

NORTH SOMERSET COUNCIL DECISION



DECISION OF: COUNCILLOR MARK CANNIFORD. THE EXECUTIVE MEMBER FOR SPATIAL PLANNING, PLACEMAKING AND ECONOMY

WITH ADVICE FROM: THE DIRECTOR OF PLACE

DECISION NO: 24/5 DP 370

SUBJECT: ADOPTION OF ASSETS TO NORTH SOMERSET'S LOCAL HERITAGE LIST

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 £500,000 or over

BACKGROUND:

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 Polices: Sites and Polices Plan Part 1 (adopted July 2016) will then become effective towards any heritage asset adopted as part of North Somerset Council's Local List.

DECISION:

To adopt the assets in the list found in Appendix 1 which have met at least one of 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.

REASONS:

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.

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.

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.

If the assets are in operational use, then they will remain as PPE.

LEGAL POWERS AND IMPLICATIONS

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

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.

CONSULTATION

A consultation meeting with the Local Heritage List Panel was held on the 19/10/22 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.

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.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No

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.

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.

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>

SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Spatial Planning,
Placemaking and Economy.


Date: 22 November 2024

WITH ADVICE FROM:

Signed:  Director of Place

Date: 22 November 2024

Appendix 1 – Nominations to the Local List for adoption

Asset title	Description	Image
<p>Oval Post Box, High Street, Yatton</p>	<p>This oval post box opposite the Precinct is rare example of a large pillar box with stamp machine (Derby Castings 1932) - these oval boxes with posting aperture at one end & with a stamp machine at the other are the remains of an experimental batch of only 75. It was originally placed outside old post office, 120 High Street, Yatton.</p>	

**Nailsea
Library
Building,
Somerset
Square,
Nailsea**

NOMINEE: This building is unique to the area. It is part of a planned pedestrianised town centre all of which was radical at the time of building with very few other examples. It and the surrounding buildings use mainly concrete, brick and glass in an integrated way. The building itself is very important to the integrity of the town centre, it is a community hub acting as a pivot to the junction of Somerset Square and Colliers Walk. It was specially designed as a library with bookshelves radiating out from the centre. If it were to be lost it would severely harm the overall character of Nailsea as well as depriving future generations of the opportunity of enjoying a truly different and imaginative piece of architecture.



HER: Nailsea Library was completed in 1971 to a design by county architect Bernard C Adams. It is of an imaginative octagonal design distinct from the surrounding town centre, enclosed within a cobbled and stepped moat, providing a focal point and a visual emphasis to Somerset Square. Constructed of good quality, juxtaposed materials, external architecture comprises alternating ribbed concrete panels and blocks of vertical glazing, together with a jettied upper ground floor. The porch wing originally had a glazed panel to part of its entrance front. Internally, the original open-plan space made possible by reinforced concrete-frame and absence of load-bearing walls is little altered. This is supplemented by large windows, a lantern, and the original spotlights. Stylistic continuity with the exterior is maintained through finishes such as the pine boards and exposed concrete and a good proportion of contemporary fittings survive: shelving units, air vents, railings to the staircase, the electric book lift, and a number of original doors contribute to the integrity of the overall design.



**The
Malthouse,
Banwell**

Set back from the Banwell high street is a large rectangular building, this is a 19th century Malthouse which was part of the brewery, a key part of Barnwell's history. This building, marked as The Grange Malthouse on the 1888 map, was ran by the Castle family and belonged to a congregation of buildings that formed the brewery. This building is historically important to Banwell as information about the brewery and its relation to the town is seen in Barnwell's parish history.



<p>Methodist Chapel, Banwell</p>	<p>This 19th Century chapel was built for Wesleyans the building has brownish rubble walls with interesting features such as the stone buttresses and aisle on the east side. The building also has early English style pointed windows ordained with bath stone features. The chapel, which sits in the main high street, is a key feature in Banwell and reflects the history that surrounds this village.</p>		
<p>The Old Fire Station, Banwell</p>	<p>The building was originally a gatehouse for the Abbey, it was given over to the people for Banwell for the Fire brigade to use in 1887. The fire brigade used the building from 1880s all the way to the 1980s to house the Banwell fire engine. Miss Fazakerley who gave the building over to the fire brigade was a huge part of the Banwell community helping with not only the fire brigade but also provided instruments for the village brass band. Fazakerley paid for new horse drawn fire engines, uniforms, wooden-wheeled hand drawn machine too. The building is still used by the Banwell and District Volunteer Fire Unit and is a piece of history which expresses Banwell's thriving community throughout history.</p>		

20 East Street, Banwell

20 East Street stands out in Banwell as a piece of interesting architecture, the building has a classic Georgian style which stands out against the other buildings in the surrounding area. The building has lots of architectural features such as the bath stone details, barge boards as well as symmetrical features. This 18th century building is a key feature in the street and brings a unique look to the landscape of Banwell.



24-26 Castle Hill, Banwell

These selections of cottages date back to the post medieval times and can be seen on the 1840s Tithe map. The houses mirror the key architectural features in Banwell, the muted render and the red clay pan roof tiles, however, have some distinctive features such as the interesting gothic shaped windows. This makes these buildings unique within Banwell's landscape. The cottages also frame the entrance to Banwell castle another historical feature in this small village



**The Old Inn,
Congresbury**

Occupancy of the 16th century Somerset cross-passage house now known as the Old Inn, part of the Congresbury manor owned by the Dean & Chapter of Wells Cathedral, can be traced back to 1569. The building was established as a public house in the 1860s. The pub's name has historic meaning as Elizabeth I declared that 'New Inn's' should be established with little interference from the church, this pub was given the name The Old Inn as a disapproval to this notion.



**Methodist
Church,
Congresbury**

In 1875 a large plot of land in the High Street was purchased by the Sheppy family with plans to build a new family home. Adjacent to their proposed house was built the Methodist Church. The church has typical architectural features such as the stone walls, gothic windows, and bath stone detailing. The church had an additional porch added in the 1990s which reflects the original architecture of the church.



**Yeo Meads,
Congresbury**

A house is shown in this position on the parish map of 1739. At the rear is a 300-year-old Cedar of Lebanon suggesting that part of the house at least existed at the end of the 17th century. This striking house stands in a prominent position facing the main road through the village. The former service outbuildings to the left and rear of the main house survive along the road and as a converted house. Formerly named Yeo Bank before the name was transferred to the neighbouring house, Yeo Bank is said to have parts of wattle and daub, which may actually refer to this building.



**Yeo Bank,
Congresbury**

The current Yeo Bank building was probably once a coach house and cottage for the coachman and gardener of the house now called Yeo Meads. Over the 1800s the building was extended and eventually turned into a 'dower' house following the owner's death. The present windows in the building are historically distinctive and have been dated back to the regency period. The house is a key focal point in the Congresbury landscape and shows the history and the residents of the village.



**Lyndhurst,
Congresbury**



Built in 1906 as a family home this Victorian gothic style building was transformed into a guesthouse in 1946, which housed holiday makers and permanent residents. The house also had a collection of cards found in The Lyndhurst booklet, these displayed pictures of the house and could be collected by locals. The building has now been converted back into a family home. The building has its roots in Victorian gothic architecture and includes features like bath stone and decorative roof elements which stand out in Banwell against the other vernacular buildings.





**The Saltings,
Portishead**

Built in 1836 'The Saltings' was originally known as Portishead Marine Baths and Reading Rooms. The building was designed to home four hot baths, a plunge bath and the associated water filtration system as advertised in a newspaper cutting from July 1835. The building sits adjacent to the beach, excavated from the cliff, and provides a picturesque backdrop of the Bristol Channel. The house has since been modified and expanded to be used as a dwelling house, but still provides a demonstration of how Portishead grew as a resort town.



<p>Power Station original fencing and decorative gates, Portishead</p>	<p>Present along Lower Pier Road are the original fencing from the Portishead Power Generating Station. Located between Station Road and Gateway terrace are blue large and ornate gates constructed of steel dating back to the 1930s. After being restored in 2017 by the Gordano Civic Society the fences attached were also painted blue to match the gates. The fence serves as a reminder to the Portishead Power Generating Station which once was a standing feature in the 20th Century Portishead Skyline.</p>	
<p>Weston, Clevedon and Portishead Light Railway bridge, Portishead</p>	<p>This steel railway bridge was built between 1904 and 1905 to carry the Weston, Clevedon, and Portishead Light Railway across King's Drain (the main waterway which drains the Gordano Valley). Construction had begun on a few bridges, but the line was pulled up in 1940 so that the iron could be used in the war. This part of the line is the largest remaining feature of the Light Railway within Portishead itself. The line stands as a reminder of the industrial and commercial past of the town as the line carried not only passengers but quarry stone, milk, and agricultural produce.</p>	

<p>The Poacher, Portishead</p>	<p>The Poacher is an example of a Victorian public house which marks the end of the 'Victorian High Street'. The pub was built in the early 17th century as can be seen on all the maps dating back to the Tithe and is the oldest Inn in the village. The Pub was originally owned by James Gordon, a major wealthy landowner in the area, and over the years has had different uses from tea rooms and bed and breakfast to a cheesemaker.</p>	
<p>Methodist Church, Portishead</p>	<p>The Methodist church sits at the head of Wyndham way, the church is prominent building at the commencement of the Victorian styled Highstreet that follows. The architecture of the church is in keeping with its surroundings and shows a rare stretch of Victorian styling in the town. Though originally a school, the church converted to a Sunday school and methodist church in the late 1880s and is key feature in the maps until present day. This gothic revival church was built using local stone limestone rubble, the windows, tracery, and entrances are made from Bath stone all creating a unique look to the building and a unique styling for Portishead.</p>	

Avon View House & Annex, Portishead

This 1860s building, once a school, is now a house dwelling. The building is a fine example of early Victorian building in Portishead. The building although Victorian is classical Georgian in its architectural style. Its symmetrical layout is a Victorian reflection of classic Georgian houses as well as the building having 6 over 6 Georgian sash windows as well as rustication on the porch. Overall, this architectural style is rare in Portishead and shows the movement of architectural styles through rural Southwest towns and the differentiated buildings Portishead has to offer.



Moose Hall, West Hill, Portishead

This old Union Chapel was built in the 1840s, it stands as a grand Victorian building above the housing estate which runs down to Welly Bottom. The building is stone with Bath stone ornamental features on the windows, corner buttress, doorways, and lintel. The central rounded stained-glass window has been retained and is a standout feature on the building. Throughout the late 1800s the chapel was used as a school, however with little space the children played in the road. By the beginning of the 20th century the popularity of the motor car made this hazardous and the whole school was moved to a new premises. This building (maintained by the owner) is a fine example of Victorian architecture in Portishead.



**Nore Lodge,
Portishead**

These Victorian buildings, originally a lodge to Nore house, has a unique architectural character not seen often in Portishead. The building was thought to be the lodge for Nore House, the main house was a private residence which was later converted to a school then orphanage. Though the building was demolished he lodge still stands. The building has unusual stylings such as the wood veranda, the tile frontage on the upper level as well as the overall house shape. Though the house has some typical Victorian styling (chimney pots) the overall house is a reminder of the popular Gothic Victorian housing and is unique to Portishead.



**Down House,
Portishead**

In the late 1840s Down House, a landmark feature, sat prominent in the Portishead landscape. Even now the house sits as a feature away from the modern housing surrounding it which was built post-war. The house was previously a larger landholding which included stables, these were demolished in the early 1980s. In the 1860s the building stood within the vicinity of Bruton Manor and Downgate and the landscape began to change with the development of estates such as Hollywood. The building is important within Portishead as it displays past architecture which displays how much heritage history Portishead has to offer.



**Littlemead,
Clevedon**

Littlemead was the home of artist and activist Doris Brabham Hatt (1890-1969) and her partner, the weaver, teacher, and activist, Margery Mack Smith (1890-1975). The couple were trailblazers socially and politically; dedicated feminist and socialist lesbians who lived independently. Hatt was an active member of the Communist Party from 1935, selling the Daily Worker and standing for election to the male-dominated District Council. Born into an affluent family in Bath, she studied art in the UK and Vienna, moving in the same circles as Picasso and Leger on frequent trips to Paris. As an artist, Hatt was a pioneer of British Modernism, producing work in a range of mediums and genres evolving with the rapidly emerging styles of the early 20th century. The evolution of Littlemead reflected Doris's artistic growth, gradually consolidating contemporary influences into something distinct. Doris first moved to Clevedon after World War I, into the sparsely built Swiss Valley in 1922 where she lived with her mother in a repurposed wooden army building. The home was enhanced with a terrace added to the southern side of the hut. After the death of her mother, an annexe on the north-east corner was built for Margery, which originally featured a pitched roof. In 1938, an inheritance afforded the opportunity for Littlemead to be built as a striking new residence; Hatt was immensely proud of the Moderne flat-roofed Bauhaus/Art Deco house she designed with Rex Rossiter of the Weston-super-Mare architects Leete and Darby. By the 1960s, a remaining portion of the army hut had been replaced by an extension to the west. As well as Doris's studio, Littlemead was a hub of radical activity. Lectures and free art classes for children and adults were hosted there, and discussion meetings were attended by progressive thinkers from the arts, academia, politics, theatre and journalism.



**Prestow
Wood Lime
Kilns,
Wrington**

Two lime kilns stand in Prestow Wood, north-east of Wrington. Both kilns have associated quarry workings, which have largely been reclaimed by nature. The kilns are dated earlier than 1880, recorded on the First Edition OS maps of the area. The Western kiln, the only example recorded in North Somerset with a gothic arch over the front combustion chamber, is thought to precede the Eastern slightly, although the Eastern quarry is the only evidence of such working present on the Tithe map of ca 1840. The larger Eastern kiln stands on two levels of quarry, and with a deeper combustion chamber and higher capacity is of a design approaching a more industrial form. Lime kilns of this type are evidence of the historic exploitation of natural resources by enterprising members of the local community, producing lime for agricultural and construction purposes at a modest level to meet local demand. In 2024, clearance works and conservation work begun by a local community group, including an archaeological evaluation revealed details which established the survival of a loading ramp to the rear, and footings of the working area walls at the front of the Western kiln.

