

**Colchester Borough Council**  
**TC3 St Runwald Street Car Park**  
Colchester & Tendring Councils Site Allocations  
Heritage Impact Assessment

February 2021

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**Client**  
Colchester Borough Council

**Our reference**  
COLH3005

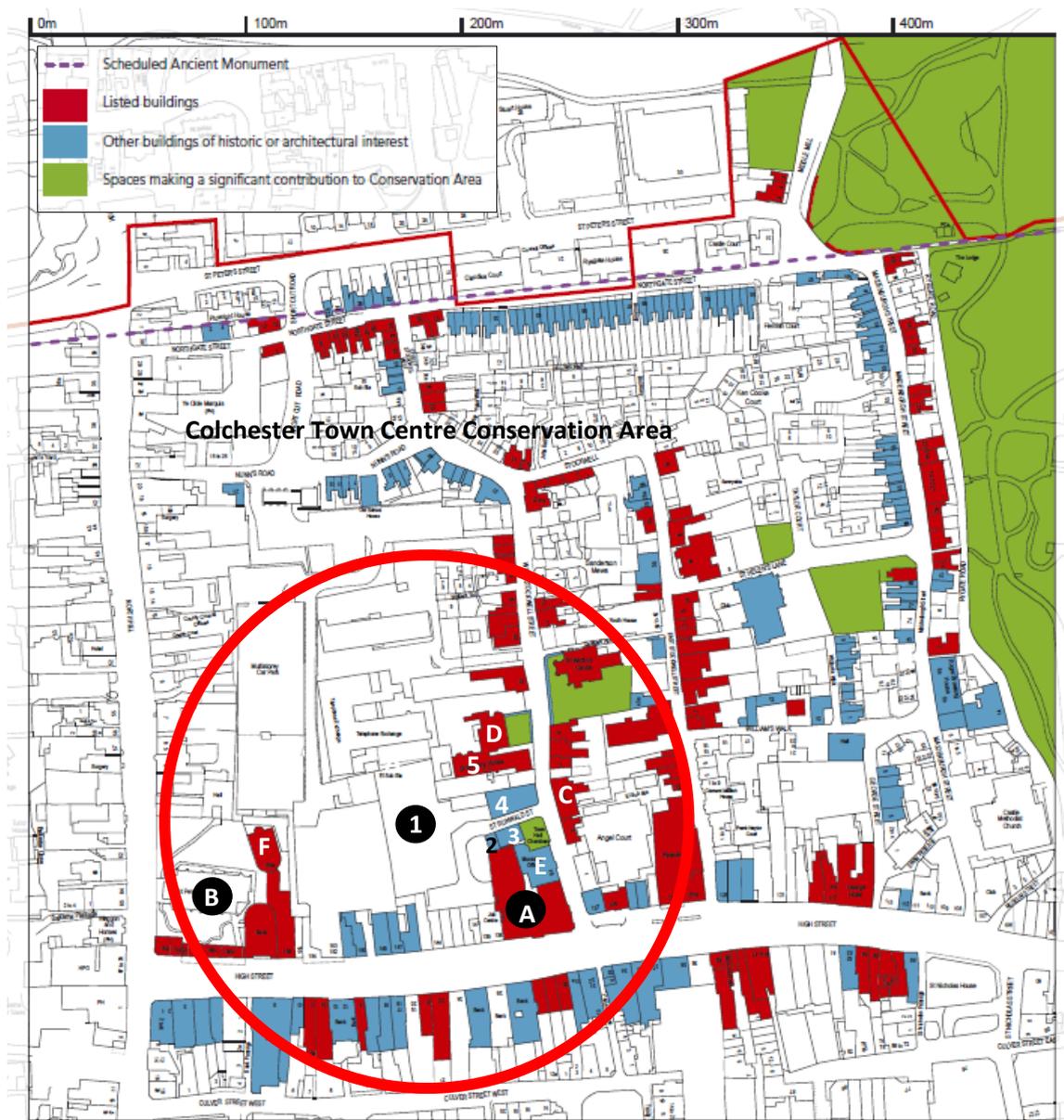
19 Nov 2020

# 1. Introduction

- 1.1 'Part of St Runwald's Car Park' is a proposed site allocation under Policy TC3: Town Centre Allocations of The Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033. It was assessed in the Strategic Land Availability Assessment (SLAA) June 2017 Update as part of land parcel COL40 and deemed to be developable subject to the access and heritage issues affecting the site being capable of being overcome through reasonable mitigation measures.
- 1.2 The site is allocated for 40 dwellings and Policy TC3 states that 'Development will need to protect and enhance the setting of nearby listed buildings and the town centre conservation area'. The potential impact of the development of this site and the mitigation that will enable the policy requirements to be met, will be assessed in this report.
- 1.3 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:
- Step 1: Identification of heritage assets potentially affected by the site allocation
  - Step 2: Understand what contribution the site makes to the significance of the heritage assets
  - Step 3: Identify what impact the allocation might have on that significance
  - Step 4: Consider how enhancements can be maximised and harm avoided
  - Step 5: Determine whether the proposed site allocation is 'sound'
- 1.4 For the purposes of this interim report, which is to 'pilot' three sites to ensure the methodology for the assessment is robust, the latter two steps have not been considered in detail. The focus is on the level of detail and approach to the first three steps of the methodology.

## 2. Identification of Heritage Assets

- 2.1 The site lies within the Colchester Town Centre Conservation Area, 'Study Area 1: High Street (West) and The Dutch Quarter' of the Character Appraisal (2007). The site itself is identified as part of the area of 'Car parks and service areas off St Runwald Street' that are considered to be one of the 'spaces that detract from the area' (para 5.10, p35 of Study Area 1 Character Appraisal).
- 2.2 The site does, however, lie within the setting of a number of listed buildings and locally listed buildings. A total of 41 listed buildings were identified within a 100m radius of the site boundaries. A 100m radius was considered appropriate given the density of the built form in the site's vicinity. Within this radius, approx. two dozen locally listed assets were also identified. The approx. search zone is identified on the Appraisal map below.



2.3 Of those heritage assets identified within this area, in addition to the Conservation Area, 6 listed buildings and 5 locally listed assets were considered to be potentially affected by the residential development of the proposed site allocation for 40 units. These are annotated on the above map and are categorised by sensitivity / heritage value as set out in the table below:

### Sensitivity/Heritage Value

2.4 The sensitivity of heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. Table 1.1 below summarises the heritage value of those heritage assets that are relevant with regard to the proposed development.

2.5 These are categorised as follows depending on their heritage sensitivity:

Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	None found within study area
High	Assets of high or national importance including: <ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> <li>○ Registered Battlefields</li> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes, exhibiting considerable</li> </ul>	<b>A</b> Colchester Town Hall (Grade I listed building)  <b>B</b> Church of St Peter (Grade II* listed building)  <b>C</b> Nos. 3-5 West Stockwell Street (Grade II* listed building)  Colchester Town Centre Conservation Area (encompasses historic core of the town including Roman Walls & Castle (both Scheduled Monuments) and a large number of Grade II* and I listed buildings, including those listed above – historic townscape exhibits considerable time-depth)

	coherence, time-depth or other critical factors	
Medium	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> </ul>	<p><b>D</b> St Martin's House (Grade II listed building)</p> <p><b>E</b> Former Public Library (Grade II listed building)</p> <p><b>F</b> St George's Hall (Grade II listed)</p> <p><b>1</b> Archaeological remains within the area of the historic walled town, Colchester (DCC26098) – site allocation potentially contains possible site of Roman Villa according to Heritage Gateway (SMR Number: 12489) and 'supposed site of Roman villa' noted on 1897 OS Map</p>
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ 'Locally listed' buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local importance</li> </ul>	<p><b>2</b> Small warehouse, St Runwald's Street, Colchester (south side) (DCC25948)</p> <p><b>3</b> Town Hall Chambers, St Runwald's Street, Colchester (south side) (DCC25967)</p> <p><b>4</b> No.1 St Runwald's Street (north side); corner of West Stockwell Street, Colchester (DCC25335)</p> <p><b>5</b> Former Telephone Exchange, 64 West Stockwell Street, Colchester (west side) (DCC25742)</p>
Negligible	<p>Other assets of very low or local importance, including:</p> <ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features</li> <li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li> <li>○ Landscapes or townscapes with</li> </ul>	<p>Not relevant to this study (unless assets are identified through consultation with local stakeholders)</p>

	little or no significant historic interest, or whose value is limited by poor preservation	
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2.6 This list will need to be corroborated on site by visual survey and may be amended following consultation with local stakeholders.

### 3. Significance Assessment

3.1 In order to understand what contribution site allocation TC3 makes to the significance of the heritage assets identified, the significance of the heritage assets needs to be understood. This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.



1876 OS



1897 OS

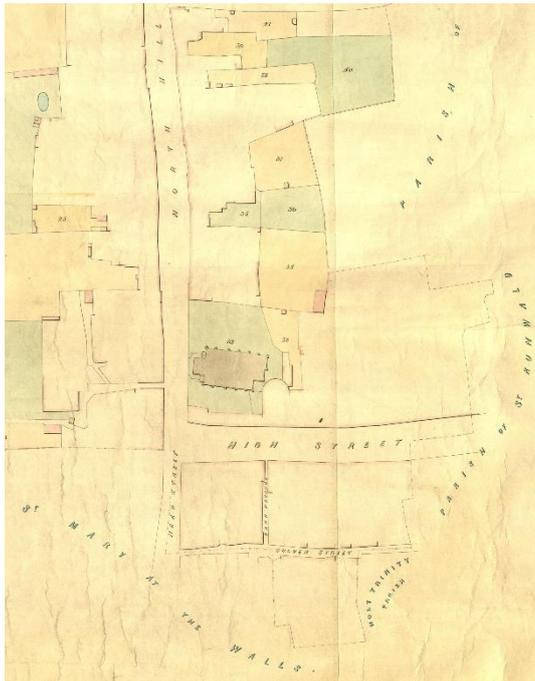


1913 OS

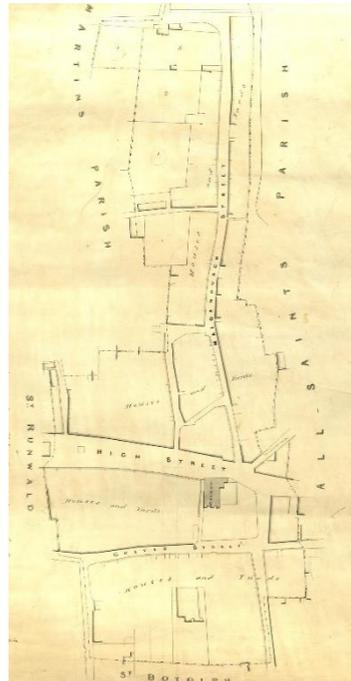
### A) Colchester Town Hall – Grade I Listed Building

- 3.2 This exceptionally richly designed building was built in 1898 by John Belcher in a free classical style with red brick and Portland stone. It is of great architectural interest and the building itself has some archaeological interest as one of the bells in the tall Victoria tower is from the Old Town Hall of c1400. The site is of great archaeological value as it has been the focus of civic duties since 1160 when the Moot Hall was built, later succeeded by a 1848 structure before the present town hall was built.
- 3.3 It has great historic interest despite its relative ‘youth’ due to its prominent position on the High Street at the corner with West Stockwell Street and because of its function at the civic heart of Colchester life for the past 120 years, as part of a municipal role on the site for over 800 years. Its landmark status in the town due to the height of the Victoria tower lends it additional architectural and historic interest due to its contribution to the Colchester skyline.
- 3.4 Its setting is as part of the urban streetscape along the High Street in which it provides a dominant focal point thanks to its rich decoration and prominent tower. The site formed part of the small St Runwald Parish (the church was located in the High Street and was demolished in the mid-C19). The late C19 OS maps show how the Town Hall site’s surroundings were built up between 1876 and 1897, with St Runwald Street being formed at the same time. The existing Town Hall was built in a site tightly constrained by buildings, including the Former Public Library (Grade II listed), Town Council Chambers and small warehouse to the north (see below); the existing situation with open space to the northwest of the Town Hall is not its original setting.
- 3.5 The site in its current form as surface car parking exposes the blank rear elevations of the Town Hall which were never designed to be seen as they were built up against the now demolished Corn Exchange. The tight urban grain of the High Street contributes to the significance of the Town Hall as it was designed to be seen in such an urban setting; the car park site does not contribute to its significance and is in fact a detracting element within its setting.

## B) Church of St Peter – Grade II\* Listed Building



1848 Tithe Map – Parish of St Peter



1850 Tithe Map – St Nicholas Parish

- 3.6 This C15 Church was remodelled in c1700 with the tower added in 1758 and was considerably restored in the C19. It is of considerable archaeological interest with surviving medieval work including an unusual early C16 bone vault and some C13 ironwork in the south door. It is of great historic interest as it is a multi-period church and has a fine C18 tower with an elaborate C19 clock demonstrating both significant architectural and artistic interest too.
- 3.7 Although it is somewhat dwarfed by the height of nearby buildings such as the water tower and the town hall tower (and less positively the new telephone exchange) it is still a local landmark in the area. Due to the topography, its tower is the focal point in views south up along North Hill from where it is appreciated as a distinct building in the townscape, standing separate from the surrounding tight urban streetscape within a well treed churchyard which is enclosed by an attractive wall and dwarf railings to North Hill to where it provides a welcome area of greenery in amongst the hard urban landscape.
- 3.8 It's churchyard is tightly enclosed by buildings, as you would expect of a town centre church with the Grade II listed St George's Hall (see below) built within former garden area (see tithe map 1848 Parish of St Peter) to the rear of the church. The C19 OS maps demonstrate the rapid development of the centre of Colchester in the mid-late C19.
- 3.9 Today, the new telephone exchange which sits just north of the site allocation is a prominent element in views of the church from North Hill. St George's Hall blocks most direct ground level views of the site, but the site forms part of the backcloth to the church which sits in a raised position in the area due to the topography. The space afforded to the church by its churchyard provides it with separation from the tight surrounding development and enables its historic community function as the focus of

its parish to be appreciated. The new telephone exchange distracts from the prominence of the church as it is so much taller than the surrounding development. The site itself does not contribute anything to the significance of the church.

### **C) Nos. 3-5 West Stockwell Street – Grade II\* Listed Building**

- 3.10 An important restored late C15 house, the property is of great historical and archaeological value as a survival of Colchester's early development. It is also of very high architectural and artistic interest due to the carved detailing of the timber-framing including demi-angel capitals and the high quality of the original vernacular architectural construction.
- 3.11 It forms part of a group of listed properties (Nos. 2-13) along the east side of West Stockwell Street, although the other properties are listed at Grade II and are of different build periods. Nonetheless they clearly have a strong associative relationship with each other forming an attractive and high quality historic streetscape which is well preserved and demonstrates considerable time depth.
- 3.12 It has some prominence in the West Stockwell streetscape due to its jettied first floor, but also because of its position at the junction with St Runwald Street. It forms an eye-catching focus of views along this route and due to the juxtaposition of the building at this junction with the open space of St Runwald's graveyard, it is afforded more space to be viewed and appreciated within the townscape.

# Appendix 1: List of Heritage Assets within 100m of site allocation boundaries

## 3.13 Potentially affected by site allocation development

### Listed Buildings

- **Name:** Colchester Town Hall  
**Grade:** I  
**List UID:** 1337736
- **Name:** CHURCH OF ST PETER  
**Grade:** II\*  
**List UID:** 1123570
- **Name:** 3-5, WEST STOCKWELL STREET  
**Grade:** II\*  
**List UID:** 1110922
- **Name:** ST MARTIN'S HOUSE  
**Grade:** II  
**List UID:** 1110935
- **Name:** Former Public Library  
**Grade:** II  
**List UID:** 1457674
- **Name:** ST GEORGE'S HALL  
**Grade:** II  
**List UID:** 1168888

### Locally Listed Assets

- Small warehouse, St Runwald's Street, Colchester (south side) (DCC25948)
- Town Hall Chambers, St Runwald's Street, Colchester (south side) (DCC25967)
- 1 St Runwald's Street (north side); corner of West Stockwell Street, Colchester (DCC25335)
- Historic street signs in Colchester (DCC26099) – corner of 1 St Runwald's Street
- Former Telephone Exchange, 64 West Stockwell Street, Colchester (west side) (DCC25742)
- Archaeological remains within the area of the historic walled town, Colchester (DCC26098)

## 3.14 Within 100m of the site:

1) [11A AND 11B, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1123597

2) [57, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1169678

3) [56, WEST STOCKWELL STREET \(See details for further address information\)](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110933

4) [FORMER HIPPODROME THEATRE](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110907

5) [156, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123616

6) [EMPLOYMENT EXCHANGE](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1337704

7) [THE BAY AND SAY PUBLIC HOUSE](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168873

8) [NORTH HILL HOUSE](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123528

9) [5, NORTH HILL \(See details for further address information\)](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337755

10) [22, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123598

11) [COLUMN AND STREET LIGHT, RIGHT OF ENTRANCE TO TOWN HALL](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1230446

12) [THE ALBERT HALL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337737

13) [8 AND 9, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110924

14) [62, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1169687

15) [58, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337394

16) [ESSEX AND SUFFOLK FIRE OFFICE](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1306789

17) [59 AND 60, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110934

18) [4, NORTH HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123571

19) [11 AND 12, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110925

20) [21 AND 21A, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337729

21) [ST GEORGE'S HALL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168888

22) [3-5, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1110922

23) [14, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1278618

24) [136, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1230386

25) [44, EAST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168629

26) [8 AND 8A, NORTH HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123529

27) [7, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337392

28) [6, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110923

29) [COLUMN AND STREET LIGHT, LEFT OF ENTRANCE TO TOWN HALL](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1230447

30) [Colchester Town Hall](#)

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1337736

31) [FORMER CHURCH OF ST MARTIN](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1337393

32) [3, NORTH HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1169200

33) [2, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337774

34) [45 AND 46, EAST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123635

35) [CHURCH OF ST PETER](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1123570

36) [13, WEST STOCKWELL STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110926

37) [135, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1110908

38) [Former Public Library](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1457674

39) [2, NORTH HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337754

40) [28-30, HIGH STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337730

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**Colchester Borough Council**  
**Site Allocation: Magdalen Street Sites (EC3)**  
**West**  
**Draft Final Report**  
Colchester & Tendring Councils Site Allocations  
Heritage Impact Assessment

July 2021

**Turley**

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**Our reference**  
COLH3005

# 1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP8 (Tendring/Colchester Borders Garden Community) which stipulates that:

*the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.*

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

## **Stage 1: Evidence Gathering and Identification of Heritage Assets**

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

## **Stage 2: Assessment of Significance & Impacts**

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

- 1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.
- 1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

**Stage 3: Assessment of Potential Mitigation and Enhancements**

- 1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

**Stage 4: Final Reporting**

- 1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

## 2. Introduction: Magdalen Street (West end)

- 2.1 The Site Allocations Development Plan Document, adopted in December 2010, identified East Colchester as a Regeneration Area. Policy SA EC5 Area 3: Magdalen Street applies to the development of the Sites at the western end of the street. It provides that to the north of Magdalen Street, housing areas will be extended and consolidated, but other small-scale uses will be permitted provided they are compatible with the overall housing proposals. The submission Draft Colchester Borough Local Plan 2019 reallocates the majority of these sites under Policy EC3.

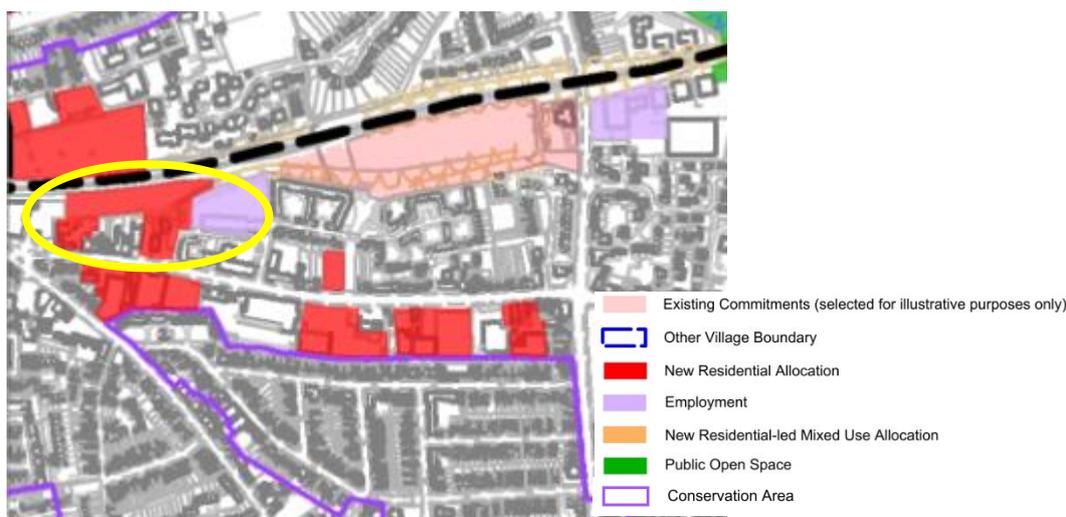


Figure 2.1 Site assessed circled in yellow

- 2.2 Policy EC3 states that allocations shown on the policies map will be supported for residential uses. In addition to the requirements in Policy PP1, proposals will be required to satisfy the Local Planning Authority with regard to the site specific requirements. Development of this Magdalen Street sites will be supported where it:
- Accords with the Magdalen Street Development Brief (adopted February 2014)
  - Includes an assessment of air quality and mitigation against any harmful effects to the AQMA likely to be caused by proposals; and
  - Contributes towards flood risk solutions, in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDA 03.
- 2.3 Policy PP1: General Infrastructure and Mitigation Requirements specifies that proposals must, as relevant, address certain Borough wide requirements including suitable design and screening/landscaping to minimise any negative impact on the surrounding landscape and /or listed buildings.
- 2.4 The 2014 Magdalen Street Development Brief included the site on the south side of the street shown in Figure 1 above. However, this site received planning permission in 2018 (ref: 181281) for three blocks of student accommodation which have now been

built. This assessment therefore excludes the site to the south and only assesses the impact of the development of the northern site at the western end of Magdalen Street.

- 2.5 The potential impact of development on this site on nearby heritage assets and the mitigation that will enable the policy requirements to be met, will be assessed in this report.
- 2.6 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:
- Step 1: Identification of heritage assets potentially affected by the site allocation
  - Step 2: Understand what contribution the site makes to the significance of the heritage assets
  - Step 3: Identify what impact the allocation might have on that significance
  - Step 4: Consider how enhancements can be maximised and harm avoided
  - Step 5: Determine whether the proposed site allocation is 'sound'
- 2.7 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified.

## 3. Identification of Heritage Assets

### Definitions

- 3.1 The National Policy Framework (NPPF) defines a heritage asset as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)*

- 3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II\* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II\* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.

- 3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))

- 3.4 Significance is defined in the NPPF as:

- 3.5 *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)*

- 3.6 The setting of a heritage asset is defined in the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Annex 2: Glossary)*

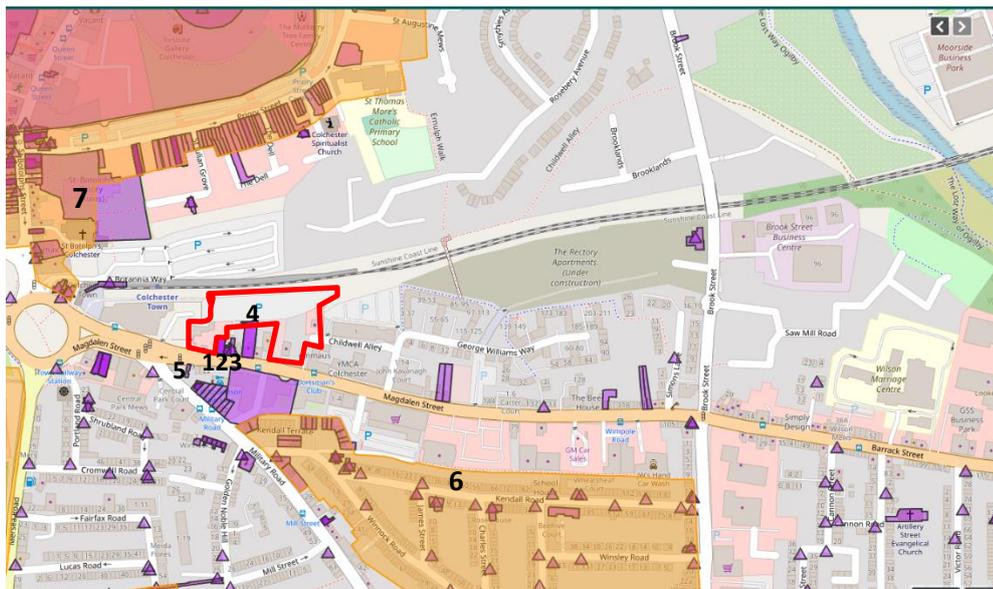
### Identified Heritage Assets in Site Allocation

- 3.7 The proposed site allocation is located within close proximity of the Colchester New Town Conservation Area.

- 3.8 The approximate search zone is identified on the map below.



**Figure 3.1: Map showing approximate search area and listed buildings to be assessed**



**Figure 3.2: Map indicating locally listed buildings (numbered 1-5 and shaded purple) to be assessed and location of New Town Conservation Area (no.6 and shaded in yellow to the south of the site) and Town Centre (Study Area 5) Conservation Area (no.7 and shaded yellow to the northwest of the site)**

3.9 The site lies within the setting of a number of listed buildings and locally listed buildings. A 100m radius from the site's boundaries was used to identify potentially affected heritage assets; this distance was considered appropriate given the density of the built form in the site's vicinity. Of the many heritage assets located within this radius, four designated heritage assets were identified with another three just outside the 100m radius scoped in due to their visual relationship with the site. Five Locally Listed buildings have also been identified within a 100m radius of the site. Those Heritage Assets to the south of Magdalen Road have been scoped out of this

assessment due to recent development screening them from potential impact by the development on the north side of Magdalen Street.

- 3.10 Those assets that are considered to be potentially affected by the development of the Site are annotated on the above maps and are categorised by sensitivity/ heritage value as set out in the table below.

### Sensitivity/Heritage Value

- 3.11 The sensitivity or heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. The sensitivity of each asset establishes the capacity of the asset to accommodate change whether directly (through physical changes to the asset’s fabric) or indirectly (through changes in its setting) without harm to the heritage asset’s significance.

- 3.12 Table 1.1 below summarises the sensitivity/heritage value of those heritage assets that are relevant with regard to the proposed development.

**Table 1.1: Sensitivity / Heritage Value**

Sensitivity/ Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	None found within study area
High	Assets of high or national importance including: <ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> <li>○ Registered Battlefields</li> </ul>	<p><b>A)</b> St Botolph’s Augustinian Priory (Scheduled Monument)</p> <p><b>B)</b> Ruins of Priory Church of St Botolph (GI LB)</p> <p><b>7)</b> Town Centre Conservation Area: Study Area 5</p>

	<ul style="list-style-type: none"> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes, exhibiting considerable coherence, time-depth or other critical factors</li> </ul>	
Medium	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> <li>○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.</li> </ul>	<p><b>C)</b> Church of St Botolph, St Botolph's Street, GII LB</p> <p><b>D)</b> 14 Magdalen Street, GII LB</p> <p><b>E)</b> 17 Magdalen Street, GII LB</p> <p><b>6)</b> New Town Conservation Area</p>
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ 'Locally listed' buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local importance</li> </ul>	<p><b>1</b> 190a &amp; 190b Magdalen Street, Colchester (north side) (DCC25464)</p> <p><b>2</b> 188-189 Magdalen Street, Colchester (north side) (DCC25464)</p> <p><b>3</b> 187 Magdalen Street, Colchester (north side) (DCC25460)</p> <p><b>4</b> 184 Magdalen Street, Colchester (north side) (DCC25458)</p>

		5 18-19 Magdalen Street, (south side) (Colchester (DCC25454))
Negligible	Other assets of very low or local importance, including: <ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features</li> <li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li> <li>○ Landscapes or townscapes with little or no significant historic interest, or whose value is limited by poor preservation</li> </ul>	Not relevant to this study (unless assets are identified through consultation with local stakeholders)

3.13 This list will need to be corroborated on site by visual survey and may be amended following consultation with local stakeholders. Currently, scheduled monuments, statutorily listed buildings (at Grade I and II) and the Conservation Areas (all designated heritage assets) together with local heritage (non-designated) heritage assets (buildings) have been identified within the area.

## 4. Significance Assessment

- 4.1 In order to understand what contribution the Site makes to the significance of the heritage assets identified, the significance of the heritage assets needs to be understood.
- 4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.

- 4.3 The four heritage interests are defined as follows:

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (Annex 2: Glossary NPPF)*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (Paragraph 006, PPG)*

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:
- 4.5 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.
- 4.6 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.



Figure 4.1: 1875 OS map published 1881



Figure 4.2: 1896 OS map published 1897



Figure 4.3: 1921 OS map published 1923

## High Sensitivity Assets

### A) St Botolph's Augustinian Priory (Scheduled Monument) and B) Ruins of Priory Church of St Botolph (Grade I Listed Building)

#### *Summary of heritage value*

- 4.7 *The first Augustinian foundation in Britain and one of the most important, the priory is of great historic interest and archaeological importance for the high survival of buried remains of many structures of the precinct. The upstanding remains of the priory church are similarly of very high archaeological and historic interest, but also of architectural interest due to the elaborate details which is unusual on an English building of this date. Setting to the south and east across car park and railway is poor and of little interest, contributing little to the assets' significance.*
- 4.8 The scheduled monument includes the Augustinian Priory of St Botolph at the southern gateway in the town wall. Founded in c1100, it was the first Augustinian house to be established in Britain and is of great historic interest as it is important for the study of the introduction and development of the order into England. The good survival of the priory as both upstanding remains (the Grade I listed ruins of the great C12 conventual church) and as buried remains (the claustral buildings and the foundations and crypt of the church are known to survive below ground from limited excavations) means that the site holds great archaeological potential too.
- 4.9 The elaborate architectural detail on the west end of the ruins of the church in particular is unusual for English buildings of this date. Its construction almost entirely with brick and stone from Roman buildings provides it with additional archaeological interest. It is of very high historic interest on its own as it survived the suppression of the Priory in 1536 as it had been the parish church of St Botolph's for some time, although only the nave was retained in use. It had however fallen out of use by the Civil War when it suffered considerable damage during the siege of Colchester.
- 4.10 As one of Colchester's most important monuments, the Grade I listed ruins and surrounding open space (underneath which the scheduled monument lies) are an important medieval structure which aid the understanding of how medieval Colchester developed and how its separate institutions related to each other. It is an important amenity resource to the town and an important part of the Town Centre Conservation Area, but its setting is poor to the south and east where the views over the surrounding area (including the allocation site) are not of great interest. The Britannia Car Park immediately to the south of the Church Ruins and priory forms a poor setting to these important assets.

### 7) Town Centre Conservation Area (Study Area 5: Queen Street, St Botolph's and Vineyard Street Area)

#### *Summary of heritage value*

- 4.11 *The St Botolph's area contains the most important and impressive ecclesiastical monument in Colchester in the ruined C12 priory church and the buried scheduled remains of the first Augustinian house in England. This part of the conservation area is therefore of great architectural, historic and archaeological interest.*

- 4.12 The historic street pattern of the area is still largely intact, despite considerable changes through development in the C20, and this is a key element in defining the character of this study area. The area still retains a great deal of historic character with St Botolph's Street one of many to be laid out on the line of original Roman streets, having been re-established as early as the C8 or C9. The survival of well-preserved sections of the scheduled Roman town wall in the area together with the important priory site mean it is of great historic and archaeological interest.
- 4.13 Architectural interest is provided predominantly by Victorian and Edwardian buildings with St Botolph's Street largely Victorian in character. The Church of St Botolph which was completed in the first year of Victoria's rule is of particular interest and is an important building in the area. The green space of the historic grounds of St Botolph's Priory also make a positive contribution to the character of the area.
- 4.14 There are however plenty of areas for enhancement including improving the amenity value of the priory grounds. The setting of the priory is compromised by the Britannia Car Park and the station car parks. These are identified as negative spaces in the conservation area and special attention will need to be paid to the setting of the Church and priory if they are to be redeveloped. The environment around St Botolph's Circus is also highlighted as requiring attention to improve its attractiveness to pedestrians and to restore the street frontage in the area.

## **Medium Sensitivity Assets**

### **C) Church of St Botolph, St Botolph's Street – GII Listed Building**

#### ***Summary of heritage value***

- 4.15 *Robust Georgian church of powerful neo-Norman design by William Mason (a pupil of Edward Blore) reflecting ruins of Augustinian Priory and is of high architectural interest as a result. The church was built to meet the need for Anglican accommodation in the 1830s and has historic interest as part of the evolution of the Priory Site and its role as the replacement Parish Church. The massive tower frames the end of St Botolph's Street and it is an important element of the conservation area and is visible in views around the area.*
- 4.16 St Botolph's Church is an important building in the conservation area and surrounding area, with clear views of the church gained from the south across the railway station and associated car parks. The environment to the south and east of the church and immediately in front of and to the side of the church is however poor and does not contribute to its attractiveness or significance.

### **D) 14 Magdalen Street, GII Listed Building**

#### ***Summary of heritage value***

- 4.17 *Former public house of modest architectural interest and high historic interest due to its position on main route into Colchester and as a former Truman's brewery house. Today, rather isolated with much modern development (including the road system) in its setting detracting from its significance.*

- 4.18 This former public house dates to the C18 with a C19 public house frontage; it was known as the Prince of Wales PH and once served Truman's brewery (one of the largest and oldest breweries in London) beers. The ground floor is of painted brick and the upper floor is rendered but may be timber-framed. The house has architectural interest due to the architectural detailing on its frontage and historic interest as a C18 pub located on what was originally the outskirts of the town centre. No.15 which is now a separate unit, was formerly part of the building and likely forms part of the listing.
- 4.19 The setting of this former public house was historically urban, surrounded by C19 terrace houses and shops. Although it remains in an urban context, its environs have altered considerably, notably since the Second World War when the area suffered heavy bomb damage. It has also been the subject redevelopment schemes, with much rebuilding occurring in the 1950s and 60s. Its setting has therefore evolved as the town of Colchester has grown and it now sits beside a large dual carriageway road and junction, opposite the recently built Magistrates' Court. Very little reference to its historic setting remains, although there are a couple of survivals to the east including No.17 Magdalen Street (see below) and Nos. 1 & 3 Military Road (formerly Maynard Place).
- 4.20 Much of the surrounding setting of the former PH, including the adjoining building to its west, has a negative impact on the setting of the listed building.

#### **E) 17 Magdalen Street, GII Listed Building**

##### ***Summary of heritage value***

- 4.21 *C18 house with later retail ground floor frontage of high architectural and historic interest due to surviving original detailing and evidence of early development of area. Fragmented streetscape provides poor setting, but former Prince of Wales PH contributes positively due to associative historic interest.*
- 4.22 17 Magdalen Street dates to the late C18 and is constructed of red brick with a tiled mansard roof. The ground floor has two shop sash windows with stucco architraves, and three sash windows above with stucco surrounds.
- 4.23 17 Magdalen Street has historic significance as one of the earliest surviving buildings in the area. Its C18 details for which it holds architectural interest are well preserved.
- 4.24 The building has some prominence in the Magdalen Street Streetscape due to its location at the junction with Military Road and its freestanding nature due to the loss of surrounding buildings. Its east facing gable end is especially visible in views east along Magdalen Street.
- 4.25 The 1897 OS map records that historically the building's immediate setting was residential with a row of terrace houses and shops alongside it to the east and opposite. Whilst a handful of these buildings remain, many have been removed and the historically residential character of the surroundings has been lost. The few C18/C19 remaining houses and shops to the east of the building, and the former Prince of Wales Public House to the west, contribute positively to its setting by placing it within the context of a historic streetscape. However, the area opposite 17 Magdalen

Street is the Magistrates' Court car park adjacent to a car service premises (part of the site allocation). These do not contribute to the setting of the listed building.

## 6) New Town Conservation Area

### **Summary of heritage value**

- 4.26 *A planned development on former fields behind the earlier ribbon development along Magdalen Street and Military Road. Developed from 1878, local Liberals were influential in the development of New Town. Terraced housing with 'better' properties for foremen were laid out on a gridiron road pattern with higher quality houses built on the southern periphery and in terraces overlooking the recreation ground. It has modest architectural interest as the properties display typical Victorian brickwork detailing, is of historic interest due to its mix of housing for different social classes and as an important focus of new growth in Colchester in the C19.*
- 4.27 The New Town Conservation Area is a relatively small area extending south and west from Magdalen Road. Key characteristics include uniform streets of terrace housing dating to the mid C19 when the New Town was developed to meet the housing demands of the growing population of Colchester and a scattering of more substantial detached dwellings to the south. Also significant to the character of the area are the Winnock and Kendall Almshouses on the northern edge of the conservation area.
- 4.28 The area to the north of the conservation boundary has experienced a high level of change since the C19, particularly in more recent years. The recently completed student accommodation blocks immediately to the north of the boundary (and screening the allocation site from the conservation area) does not contribute to the Conservation Area.

### **Low Sensitivity Assets**

#### **1-3) 190a & 190b Magdalen Street, 187 Magdalen Street and 188-189 Magdalen Street**

### **Summary of heritage value**

- 4.29 *A group of properties, dating from the C16 to C19 of varying degrees of architectural interest, but of historic interest due to group value with one another and evidential value of earlier historic development of area. Adjacent and nearby surviving historic buildings contribute to their setting due to associative value, but gap sites and later redevelopment (including road system and associated paraphernalia) detracts.*
- 4.30 190a & 190b are probably timber-framed with a C19 brick façade, added in 1896 when it was 'Turners'. A brick parapet fronts a pitched roof. The dentilled cornice at eaves level, three round-headed windows at first floor level and classical shop front surrounds contribute to the building's architectural interest. The early date and well preserved shop front lend the building historical interest. The outbuildings to the rear are of historic interest and may have contained a smokehouse.
- 4.31 187 Magdalen Street is of a medieval crosswing construction which was formerly jettied to the front, dating to around the C16. It has historic value for its early date, indicated by its timber framed construction. Much of the original timber can be seen

inside. The building has been altered visually in more recent years to reveal its medieval timbers which had been plastered over.

- 4.32 187 Magdalen Street has group value with the adjacent 190a & 190b and 188-189 Magdalen Street which contribute positively to its setting. 188-189 Magdalen Street were originally a pair of cottages of modest architectural detailing dating to 1876, the building has been much altered. The single windows survive at first floor level but the two ground floors have been combined to form a single shop with replacement plastic window frames in the two surviving window openings. The heritage value of this building lies in its group value with its neighbours, 186 and 190a & 190b described above.
- 4.33 These three buildings represent some of the few surviving historic buildings along this part of Magdalen Street. Historic maps record that the building would have been situated in a terrace of houses, with more terraces opposite. This would have created a unified frontage to the streetscape. These three buildings of architectural interest contribute to the setting of each other. The large gaps in the building row along the street do not contribute to the setting of the assets.



Figure 4.4: 1875 OS map

#### 4) 184 Magdalen Street, Colchester (DCC25458)

##### **Summary of heritage value**

- 4.34 *Later C19 retail premises with accommodation above of architectural interest because of surviving original features including shopfront and windows. It is of historic interest as part of the commercial expansion of the town in the C19. Adjacent and nearby surviving historic buildings contribute to their setting due to associative value, but gap sites and later redevelopment (including road system and associated paraphernalia) detracts.*
- 4.35 184 Magdalen Street retains a good example of an original later C19 shopfront for which it has architectural interest. The house is thought to date to c1870-90. Three

pilasters frame the shop-front and the house doorway with double doors into the shop and a house door to the left.

- 4.36 The building has Stone quoins on the corners and arched window surrounds with decorative brackets to the eaves. The three range windows on the first and second floors are reasonably well preserved with three being original.
- 4.37 As with the adjacent locally listed buildings, the gaps and later infill development where adjoining historic smaller scale houses have been lost detracts from the setting of the building.

#### **5) 18-19 Magdalen Street, Colchester (DCC25454)**

##### ***Summary of heritage value***

- 4.38 *Early C19 pair of cottages of historic interest due to their survival as evidence of the earlier development along Magdalen Street. Of limited architectural value due to loss of original features. Adjacent and nearby surviving historic buildings contribute to their setting due to associative value, but gap sites and later redevelopment (including road system and associated paraphernalia) detracts.*
- 4.39 These two brick cottages date to c1825-60. Unfortunately they have lost most of their architectural interest with the loss of the original detailing on No.18 which had a 12 pane window at first floor level and a door case with pilasters and a canopied surround. A doorcase does however survive on No.19, and perhaps, internally, the plan of the modest cottages which share a central chimneystack.
- 4.40 The adjacent no.17 Magdalen Street contributes positively to the setting of the cottages. Nos 190a, 190b and 188-189 and 184 Magdalen Street also contribute by placing the cottages in their historic C19 context. The high rate of building loss along Magdalen Street has left large gaps in the streetscape which do not contribute to the setting.

## 5. Impact Assessment

- 5.1 In order to assess the magnitude of change resulting from the development of the proposed site allocation upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.
- 5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocation. These are primarily that:
- The proposals will be in accordance with the policies of the current development plan;
  - The height of the development will be a max of 3-4 residential storeys;
  - Key views of the Church of St Botolph will be preserved and enhanced;
  - The proposals are in accordance with the 2014 Development Brief.
- 5.3 As much of the site which lines the railway line is identified as making a negative contribution to the area and to the setting of many of the heritage assets noted as potentially being impacted by its development, the magnitude of change/impact is generally considered to be beneficial. The impact of the potential development of the site allocation is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

**Table 1.2: Magnitude of Impact / Change**

Magnitude of Impact (change)		Definition/ Criteria	Identified heritage assets
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss	

		of/damage to key characteristics, features or elements.	
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.	
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	<p><b>1- 4) 190a &amp; 190b Magdalen Street, 188-189 Magdalen Street, 187 Magdalen Street and 184 Magdalen Street, all locally listed – These locally listed assets lie just outside the allocation site which surrounds them to the north, east and west. The existing site does not contribute to their significance and there is potential to improve the setting of these assets through development reinstating the historic building line of the buildings, especially the west side of 190a which was historically part of a terrace but is now exposed.</b></p> <p><b>A) St Botolph’s Augustinian Priory (Scheduled Monument), B) Ruins of Priory Church of St Botolph (GI LB),C) Church of St Botolph (GII LB) and 7) Town Centre Conservation Area</b></p> <p><i>The existing site is largely identified as contributing negatively to the setting and significance of this grouping of heritage assets. The potential for an appropriate development to enhance the contribution the site makes to the setting and significance of this grouping is very high through the enclosure of the area south of the</i></p>

			<i>priory grouping and the edge of the conservation area. The suitable framing of views of the church would also aid its appreciation.</i>
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.	
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	<p><b>D) No.14 Magdalen Street, GII – This former PH lies to the south of the proposed site allocation. The site will be visible from the building to the north east across the dual carriageway road and junction. It is unlikely that development of the site allocation would have a significant impact on the setting of the pub at this distance. The current site does not contribute positively to the setting of the pub and indeed the development of the site could enhance the area and reinstate the historically consistent building line opposite the pub.</b></p> <p><b>E) No.17 Magdalen Street, GII and 5) 18-19 Magdalen Street, locally listed</b></p> <p><i>Both buildings are located opposite the proposed allocation Site. The Site does not currently contribute positively to the setting of the listed or locally listed building. The site historically had a row of terrace houses fronting the road, the removal of these and creation of an open car park has removed these buildings from their historical context. Development could reinstate more closely the historic development pattern of the Site, reflecting the original setting of the buildings and could result in a general improvement in the vicinity of these assets.</i></p>
No change		No loss or alteration of characteristics, features or	<b>New Town Conservation Area – Recent development of a large student</b>

	elements; no observable impact in either direction.	<i>accommodation block of 3-4 storeys to the south of Magdalen Street (on the site of the former Tram Depot) provides a buffer between the development site and the conservation area. It is therefore deemed that development of the proposed allocation site would not impact the setting of the conservation area.</i>
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5.4 The heritage value of the asset (Table 1.1) and the magnitude of impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. Whilst it is acknowledged that the DMRB approach to EIA is not the exclusive method of EIA, it is a common approach and its use here will hopefully enable easy comparison of assessments. The use of the matrix also enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

**Table 1.3: Significance of Effects**

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	Negligible	Minor	Moderate	Major
<b>Very High</b>	Neutral	Slight	Moderate or large	Large or very large	Very large
<b>High</b>	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
<b>Medium</b>	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
<b>Low</b>	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
<b>Negligible</b>	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

5.5 The first row of Table 1.3 is not applicable to this assessment as there are no World Heritage Sites or assets of international importance considered to be affected by the proposed site allocation. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects, set out in order from highest to lowest:

- **Slight or moderate beneficial effect** – St Botolph’s Priory (scheduled monument), Ruins of St Botolph’s Priory Church (GI LB) and Town Centre Conservation Area.
- **Slight beneficial effect** – St Botolph’s Church (GII LB).
- **Neutral or slight beneficial effect** –190a & 190b Magdalen Street, 188-189 Magdalen Street, 187 Magdalen Street and 184 Magdalen Street (all Locally Listed) and No.14 and No.17 Magdalen Street (both GII LBs).
- **Neutral Beneficial Effect** – 18-19 Magdalen Street (Locally Listed)
- **Neutral Effect** – New Town Conservation Area

5.6 This assessment suggests that there are no adverse effects on the heritage assets in the area and that there are no significant effects. Therefore there would only be non-significant beneficial effects on the heritage assets in the area, subject to a number of assumptions (see above and section 6 for further details). This area is highly sensitive to change (as confirmed by Colchester’s Historic Characterisation Assessment, 2009) and perhaps the most important design criteria for this site allocation will be related to height and layout.

## 6. Mitigation and Enhancement

### Maximising enhancement

- 6.1 The development of this site allocation at the west end of Magdalen Street provides a great opportunity to enhance the setting of several designated and non-designated heritage assets. Magdalen Street has been subject to bomb damage and subsequent redevelopment such that much of its historic character has been lost. The fragmentary remains of the historic earlier development along the road, most of which are heritage assets, provide design cues for the development of this site.
- 6.2 Recreating a consistent building line along Magdalen Street would provide a more historically contextual setting for the non-designated heritage assets on the north side of Magdalen Street. This would better reveal their significance by enhancing their setting; similarly, this would enhance the setting of the designated and non-designated heritage assets on the south side of the road. However, the 2014 Development Brief (and echoed in the supporting text (para 14.85) to Policy EC3) suggests that because of the air quality issues in the air, that a setback building line would help improve the air quality as well as reducing the ‘tunnel effect’ of Magdalen Street, allowing new street trees to be introduced. It provides a suggested site layout for this site and that to the south.



Figure 6.1 Indicative Scheme Layout (Magdalen Street Development Brief, 2014)

- 6.3 It is noted that the 2018 scheme (Planning ref: 160103) that was consented on the south site does not, however, follow this suggested layout; it does not have a setback building line nor street trees. It is therefore suggested, that a consistent building line matching that of the surviving historic buildings on the north side of the road would also be appropriate and would better enhance the historic context of the street and the heritage assets.

- 6.4 The setting and significance of the Town Centre Conservation Area and St Botolph's Priory and Church would also be improved by an appropriately scaled development of suitable materials which provided enclosure to the south side of the railway and tidied up views of the backs of the Magdalen Street properties. The new development should, however ensure that existing viewpoints of the church and priory ruins from the site are retained and new viewpoints created where appropriate. Architecturally, the Development Brief encourages a contemporary response to the existing character and densities appropriate to the edge of centre location.

### **Minimising harm**

- 6.5 The site has been zoned for small scale mixed uses, with a variety of commercial local service and residential uses which would extend the existing housing areas on the north side of Magdalen Street. This is considered to be an appropriately contextual use for the site, which suits its edge of centre gateway positioning in Colchester. The Development Brief's encouragement for small scale retail/commercial/public uses on the ground floor of the street-facing elements of the scheme would provide an active frontage to Magdalen Street enlivening the streetscape and echoing the use and form of the existing historic properties along the street.
- 6.6 It is likely that the street facing elements should be a max of 3 storeys in order to relate comfortably to the scale of the heritage assets in the vicinity, particularly those on the north side of the street around which the site wraps. Development to the rear could rise to 4 storeys at least in parts, as it would enclose the railway line and would reflect the scale of previously consented residential development further east and south. This would provide better enclosure to views from the Priory, enhancing its setting and thereby its attractiveness as an amenity space. The rear part of the site is also lower than the street facing frontage, and this would also suggest that an additional storey height could be accommodated. The 2014 Development Brief also notes that as this area of the site is the same level as the railway line, other uses (perhaps undercroft car parking?) should be considered at ground floor as residential amenity may be compromised.

## 7. Soundness

- 7.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3), a site allocation is considered to be appropriate or 'sound' if it is:
- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
  - Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
  - Effective in terms of deliverability, so that enhancement is maximised and harm minimised
  - Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance
- 7.2 The site has been subject to several 'sifts' assessing its deliverability and availability through the local plan process and is therefore considered to meet objectively assessed needs.
- 7.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the site in terms of its significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that for most of the heritage assets identified, the proposed site allocation is likely to result in benefits to their heritage significance; the others are likely to be little affected. Section 6 of this report sets out how the development of the site can maximise enhancement and minimise harm.
- 7.4 The proposed site allocation is considered to be consistent with achieving sustainable development by conserving the historic environment through:
- Enhancing the character and appearance of the townscape and strengthening local distinctiveness and sense of place;
  - Improving local environmental quality;
  - Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
  - Providing better opportunities for people to understand local heritage and participate in cultural and leisure activities;
  - Fostering heritage-led regeneration and addressing heritage at risk; and,
  - Optimising the use of previously developed land.

The site allocation is therefore considered to be 'sound'.

# Appendix 1: List of Heritage Assets within 100m of Site allocation boundaries

## [The Prince of Wales Public House](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123550

## [17 Magdalen Street](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337746

## [Winnock's Almshouses](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123565

## [Kendall Almshouses](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1169146

## **Locally Listed Buildings**

- DCC25464 – 190a & 190b Magdalen Street, Colchester
- DCC25460 – 188-189 Magdalen Street
- DCC25459 – 187 Magdalen Street:
- DCC25458 – 184 Magdalen Street
- DCC25805 – 8-22 Military Road
- DCC25445 – 17-30 Kendall Terrace, off Military Road

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**Colchester Borough Council**  
**Site Allocation: Magdalen Street EC3 (East  
end)**

**Draft Final Report**

Colchester & Tendring Councils Site Allocations  
Heritage Impact Assessment

July 2021

**Turley**

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**Client**  
Colchester and Tendring Councils

**Our reference**  
COLH3005

# 1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP8 (Tendring/Colchester Borders Garden Community) which stipulates that:

*the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.*

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

## **Stage 1: Evidence Gathering and Identification of Heritage Assets**

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

## **Stage 2: Assessment of Significance & Impacts**

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

- 1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.
- 1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

**Stage 3: Assessment of Potential Mitigation and Enhancements**

- 1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

**Stage 4: Final Reporting**

- 1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

## 2. Introduction: Magdalen Street (East end)

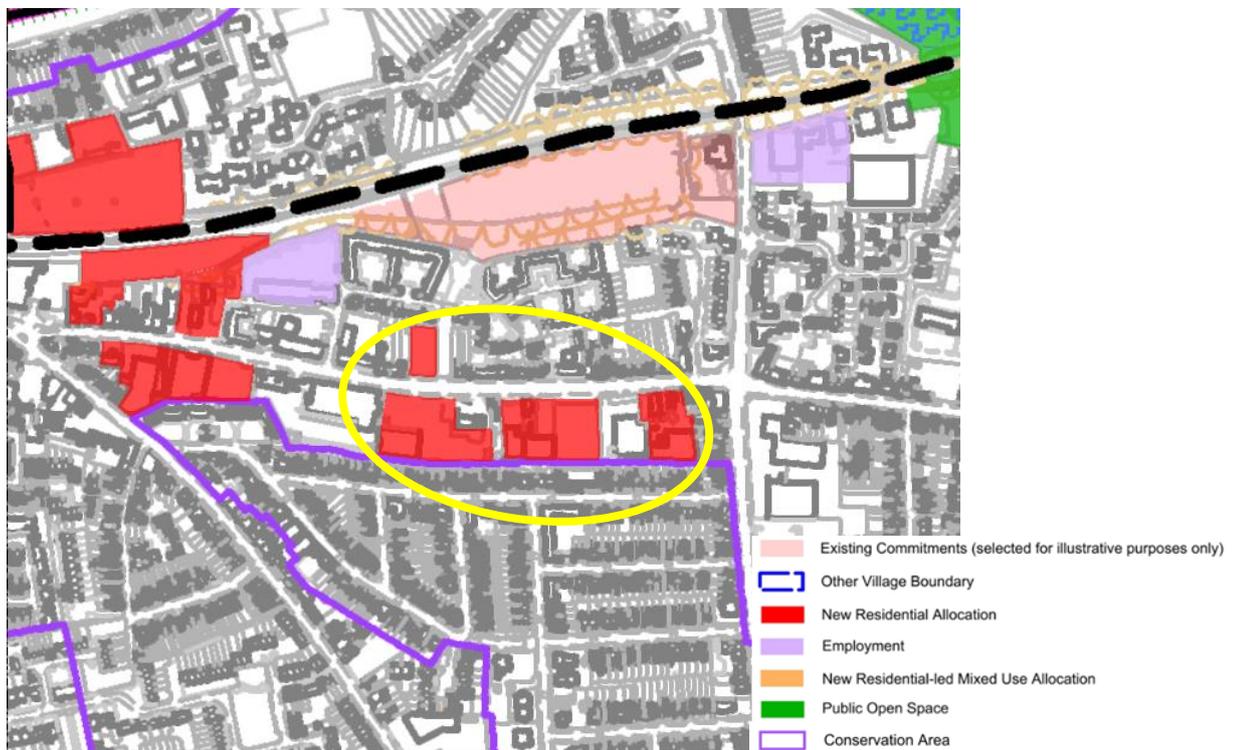


Figure 2.1 Sites assessed circled in yellow

- 2.1 These sites in Magdalen Street are proposed site allocations under Policy EC3: East Colchester. This policy states that allocations shown on the policies map will be supported for residential uses. In addition to the requirements in Policy PP1, proposals will be required to satisfy the Local Planning Authority with regard to the site specific requirements. Development of these Magdalen Street sites will be supported where they:
- Include an assessment of air quality and mitigation against any harmful effects to the AQMA likely to be caused by proposals; and
  - Contribute towards flood risk solutions, in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDA 03.
- 2.2 Policy PP1: General Infrastructure and Mitigation Requirements specifies that proposals must, as relevant, address certain Borough wide requirements including suitable design and screening/landscaping to minimise any negative impact on the surrounding landscape and /or listed buildings.
- 2.3 Magdalen Street contains a number of older commercial buildings suitable for reuse and/or redevelopment. The area could accommodate up to 200 new residential units. Architecturally, the Local Planning Authority will seek contemporary responses to the existing character and densities and parking appropriate to the edge of centre location. In addition they will expect development to be set back from the carriageway with large scale forecourts and tree planting to help improve the air quality in this part of

the town. Vehicular access will only be available via Magdalen Street. Pedestrian and cycle opportunities also need to be addressed as part of any future design and site layout.

- 2.4 The potential impact of the development of sites to the eastern end of Magdalen Street and the mitigation that will enable the policy requirements to be met, will be assessed in this report.
- 2.5 The structure of this report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:
- Step 1: Identification of heritage assets potentially affected by the site allocation
  - Step 2: Understand what contribution the site makes to the significance of the heritage assets
  - Step 3: Identify what impact the allocation might have on that significance
  - Step 4: Consider how enhancements can be maximised and harm avoided
  - Step 5: Determine whether the proposed site allocation is 'sound'
- 2.6 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified.

## 3. Identified Heritage Assets

### Definitions

- 3.1 The National Policy Framework (NPPF) defines a heritage asset as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)*

- 3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II\* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II\* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.

- 3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))

- 3.4 Significance is defined in the NPPF as:

- 3.5 *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)*

- 3.6 The setting of a heritage asset is defined in the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Annex 2: Glossary)*

### Identified Heritage Assets in Site Allocation

- 3.7 The site lies within the setting of a number of listed buildings and locally listed buildings. A 100m radius from the site's boundaries was used to identify potentially affected heritage assets; this distance was considered appropriate given the density of the built form in the site's vicinity.
- 3.8 Four listed buildings were identified within a 100m radius of the Site boundaries, of which three were considered to be potentially affected by the proposed developments. The Grade II listed Kendall Almshouses to the west of the sites were scoped out at this stage as they are not considered to be affected by the proposed site allocations given the intervening Aldi development and their inward facing arrangement which is

focused on a central green space off Military Road. Seven locally listed buildings have been identified within a 100m radius of the site. To the south of the site lies the Colchester New Town Conservation Area.

3.9 Those heritage assets which are considered to be potentially affected by the development of the Site are annotated on the maps below and are categorised by sensitivity/ heritage value as set out in the table below.

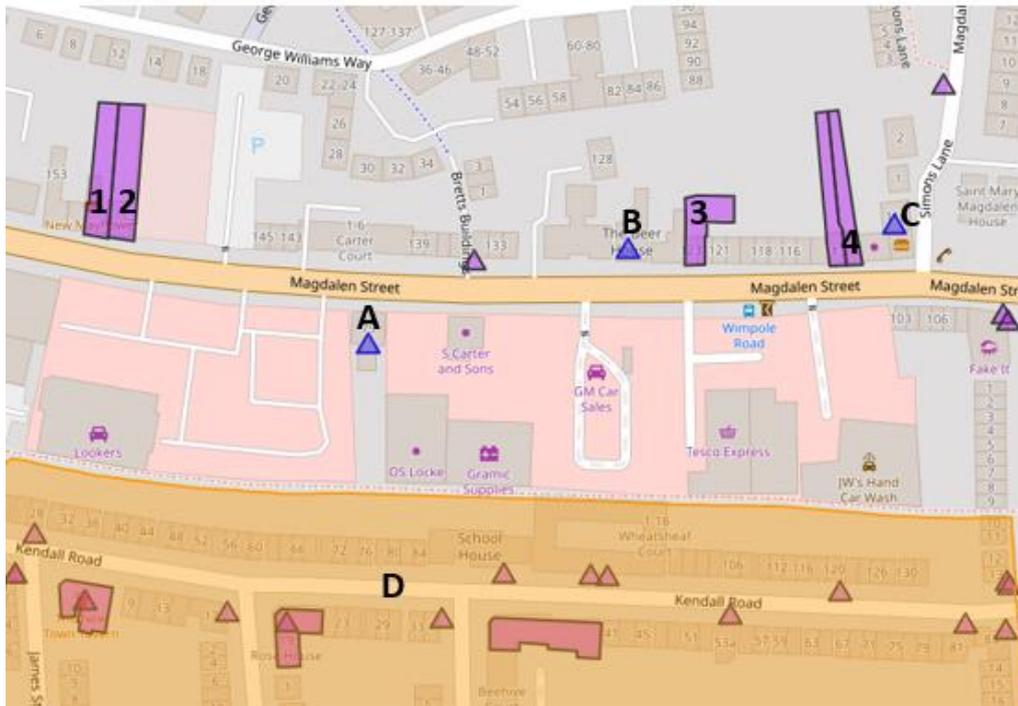


Figure 3.1: Map indicating heritage assets to be assessed

### Sensitivity/ Heritage Value

3.10 The sensitivity or heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. The sensitivity of each asset established the capacity of the asset to accommodate change whether directly (through physical changes to the asset's fabric) or indirectly (through changes in its setting) without harm to the heritage asset's significance.

3.11 Table 1.1. below summarises the sensitivity/ heritage value of those heritage assets that are relevant with regard to the proposed development.

Sensitivity/Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international	None found within study area

	<p>importance including:</p> <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	
High	<p>Assets of high or national importance including:</p> <ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> <li>○ Registered Battlefields</li> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes, exhibiting considerable coherence, time-depth or other critical factors</li> </ul>	
Medium	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> </ul>	<p><b>A</b> 79 Magdalen Street, GII</p> <p><b>B</b> The Baker's Arms Public House, GII</p> <p><b>C</b> 110 and 111 Magdalen Street, GII</p> <p><b>D)</b> New Town Conservation Area</p>

	<ul style="list-style-type: none"> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> <li>○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.</li> </ul>	
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ ‘Locally listed’ buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local importance</li> </ul>	<p><b>1</b> 150 Magdalen Street, Colchester (north side) (DCC25416)</p> <p><b>2</b> 149 Magdalen Street, Colchester (north side) (DCC25408)</p> <p><b>3</b> 123 Magdalen Street, Colchester (north side) (DCC25378)</p> <p><b>4</b> 112-113 Magdalen Street, Colchester (north side) (DCC25361)</p>
Negligible	<p>Other assets of very low or local importance, including:</p> <ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features</li> <li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li> <li>○ Landscapes or townscapes with little or no significant historic interest, or whose</li> </ul>	<p>Not relevant to this study (unless assets are identified through consultation with local stakeholders)</p>

	value is limited by poor preservation	
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## 4. Significance Assessment

- 4.1 In order to understand what contribution the Site allocation makes to the significance of the heritage assets identified, the significance of the heritage assets needs to be understood.
- 4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.

- 4.3 The four heritage interests are defined as follows:

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (Annex 2: Glossary NPPF)*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (Paragraph 006, PPG)*

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:
- 4.5 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.
- 4.6 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.



Figure 4.1: 1875 OS map published 1881

## Medium Sensitivity Assets

### A) 79 Magdalen Street, Grade II Listed Building

#### *Summary of heritage value*

- 4.7 *C18 house, formerly a public house (1798-1910) with later additions, it is of architectural interest for its surviving early features and of historic interest as part of the earlier development of Magdalen Street. In poor condition and setting is very poor, isolated within swathes of car parking.*
- 4.8 79 Magdalen Street dates to the C18 with later additions and was formerly in use as a public house named the Colchester Arms from 1798 to 1910. The house has architectural significance as an attractive C18 building with two storeys and an attic, a mansard tiled roof and double hipped gables east and west. It does, however, appear to be in a poor state of repair.
- 4.9 The setting of the asset is much altered since the C18. The C19 terrace houses opposite (particularly Brett's Buildings), although of less architectural interest, contribute positively to the setting of the asset by placing it within its the historically residential streetscape. The remnant structure presumably relating to the former coal yard to the east of the building is also still present, but surrounded by a sea of car parking.
- 4.10 The 1876 OS map records that historically the house was situated adjacent to a school and a coal yard, within a row of buildings fronting the street. This consistent row of building remained until the late C20. The old school to the west has since been demolished and the house adjacent to number 79 has been removed; the blank eastern façade and modern buttresses on this side evidence of the existence of the

now demolished adjoining buildings. The spaces left by these buildings are currently in use as car parks which detract from the setting of the listed building.

## **B) The Baker's Arms Public House, Grade II Listed Building**

### ***Summary of heritage value***

- 4.11 *C17 house, formerly a public house and now in residential use. It is of architectural interest for its interesting early C20 public house frontage and surviving earlier features. It is of historic interest as part of the early development in the area and its former public house name reflects the large number of bakeries that once populated the area. The open expanses of car parking to the south detract from its setting.*
- 4.12 The former Baker's Arms is C17 in origin and is now in residential use, although still known as 'The Beer House'. The building is of historic and architectural interest for its timber-framed and plastered structure and early date. The building has undergone several alterations most noticeably the addition of C18 sash windows on the first floor and an early C20 public house frontage. These alterations reflect the changes in fashion since the C17.
- 4.13 C19 OS maps record that by this date, and probably much earlier too, the pub was situated in a row of terrace houses. The pub is not labelled as a public house until 1923 and was likely in residential and/or some other form of commercial use previously. The pub is still set within a row of buildings which contribute to its setting within the streetscape, despite the varying scales of more modern buildings to either side.
- 4.14 The car parks opposite create a large expanse of open space in what was historically an enclosed street, and this detracts from the setting of the former Baker's Arms.

## **C) 110 and 111 Magdalen Street, Grade II Listed Building**

### ***Summary of heritage value***

- 4.15 *C17 houses with modern shop windows inserted at ground floor. Of modest architectural interest for surviving vernacular features including parts of the originally jettied upper floors and prominent corner position in streetscene. Of higher historic interest as some of the earliest building survivals in the area. The open expanses of car parking opposite detract from their setting.*
- 4.16 Nos. 110 and 111 Magdalen Street originate in the C17 with extensive alterations in the C18 and later. The upper stories were originally jettied but this has been underbuilt, except at the west corner of No.111 and the east corner of No.110. The ground floor contains two shops and the upper floors have 2-window range of double hung sashes with glazing bars to the upper storey front.
- 4.17 The buildings have architectural and historic significance for their early date. As such they are two of the earliest buildings in the area to have survived modernisation. The building is set within a row of two storey terrace houses. Although these date to the nineteenth century they contribute to the built up town setting of the asset.
- 4.18 Historically the building was set in a row of buildings, as shown in the OS map, but the built up character of the street opposite has changed throughout the C20 with

buildings lost and redeveloped, and the sense of enclosure has gradually been lost. Between 2009 and 2012 the street was opened up further with the removal of two C19 and early C20 buildings. This large open space detracts from the setting of 110 and 111 Magdalen Street.

## **Colchester New Town Conservation Area**

### ***Summary of heritage value***

- 4.19 *A planned development on former fields behind the earlier ribbon development along Magdalen Street and Military Road. Developed from 1878, local Liberals were influential in the development of New Town. Terraced housing with 'better' properties for foremen were laid out on a gridiron road pattern with higher quality houses built on the southern periphery and in terraces overlooking the recreation ground. It has modest architectural interest as the properties display typical Victorian brickwork detailing, is of historic interest due to its mix of housing for different social classes and as an important focus of new growth in Colchester in the C19.*
- 4.20 The New Town Conservation Area is a relatively small area extending south and west from Magdalen Road. Key characteristics include uniform streets of terrace housing dating to the mid C19 when the New Town was developed to meet the housing demands of the growing population of Colchester and a scattering of more substantial detached dwellings to the south. Also significant to the character of the area are the Winnock and Kendall Almshouses (Grade II listed) on the northern edge of the conservation area, nearest the site allocations.
- 4.21 The area to the north of the conservation boundary has experienced a high level of change across the C20, including the introduction and subsequent removal of an egg packing station and depot. The range of carparks and large warehouse buildings on the south side of Magdalen Street do not contribute to the Conservation Area and form a poor setting to its northern boundary.

## **Low Sensitivity Assets**

### **1-2) 149 and 150 Magdalen Street**

#### ***Summary of heritage value***

- 4.22 *C19 and earlier houses with later alterations primarily of historic interest as evidence of historic development of Magdalen Street. Both of limited architectural interest due to loss of original features. Open car parking areas to east and south have eroded former enclosed streetscape and detract from setting.*
- 4.23 150 Magdalen Street is a historic timber-framed building, heavily altered with brick façade covered in large tiles on the ground floor and plastered upper floor. The building has historic interest for its timber-framed construction, but this is not evident from its current appearance which detracts from this significance.
- 4.24 149 Magdalen Street probably dates to the C19 and was historically an artisans' house/workshop. It has historic and architectural interest for its wide entrance with a wooden door and elaborate hinges for rear access and brick detailing around the door and window surrounds.

- 4.25 The significance of both buildings has been diminished by the loss of earlier details such as windows and doors and both have concrete tiled roofs. No.150 appears to be in a state of poor repair.
- 4.26 Both 149 and 150 are set within a row of two storey houses. Although of lesser architectural interest, these houses contribute to the setting of 149 and 150 Magdalen Street by placing them in context of a streetscape.
- 4.27 Historically there were houses to the east of these buildings. These were still present on the 1969 OS map but have since been replaced by a private car park. The 1964 OS map record that the buildings fronting the street opposite 149 and 150 had been demolished and replaced with a large open space and bakery by this date. This large open space opposite the assets is still present and detracts from the setting of the smaller scale buildings which were historically located in the denser grain of the built-up city outskirts.

### **3-4) 123 Magdalen Street and 112-113 Magdalen Street**

#### ***Summary of heritage value***

- 4.28 *Early C19 or earlier houses of primarily historic interest as examples of the modest domestic properties built along Magdalen Street historically. Setting is primarily as part of the row of properties of varying date on the north side of the road; open car parks to south detracts from historically enclosed setting of properties.*
- 4.29 Numbers 112, 113 and 123 Magdalen Street probably date to the early C19 but may be earlier. They are of a 'two-up, two-down' townhouse plan and are rendered and painted with modern roofs and windows. The roof pitch suggests the roofing was originally slate and it is likely the windows were historically double 8-pane sashes. The scale suggests that these may be timber-framed.
- 4.30 These building have historic and architectural interest as terrace houses with surviving architectural features such as the right-hand doorcase and canopy of 123 Magdalen Street. If they are in-fact timber framed they have increased historic and architectural interest as buildings of an earlier date and more historic construction method.
- 4.31 The intervening two storey terrace houses which adjoin these buildings contribute to the setting of the building by placing them in the context of a built-up streetscape. In particular numbers 110-113 are noted as having group significance with numbers 112-113. No. 113 adjoins the Grade II listed No.111 whilst No. 123 adjoins a 3 storey C19 house. The large open car parks opposite which have replaced historic commercial and factory buildings on this side of the road detract from the setting through the contrasting scale and large gap in the streetscape.

## 5. Impact Assessment

- 5.1 In order to assess the magnitude of change resulting from the development of the proposed site allocation upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.
- 5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocation. These are primarily that:
- The proposals will be in accordance with the policies of the current development plan;
  - The height of the development will not exceed 4 residential storeys; and,
  - The development reinstates the historic building line of Magdalen Street.
- 5.3 The impact of the potential development of the site allocation is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

**Table 1.2: Magnitude of Impact/ Change**

Magnitude of Impact (change)		Definition/ Criteria	Identified heritage assets
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.	

	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.	<p><b>A) 79 Magdalen Street, GII</b></p> <p><i>The building is sandwiched between two of the allocation sites on the south side of Magdalen Street, and is currently isolated within an open expanse of car parking. The opportunity to reinstate it within an enclosed streetscape would be beneficial to its historic interest as it would be viewed in something akin to its historic context and would enable a better appreciation of its significance.</i></p> <p><b>B) The Baker’s Arms Public House, GII and C) 110 and 111 Magdalen Street, GII</b></p> <p><i>These assets are located directly opposite the application site. The current car park detracts from the setting of the listed building and a new development of appropriate scale has the potential to enhance the setting of the asset and reinstate more closely the historic development pattern of the area, and thus the historic setting of the building.</i></p> <p><b>1-2) 149 and 150 Magdalen Street</b></p> <p><i>These locally listed buildings are located adjacent to and opposite the allocation sites. The sites currently do not contribute to the setting of the buildings and it is unlikely that the significance of the buildings would be harmed by the development of the site. The development of the plot to the east of the building has the potential to reflect the historic development pattern of the site and reflect the historic setting of these buildings within a row of houses.</i></p>
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one	

		(maybe more) key characteristics, features or elements.	
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	<b>3-4) 123 Magdalen Street and 112-113 Magdalen Street</b>  <i>The potential to reinstate the street enclosure on the opposite side of the road to these locally listed buildings with buildings of an appropriate scale would enhance the setting of these buildings. Their historic context would be reinstated to the benefit of their historic interest and appreciation of their significance.</i>
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.	
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	<b>D) New Town Conservation Area</b>  <i>The sites lie just outside the northern boundary of the Conservation Area. They do not currently contribute to the significance of the Conservation Area and the redevelopment of these sites with appropriately scaled buildings would enhance the setting and therefore significance of this asset.</i>
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.	

5.4 The heritage value of the asset (Table 1.1) and the magnitude of impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. Whilst it is acknowledged that the DMRB approach to EIA is not the exclusive method of EIA, it is a common approach and its use here will hopefully enable easy comparison of assessments. The use of the matrix also enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

Table 1.3: Significance of Effects

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or large	Large or very large	Very large
High	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

5.5 The first two rows of Table 1.3 are not applicable to this assessment as there are no World Heritage Sites or assets of international importance considered to be affected by the proposed site allocation, nor are there any assets of high national importance. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects, set out in order from highest to lowest:

- **Moderate Beneficial Effect** – 79 Magdalen Street (GII), The Baker’s Arms Public House (GII), 110 and 111 Magdalen Street (GII)
- **Slight Beneficial Effect** – 149 and 150 Magdalen Street (locally listed).
- **Neutral or Slight Beneficial Effect** – 112, 114 and 123 Magdalen Street (locally listed) and New Town Conservation Area (designated heritage asset).

5.6 This assessment suggests that there is a potential for significant beneficial effects on all three of the Grade II listed buildings. Other non-significant beneficial effects would be on the locally listed buildings and the New Town Conservation Area. The potential benefits would be through appropriate development of the land in the immediate setting of the identified heritage assets which is currently considered to detract from appreciation of their historic significance. This development would only be beneficial to their significance, however, through careful consideration of the site layout and scale of the development proposals for the site.

5.7 The Historic Environment Characterisation Report of 2009 considers that within this area (zone 5.14 New Town), outside of New Town itself, changes could be more easily accommodated and the site allocation therefore falls within an area of medium sensitivity.

## 6. Mitigation

### Maximising enhancement

- 6.1 The development of the eastern sites along Magdalen Street (part of allocation EC3) offers great opportunity to repair the townscape in this area to the benefit of the settings and significance of several heritage assets, both designated and non-designated. Magdalen Street has been subject to bomb damage and subsequent redevelopment such that much of its historic character has been lost. The fragmentary remains of the historic earlier development along the road, most of which are heritage assets, provide design cues for the development of these sites.
- 6.2 Recreating a consistent building line along the south side of Magdalen Street would provide a more historically contextual setting for the non-designated heritage assets on the north side of Magdalen Street, but also notably for No.79 on the south side of the street. This currently isolated property would once more be seen within a complete streetscape as it was historically. The reinstatement of an enclosed street frontage along Magdalen Street would better reveal the significance of the heritage assets in the area by adding to the public appreciation of their settings.
- 6.3 The supporting text (14.85) to Policy EC3 echoes the guidance in the 2014 Development Brief for the western sites on Magdalen Street, that the LPA 'will expect development to be set back from the carriageway with large scale forecourts and tree planting to help improve air quality in this part of the town'. The wording of this text suggests that this recommendation is in response to the previous 2005 iteration of the Development Brief which encouraged large scale block type development along the road frontage. The current policy steer towards small scale mixed uses including residential would suggest that large forecourts would not be compatible with this type of development and would not be beneficial for the townscape nor setting of the nearby heritage assets which the Development Brief also requires future developments to be sympathetic towards and retain.

### Minimising harm

- 6.4 The sites have been allocated for a mixture of commercial, industrial, service, retail and residential uses which would reinterpret the historically varied character of the area, particularly the mix of industry and associated residential uses that formerly characterised the area. This is considered to be an appropriately contextual use for the site, which suits its edge of centre gateway positioning in Colchester.
- 6.5 In order to protect the residential amenity of the dwellings to the south and to respect the existing context, the expectation is that development will be generally of 3 storeys with ground floors at least offering a robust range of small scale uses including local services.

## 7. Soundness

7.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3) , a site allocation is considered to be appropriate or 'sound' if it is:

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

7.2 The site has been subject to several 'sifts' assessing its deliverability and availability through the local plan process and is therefore considered to meet objectively assessed needs.

7.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the site in terms of its significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that for all of the heritage assets identified, the proposed site allocation is likely to result in benefits to their heritage significance. Section 6 of this report sets out how the development of the site can maximise enhancement and minimise harm.

7.4 The proposed site allocation is considered to be consistent with achieving sustainable development by conserving the historic environment through:

- Enhancing the character and appearance of the townscape and strengthening local distinctiveness and sense of place;
- Improving local environmental quality;
- Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
- Fostering heritage-led regeneration and addressing heritage at risk; and,
- Optimising the use of previously developed land.

The site allocation is therefore considered to be 'sound'.

# Appendix 1: List of Heritage Assets within 100m of Site Allocation Boundaries

## [79 Magdalen Street](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number

## [The Bakers Arms Public House](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number

## [110 and 111 Magdalen Street](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number

## **Locally listed buildings**

- DCC25416 - 150 Magdalen Street, Colchester (north side)
- DCC25408 - 149 Magdalen Street, Colchester (north side)
- DCC25378 - 123 Magdalen Street, Colchester (north side)
- DCC25361 - 112-113 Magdalen Street, Colchester (north side)



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**Colchester Borough Council**  
**Site Allocation: East Colchester / Hythe**  
**Special Policy Area Sites (EC2)**  
**Draft Final Report**  
Colchester & Tendring Councils Site Allocations  
Heritage Impact Assessment

July 2021

**Turley**

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**Client**  
Colchester Borough and Tendring District Councils

**Our reference**  
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# 1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP8 (Tendring/Colchester Borders Garden Community) which stipulates that:

*the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.*

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

## **Stage 1: Evidence Gathering and Identification of Heritage Assets**

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

## **Stage 2: Assessment of Significance & Impacts**

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.

1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

**Stage 3: Assessment of Potential Mitigation and Enhancements**

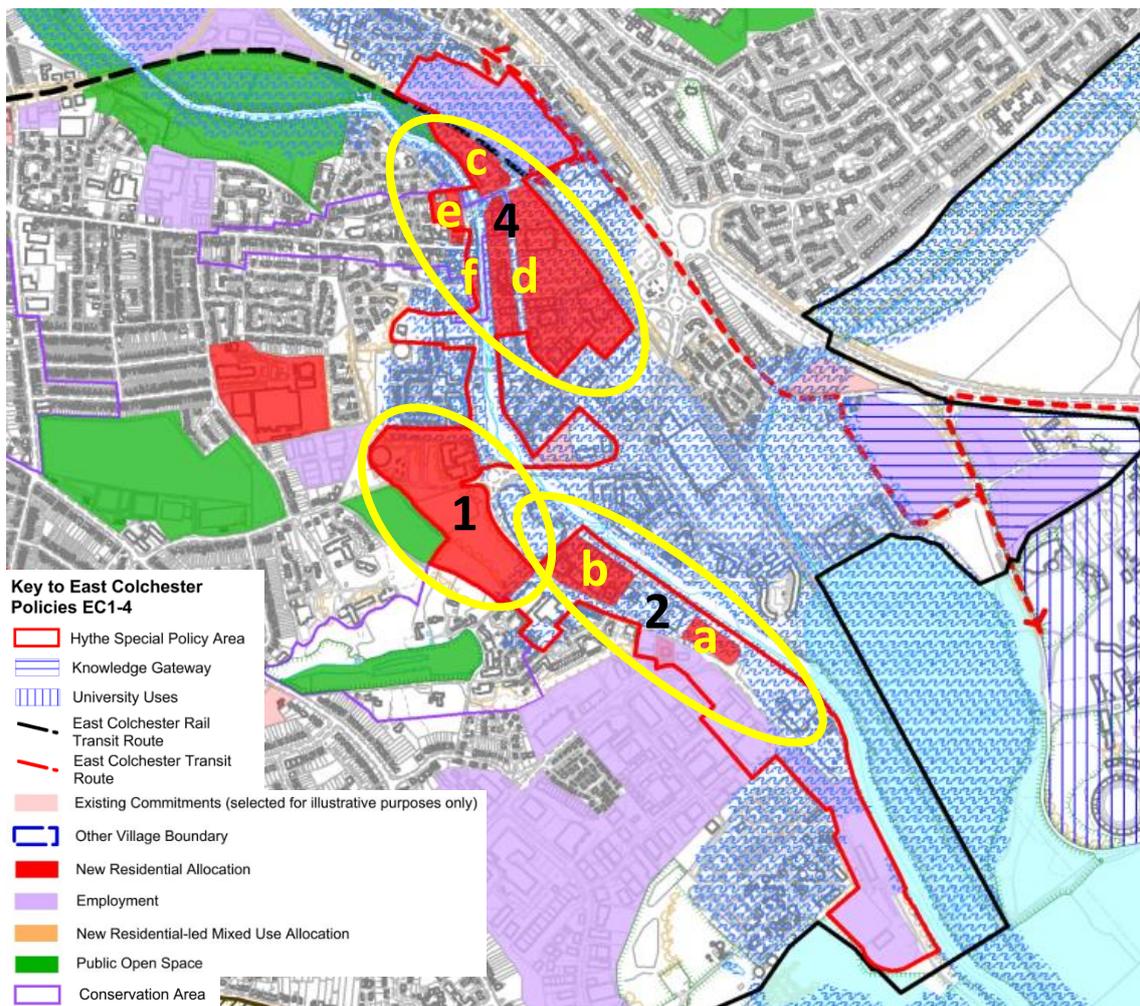
1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

**Stage 4: Final Reporting**

1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

## 2. East Colchester / Hythe Special Policy Area Sites (EC2)

2.1 The Site Allocations Development Plan Document, adopted in December 2010, identified East Colchester as a Regeneration and Growth Area under Policy SA EC2. Key areas within this were the Former Timber Dock and adjacent sites (Policy SA EC3 Area 1), King Edward Quay, Coldock and adjacent sites (Policy SA EC4 Area 2) and Hawkins Road (Policy SA EC6 Area 4). Policy SA EC5 Area 3 was the Magdalen Street sites (these are considered in a separate report considering Draft Policy EC3).



2.2 The submission Draft Colchester Borough Local Plan has brought forward these areas as the East Colchester/Hythe Special Policy Area (EC2) within which are several sites which have come from the former site allocations plus a number of additional ones. Objective 4 of Draft Policy EC2 is to 'ensure new developments are responsive to the distinctive historic character of the area and reinforce the significance of the Conservation Area designation through the re-use of heritage assets.'

2.3 The sites that are assessed within this report have been grouped as above into three areas within the Hythe Special Policy area (EC2):

**Area 1 – Former Timber Dock Area**

- Gasworks Site and scrapyard and allotments between Haven Road and Distillery Lane

**Area 2 – King Edward Quay, Coldock and adjacent sites**

- (a) Coldock Hythe
- (b) Commercial land between Haven Road and the River Colne

**Area 4 – Hawkins Road**

- (c) Derelict former coalyard depot (car park) at Hythe Station between railway line and River Colne
- (d) Land between Hawkins Road and Hythe Station Road
- (e) Bridge House and garage, Hythe Quay
- (f) 26 Hythe Quay

2.4 The potential impact of development on these sites on nearby heritage assets and the mitigation that will enable the policy requirements to be met, will be assessed in this report.

2.5 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:

- Step 1: Identification of heritage assets potentially affected by the site allocation
- Step 2: Understand what contribution the site makes to the significance of the heritage assets
- Step 3: Identify what impact the allocation might have on that significance
- Step 4: Consider how enhancements can be maximised and harm avoided
- Step 5: Determine whether the proposed site allocation is ‘sound’

2.6 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified.

## 3. Identification of Heritage Assets

### Definitions

- 3.1 The National Policy Framework (NPPF) defines a heritage asset as:

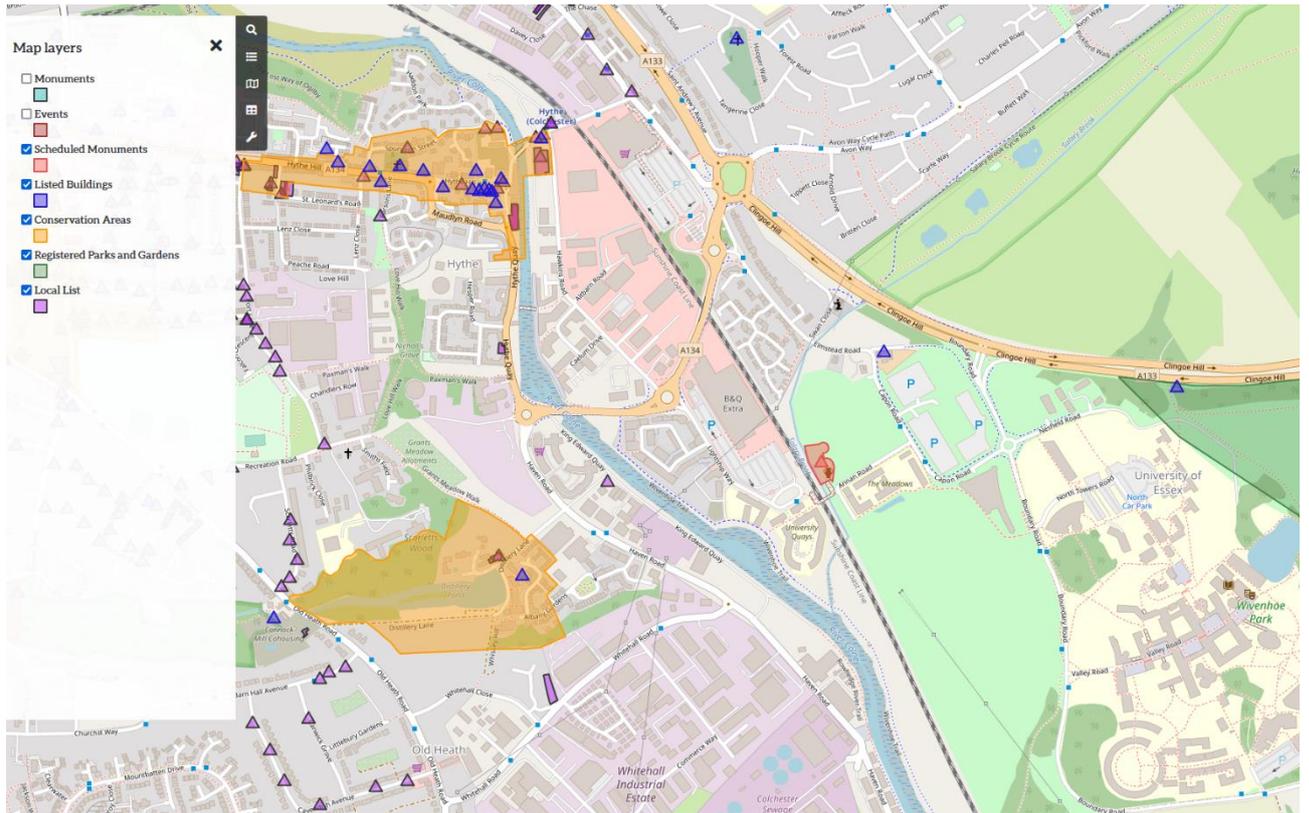
*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)*

- 3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II\* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II\* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.
- 3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))
- 3.4 Significance is defined in the NPPF as:
- 3.5 *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)*
- 3.6 The setting of a heritage asset is defined in the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Annex 2: Glossary)*

### Identified Heritage Assets in Site Allocation

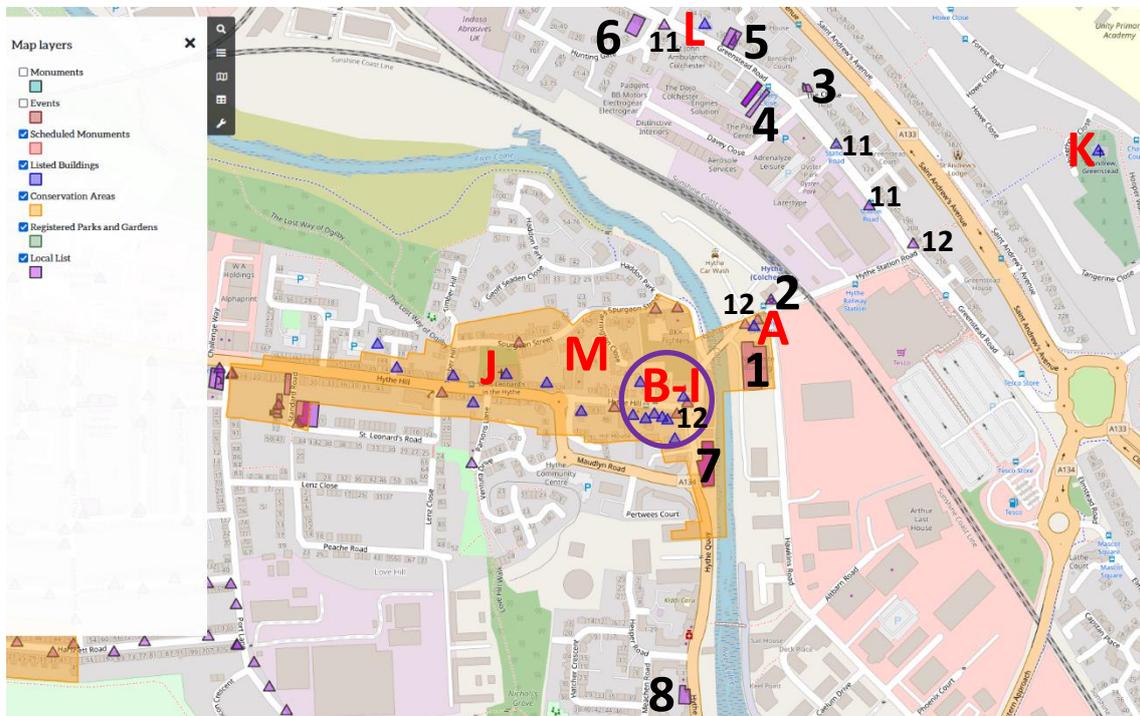
- 3.7 The Hythe Special Policy Area (HSPA) lies across part of the Hythe Conservation Area at its northern end and in proximity to the Distillery Pond Conservation Area at its southern end.
- 3.8 The approximate search zone is identified on the map below:

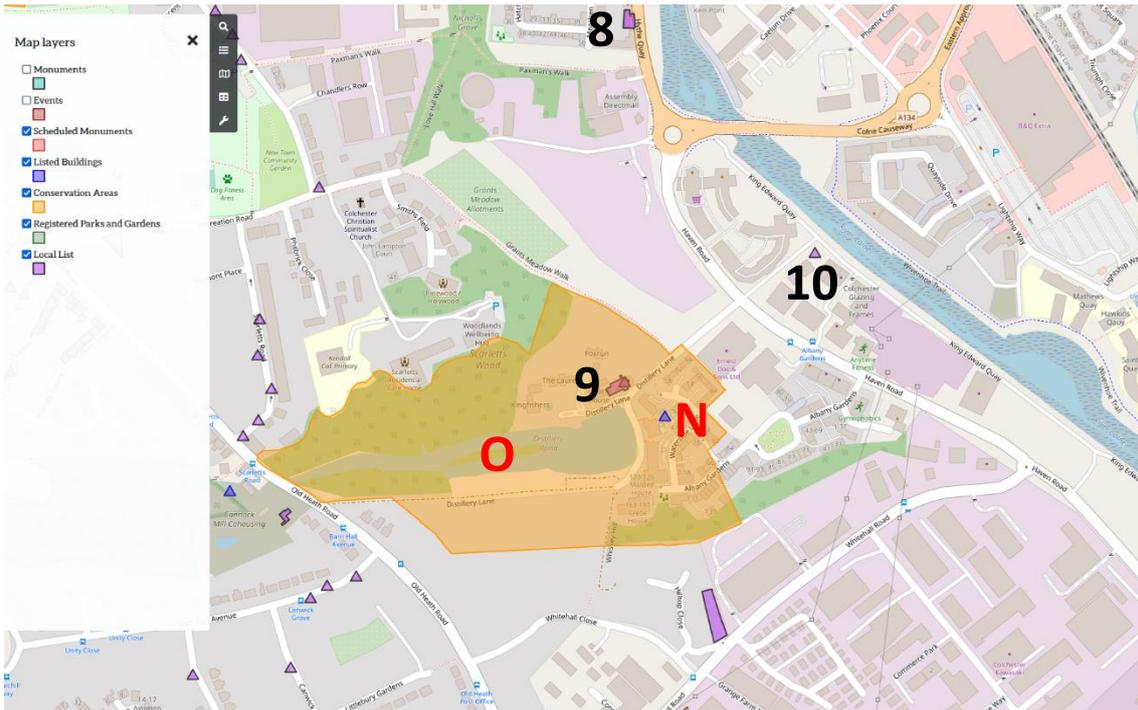


- 3.9 The HSPA contains a number of designated and non-designated heritage assets within its boundaries, with several more immediately adjoining its boundaries, and further assets within the surrounding area. The heritage assets are largely grouped around the northern end of the HSPA and around the centre, i.e. Areas 1 and 4. Area 2 is largely devoid of heritage assets, save for some largely destroyed positions of WWII defences and a locally listed landscape on the west side of the River (in Wivenhoe parish) which is the site of a drill and rifle practice space lent to the Essex Rifles by the Rebow family (of Wivenhoe House) in the C19 and early C19.
- 3.10 A 500m radius from the site's boundaries was used to identify potentially affected assets. This distance was considered appropriate due to the HSPA's largely built up environs to the west encompassing the suburbs of Colchester, whilst the east is more open. Within this area are 21 listed buildings, 1 scheduled monument, 2 conservation areas, and approx. two dozen locally listed building (plus a large number of historic street signs and lamp posts as well as some remaining tramways traction-power cable posts on Greenstead Road).
- 3.11 Of these heritage assets, two listed buildings, the eastern part of the Hythe Conservation Area and 3 locally listed heritage assets (plus historic street signs) fall within the HSPA's boundaries. Several listed buildings and locally listed buildings and the Distillery Pond Conservation Area adjoin the HSPA's boundaries. These are all scoped into the assessment along with a number of listed buildings along Hythe Hill, including the Grade II\* listed Former Church of St Leonard's, and several locally listed buildings and 1 listed building along Greenstead Road together with the Grade II listed Church of St Andrew on Forest Road.

3.12 The Scheduled Monument on Annan Road on the east side of the river at Annan Road has been scoped out due to the intervening University development between the HSPA and the asset. The University development is of similar character in scale and form to that emerging in the HSPA and thus the further development of this type of built form is not considered to impact upon the Scheduled Monument. On the west side of the HSPA, Cannock Mill and other heritage assets in the Old Heath Road area have also been scoped out of this assessment due to the intervening distance and heavily vegetated banks of the distillery pond/built development that separates the HSPA from the heritage assets in the Old Heath Road area.

3.13 Those assets that are considered to be potentially affected by the development of the HSPA are grouped according to the area they are considered to be most impacted by and are annotated on the maps below – letters refer to designated heritage assets and numbers to non-designated heritage assets. They are then categorised by sensitivity/heritage value as set out in Table 1.1 below.





### Sensitivity/Heritage Value

3.14 The sensitivity or heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. The sensitivity of each asset establishes the capacity of the asset to accommodate change whether directly (through physical changes to the asset’s fabric) or indirectly (through changes in its setting) without harm to the heritage asset’s significance.

3.15 Table 1.1 below summarises the sensitivity/heritage value of those heritage assets that are relevant with regard to the proposed development.

**Table 1.1: Sensitivity / Heritage Value**

Sensitivity/ Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	None found within study area
High	Assets of high or national importance including:	<b>J)</b> Former Church of St Leonard at the Hythe, Hythe Hill (GII* LB)

	<ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> <li>○ Registered Battlefields</li> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes, exhibiting considerable coherence, time-depth or other critical factors</li> </ul>	<p><b>M) Hythe Conservation Area</b></p>
<p>Medium</p>	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> <li>○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.</li> </ul>	<p><b>A) The Rising Sun PH, 1 Hythe Station Road – GII LB (1306772)</b></p> <p><b>B) 106 Hythe Hill – GII LB (1230423)</b></p> <p><b>C) 100 Hythe Hill – GII LB (1123577)</b></p> <p><b>D) 98 &amp; 99 Hythe Hill – GII LB (1123576)</b></p> <p><b>E) 97 Hythe Hill – GII LB (1337758)</b></p> <p><b>F) 95 &amp; 96 Hythe Hill – GII LB (1123575)</b></p> <p><b>G) 93 Hythe Hill – GII LB (1337757)</b></p> <p><b>H) 89 &amp; 90 Hythe Hill – GII LB (1123574)</b></p> <p><b>I) 6, 7 &amp; 8 Hythe Quay – GII LB (1123580)</b></p> <p><b>K) Church of St Andrew, Forest Road – GII LB (1168658)</b></p>

		<p><b>L)</b> 128 Greenstead Road – GII LB (1123638)</p> <p><b>N)</b> Hull House (immediately east of Laundry), Distillery Lane – GII LB (1230434)</p> <p><b>O)</b> Distillery Pond Conservation Area</p>
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ ‘Locally listed’ buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local importance</li> </ul>	<p><b>1</b> Warehouses, Hawkins Road (DCC25982)</p> <p><b>2</b> WW2 pillbox, Hythe Station Road (DCC25986)</p> <p><b>3</b> Chase Cottages, 156-160 Greenstead Road (DCC25423)</p> <p><b>4</b> 233-235 (DCC25515) &amp; 237 (DCC25517) Greenstead Road</p> <p><b>5</b> Abstinence Cottages, 134-136 Greenstead Road</p> <p><b>6</b> Trafalgar House, 191 Greenstead Road (DCC25465)</p> <p><b>7</b> 26b (DCC25546) &amp; 26c (DCC25547) Hythe Quay</p> <p><b>8</b> The Spinnaker Inn Public House, Hythe Quay (DCC25965)</p> <p><b>9</b> Maitlands, Distillery Lane (DCC25906)</p> <p><b>10)</b> Cast iron lamp standards and lamp brackets (DCC26159)</p> <p><b>11)</b> Colchester Corporation Tramways traction-power cable posts, Greenstead Road (DCC26163)</p> <p><b>12)</b> Historic street signs found along Hythe Station Road, Hythe Hill and Greenstead Road (DCC26099)</p>
Negligible	Other assets of very low or local importance, including:	Not relevant to this study (unless assets are identified through

	<ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features</li> <li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li> <li>○ Landscapes or townscape with little or no significant historic interest, or whose value is limited by poor preservation</li> </ul>	consultation with local stakeholders)
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3.16 This list will need to be corroborated on site by visual survey and may be amended following consultation with local stakeholders. Currently, statutorily listed buildings (at Grade II\* and II) and Conservation Areas (all designated heritage assets) together with local (non-designated) heritage assets have been identified within the area.

## 4. Significance Assessment

- 4.1 In order to understand what contribution the Site makes to the significance of the heritage assets identified, the significance of the heritage assets needs to be understood.
- 4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.

- 4.3 The four heritage interests are defined as follows:

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (Annex 2: Glossary NPPF)*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (Paragraph 006, PPG)*

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:
- 4.5 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.
- 4.6 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.

## High Sensitivity Assets

### J) Former Church of St Leonard at the Hythe, Hythe Hill (Grade II\* Listed Building)

#### *Summary of heritage value*

- 4.7 *Church of C12 origin, extensively restored in C19 and C20. Very high architectural interest with various C14 and C15 features and a High Church interior with high artistic interest due to good collection of stained glass, wall paintings, etc. It is also of very high archaeological and historic interest due to its C12 origins and successive rebuildings as the Hythe suburb's parish church. Setting within small rectangular churchyard on edge of original extent of Hythe settlement, encircled by C19 buildings and now surrounded by modern development in its wider surroundings, but visibility with other listed buildings in vicinity contributes to its understanding as the former parish church of historic settlement.*
- 4.8 A small and attractive church of largely late medieval style it is of very high architectural interest. It is of high archaeological value as there was a church here by the mid-C12, although the present building is largely a product of successive rebuildings and additions of the C14, C15 and early C16. Excavations have revealed settlement around the church and further deposits can be expected. It is of high historic interest as the parish church of the settlement which developed at the Hythe (Colchester's port) when it moved north from the old hythe or Old Heath in around the C11.
- 4.9 Its parish was always compact, and the church originally stood on the edge of the C12 settlement with arable fields separating the parish from the walled town. The area was populated with wharves, quays and warehouses along the west bank of the river (the east side was undeveloped) with houses and other properties around the church. Ribbon development along the roads leading out of the town eastwards eventually connected the former hamlet at the hythe to the town. From the mid-C19 onwards, new industry such as gasworks, sewage works and engineering factories emerged in the area, but the area declined in the C20.
- 4.10 Portions of glebe land were sold in 1918 enabling development in the parish to accommodate the rapidly growing population of Colchester. On the east side of the river, the former parish of Greenstead was developed following the sale of the Lucas estates in 1917, further enveloping the former hythe hamlet within the built up area of Colchester.
- 4.11 The church was decommissioned in 1985, but is still viewed in its historic street context with a cluster of listed and locally listed buildings in its vicinity indicating the former historic hamlet. The topography of the area allows views of its tower from the east across the surrounding development, signalling its former position at the heart of its parish which was focussed on the river.

### M) Hythe Conservation Area

#### *Summary of heritage value*

- 4.12 Conservation Area encompassing largely the medieval/early modern extent of the Hythe settlement extending west along Hythe Hill and a short distance north and south

along the river, by the old river crossing at the north end of the quay. It includes the domestic and commercial properties of the earliest development, but also some of the later C19 warehouses which are survivals from the area's days as an active port and positioned to take advantage of the goods railway station that was opened in 1847. The conservation area is therefore of very high historic interest and of archaeological interest for the potential evidence it holds of port activities. Archaeological investigations are likely to reveal waterlogged deposits/features associated with the former river frontage and quayside. It is also of high architectural interest due to the large number of listed buildings within it demonstrating a range of styles from the C16-C19 and includes the Grade II\* listed former Parish church of St Leonard at the Hythe.

- 4.13 The conservation area's setting is largely a mixture of later C19 and C20 development, but with some older ribbon development along Hythe Hill out to Barrack Street and Magdalen Street connecting it to the main town. The open space to the northwest of the Church flanking the River Colne however is a reminder of the original rural surroundings of this former port hamlet. The C19 and later light industry and disused warehouses, together with modern housing areas form an occasionally uncomfortable mix further south.

### **Medium Sensitivity Assets**

#### **A) The Rising Sun PH – Grade II Listed Building**

- 4.14 This late C18 public house stands at the old river crossing at the north end of the port. Although the crossing has been in existence since at least the C15, there is little evidence of any development on the east side of the river until the C18 when The Rising Sun is constructed. The locally listed warehouses to the south (the Maponite Building, see below) were constructed in the mid C19, but form a group with the Rising Sun PH.

- 4.15 The Rising Sun PH has historic interest as it is one of the earliest buildings on the east bank of the River and for its commercial use related to the river trade, highlighted by its position on the old river crossing. It is of architectural interest due to its early C19 features. Its setting to the north has been detrimentally affected by road rerouting and the removal of the C19 station building. The former PH and the locally listed warehouses are all undergoing renovation works for conversion to apartments following grant of planning permission in 2018. Their position adjacent to the River Colne however retains the key element of their setting which will be enhanced by the conversion works which have brought back into use, several buildings at risk.

#### **B) – I) 89 & 90, 95 & 96, 97, 98 & 99, 100 and 106 Hythe Hill, and 6, 7 & 8 Hythe Quay – Grade II Listed Buildings**

- 4.16 A group of C16 – C18 houses, some with C19 additions. No.100 was The Swan PH and a few of the properties (e.g. No.97 and Nos. 89 &90) have shop units at ground floor. The buildings, particularly the earlier examples, display a mixture of vernacular materials including weather-boarding and timber-frame and plaster, with tiled roofs. The Georgian era properties, and earlier ones refaced in this period, have more formal frontages of brick; all properties are of 2-2.5 storeys.

4.17 They form a group which evidences the early development of the Hythe port area and are of high historic value displaying the mercantile commercial nature of the area. Their mixture of vernacular and more polite architectural styles also adds historic interest in addition to imbuing them with high architectural and artistic interest as they evidence the evolution of the buildings with cross wings added and original jettied storeys refronted with brick and great craftsmanship evident in the moulded beams and canopies of the earlier timberwork particularly. The earlier properties are likely to hold archaeological interest.

4.18 This group of properties are interspersed by poor quality C20 additions to the townscape, notably to the immediate west of No.100 Hythe Hill which together with the open car parking area detracts from the historic streetscape. The cluster of traditional buildings in this area are important to each other's setting as part of the historic core of the earlier hythe settlement and their grouping with the former parish church reinforces this. Their proximity to the river and the historic warehouses that remain are also important elements of their character reinforcing their river based mercantile origins.

**K) Church of St Andrew, Forest Road – Grade II Listed Building**

4.19 The former Parish Church of Greenstead, the church stood at the north-eastern end of the village (now subsumed as a suburb of Colchester) in an isolated position (together with the Hall) surrounded by open countryside. In the latter half of the C20, 2,800 homes were built in the Parish between 1955 and 1985 incorporating the area into the Borough of Colchester and completing encircling the Church within a modern suburban housing estate.

4.20 Today, the architectural interest of the church is still appreciable in the wider area with views of its west tower visible from the Hythe area because of its position on higher ground on the eastern bank of the River Colne. It is, as with most churches also of historic interest as the former parish church of Greenstead village, and is likely to hold some archaeological value. It has little connection to the earlier settlement in the area around Greenstead Road which has largely been lost and is now seen primarily within the C20 suburbs of Colchester with its churchyard stretching southwards, and important to its setting.

**L) 128 Greenstead Road – Grade II Listed Building**

4.21 A late C18/earlyC19 house with good C19 details imbuing it with architectural interest. Of historic interest as part of the early ribbon development on the outskirts of Colchester. Originally in rural surroundings, it is today viewed in a mixed streetscape of mostly later development, with light industrial units behind the south side of the road and the C20 expansion of Colchester encircling it. It has some associative value with the other surviving historic properties (see local list properties below) along the road, but they are not viewed as group.

**N) Hull House, Distillery Lane – Grade II Listed Building**

4.22 Thought to be a former Mill House, this C16 property was restored as part of the redevelopment of this former industrial area. It is the only surviving element of this mill site that was in use prior to the C18 as the rest of the buildings that developed on the site throughout the C18, C19 and C20 were demolished prior to the construction of

the housing development that now encircles the building. Of great historic interest as part of the traditional industry that was located in the hythe area and of architectural interest due to its vernacular built form and likely archaeological value due to age and use.

#### **O) Distillery Pond Conservation Area**

- 4.23 Focussed on the Distillery Pond which gives the area its name, the conservation area encompasses the former area of Hull Mill, one of three powered mills in the Old Heath area. It is the last of the mill-ponds that were formed on the valley of Bourne Brook which runs to the River Colne. Its name comes from the C18 or earlier mill that was located there and which was converted to “the largest gin distillery in England” although back in use as a corn mill by the mid C19 (the distillery closed in 1841) before being converted to a laundry c1900.
- 4.24 Of the early development in the area, only Hull House (listed) and Maitland Cottage (locally listed) appear to survive, with the remainder of the mill buildings cleared in preparation for the housing development that now forms much of the built up area of the site. The conservation area is however predominantly open space around the mill pond providing an attractive green space in an otherwise semi-industrial area. The architectural interest of the conservation area is limited, but it is of great historic and potential archaeological interest due to its milling origins of an early date.

#### **Low Sensitivity Assets – Local List (non-designated heritage assets)**

##### **1) Warehouses, Hawkins Road**

- 4.25 A group of four abutting quayside warehouses of different dates C19 – early C20. Survivals from the Hythe's days as an active port. They form a group with the listed Rising Sun PH to the north and the warehouses have consent alongside the PH for conversion to flats and work is underway on this development. Formerly at risk, alongside the PH, their position adjacent to the River Colne which is the key element of their setting will be enhanced by the conversion works. Their historic and architectural interest as industrial buildings associated with the river trade will therefore be preserved and enhanced.

##### **2) WW2 pillbox, Hythe Station Road**

- 4.26 A WWII Eastern Defence Line pillbox located at a strategic bridge point. It is located behind advertising hoardings largely hidden from view. Its position on the bridge is important as it reflects its defensive purpose and aids our understanding of its historic interest, but the quality of its environs is of little consequence to its significance.

##### **3) Chase Cottages, 156-160 Greenstead Road, 4) 233-235 & 237 Greenstead Road, 5) Abstinence Cottages, 134-136 Greenstead Road, 6) Trafalgar House, 191 Greenstead Road**

- 4.27 These properties, along with the Grade II listed 128 Greenstead Road are all part of the earlier ribbon development of the Greenstead parish forming part of a cluster of properties that developed around the junction of the road leading to the parish Church and the Hall. Chase Cottages are the earliest, being of at least C18 date and of vernacular form. The other properties are all C19 and of more polite architectural form. Trafalgar House is early C19 and has good surviving details of the period, notably

sash windows and doorcase. Nos. 233-237 (odds) are of the late C19 and display typical details of that period with polychromatic brickwork and a gothic style. Abstinence Cottages have not fared so well, with the loss of much of their late C19 and early C20 features.

- 4.28 Chase Cottages are of particular historic interest due to their early age and location at the junction with the route to the Hall and Church. The other properties demonstrate the growth of the area in the C19 with the construction of the school on the south side of the road (now lost). As with the listed No.128, they are today viewed in a mixed streetscape of mostly later development.

#### **7) 26b & 26c Hythe Quay**

- 4.29 A pair of quayside warehouses of c1870 date, they form a dispersed group with the other few surviving buildings of Colchester's maritime history along and near the river. They are of historic value as a result of their connections to the river trade and their quayside position is important to the appreciation of their former use. The modern apartment block to their north is not the most sensitive neighbour and intrudes into the historic streetscene view northwards to the former Swan PH.

#### **8) The Spinnaker Inn Public House, Hythe Quay**

- 4.30 Formerly one of several 'Anchor' pubs in Colchester, it appears to be of mid-C19 date although has lost some features such as its chimneys. It is however of some historic interest as one of several public houses in the area serving the industries in the area. Today however it is entirely encircled by a new housing estate and looks out to flood defence wall protecting it from the River Colne as it is said to be the lowest pub in Colchester at 15ft above sea level.

#### **9) Maitlands, Distillery Lane**

- 4.31 A late C19 house of mainly red brick with some weather boarding. It is an attractively rambling property of architectural interest and historic interest due to its position and likely association with the milling and associated industries that characterised the area. It is set in extensive and well landscaped verdant grounds on the north side of Distillery Pond, near the Grade II listed Hull House. It is subdivided into several units and its former coach house to the west is also in residential use.

#### **10) Cast iron lamp standards and lamp brackets**

- 4.32 A small group of cast iron lamp standards and lamp brackets manufactured by Colchester and other foundries in the late C19 and early C20. They are locally distinctive and historically important.

#### **11) Colchester Corporation Tramways traction-power cable posts, Greenstead Road**

- 4.33 Three surviving traction-power cable posts from Colchester Corporation Tramways which were converted to lighting after the closure of the tram service in 1929. They have been relocated and repurposed however as Greenstead Road was not on the tram route. They are of historic interest, but given that they have been relocated and repurposed, their setting is limited to their location on the road as streetlights.

#### **12) Historic street signs found along Hythe Station Rd, Hythe Hill and Greenstead Rd**

- 4.34 Cast iron and ceramic (encaustic) street names of late C19 – early C20 date. They are of historic interest.

## 5. Impact Assessment

- 5.1 In order to assess the magnitude of change resulting from the development of the proposed site allocations/special policy area upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.
- 5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocations/special policy area. These are primarily that:
- The proposals will be in accordance with the policies of the current development plan;
  - The sites allocated for residential are developed for this use and proposals in the wider area are for mixed uses; and,
  - The principles of the 2008 Colne Harbour masterplan SPD are adhered to where applicable and appropriate.
- 5.3 The HSPA is a mixture of light industry of limited townscape quality, disused warehouses, warehouse-style new housing and more picturesque historic properties. The balance between regeneration and preservation is an important consideration in the assessment of impact on the identified heritage assets. It is assumed however, that given the regeneration potential of the area, however, that the majority of the impacts are likely to be beneficial if appropriately considered. Thus the impact of the potential development of the HSPA is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

**Table 1.2: Magnitude of Impact / Change**

Magnitude of Impact (change)		Definition/ Criteria	Identified heritage assets
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	<b>A) The Rising Sun PH (GII LB) and 1 Warehouses, Hawkins Road (locally listed asset) – <i>The consented conversion of these assets as part of a residential led scheme will bring back into use two heritage assets at risk to the benefit of their significance.</i></b>

			<p><i>Assuming the other residential led allocation sites in Area 4 that surround these assets are developed in a manner that respects their significance, the regeneration of the station area and beyond will allow a much enhanced appreciation of their historic value.</i></p> <p><b>7) 26b &amp; 26c Hythe Quay</b> – <i>The sensitive reuse of these buildings would secure the long term conservation of these historic warehouses, preserving the mercantile history of the area and the value the buildings themselves hold.</i></p>
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.	
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.	<p><b>B) – I) 89 &amp; 90, 95 &amp; 96, 97, 98 &amp; 99, 100 and 106 Hythe Hill, and 6, 7 &amp; 8 Hythe Quay (GII LBs)</b> – <i>The Bridge House and garage site on Hythe Hill is particularly detrimental to the setting of Nos. 100 and 106 which flank the site. Its appropriate redevelopment with proposals that respect the finer historic grain of the area and the consistent enclosure of the street would enhance the significance of these properties in particular, but also of those opposite the site, as the townscape would be repaired. The reuse of the warehouses at 26b and 26c Hythe Quay would similarly be beneficial to the setting and significance of Nos. 6, 7 &amp; 8 Hythe Quay as a key part of their maritime setting would be retained and brought back into active use.</i></p> <p><b>M) Hythe Conservation Area</b> – <i>The redevelopment of a key site at the eastern end of Hythe Hill with appropriate residential led development together with the sensitive conversion of the redundant</i></p>

			<p><i>warehouses along the river has the potential to be a significant enhancement to the character and appearance of the conservation area. It will also significantly improve the setting of the listed buildings opposite the development sites.</i></p>
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	<p><b>3) Chase Cottages, 156-160 Greenstead Road, 4) 233-235 &amp; 237 Greenstead Road, all locally listed –</b> <i>These locally listed assets lie just outside the HSPA and to the north of the nearest residential led allocation site in Area 4. The existing light industrial uses are visible in conjunction with these assets and do not contribute to their significance. There is potential to improve the setting of these assets through development of better townscape quality.</i></p> <p><b>N) Hull House (GII LB) and 9) Maitlands (Locally Listed asset), Distillery Lane –</b> <i>These properties were most likely associated with the mill and distillery trade and therefore the redevelopment of Area 1 to the northeast with residential led development which references the scale and form of the former malshouses etc. that characterised the area has the potential to be beneficial to their significance. The current approach to Maitlands alongside the scrap car yard is not attractive and detracts from its setting, although it is separated from this development by a substantial and mature tree/landscape belt which should be sought to be retained in any development. Hull House is already set</i></p>

			<p><i>in the midst of a modern housing development, but the development of its wider area with similarly scaled development could improve its existing poor quality light industrial wider setting.</i></p> <p><b>O) Distillery Pond Conservation Area –</b>  <i>The redevelopment of the former gasworks, scrapyards and allotments (Area 1) with appropriate residential led development that took inspiration from the historic milling trade that once characterised the area has the potential to enhance the setting of the conservation area and would continue the existing successful housing-led regeneration of the area. Open green space is a defining character of the area however and the allotments that form an important amenity asset as well as protected open space are maintained to support this characteristic.</i></p>
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.	
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	<p><b>J) Former Church of St Leonard at the Hythe (GII* LB) and K) Church of St Andrew (GII LB) –</b> <i>Primarily affected by potential development in Area 4. Provided topography is used to advantage, tidying up the wider hinterland with appropriate development will be beneficial to their wider setting providing longer views of both Church towers are retained.</i></p> <p><b>L) 128 Greenstead Road (GII LB), 5) Abstinence Cottages, 134-136 Greenstead Road, 6) Trafalgar House, 191 Greenstead Road –</b> <i>The replacement of the existing light industrial units to the southwest of these assets with development of better townscape quality would</i></p>

			<p><i>potentially enhance the wider surroundings and setting of these assets by enhancing the approach to these assets.</i></p> <p><b>8) The Spinnaker Inn PH (locally listed asset)</b> – <i>The continuation of residential led development in Area 1 to the south of the pub which is already surrounded by modern housing development is unlikely to considerably affect its significance, other than to potentially enhance its wider surroundings and approach to the building by the replacement of poor townscape quality industrial units with new development of an appropriate scale and form.</i></p>
No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.		<p><b>2) WWII Pillbox, Hythe Station Road</b> – <i>The redevelopment of the surroundings to the pillbox in Area 4, provided it does not affect the understanding of its strategic positioning at the crossing point of the river, will not affect the significance of this asset.</i></p> <p><b>10) Cast iron lamp standards and lamp brackets;</b></p> <p><b>11) Colchester Corporation Tramways traction-power cable posts, Greenstead Road</b></p> <p><b>12) Historic street signs found along Hythe Station Rd, Hythe Hill and Greenstead Rd</b></p> <p><i>Assuming these are left in situ and any buildings that these are attached to are not demolished (or if they are, that lamp brackets and street signs are reused) then there is no impact on the significance of these heritage assets as a result of any development in the HSPA.</i></p>

5.4 The heritage value of the asset (Table 1.1) and the magnitude of impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. Whilst it is acknowledged that the DMRB approach to EIA is not the exclusive method of EIA, it is a common approach and its use here will hopefully enable easy comparison of assessments. The use of the matrix also enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

**Table 1.3: Significance of Effects**

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	Negligible	Minor	Moderate	Major
<b>Very High</b>	Neutral	Slight	Moderate or large	Large or very large	Very large
<b>High</b>	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
<b>Medium</b>	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
<b>Low</b>	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
<b>Negligible</b>	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

5.5 The first row of Table 1.3 is not applicable to this assessment as there are no World Heritage Sites or assets of international importance considered to be affected by the proposed site allocation. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects, set out in order from highest to lowest:

- **Moderate or large beneficial effect** – Hythe Conservation Area and The Rising Sun PH (GII LB).
- **Moderate beneficial effect** – 89 & 90, 95 & 96, 97, 98 & 99, 100 and 106 Hythe Hill, and 6, 7 & 8 Hythe Quay (GII LBs).
- **Slight or moderate beneficial effect** – Hawkins Road Warehouses and 26b&26c Hythe Quay (locally listed assets).
- **Slight beneficial effect** – Former Church of St Leonard’s at the Hythe (GII\* LB), Distillery Pond Conservation Area and Hull House (GII LB).

- **Neutral or slight beneficial effect** – St Andrew’s Church (GII LB); 128 Greenstead Road (GII LB); Chase Cottage, Abstinence Cottages, Trafalgar House and Nos. 233-237 (odd) Greenstead Road (locally listed assets); and, Maitlands (locally listed asset).
- **Neutral Effect** – WW2 Pillbox, Historic street signs, Tramways cable posts and cast iron lamp standards and brackets (all locally listed).

5.6 This assessment suggests that there is the potential for beneficial effects on the historic environment in the area. The significant effects would be on the Hythe Conservation Area and the Grade II listed buildings within it along Hythe Hill, Hythe Quay and Hythe Station Road. There would be non-significant beneficial effects on the majority of the other heritage assets in the area, subject to a number of assumptions (see above and section 6 for further details).

5.7 The HSPA falls predominantly across two Historic Environment Character Zones as described in the 2009 Colchester Historic Characterisation Assessment – 5.13 the modern Hythe and 5.18 The Hythe, although the Distillery Pond Area falls within HECZ 5.15 Bourne Valley and the very northern end falls within HECZ 5.4 North East Colchester.

5.8 The different character areas reflect the differing sensitivity of the HSPA to change. The northern part of the HSPA is the most sensitive to change and this is reflected by the number of surviving historic buildings in the area centred on the medieval historic port. South of this area, in the modern Hythe area, the sensitivity of the HSPA reduces markedly, but is greater again at the very northern end where the area encompasses part of the former parish of Greenstead and to the west around Distillery Pond reflecting the historic milling industry that one characterised that area.

5.9 The survival of the WW2 Pillbox at the station on the bridge over the River Colne is a visible reminder that the river was defended by such structures which were part of the Eastern Command line and included many more pillboxes and other associated structures. Their remains form part of the archaeological story in the area and are likely to be found in development sites. They are of particular interest in the southern part of the HSPA as there are records of the defensive structures in that location.

## 6. Mitigation and Enhancement

### Maximising Enhancement

- 6.1 In 2008, a masterplan SPD was produced for what was termed the Colne Harbour area. It provided broad guidance on the regeneration of the area as a whole with more detailed guidance for key sites to the south of the HSPA focussed around Areas 1 and 2. Much of what was suggested in this document is still valid today, and it has clearly influenced the regeneration of the area so far. Its recommendations where relevant are reproduced below.

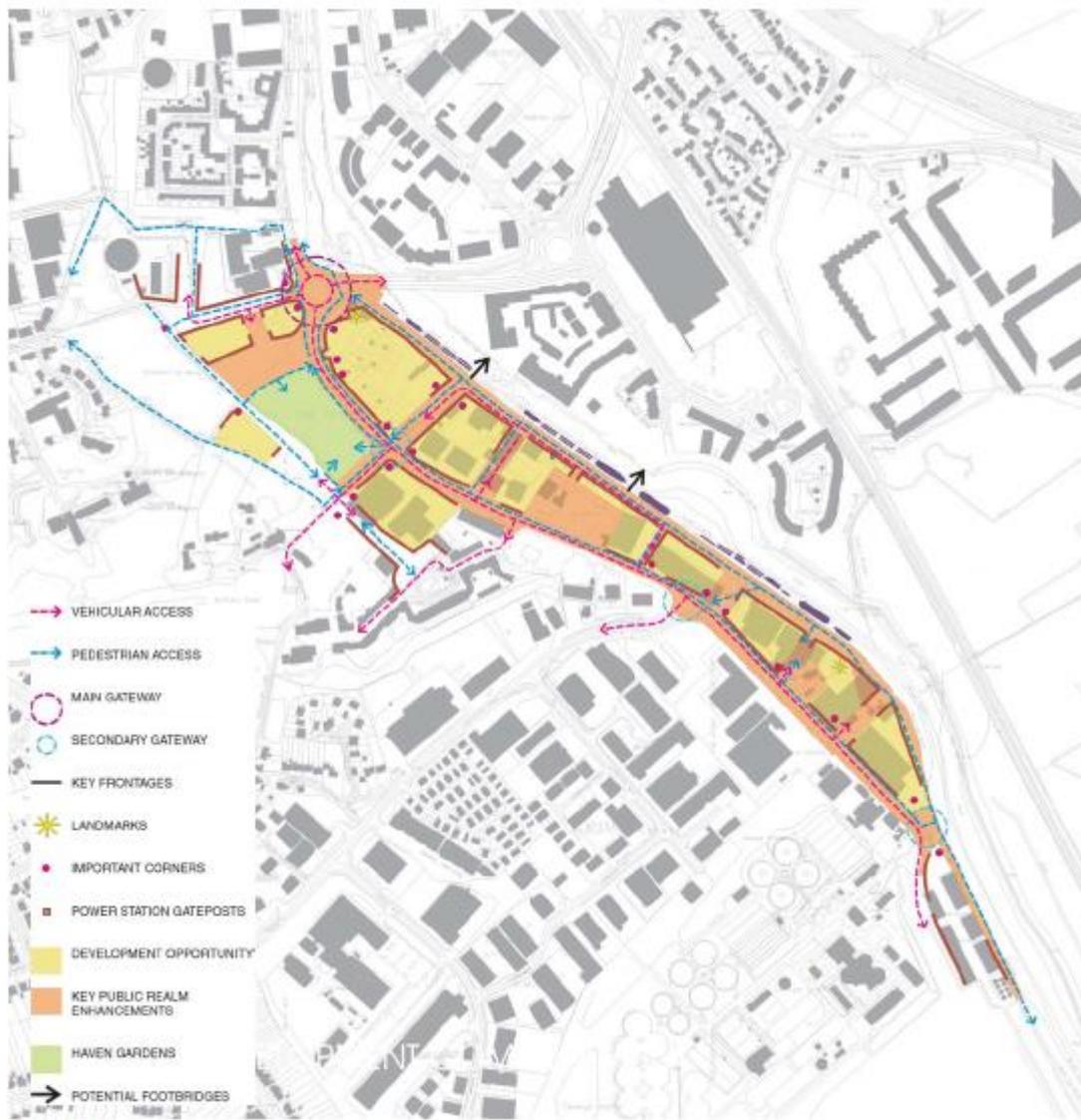


Figure 6.1

### Area 4 – Hawkins Road

- 6.2 The area of the Hythe, including Hythe Village, is the historic focus of Colne Harbour, representing the original settlement linking Colchester to its port. Development of a mixed use centre area around Hythe Station, sensitively stitching back together the urban fabric will ensure this area remains an important nodal point in the area. The

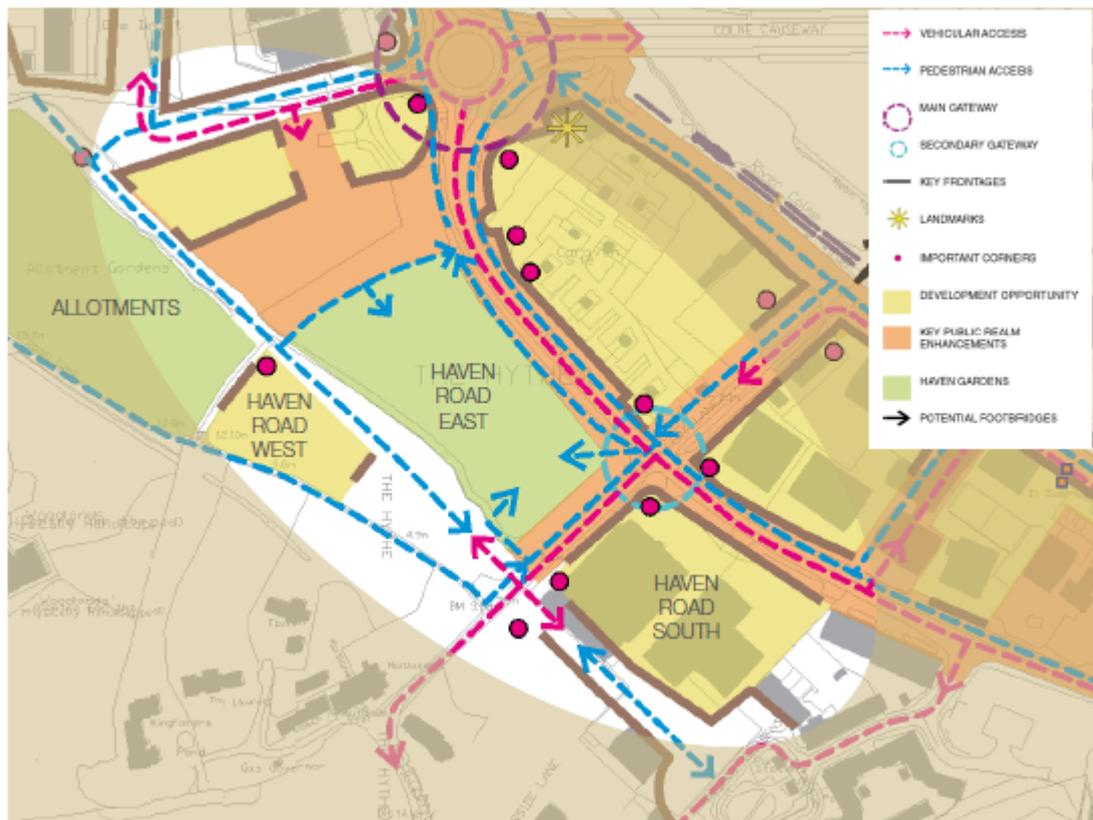
restoration of the former Rising Sun public house and warehouses is an important part of this. The 2008 masterplan drew out the following specific recommendations for this area.

**Hythe Station Area:**

- respect the historic built form responding to the grain and development pattern of the area;
- reuse existing buildings wherever possible, particularly those which are prominent on Hythe Hill and adjoining the Colne bridging points;
- ensure that The Hythe and ‘Hythe Village’ remain an integral part of Colne Harbour considering issues of traffic management and the future of the area around Hythe Station; and
- undertake an appraisal of the conservation area to include Hythe Village and the station area to enhance and improve the character and appearance of this important location within Colne Harbour.

**Area 1 – Former Timber Dock Area (gasworks, scrap yard and allotments)**

6.3 This area encompasses a range of later industrial uses on the site of a former timber dock and also abutting the historic milling area around Distillery Pond. Due to the uses on the site, there are significant remediation issues which led the 2008 masterplan to suggest that Haven Road East (the site of the scrapyard) might be left as open space. Topography is also an important constraint in this area as there are level changes which need to be accommodated, but could also be used to advantage. The area also contains a good number of trees and provides a welcome area of greenery in this part of the HSPA which is otherwise largely in light industrial use or hard landscaping.



6.4 The 2008 masterplan drew out the following specific recommendations for this area.

***Haven Road South:***

- frontage development adjoining Haven Road with a prominent corner feature adjoining Distillery Lane;
- open space provision at the heart of the development with pedestrian linkages to the pocket park at Albany Gardens;
- a development mix principally comprising town houses suitable for family accommodation, with apartments fronting Haven Road; and
- contributions towards public realm enhancements along Haven Road and at Haven Road east.

***Haven Road West:***

- principle pedestrian and vehicular access taken from Distillery Lane;
- frontage development overlooking the Green Link, open space at Haven Road Gardens, and Distillery Lane to improve surveillance of the area;
- a mix of town houses suitable for families, and apartments to take advantage of views across King Edward Quay and the River Colne;
- design and layout that responds to the attractive and well landscaped character of development around Distillery Pond which adjoins to the west;
- recognition and management of habitats or potential habitats that could contribute to the biodiversity of the area; and
- contributions towards public realm enhancements to the Green Link and Haven Road Garden

6.5 In addition, it will be important to reflect the historic industrial character of the area, continuing the scale and form of the Albany Gardens development.

**Area 2 – King Edward Quay, Coldock and adjacent sites**

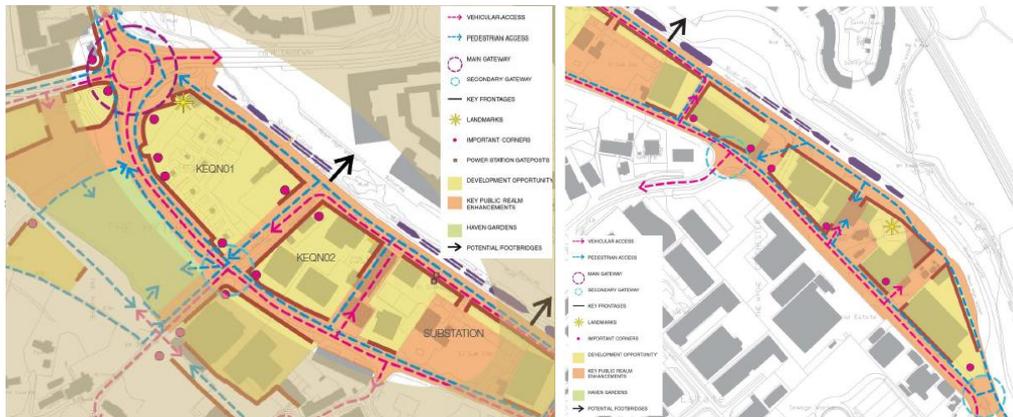
6.6 The King Edward Quay area has been partly redeveloped with the student residential area The Maltings at the northern end where it is in close proximity to the University of Essex site on the opposite side of the river. The University developments on both sides of the river provide a reference point for future development on the areas to the south.

6.7 The Coldock area is currently industrial in character with buildings on the site predominantly utilitarian sheds and warehouses, as well as office premises associated with storage business activities. Parts of the site are falling into dereliction.

6.8 In order to bring forward the regeneration of Coldock a mix of uses accommodated within a flexible and adaptable built form is required in order to drive forward investor confidence and maintain regeneration impetus. The mix should include:

- residential led development which must include a mix of apartments and town houses suitable for family occupation to encourage a broader community diversity into King Edward Quay; and
- a mix of commercial uses on the ground and possibly first floors, which could include retail and other A class uses, small scale B1 office, workshop or studio space.

- Commercial uses should be focused on the riverside in order to enliven the public realm and take advantage of the waterside setting.



### Minimising Harm

- 6.9 The positioning of development and its design will be important considerations to minimise the potential for harm to the heritage assets identified in the area. The topography of the area as a river valley should be carefully considered to ensure that development takes full advantage of this to ensure long views of church towers are retained and that finer grained developments are designed in the old Hythe area to the north reflecting the scale and features of the historic buildings. Taller buildings should be located along the riverside where a more robust scale will more comfortably sit alongside surviving historic industrial buildings and will reflect the commercial nature of the historic maritime activities and buildings that once characterised the area.
- 6.10 Development proposals should all be accompanied by suitable archaeological assessments recognising the high potential for deposits across the area. This will ensure that evidence is properly recorded and will enhance our understanding of the historic importance of the area.
- 6.11 The cumulative impact of the regeneration of the HSPA must also be considered when individual development proposals come forward for consideration. The decaying quality of some parts of the area clearly needs addressing, but its regeneration must not tip the balance too far in favour of redevelopment without heed for the wider picture.

## 7. Soundness

- 7.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3), a site allocation is considered to be appropriate or 'sound' if it is:
- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
  - Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
  - Effective in terms of deliverability, so that enhancement is maximised and harm minimised
  - Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance
- 7.2 The site has been subject to several 'sifts' assessing its deliverability and availability through the local plan process and is therefore considered to meet objectively assessed needs.
- 7.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the HSPA in terms of its significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that for the majority of the heritage assets identified, the proposed site allocation is likely to result in benefits to their heritage significance; the other few are likely to be little affected. Section 6 of this report sets out how the development of the site can maximise enhancement and minimise harm.
- 7.4 The proposed site allocation is considered to be consistent with achieving sustainable development by conserving the historic environment through:
- Protecting, enhancing and managing the character and appearance of the townscape and strengthening local distinctiveness and sense of place;
  - Protecting, managing and improving local environmental quality;
  - Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
  - Providing better opportunities for people to understand local heritage and participate in cultural and leisure activities;
  - Fostering heritage-led regeneration and addressing heritage at risk; and,

- Optimising the use of previously developed land, buildings and existing infrastructure; and,
- Promoting heritage led sustainable tourism.

7.5 The site allocation is therefore considered to be 'sound'.

# Appendix 1: Heritage Assets within 100m of Hythe Special Policy Area

1) [93, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337757

2) [133 \(TUDOR COTTAGE\), 133A AND 133B HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337720

3) [THE RISING SUN PUBLIC HOUSE](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1306772

4) [95 AND 96, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123575

5) [CHURCH OF ST ANDREW](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168658

6) [HULL HOUSE IMMEDIATELY EAST OF LAUNDRY](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1230434

7) [106, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1230423

8) [128, GREENSTEAD ROAD](#)

- Heritage Category: Listing

- Grade: II
- List Entry Number: 1123638

9) [61 AND 62, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123573

10) [126 AND 127, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337759

11) [98 AND 99, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123576

12) [100, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123577

13) [THE QUEEN'S HEAD INN](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337756

14) [6, 7 AND 8 HYTHE QUAY](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123580

15) [FORMER CHURCH OF ST LEONARD AT THE HYTHE](#)

- Heritage Category: Listing
- Grade: II\*
- List Entry Number: 1123578

16) [97, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337758

17) [SALARYBROOK FARMHOUSE](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337705

18) [46 AND 47, EAST STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1306972

19) [CANNOCK MILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337742

20) [THE OLD RECTORY](#)

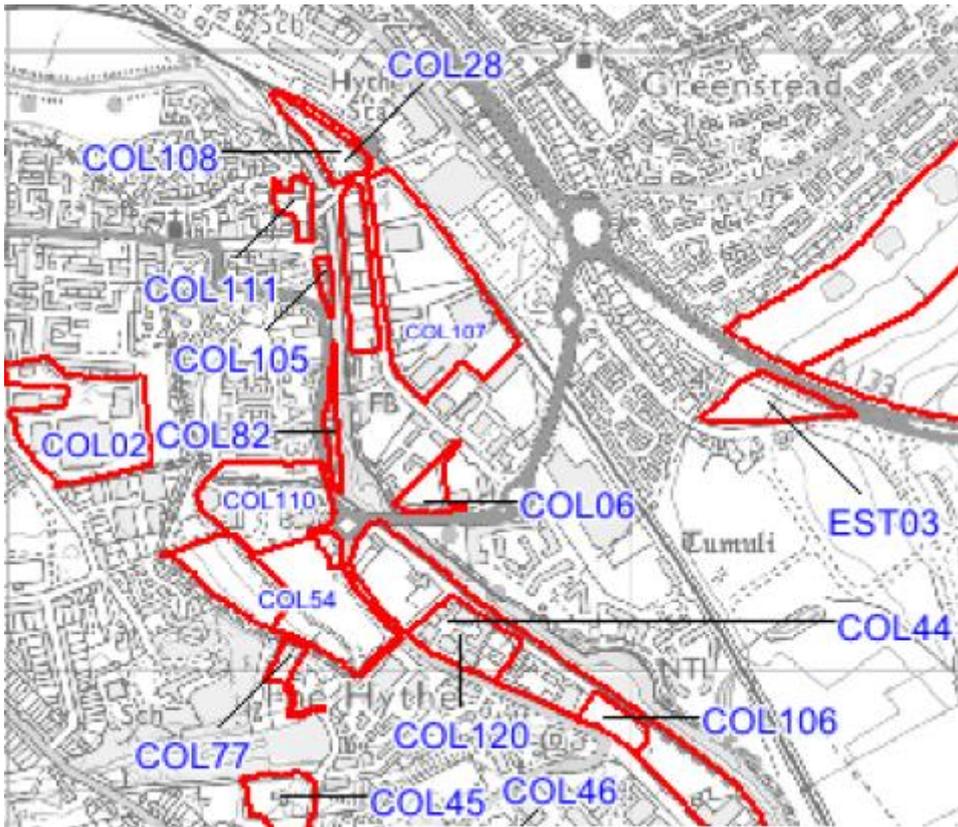
- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168936

21) [89 AND 90, HYTHE HILL](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123574

22) [Group of barrows at Annan Road](#)

- Heritage Category: Scheduling
- Grade: Not Applicable to this List Entry
- List Entry Number: 1464139



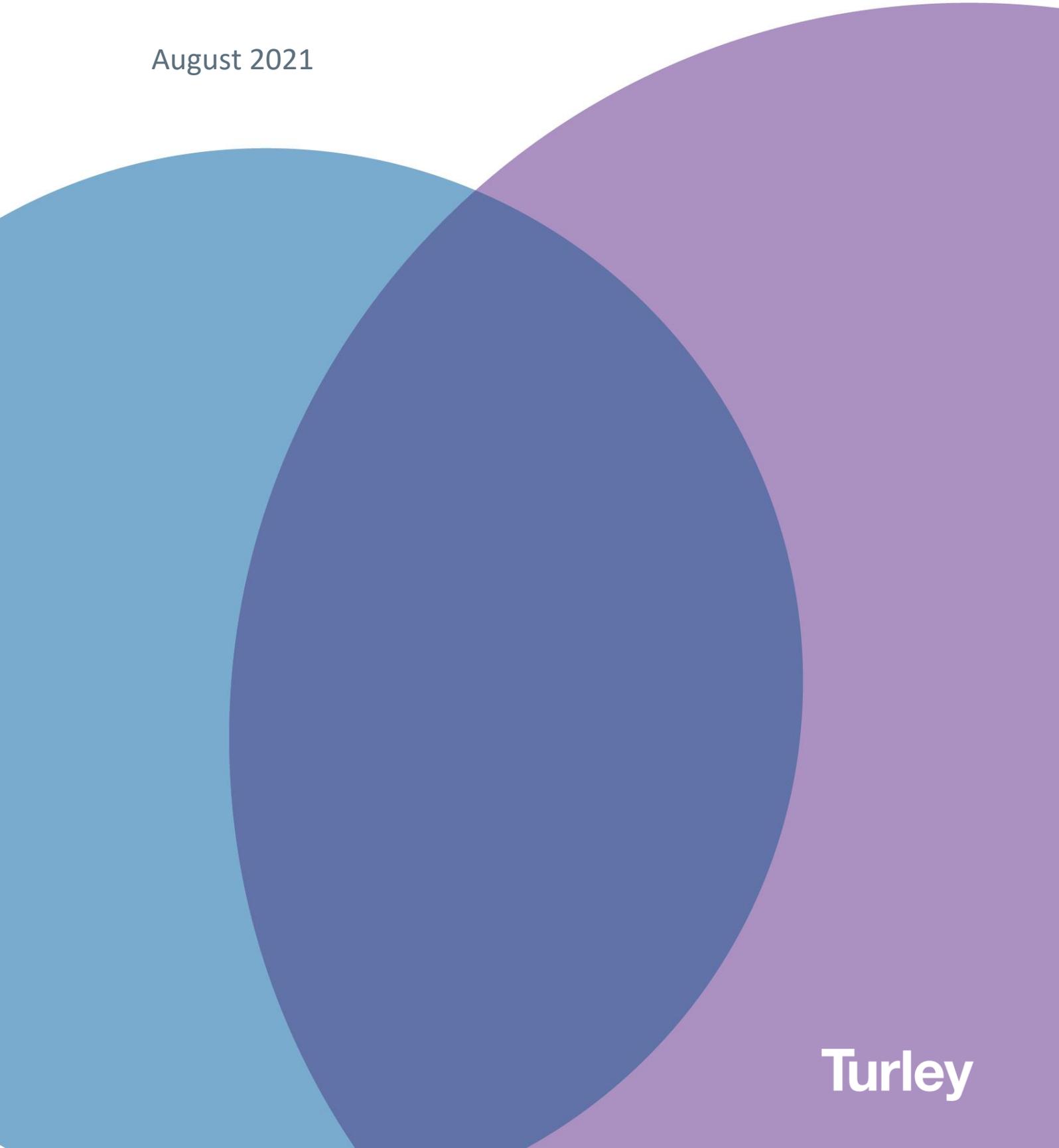
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# Swan Grove, Chappel (SS3)

Colchester & Tendring Councils - Heritage  
Impact Assessment work

August 2021



Turley

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**Client**  
Colchester Borough Council

**Our reference**  
COLH3005

18 Aug 2021

# 1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP8 (Tendring/Colchester Borders Garden Community) which stipulates that:

*the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.*

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

## **Stage 1: Evidence Gathering and Identification of Heritage Assets**

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

## **Stage 2: Assessment of Significance & Impacts**

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

- 1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.
- 1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

**Stage 3: Assessment of Potential Mitigation and Enhancements**

- 1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

**Stage 4: Final Reporting**

- 1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

## 2. Swan Grove, Chappel (SS3)

- 2.1 Swan Grove, Chappel, is a proposed site allocation under Policy SS3: Chappel and Wakes Colne of The Publication Draft stage of the Colchester Borough Local Plan 2017-2033.
- 2.2 The site is allocated for up to 30 new dwellings of a mix and type of housing to be compatible with surrounding developments under policy SS3. The potential impact of development on this site on nearby heritage assets and the mitigation that will enable the policy requirements to be met, will be assessed in this report.
- 2.3 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:
- Step 1: Identification of heritage assets potentially affected by the site allocation
  - Step 2: Understand what contribution the site makes to the significance of the heritage assets
  - Step 3: Identify what impact the allocation might have on that significance
  - Step 4: Consider how enhancement can be maximised and harm avoided
  - Step 5: Determine whether the proposed site allocation is 'sound'
- 2.4 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified

## 3. Identification of Heritage Assets

### Definitions

- 3.1 The National Policy Framework (NPPF) defines a heritage asset as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)*

- 3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II\* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II\* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.

- 3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))

- 3.4 Significance is defined in the NPPF as:

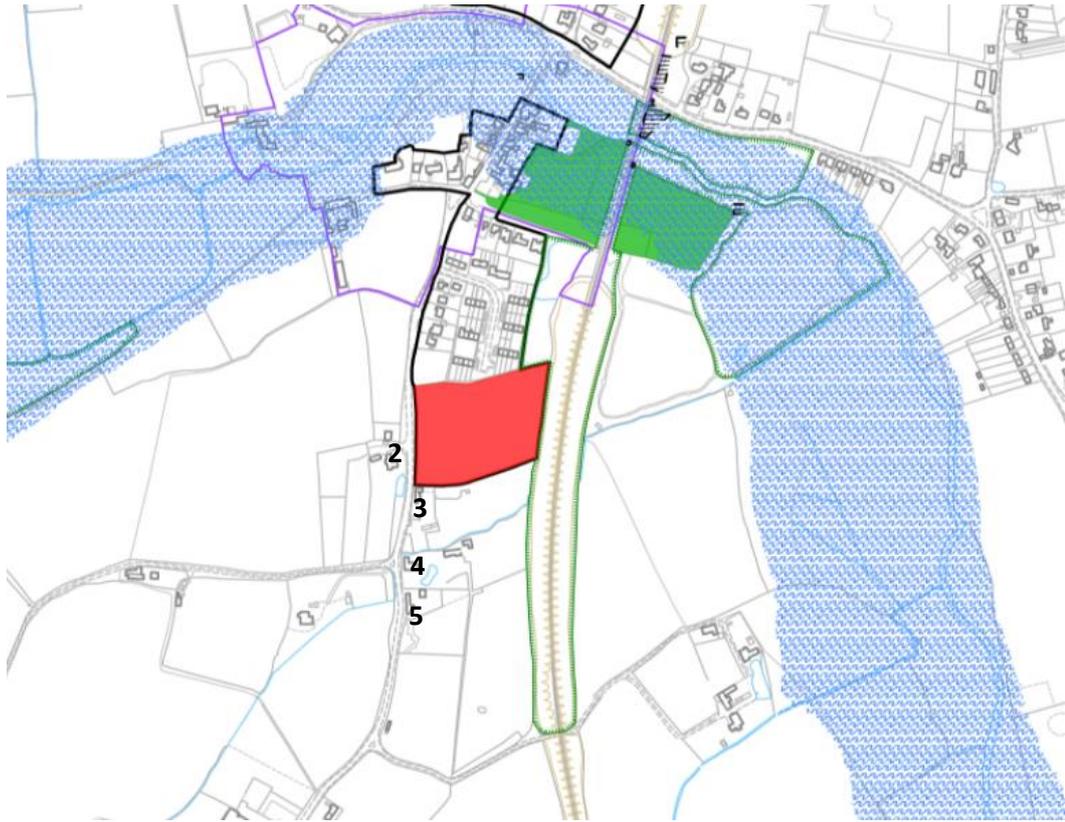
- 3.5 *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)*

- 3.6 The setting of a heritage asset is defined in the NPPF as:

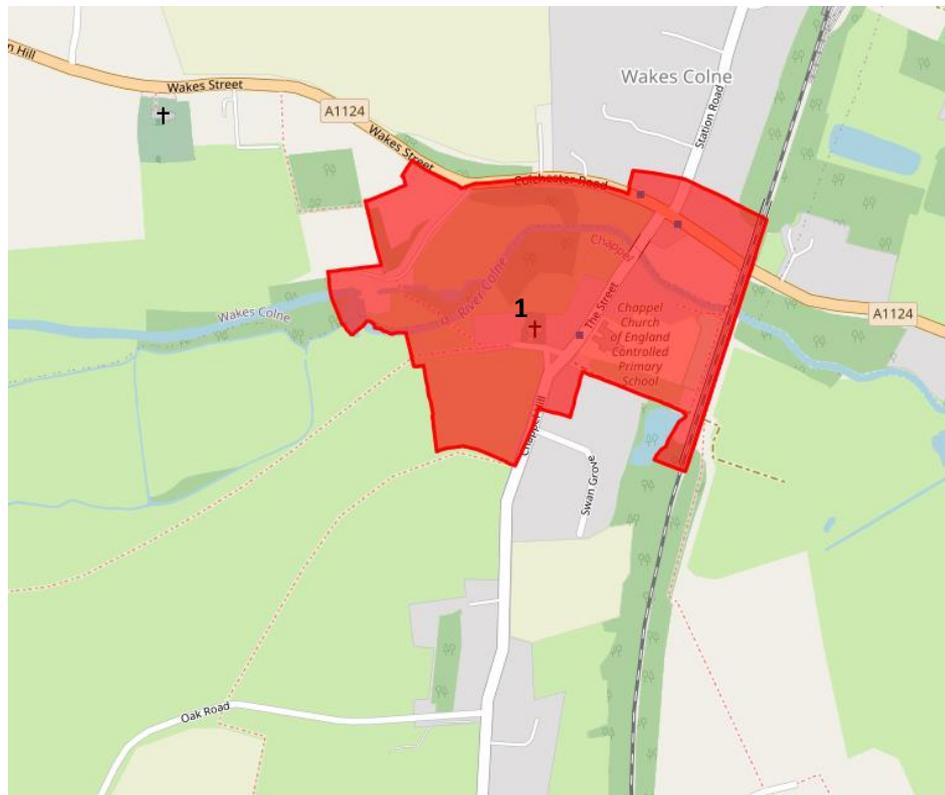
*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Annex 2: Glossary)*

### Identified Heritage Assets in Site Allocation

- 3.7 There are no heritage assets within the site allocation boundary. However, 25 designated heritage assets have been identified within a 500m radius of the site. Of these, however, due to the distance involved, it is considered that only 3 Grade II listed buildings will be potentially affected. Chappel Conservation Area lies to the north of the site allocation.



**Figure 3.1: Proposed site allocation SS3 and numbered heritage assets.**



**Figure 3.2: Map of Chappel Conservation Area boundary**

3.8 The Colchester Local List and the Heritage Gateway were also consulted and no additional assets were identified.

**Sensitivity/Heritage Value**

3.9 The sensitivity of heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. Table 1.1 below summarises the heritage value of those heritage assets that are relevant with regard to the proposed development.

**Table 1.1: Sensitivity / Heritage Value**

Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	None found within study area
High	Assets of high or national importance including: <ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> <li>○ Registered Battlefields</li> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes,</li> </ul>	None found within study area

	exhibiting considerable coherence, time-depth or other critical factors	
Medium	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> <li>○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.</li> </ul>	<p><b>1)</b> Chappel Conservation Area</p> <p><b>2)</b> Hill House, GII</p> <p><b>3)</b> Martyns Croft, GII</p> <p><b>4)</b> Brook Hall, GII</p> <p><b>5)</b> Barn to the South of Brook Hall, GII</p>
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ ‘Locally listed’ buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local importance</li> </ul>	
Negligible	<p>Other assets of very low or local importance, including:</p> <ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of</li> </ul>	

	<p>former archaeological features</p> <ul style="list-style-type: none"><li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li><li>○ Landscapes or townscapes with little or no significant historic interest, or whose value is limited by poor preservation</li></ul>	
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## 4. Significance Assessments

- 4.1 In order to understand what contribution site allocation SS3 makes to the significance of the heritage assets identified, the significance of the heritage assets need to be understood.
- 4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.

- 4.3 The four heritage interests are defined as follows:

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (Annex 2: Glossary NPPF)*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (Paragraph 006, PPG)*

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:

*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*

- 4.5 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.

## **1) Chappel Conservation Area**

### ***Summary of Heritage Value***

4.6 Chappel Conservation Area comprises the historic core of Chappel with the more open landscape in the southern half of the conservation area including part of the river Colne and the grounds of Wakes Colne Place. Historic buildings dating from the C16 to C19 run along The Street, providing historic and architectural interest. It is partly bounded by the A1124 to the north, the railway to the east, and fields to the east. To the south the boundary stops before the new development of Swan Grove. This modern housing development does not contribute to the setting of the conservation area.

## **2) Hill House and 3) Martyn's Croft**

### ***Summary of heritage value***

4.7 Hill House has architectural and historic interest as a C16 timber framed and plastered house with ashlar markings and a brick gable chimney. The windows are a mix of early sashes and casements. Additional architectural interest is derived from many regency details including lion masks and marginal glazing bars. The roof is ridged, gabled and peg-tiled. Historically Hill House is marked as 'Hillhouse Farm'. The house is set within a cultivated garden within a clear plot of land which was once a working farmyard, this contributes to its setting.

4.8 Martyn's Croft is a small house of C18 appearance which holds architectural interest as a good example of a vernacular building from this time. It is timber-framed in one long range of one storey with chevron patterned plaster on the south end. There are two pairs of 8 pane hornless sashes north and 2 pairs of 8 pane casements to the south. The roof is ridged, gabled and peg-tiled and there are two red-brick chimney stacks. A former weatherboarded one bay cottage is at the south end with a tabled peg-tiled roof.

4.9 The surrounding fields contribute to the setting of the buildings as they reflect their historic setting as dispersed farm settlements in the rural countryside surrounding Colchester. As the two of the earliest buildings in the area, along with Brookhall Farm, which historically stood surrounded by fields, these buildings contribute to each other's setting. Part of their surrounding rural setting has been eroded to the north with the expansion of Chappel and construction of new housing development.

## **4) Brook Hall and 5) Barn to the South of Brook Hall**

### ***Summary of heritage value***

4.10 Brook Hall has architectural and historic interest for its C15 origins which preserves a good example of a C15 vernacular farmhouse. It was originally timber-framed and of H plan of which the central range has been re-built in red brick. Both wings are plastered and of 2 storeys that to west has a range of 3 windows along the street which are a mix of sashes and casements. It has five red brick chimney stacks. Brook Hall sits within a clear plot of land, fronting Swan Street. Its surrounding outbuildings, including the GII listed C17 barn to the south, reflect its history as a working farm, although it is now

clearly separated from the surrounding fields by a treed boundary. The surrounding fields, alongside Martyn's Croft and Hill House, contribute to the setting of Brook Hall as they record the historic settlement pattern of the area.

## 5. Assessment of Impact

- 5.1 In order to assess the magnitude of change resulting from the Proposed Development upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.
- 5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocations. These are primarily that:
- The proposals will be in accordance with the policies of the current development plan; and,
  - The height of the development will be a max of 2.5-3 residential storeys
- 5.3 The impact of the potential development of the site allocation is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

**Table 1.2: Magnitude of Impact**

Magnitude of Impact (change)		Definition/ Criteria	Identified heritage assets
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.	
	Beneficial	Benefit to, or addition of, key characteristics, features or elements;	

		improvement of attribute quality.	
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	<b>2) Hill House, GII and 3) Martyns Croft, GII</b> – <i>The Site is located directly to the east of Hill House and the North of Martyns Croft. It contributes to the setting of the assets by reflecting the historically rural nature of the dispersed settlements in this area, providing a rural divide between the historic farmsteads and the village of Chapel. Development of the site has the potential to remove this visual division between the village and historic farmstead. However, it is possible for this impact to be mitigated through design and layout of the development.</i>
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.	
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.	<b>1) Chappel Conservation Area</b> – <i>The conservation area lies to the north of the proposed development. A housing development lies between the northern boundary of the Conservation Area and the site allocation. This will prevent the</i>

		<p><i>allocation being viewed from the conservation area and will not impact its setting.</i></p> <p><b>4) Brook Hall, GII and 5) Barn to the South of Brook Hall, GII</b> – <i>The proposed site allocation lies to the north of Brook Hall and Barn. They are set within a clear boundary, with the grounds of Martyns Croft between the site and the assets. It is unlikely that the proposed development will have a negative impact on the significance of these assets.</i></p>
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5.4 The heritage value of the asset (Table 1.1.) and the magnitude of the impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. The use of the matrix enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

**Table 1.3: Significance of Effects**

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	Negligible	Minor	Moderate	Major
<b>Very High</b>	Neutral	Slight	Moderate or large	Large or very large	Very large
<b>High</b>	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
<b>Medium</b>	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
<b>Low</b>	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
<b>Negligible</b>	Neutral	Neutral	Neutral or	Neutral or	Slight

			slight	slight	
--	--	--	--------	--------	--

5.5 The first two rows of Table 1.3 are not applicable to this assessment as there are no World Heritage Sites or assets of international importance within the study area, nor are there any assets of high national importance. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects:

- **Slight adverse effect** – Hill House (GII) and Martyns Croft (GII)
- **No change** – Chappel Conservation Area, Brook Hall (GII) and Barn to the South of Brook Hall (GII)

5.6 This assessment suggests that the development SS3 would result in a non-significant effect to the Grade II listed Hill House and Martyns Croft. This would be through the development of rural landscape to the south and west of the assets and the resulting loss of their setting as rural houses separate from the village of Chappel. This impact can be mitigated through careful planning and design to maintain the visual separation between the village and the assets.

5.7 No other heritage assets are considered to be affected by the proposed development.

## 6. Soundness

- 6.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3) , a site allocation is considered to be appropriate or ‘sound’ if it is:
- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
  - Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
  - Effective in terms of deliverability, so that enhancement is maximised and harm minimised
  - Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance
- 6.2 The sites have been subject to several ‘sifts’ assessing its deliverability and availability through the local plan process and is therefore considered to meet objectively assessed needs.
- 6.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the sites in terms of their significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that none of the assets identified will suffer a significant adverse effect.
- 6.4 The proposed site allocations are therefore considered to be consistent with achieving sustainable development by conserving the historic environment through:
- Enhancing the character and appearance of the landscape and strengthening local distinctiveness and sense of place;
  - Improving local environmental quality;
  - Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
  - Improving and broadening access to the local historic environment; and,
  - Providing better opportunities for people to understand local heritage.
- 6.5 The site allocation is therefore considered to be ‘sound’.

# Appendix 1: List of Heritage Assets within Study Area

## 6.6 [Hill House](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1238887

## 6.7 [Martyns Croft](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1238811

## 6.8 [Brook Hall](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1238812

## 6.9 [Barn to south of Brook Hall](#)

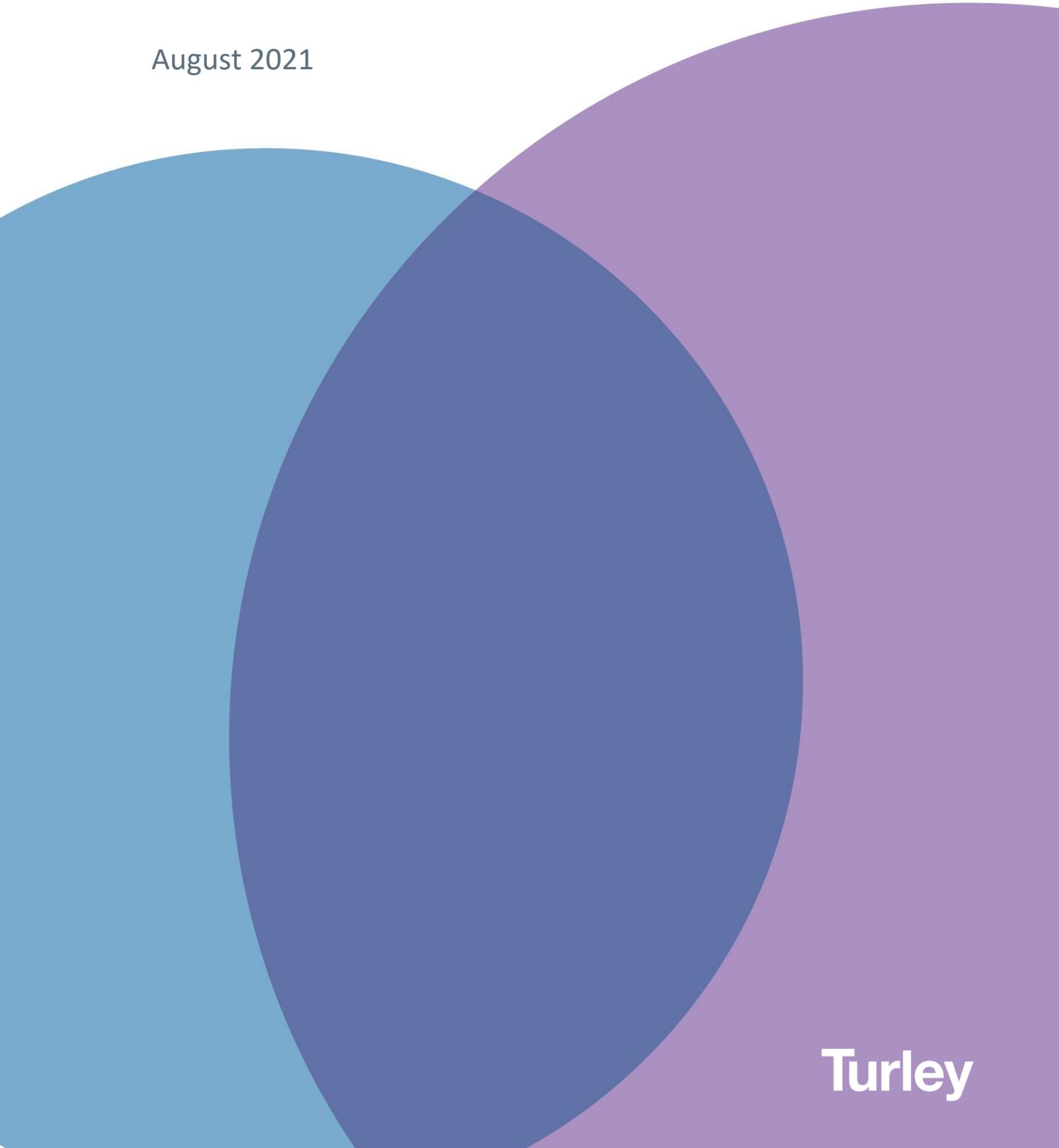
- Heritage Category: Listing
- Grade: II
- List Entry Number: 1238813

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**School Lane, Great Horkesley (SS7)**  
Colchester & Tendring Councils - Heritage  
Impact Assessment work

August 2021



**Turley**

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**Client**

Colchester Borough Council

**Our reference**

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# 1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP8 (Tendring/Colchester Borders Garden Community) which stipulates that:

*the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.*

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

## **Stage 1: Evidence Gathering and Identification of Heritage Assets**

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

## **Stage 2: Assessment of Significance & Impacts**

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

- 1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.
- 1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

**Stage 3: Assessment of Potential Mitigation and Enhancements**

- 1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

**Stage 4: Final Reporting**

- 1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

## 2. School Lane, Great Horkesley (SS7)

- 2.1 School Lane, Great Horkesley, is a proposed site allocation under policy SS7: Great Horkesley of The Publication Draft stage of the Colchester Borough Local Plan 2017 - 2033.
- 2.2 The site is allocated for up to 13 dwellings. Policy SS7 states development will be supported where it facilitates with access to the Old Village Hall and contributes to the replacement of the scout hut, provides access from School Lane and safeguards the setting of the Church of England School buildings as a grade 2 listed building and other heritage assets on The Causeway. The potential impact of development on this site on the nearby heritage assets and the mitigation that will enable the policy requirements to be met, will be assessed in this report.
- 2.3 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:
- Step 1: Identification of heritage assets potentially affected by the site allocation
  - Step 2: Understand what contribution the site makes to the significance of the heritage assets
  - Step 3: Identify what impact the allocation might have on that significance
  - Step 4: Consider how enhancement can be maximised and harm avoided
  - Step 5: Determine whether the proposed site allocation is 'sound'
- 2.4 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified.

## 3. Identification of Heritage Assets

### Definitions

- 3.1 The National Policy Framework (NPPF) defines a heritage asset as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)*

- 3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II\* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II\* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.

- 3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))

- 3.4 Significance is defined in the NPPF as:

- 3.5 *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)*

- 3.6 The setting of a heritage asset is defined in the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (Annex 2: Glossary)*

### Identified Heritage Assets in Site Allocation

- 3.7 There are two heritage assets within the site allocation boundary. 16 designated heritage assets have been identified within a 500m radius of the site. Of these, however, due to the distances involved, it is considered that only 5 Grade II listed buildings and 1 Grade II\* listed buildings are potentially affected. The heritage assets considered to be affected are numbered on the map below.



**Figure 3.1: Map of site allocations with heritage assets numbered**

3.8 The Colchester Local List and Heritage Gateway were also consulted. No additional assets are considered to be affected.

**Table 1.1: Sensitivity / Heritage Value**

Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: <ul style="list-style-type: none"> <li>○ World Heritage Sites</li> <li>○ Other heritage assets of recognised international importance</li> </ul>	None found within study area
High	Assets of high or national importance including: <ul style="list-style-type: none"> <li>○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade.</li> <li>○ Scheduled Monuments and non-designated assets of schedulable quality and value</li> </ul>	<b>1)</b> Chapel Cottage, GII*

	<ul style="list-style-type: none"> <li>○ Registered Battlefields</li> <li>○ Grade I and II* Registered Parks and Gardens</li> <li>○ Conservation areas containing very important buildings</li> <li>○ Well preserved historic landscapes or townscapes, exhibiting considerable coherence, time-depth or other critical factors</li> </ul>	
Medium	<p>Assets of medium or regional importance including:</p> <ul style="list-style-type: none"> <li>○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance</li> <li>○ Grade II Registered Parks and Gardens</li> <li>○ Conservation Areas containing important buildings</li> <li>○ Archaeological sites or features of regional importance</li> <li>○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.</li> </ul>	<p><b>2)</b> Church of England School, GII</p> <p><b>3)</b> School House, GII</p> <p><b>4)</b> Oak Cottage, GII</p> <p><b>5)</b> Village Hall, GII</p> <p><b>6)</b> Messrs Peatling and Cawdron, GII</p> <p><b>7)</b> House adjoining and to the north of Peatling and Cawdron</p>
Low	<p>Assets of low or local importance including:</p> <ul style="list-style-type: none"> <li>○ ‘Locally listed’ buildings or parks and gardens</li> <li>○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics</li> <li>○ Archaeological sites of local</li> </ul>	

	importance	
Negligible	<p>Other assets of very low or local importance, including:</p> <ul style="list-style-type: none"> <li>○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features</li> <li>○ Unlisted buildings of no architectural merit, or of an intrusive character</li> <li>○ Landscapes or townscapes with little or no significant historic interest, or whose value is limited by poor preservation</li> </ul>	Not relevant to this study (unless assets are identified through consultation with local stakeholders)

## 4. Significance Assessment

- 4.1 In order to understand what contribution site allocation SAMU1 EDME makes to the significance of the heritage assets identified, the significance of the heritage assets need to be understood.
- 4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.
- 4.3 The four heritage interests are defined as follows:

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (Annex 2: Glossary NPPF)*

**Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (Paragraph 006, PPG)*

**Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:

*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*

- 4.5 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.

### 1) Chapel Cottage, GII\*

#### **Summary of heritage value**

- 4.6 Chapel Cottage has historic interest as for its C15 origins as a former charity chapel of St Mary the Virgin and Priest's residence, founded and endowed by John Falcon. It has architectural interest for its red brick construction in English-bond with crow-stepped

gables and a stone finial cross at the east apex. There is one diagonal chimney shaft central to the roof and another square-set at the west gable. An extension to the north-west has resulted in a T-plan. Each window has an altered pointed brick arch with a stone niche above in a gable apex. There are angle buttresses and recent cast iron lattice casements. It is set within a small plot of land bordered by trees on all sides which contribute to its setting. The Chapel's wider setting has always been rural and remains so, with a couple of houses to the north and a row of houses across a field to the south.

## **2) Church of England School, GII**

### ***Summary of heritage value***

4.7 Church of England School has architectural interest as a mid-C19 school of red brick. It is one storey, constructed in Flemish bond with 2 crow-stepped gables. It has a ridged roof clad in banded pegtiles, stone coping, outset eaves corbels and angled buttresses with a cinquefoil stone niche in the front gable. The front windows have pointed segmental heads with 2 mullions. The west wall has a range of 3 pairs of 8 pane sashes. A historic row of houses lies to the east and south of the School, with a boundary fence in close proximity to the school separating it from the rear of the properties. The School House lies to the south of the school and contributes positively to the setting of the school. There are additional C20 houses to the south west. A car park lies directly to the west and a more open plot of land scattered with mature trees lies to the north. The rural aspect to the north contributes positively to the setting of the school.

## **3) School House, GII**

### ***Summary of heritage value***

4.8 School House has architectural interest as a mid C19 house constructed of red brick in a Flemish bond. It comprises of an L-plan with two storeys and 3 crow stepped gables and chimney stacks with 4 diagonal shafts astride the main ridge. Some original windows remain with pairs of 4 pane casements. The School House fronts onto school lane and sits in a row of houses. Historically the house sat within the school boundary in the playground with one house located to the east and an open field to the west. The house is now fenced off from the school and has C20 houses on either side, however it's visible connection to the school evident in its architectural detailing and orientation contributes positively to its setting.

## **4) Oak Cottage, GII**

### ***Summary of heritage value***

4.9 Oak Cottage has architectural interest as a C1840 house with plastered elevations. It has two storeys, a square plan and slate clad hipped roof with a short ridge with crested bonnets. The central porch is gabled with a crested ridge and 6 panel door and a pair of 8 pane hornless sash windows to the left and right. The first storey has a matching pair of sashes with 3 pane over 6 pane sashes above the porch. The house is set within a small plot of land, fronting onto School Lane within a row of houses. It is clearly bordered by a mature hedge to the front and looks over open fields across the road which contributes to its setting. C20 housing to the east and west does not contribute to its setting.

## **5) Village Hall, GII**

### ***Summary of heritage value***

4.10 The Village Hall dates to the late C19, dating to 1878. It has architectural interest for Flemish-bond construction in red brick of one storey with a ridged, gabled and slated roof with scalloped vergeboards. There is one chimney stack at the west one. At the north front is a pair of small hornless sash windows and there are 3 round-headed pairs of small paned sash-windows at the east front. The hall is oriented towards The Causeway and overlooks fields to the east. The land to the rear of the hall is used as car parking and does not contribute to its setting.

## **6) Messrs Peatling and Cawdron, GII and 7) House adjoining and to the north of Peatling and Cawdron**

### ***Summary of heritage value***

4.11 Messrs Peatling and Cawdron is an early to mid C19 two storey shop which has architectural and historic interest as a mid C19 vernacular village shop. Architectural details of note include a weatherboarded first storey on a painted brick ground storey, of two shopfronts under a leaded flat hood with a central door between the windows and glazing bars. The roof is hipped and slate clad with eaves. The house adjoining the north of Peatling and Cawdron dates to the early C19 and has architectural interest for its two storey long range, roughcast, with a central front door in a wooden case with a flat hood on brackets. One pair of 6 pane sashes is found each side of the door in exposed boxes. The first storey has a range of 3 matching sashes. Both assets contribute to the setting of the other. The modern car park to the front of the buildings and house to the north do not contribute to its setting. To the rear is a small plot of land bordered by mature trees.

## 5. Impact Assessment

- 5.1 In order to assess the magnitude of change resulting from the Proposed Development upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.
- 5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocations. These are primarily that:
- 5.3 The proposals will be in accordance with the policies of the current development plan; and,
- 5.4 The height of the development will be a max of 2.5-3 residential storeys
- 5.5 The impact of the potential development of the site allocation is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

**Table 1.2: Magnitude of Impact**

Magnitude of Impact (change)		Definition/ Criteria	Identified heritage assets
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	

Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.	
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.	<b>2) Church of England School, G11</b> – <i>the Church of England School sits within the site boundary and therefore has the potential to be impacted by the development. Views towards rural fields may be interrupted by the development, however this can be mitigated by appropriate development which has the potential to enhance the setting of the building, especially to the west.</i>
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	
Negligible	Adverse	Very minor loss or detrimental alteration to one or more	

		characteristics, features or elements.	
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	<p><b>3) School House, GII</b> – <i>the house is located directly to the south of the allocation site and is visually and historically associated with the church of England School on the allocation site which positively contributes to its setting. There is therefore the potential for the proposed development to effect the setting of the School House. Appropriate development of the site has the potential to enhance the setting of the School House and should not negatively impact the setting of the listed building.</i></p>
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.	<p><b>1) Chapel cottage GII*</b> - <i>the chapel sits within a clearly defined plot of land to the north of the allocation site on the opposite side of a field. The development itself is clearly contained in an already occupied plot of land and is unlikely to be visible or impact the setting of the cottage.</i></p> <p><b>4) Oak cottage, GII</b> – <i>Oak Cottage is situated to the west with a long rear garden running east towards the site. The site currently does not contribute to the setting of the cottage and it is unlikely that the proposed development will impact the setting of the listed building.</i></p> <p><b>5) Village Hall, GII</b> – <i>The Village Hall is located to the east of the site. The site currently does not contribute to the setting of the hall, which is oriented east towards The Causeway, and it unlikely that the proposed development will impact the setting of the hall.</i></p> <p><b>6) Messers Peatling and Cawdron, GII and 7) House adjoining Messers' Peatling and Cawdron, GII</b> – <i>The site lies to the west of the assets. They are situated in a clear plot bounded by</i></p>

		<i>mature trees to the rear and front onto The Causeway. It is unlikely that the proposed development will impact the setting of these buildings.</i>
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5.6 The heritage value of the asset (Table 1.1.) and the magnitude of the impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. The use of the matrix enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

**Table 1.3: Significance of Effects**

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or large	Large or very large	Very large
High	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

5.7 The first row of Table 1.3 is not applicable to this assessment as there are no World Heritage Sites or assets of international importance within the study area. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects, set out in order from highest to lowest:

- **Moderate Beneficial effect** – The Church of England School (GII)
- **Neutral or Slight Beneficial effect** – The School House (GII)
- **No effect** – Chapel Cottage (GII\*), Oak Cottage (GII), Village Hall (GII), Messers Peatling and Cawdron (GII) and House adjoining Messers’ Peatling and Cawdron (GII)

5.8 This assessment suggests that the development of SS7 would result in a significant effect to the Grade II listed Church of England School, subject to a number of assumptions. This would be through the development of the Site around the school

and inclusion of the school within the scheme. It is considered that overall this should result in a beneficial effect through careful consideration of the development proposals.

- 5.9 It is considered that there will be a less significant effect to the grade II The School House. This would be through its visual and historic connection to the Church of England School and proximity to the site. Overall it is considered that this should result in a beneficial effect through the careful consideration of the development proposals to ensure the connection is maintained and setting enhanced.
- 5.10 No other heritage assets are considered to be affected by the proposed development.

## 6. Soundness

- 6.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3), a site allocation is considered to be appropriate or 'sound' if it is:
- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
  - Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
  - Effective in terms of deliverability, so that enhancement is maximised and harm minimised
  - Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance
- 6.2 The site has been subject to several 'sifts' assessing its deliverability and availability through the local plan process and is therefore considered to meet objectively assessed needs.
- 6.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the sites in terms of their significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that none of the assets identified will suffer a significant adverse effect.
- 6.4 The proposed site allocation is therefore considered to be consistent with achieving sustainable development by conserving the historic environment through:
- Enhancing the character and appearance of the landscape and strengthening local distinctiveness and sense of place;
  - Improving local environmental quality;
  - Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
  - Improving and broadening access to the local historic environment; and,
  - Providing better opportunities for people to understand local heritage.
- 6.5 The site allocation is therefore considered to be 'sound'.

# Appendix 1: List of Heritage Assets within study area

1. [Chapel Cottage](#)
  - Heritage Category: Listing
  - Grade: II\*
  - List Entry Number: 1222607
2. [Church of England School](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1222862
3. [School House](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1222923
4. [Oak Cottage](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1222861
5. [Village Hall](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1267662
6. [Messrs Peatling and Cawdron](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1222667
7. [House Adjoining Messrs Peatling and Cawdron](#)
  - Heritage Category: Listing
  - Grade: II
  - List Entry Number: 1222668

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