving Local Councillors, Town and Parish Councils, amenity groups and local volunteers over a three year period supported by the Heritage Lottery Fund. They identified buildings and structures not on the statutory list, that appeared to meet the criteria for local listing.

The survey results were validated by an independent conservation architect and the completed Local List was subsequently approved for consultation and adoption. The validated Local List contains around 1500 entries spanning a wide range of buildings and structures including houses, shops, barns, offices, industrial buildings, chapels, gates, walls, road signs, WWII pillboxes, graves and stiles. Although predominantly historic/ vernacular in nature, the Local List nevertheless contains some examples of contemporary architecture of high quality.

Notification

Owners of individual properties and structures, where known, have been notified in writing that their building or structure has been included on the Local List. They have also been sent copies of this guidance so that they are aware of the implications of this designation and of what Policies L15 and D1 are seeking to achieve.

All Local List buildings and structures have been added to the Council's Historic Environment Record database (which in the near future will be available on the Council's website) and have been plotted onto electronic Geographical Information Systems (GIS) map layers used for Development Control purposes.

Adding to the Local List

The Local List is a dynamic document and people are encouraged to propose additions which would meet the adopted criteria. Further nominations will be carefully considered against the Council's adoption criteria as set out above, and will be subject to the same independent validation process. Any new proposal should include the address/ location, a description, a photograph and identify which of the 10 Local List criteria are considered to be met. Any proposals for additions will be processed in periodic batches and go through the same process of validation and adoption.

Owners may challenge listing by demonstrating that their building or structure does not meet any of the 10 Criteria above.



Stone footbridge - Station Road, Yate

Wrought iron gate - Siston





Sustainability

Buildings and structures which the local community consider make a significant contribution to local character and distinctiveness are an environmental asset. In particular those buildings and structures with historic value form part of the cultural heritage and are in themselves finite resources, which once lost cannot be replaced as an historic asset. Policy L15 was subject to a sustainability appraisal on the Local Plan in this regard.

Contacts for further information

The local list is on the Council's website, www.southglos.gov.uk/historicbuildings/locallist with paper copies available on request.

For more information on the Local List please telephone 01454 863649 (Email David.Evans@southglos.gov.uk) or 01454 863722 or look at the Council's website www.southglos.gov.uk/historicbuildings/locallist.

If you want advice on the repair of locally listed vernacular buildings please telephone 01454 863465.

If you wish to discuss any development proposals other than repair, which could potentially affect any buildings or structures on the local list, please contact the Customer Service Centre on 01454 868004.

Contact address:

Planning and Environment
South Gloucestershire Council
Civic Centre
High Street
Kingswood
South Gloucestershire
BS15 9TR



This information can be made available in other languages, in large print, Braille or on audio tape. Please phone 01454 868004 if you need any of these or any other help to access Council services.

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