



**REPORT of
DIRECTOR OF STRATEGY PERFORMANCE AND GOVERNANCE**

**to
STRATEGY AND RESOURCES COMMITTEE
6 JANUARY 2022**

APPROVAL OF THE MALDON DISTRICT HERITAGE AT RISK REGISTER 2022

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the Strategy and Resources Committee's approval for the publication of the Maldon District Heritage at Risk Register 2022

2. RECOMMENDATION

That the publication of the Maldon District Heritage at Risk Register 2022 be approved.

3. SUMMARY OF KEY ISSUES

- 3.1 Policy D3 of the Maldon District Local Development Plan states that "the Council will monitor heritage assets at risk from neglect, decay or other threats by maintaining an up-to-date 'heritage at risk register', and working proactively with owners, building preservation trusts and other stakeholders to help protect and preserve the district's most vulnerable historic buildings and areas". The draft Maldon District Heritage at Risk Register 2022 is produced as **APPENDIX 1** to this report. The register will be published on the Council's website and reviewed on a regular basis. The total number of buildings on the register is 34. The Council's Conservation and Heritage Specialist regularly engages with owners of buildings on the register to encourage maintenance and the exploration of options for putting redundant buildings back into use.
- 3.2 In recent years there has been significant progress repairing several buildings at risk in the District. The grade II* listed Sergeant's Quarters at Stow Maries Aerodrome – which in 2012 was at risk of collapse – has been fully refurbished and is now used as offices for the trust which manages the site. The aerodrome trust continues to work closely with Maldon District Council and Historic England to explore new uses for the remaining redundant buildings on the site. Major repair work funded by Historic England has hugely improved the condition and prospects of Creekssea Place in Burnham-on-Crouch, although further investment is required to put this grade II* listed Elizabethan mansion back into full use. The Victorian grade II listed Convent, London Road, Maldon is currently being converted back to a single house having suffered many years of dereliction and leaking gutters. The 4-mile-long grade II listed wall surrounding Braxted Park continues to be repaired, the estate having retained the services of a permanent conservation bricklayer.
- 3.3 Temporary repairs, aimed at slowing the rate of deterioration and preventing collapse, have been undertaken in some buildings. Scaffolding has been installed to prop up one of the listed former stable buildings at Bacons in Bradwell-on-Sea and

ivy has been removed from the listed barn on the site. In February 2020 local roofer Rob Deering repaired the leaking valley at Heybridge Basin United Reformed Church (URC) Chapel free of charge, and the newly formed Heybridge Parish Council is considering what it can do to bring this building back into use. Roof repairs have been identified as urgently necessary at 127 Woodfield Cottages, Heybridge, and the owner has recently instructed Mr Deering to undertake the repair work. A Local Listed Building Consent Order has been established for Woodfield Cottages to make restorative alterations easier to undertake, and now the settlement has been designated a conservation area it is intended to apply for grant funding from Historic England for repair and enhancement work.

- 3.4 Several buildings on the register require a new use to finance their refurbishment but have been the subject of planning applications which for various reasons have been refused or withdrawn. A recent proposal to convert Bacons Barn in Bradwell-on-Sea into a residential annexe was refused because of unsympathetic aspects of the proposal. Past planning applications to convert the URC Chapel in Heybridge Basin to a house or a restaurant have been unsuccessful due to concerns around flood risk, harm to the character of the conservation area and disturbance of neighbouring residences. Both Maldon and Southminster Police Stations have been the subject of applications for residential conversion. The scheme for Southminster Police Station was withdrawn whereas that for Maldon Police Station was recently dismissed at appeal due to the loss of the building as a place of employment or community use. Other properties have outstanding planning permissions for conversion which not yet been fully implemented such as the Tillingham Peculiar People's Chapel and Bouchier's Barns, Tollesbury.
- 3.5 Some of the most challenging buildings are those which are not capable of being converted to a new use that would fund their repair. For some of these cases community-led initiatives may attract grant funding and provide a solution. Burnham-on-Crouch resident John Boyce has set up a heritage company and assembled a team of volunteers to rescue the King's Wharf Jetty, an important historic feature of Burnham's waterfront. Similarly, the RAF Bradwell Bay Preservation Group hopes to recruit a volunteer workforce and seek grant assistance for the restoration of the 1930s former bombing range observation tower near St Peter's Chapel in Bradwell-on-Sea. A planning application for a crematorium in Woodham Mortimer will include proposals to repair the dilapidated grade II listed monument to William Alexander near the site. In 2021 Essex County Council commissioned a condition survey and repair schedule for the Wickham Bishops Timber Trestle Viaduct, which is a scheduled monument, to inform options for a viable scheme of repair.
- 3.6 The locally listed buildings on the site of Bradwell Bay WWII Airfield have been added to the register since they are under threat of destruction by the proposed new nuclear power station.

4. CONCLUSION

- 4.1 Maldon District Council has a commitment to protect and enhance the natural and built heritage of the district now and for the enjoyment of future generations. Policy D3 of the Maldon District Local Development Plan sets out this Council's objective of 'safeguarding, enhancing and promoting the historic environment'. An up-to-date Heritage at Risk Register, which highlights and promotes the district's most vulnerable heritage assets, is an essential tool in meeting these objectives.

5. IMPACT ON STRATEGIC THEMES

- 5.1 The recommendations of this report will support the Strategic Theme for Place by encouraging the protection and improvement of built heritage, which is a valuable component of the local environment.

6. IMPLICATIONS

- (i) **Impact on Customers** – The goal of the register is to encourage measures which secure the future of heritage assets which, for many local residents, are a source of local distinctiveness and pride.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – None.
- (iv) **Impact on Resources (financial)** – The register is maintained within existing budgets.
- (v) **Impact on Resources (human)** – The register is maintained within existing resources.
- (vi) **Impact on the Environment** – Positive, due to the way in which the register will encourage the conservation of valuable historic buildings and sites.
- (vii) **Impact on Strengthening Communities** – Positive, due to the way in which the measures should improve the character of the area, fostering a greater sense of local pride.

Background Papers: None.

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