

**PLANNING STATEMENT**  
Outline Residential Development  
102 East Road  
West Mersea

Appendix X  
Heritage Statement

# HERITAGE STATEMENT

Residential Development

102 East Road

West Mersea

Essex

## HERITAGE STATEMENT

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for BlueSquare Homes  
NEW BUILD DEVELOPMENTS

January 2021

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### 1.0 Introduction

- 1.1 The purpose of this Heritage Statement is to consider the proposal to carry out a residential development on land at 102 East Road, West Mersea and to assess its impact in heritage terms. Any impacts will be assessed against the current national legislation, The National Planning Policy Framework (NPPF) and local policies where they relate to heritage.

1.2 The application site is currently an open field and is bounded by residential dwellings and The Fox Inn to the north, with East Road located immediately beyond. Residential dwellings and Cross Lane are located to the west. The southern and eastern boundaries of the site are bounded by undeveloped land. The site location in the local and wider context is shown in **Appendix 1**.

1.3 Situated some 80 metres east of 102 East Road, the application site, lies 114-116 East 'Garden Cottage' a Grade II listed building. A digest of the list description is as follows:

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1225165

**Date first listed:** 27th January 1982

**Statutory Address:** GARDEN COTTAGE, 116 AND 114, EAST ROAD

WEST MERSEA EAST ROAD. 5214 No 116 and No 114 TM 01 SW 23/5 (Garden Cottage) II 2. C18 timber frame, weatherboarded, of 2 storeys with ridged, gabled and pegtiled roof. Square red brick chimney near centre of length. Two plain doors between 3 small parted sashes in exposed boxes. Five pairs of small paned casements on first storey, the third one of small stairs window. Modern gabled porch to No. 114.

Listing NGR: TM0255013513 – **Appendix 2**

1.4 The local planning authority consider the application site is part of the listed building's wider setting by having the potential to alter significantly the character of the area and represent a notable change to the setting of the heritage asset.

1.5 Subject to the detailed design and proposed heights and layouts of any new houses on the application site, the distance from the listed building at this point is great enough to reduce any impact of the development.

1.6 It is considered that there would be very little, if any, harm to the setting of the listed building caused by the proposed residential development at 102 East Street, West Mersea.

1.7 However, if the local planning authority consider it to be harmful, this can only amount to less than substantial harm and this must be offset against the public benefit which would be gained by creating a new housing area in West Mersea to satisfy the need to fulfil their housing land supply.

1.8 Mersea Island is an island in Essex, England in the Blackwater and Colne estuaries to the south-east of Colchester. Its name comes from the Old English word 'meresig' meaning "island of the pool". The island is split it to two main areas, West Mersea and East Mersea, and is connected to the mainland by the Strood.

1.9 The island has been inhabited since pre-Roman times. It was used as a holiday destination in Roman Britain for occupants of Camulodunum (Colchester). Fishing has been a key industry on the island since then, particularly oysters, and along with tourism makes up a significant part of the islands economy.

1.10 The Church of St Peter and St Paul in West Mersea is thought to have existed since the 7th century, while the Church if St Edmund in East Mersea dates from around 12th or 13th centuries.

- 1.11 The island became popular with smugglers from the 16<sup>th</sup> to the 19<sup>th</sup> century. The area known as 'The City' was the heart of the smuggling community. With its winding streets and listed timber framed houses it is a tourist attraction today. This is the area of the island where yachting and fishing industries are based.
- 1.12 The island became a focal point for troops in both world wars and a number of observation posts can still be found on the island.
- 1.13 Since the 1960s, the population has increased considerably, with the population of West Mersea rising from 3,140 in 1961 to 6,925 in 2001.
- 1.14 The Island lies 9 miles (14 km) south of Colchester and 26 miles (42 km) east of the county town, Chelmsford. It is the most easterly inhabited and publicly accessible island in the United Kingdom and is one of 42 (unbridged) tidal islands which can be accessed on foot or by road from the British mainland. It is situated in the estuary area of the Blackwater and Colne rivers and has an area of around 7 square miles (18 km<sup>2</sup>). It is formed by the Pyefleet Channel to the west, which connect the Blackwater to the Colne.
- 1.15 Most of the area immediately surrounding the island consists of saltmarsh and mudflats and is an important sanctuary for wading and migratory birds. The island itself sits on a mix of London Clay, chalky boulder clay, sand and gravel.
- 1.16 Internally, the island splits between West Mersea, which is the main inhabited area containing the jetty and marina, and East Mersea, which is predominantly farmland and includes Cudmore Grove Country Park to the east.
- 1.17 West Mersea is also described as a sustainable settlement because of its larger population, Concentration of jobs, facilities, services and function.

## **2.0 Site Context and Heritage Assets**

- 2.1 West Mersea is the principal settlement on the island of Mersea, which is located just off the coast of Essex due south of Colchester. It is the larger of two settlements on Mersea Island, the other settlement being East Mersea. The island is formed by the Stroud Channel and the Pyefleet Channel and sits between the River Colne and River Blackwater Estuaries. The island is linked to the mainland by a causeway known as the Strood, which can be flooded at high tide, cutting the island off from the mainland.
- 2.2 West Mersea is recorded in the Domesday Book when it was known as '**Meresai(a)**' (1086), although the island had been inhabited since pre-roman times, most notably by the Celts when there was a steady and settled population, living mainly by farming and fishing. The Celts also developed salt workings and the remains are known locally as the 'Red Hills' due to their heaps of burnt soil.
- 2.3 The Romans came to Mersea Island after the Celts and started to build with brick and stone. One of the relics still standing is the 'Barrow' which is enclosed by a brick tomb and contains a lead burial casket. The first church was built on Roman foundations in the late 7<sup>th</sup> or early 8<sup>th</sup> Century (Church of St Peters and St Paul). It was rebuilt in the mid-10<sup>th</sup> Century and base of the present tower probably dates from this building.
- 2.4 The Roman peace that existed in Britain continued until about 410 A.D. Saxon pirates were kept at bay by the building of forts such as Othona at the entrance to the Blackwater on Bradwell Point opposite Mersea. Eventually Roman influence waned and the Saxon reign took over. The name Mersea originates from 'Meresig', meaning the 'Island of Mere' or 'Island in a Pool' although there were a number of Saxon variations.

- 2.5 In the 9th Century the Danes started taking a more active interest in East Anglia and moved right across the country as far as Wales before retreating back. At this point they did encamp at Mersea prior to taking their ships up the Thames. The Church at West Mersea possibly suffered at the hands of the Dames in 894.
- 2.6 In 1046 Edward the Confessor granted West Mersea including Pete Tye and part of Fingringhoe to the Abbey of St. Ouen in France, in commemoration of the news of his succession to the throne whilst staying in Normandy. The boundary between West and East Mersea was probably the same as it is now with the Deremy Stone recently re-erected being, some say, the original boundary stone marking King Edward's grant. The Norman Conquest in 1066 probably had little effect on the people of West Mersea the land already under the rule of Norman House of St. Ouen who was also Lord of the Manor. William I compiled the Domesday Book in 1086 in which West Mersea appears as being owned by the Abbey of St Ouen with 20 hides (approximately 2400 acres). The records yield numerous interesting facts including the cash value of the Church as £6 13s 4d.
- 2.7 The Black Death of 1349 greatly reduced the population and caused land to fall into decay with shortage of labour, high prices, wages and taxes finally leading to the Great Peasant's Revolt in 1381. Alien Priories such as Mersea were dissolved in about 1415.
- 2.8 The Civil War between Royalists and Parliamentarians affected Mersea in 1648 when the Royalists marched into Colchester and fortified a blockhouse in East Mersea to control the supply of food up the River Colne. However, the Parliamentary Army arrived soon after and besieged Colchester, also taking the East Mersea fort. Much damage was done to Colchester by the Commonwealth guns, and after 76 days the town surrendered-starved out. Seven years later the East Mersea fort was abandoned.
- 2.9 During the 16th and 17th Centuries many Dutch and French settled in Mersea and their anglicised names remain today. Many tales of smuggling during the 18th Century abound as Mersea Island was fairly remote. However, the local Coastguard stationed at West Mersea together with modern communications reduced much if the smugglings in the 1850s.
- 2.10 In 1871 the West Mersea School was built in Bardfield Road. Many of the original buildings are still there today and some are still used for classrooms. There has been considerable development in recent years. Since 1960 secondary pupils have had to leave the Island, leaving Mersea Island School as a thriving primary school with about 420 pupils.

### **3.0 Map Regression**

- 3.1 The first Ordnance Survey map to record the site of 'Garden Cottage' dates from 1874 and is delineated by a red line south of East Road with the application site at 102 East Road delineated by a blue line. Garden Cottage was one of the few houses in this part of West Mersea, the area being predominantly rural at the time. **(Appendix III)**
- 3.2 The second Ordnance Survey map to record the site of 'Garden Cottage' dates from 1897 and is delineated by a red line south of East Road with the application site at 102 East Road delineated by a blue line. No evidence of additional development since 1874 mapping. Before WWI it was planned to have a railway on to the island with a pier. East Road was then known as Station Road. During this period many fine houses were erected with locally made bricks in a factory of Kingsland Road. In 1911 the population was 1,600 and by 1912 it was 1,908 by which time Mersea was becoming a popular holiday resort, though sewerage drainage was not put in until 1924. **(Appendix IV)**

- 3.3 The third Ordnance Survey map to record the site of 'Garden Cottage' dates from 1971-1973 and is delineated by a red line south of East Road with the application site at 102 East Road delineated by a blue line. Since 1897 development has encroached from the west towards both the application site and the site of 'Rose Cottage' on both the southern and northern sides of East Road and clearly enveloped 'Rose Cottage'. It is evident that a large amount of residential development had taken place in the intervening period and this is reflected with the population now reaching 4,148. **(Appendix V)**
- 3.4 The fourth Ordnance Survey map to record the site of 'Garden Cottage' dates from 1979 and is delineated by a red line south of East Road with the application site at 102 East Road delineated by a blue line. Since 1971-1973 development has continued to encroach eastwards along both sides of East Road. The population recorded for West Mersea in the 2001 Census was 6,925 and the population of East Mersea was around 250. **(Appendix VI)**
- 3.5 The fifth Ordnance Survey map to record the site of 'Garden Cottage' dates from 2020 and is delineated by a red line south of East Road with the application site delineated by a blue line. Since 1979 further development has encroached eastwards on both sides of East Road including the development and enlargements of The Fox (PH) and car park immediately to the rear of 'Garden Cottage' and the redevelopment of 104 – 104a East Road. Also in the intervening period Cross Lane and Cross Way have been developed immediately to the west of the application site. The setting of 'Garden Cottage' has completely changed as a result of immediate developments that have completely encapsulated the property. **(Appendix VII)**

#### **4.0 Policy**

##### **4.1 National Policy**

- 4.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the key legislation relating to Heritage Assets from which all other adopted guidance stems. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* (s66(1))
- 4.1.2 It also states in paragraph 14 that *'At the heart of the National Planning Policy Framework [there] is a presumption in favour of sustainable development'* and that this *'should be seen as a golden thread running through both plan making and decision taking'*.
- 4.1.3 Section 16 of the NPPF 'Conserving and Enhancing the Historic Environment' relates specifically to Heritage Assets and provides more guidance on how these should be viewed and assessed in the planning process.
- 4.1.4 Paragraph 185 states that *'...Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

- 441.5 Paragraph 189 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*
- 4.1.6 Paragraph 190 provides further advice to the Local Planning Authority stating that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 4.1.7 Paragraph 192 of the NPPF clarifies that, in determining planning applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and,
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.1.8 Paragraph 195 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 4.1.9 Paragraph 196 of the NPPF provides guidance for assessing development proposals that will lead to ‘less than substantial harm’ to the significance of a designated heritage asset, explaining that in such circumstances, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 4.1.10 Paragraph 197 states that *‘The effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*



- 4.1.11 Paragraph 201 states that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*

## **4.2 Annex 2 Glossary (Definition of Setting)**

- 4.2.1 *'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'.*

## **4.3 Historic Environment**

- 4.3.1 The Historic England document entitled *'Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets'*, published in March 2015, is the primary national guidance specific to the assessment of the importance of setting to the significance of heritage assets, and the impact of development upon it.

*Paragraph 9 (1) 'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated, its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

## **4.4 Local Policy**

### **Policy DP14: Historic Environment Assets**

- 4.4.1 Development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains. Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. Support will be given to the provision of creative and accessible interpretations of heritage assets.
- i. Identifying, characterising, protecting and enhancing Conservation Areas;
  - ii. Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;
  - iii. Preserving or enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features which contribute to the heritage of the Borough; and
  - iv. Known sites of archaeological importance will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.

## **5.0 Residential Development Proposal**

- 5.1 The application site at 102 East Road, West Mersea located on the southern side of East Road is currently an open field bounded by residential dwellings and The Fox Inn to the north and Cross Lane to the west. The southern and eastern boundaries of the site are bounded by undeveloped land.
- 5.2 Vehicular access to the site would be achieved via East Road, which runs in an east to west alignment and is subject to a speed limit of 30 mph.
- 5.3 Proposals for residential development on this site were first submitted as part of the Local Plan process and the Strategic Land Availability Assessment (July 2016) gave equal creditability to this site and the sites at Brierley Paddocks and Dawes Lane, both of which have subsequently been conditionally approved for a total of 200 dwellings.

## **6.0 The Setting of Heritage Assets**

### **6.1 Identify which heritage assets and their settings are affected**

- 6.1.1 The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis to identify those heritage assets likely to be affected by the proposed development.
- 6.1.2 It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:
- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s) or,
  - specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
  - advises the applicant to consider approaches such as 'Zone of Visual Influences' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

A 'Zone of Visual Influence' defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred.

- 6.1.3 For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surrounding, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.
- 6.1.4 The area of assessment for a large or prominent development, such as a tall building in an urban environment or a wind turbine in the countryside or offshore, can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others. Local planning authorities are encouraged to work with applicants in order to minimize the need for detailed analysis of very large number of heritage assets. They may give advice at the pre-application stage (or the scoping of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider proportionate for different assets or types of asset.

6.1.5 Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land. In these circumstances, they should also address the extent of which assessors can reasonably be expected to gather and represent community interests and opinions on change affecting settings.

6.1.6 Where the development proposal affects views which may be particularly helpful in allowing the significance of an asset to be appreciated and which are therefore part of the setting, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected will be needed. Sometimes a heritage asset is best appreciated while moving (for example, in a designed landscape, where its three-dimensional formal qualities are an essential part of its significance). These, such as the changing views of the Tyne bridges viewed from the banks of the River Tyne or of the Tower of London from the south bank of the River Thames in London, are often termed 'kinetic' views.

## **6.2 Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

6.2.1 The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible association with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated.

6.2.2 The box below provides a (non-exhaustive) checklist of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset's heritage values and significance. Only a limited selection of the attributes listed will be of particular relevance to an asset. A sound assessment process will identify these at an early stage, focus on them, and be clear as possible what emphasis attaches to them. In doing so, it will generally be useful to consider, insofar as it possible, the way these attributes have contributed to the significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present.

A handy way of visualising the contribution of setting to the significance of heritage assets may be diagrammatically to map past and present relationships between a heritage asset and its surroundings, weighting the mapped connections to demonstrate the relative contribution of the relationship to the significance of the asset or the ability to appreciate the significance.

By setting out the relationship and considering the level of their contribution to significance, it is possible to gauge impact more transparently and more consistently.

Change can also have the effect of strengthening relationships, for example by removing visual impediments such that significance is better revealed; mapping thereby provides one mechanism for identifying opportunities for enhancement.

- 6.2.3 The local authorities Historic Environment Record is an important resource of information to support this assessment and, in most cases, will be able to provide information on the wider landscape context of the heritage asset as well as on the asset itself. Landscape Character Assessments, Historic Landscape Character Assessments, Conservation Area Appraisals, the Register of Parks and Gardens and the Parks & Gardens UK database are also important sources in this regard.
- 6.2.4 This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. It will, therefore, be focused on the need to support decision-taking in respect of the proposed development. A similar approach to assessment may also inform the production of a strategic, management or conservation plan in advance of any specific development proposal, although the assessment of significance required for studies of this type will address the setting of the heritage asset 'in the round', rather than focusing on a particular development site.
- 6.2.5 An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated. The view may be part of a landscape, townscape or other design intended to allow a particular attribute to the asset to be enjoyed, such as its reflection in a body of water. Heritage assets (sometimes of different periods) may have been deliberately linked by the creation of views which were designed to have a particular effect, adding meanings through visual cross-references. Composite or fortuitous views where are the cumulative result of a long history of development, particularly in towns and cities, may become cherished and may be celebrated in artistic representations. The ability to these same views today can illuminate the design principles and taste of our predecessors.
- 6.2.6 The impact of seasonal and day/night changes on a view or views needs to be considered, including other changes that may mean that a view at a particular point in time may not be representative of the experience over longer periods. Does summer foliage hide an asset that is visible in the winter? Does artificial external lighting at night emphasise some aspects of an asset and leave others in the dark.

### **Checklist**

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

### **The asset's physical surrounding**

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosures and boundaries
- Functional relationships and communications
- History and degree of change over time

## Experience of the asset

Surrounding landscape and townscape character  
Views from, towards, through, across and including the asset  
Intentional intervisibility with other historic and natural features  
Visual dominance, prominence or role as focal point  
Noise, vibration and other nuisances  
Tranquility, remoteness, 'wildness'  
Busyness, bustle, movement and activity  
Scents and smells  
Diurnal changes  
Sense of enclosure, seclusion, intimacy or privacy  
Land use  
Accessibility, permeability and patterns of movement  
Degree of interpretation or promotion to the public  
Rarity of comparable survivals of setting  
Cultural associations  
Celebrated artistic representations  
Traditions

### **6.3 Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it**

- 6.3.1 The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not solely be visual.
- 6.3.2 The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:
- location and siting
  - form and appearance
  - wider effects
  - permanence
- 6.3.3 The box (see below) provides a more detailed list of attributes of the development proposal that it may be appropriate to consider during the assessment process. This list is not intended to be exhaustive and not all attributes will apply to a particular development proposal.
- 6.3.4 Depending on the level of detail considered proportionate to the purpose of the assessment, it would normally be appropriate to make a selection from the list, identifying those particular attributes of the development requiring further consideration and considering what emphasis attaches to each. The key attributes chosen for consideration can be used as a simple check-list, supported by a short explanation, as part of a Design and Access Statement, or may provide the basis for a more complex assessment process that might sometimes draw on quantitative approaches to assist analysis.

- 6.3.5 In particular, it would be helpful for local planning authorities to consider at an early stage whether development affecting the setting of a heritage asset can be broadly categorised as having the potential to enhance or harm the significance of the asset through the principle of development alone; through the scale, prominence, proximity or placement of development; or through its detailed design. Determining whether the assessment will focus on spatial, landscape and views analysis, on the application of urban design considerations, or on a combination of these approaches will clarify for the applicant the breadth and balance of professional expertise required for its successful delivery.
- 6.3.6 Cumulative assessment is required under the EU Directive of EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.

### **Checklist**

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

#### **Location and siting of development**

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset.

#### **Form and appearance of development**

- Prominence, dominance, or conspicuousness
- Competition with or distances from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectiveness, etc
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

#### **Wider effects of the development**

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use of amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

## Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

### 7.0 The Form and Appearance of the Development

- 7.1 The planning application for the residential development of the site has been made in outline form, with all matters reserved except for access, therefore no detailed proposed site layout plans have been prepared, only an illustrative masterplan.
- 7.2 The illustrative masterplan does however indicate potential areas of public open space within the development, as well as areas of residential open space, the location of the SUDS attenuation, and the broad locations of residential development.
- 7.3 In order to assess the suitability of the site for residential development, it is necessary to determine the nature and extent of any impacts resulting from the proposals on the significance of any identified heritage assets and their settings.
- 7.4 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on settings would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result directly from the proposals.
- 7.5 Due to the physical separation between the application site and the nearby heritage asset, there will be **no direct physical impact** on it as a result of the proposed scheme.
- 7.6 Impacts arising will relate solely to potential effects on the immediate and extended settings of the heritage asset and the impact this may have on their significance.
- 7.7 The closest designated heritage asset (listed building) to the site has been established as being 'Garden Cottage' situated some 80 metres east of the application site. There are no, non-designated heritage assets within, or in the immediate vicinity of the application site.
- 7.8 The listed building is described as 'Garden Cottage' 116 and 114 East Road and comprises a Grade II C18 Timber frame, weatherboarded, of 2 storeys with ridged, gabled and pegtiled roof. Square red brick chimney near centre of length. Two plain doors between 3 small parted sashes in exposed boxes. Five pairs of small paned casements on first storey, the third one of small stairs window. Modern gabled porch to No. 114.
- 7.9 Any impact to the immediate and extended setting of the listed building is considered negligible and in any event would be mitigated through the application of the following measures:
- *Sensitive, traditional design and layout of the proposed new buildings and extended spaces that respects the wider context of the site and the contextual relationship, if any, with the identified heritage asset and its setting;*
  - *Use of high quality, traditional external materials and detailing, particularly for those buildings closest to the designated heritage asset;*
  - *Retention of existing boundary landscaping to maintain an appropriate semi-rural setting for the proposed development at the edge of settlement location; and,*
  - *Careful design, detailing and use of high-quality external materials in the provision of the new footways and carriageway margins along the entrance into the site from East Road.*

7.10 The mitigation measures set out above will ensure that any harm, if any, to the significance of the identified heritage asset will therefore be minimised.

## **8.0 Conclusion**

8.1 The only listed building which the local planning authority consider could be affected by the proposal is 'Garden Cottage', 114-116 East Road, West Mersea. This Grade II listed building is clearly encapsulated by existing buildings and mature vegetation and it is not historically associated with the open field to the south and east of 'Garden Cottage', the application site.

8.2 Subject to the detailed design and proposed heights and layouts of any new houses here, the distance from the listed building at this point is great enough to reduce the impact of the development.

8.3 It is considered that there would be very little, if any, harm to the setting of the listed building caused by the proposed residential development of the 102 East Road site. This would amount to changes in the wider setting of the listed building, not its immediate one.

8.4 However, if the Council consider it to be harmful, this can only amount to less than substantial harm and this must be offset against the public benefit which would be gained by creating new housing to satisfy the housing land supply.

8.5 Finally, it can be considered that with careful consideration of the details regarding layout, scale and design during the reserved matters stage, the development of this site in the manner proposed could be achieved without having a material harmful effect upon the significance or setting of the designated heritage asset, which would be in compliance with relevant National and Local Plan policies.



# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

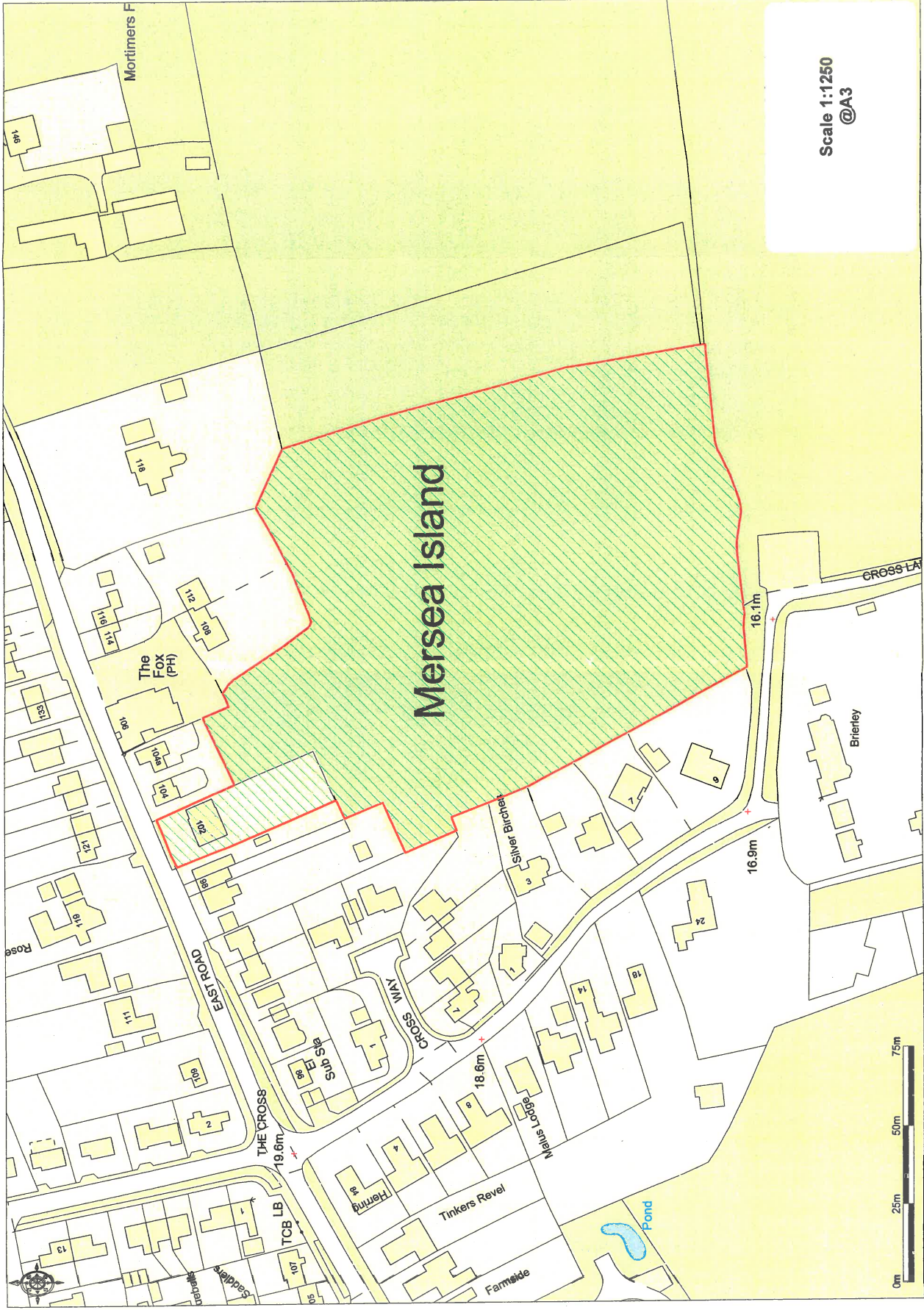
Essex

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Appendix I  
Location Plan

**The Johnson Dennehy Planning Partnership**  
The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY

Land at East Road  
West Mersea



Scale 1:1250  
@A3



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# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

Essex

Appendix II

Listed Building Record

**The Johnson Dennehy Planning Partnership**

The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY

## GARDEN COTTAGE

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1225165  
Date first listed: 27-Jan-1982  
Statutory Address: GARDEN COTTAGE, 116 AND 114, EAST ROAD

### Location

Statutory Address:

GARDEN COTTAGE, 116 AND 114, EAST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Essex  
District: Colchester (District Authority)  
Parish: West Mersea

National Grid Reference: TM 02550 13513

### Details

1. WEST MERSEA EAST ROAD. 5214 No 116 and No 114 TM 01 SW 23/5 (Garden Cottage) II 2. C18 timber frame, weatherboarded, of 2 storeys with ridged, gabled and pegtiled roof. Square red brick chimney near centre of length. To plain doors between 3 small parted sashes in exposed boxes. Five pairs of small paned casements on first storey, the third one of small stairs window. Modern gabled porch to No 114.

Listing NGR: TM0255013513



Heritage Statement  
Listed Building Grade II – List Entry Number 1225165  
View of Garden Cottage 114 & 116  
East Road, West Mersea



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GARDEN COTTAGE

**Heritage Category:** Listing  
**List Entry No :** 1225165  
**Grade:** II

**County:** Essex  
**District:** Colchester  
**Parish:** West Mersea

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** TM 02550 13513  
**Map Scale:** 1:2500  
**Print Date:** 25 November 2020



# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

Essex

Appendix III

Landmark Historic Map (1874)

**The Johnson Dennehy Planning Partnership**

The Coach House

Beacon End House

London Road

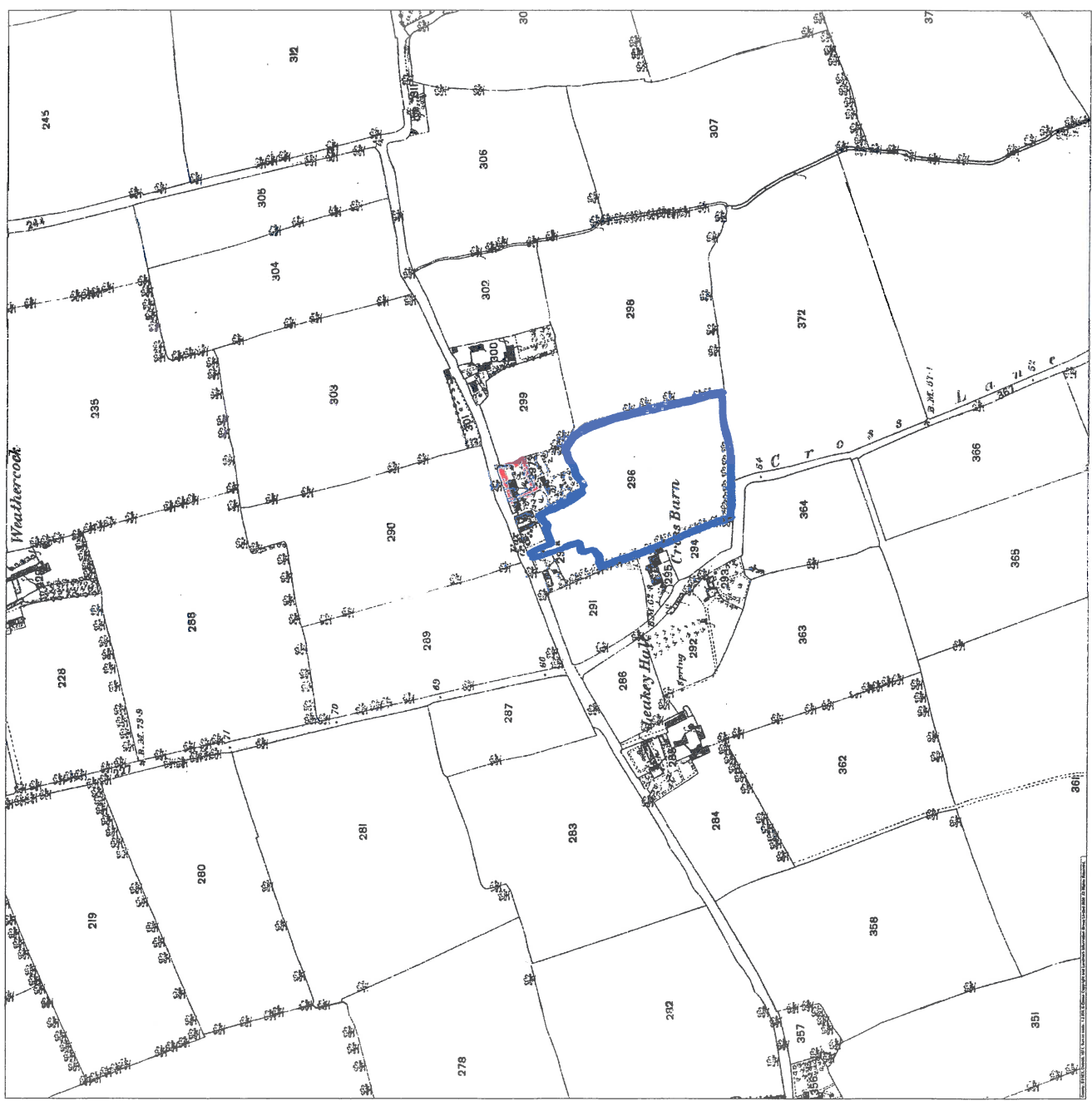
Stanway

Colchester

Essex, CO3 0NY



Landmark Historical Map  
County: ESSEX  
Published Date(s): 1874  
Originally plotted at: 1:2,500





# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

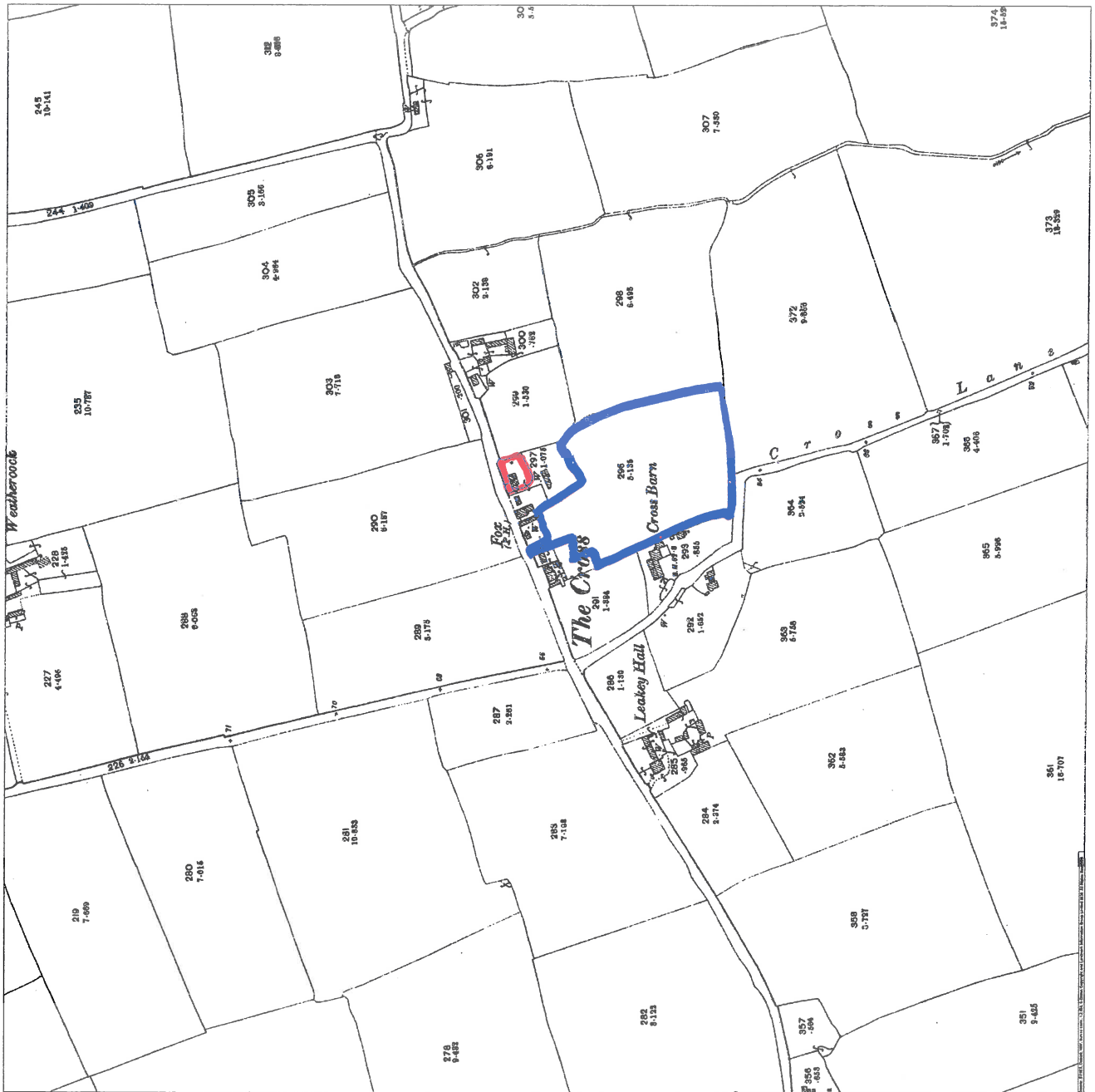
Essex

Appendix IV

Landmark Historic Map (1897)

**The Johnson Dennehy Planning Partnership**

The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY



**Landmark**  
INFORMATION GROUP

Landmark Historical Map  
County: ESSEX  
Published Date(s): 1897  
Originally plotted at: 1:2,500

# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

Essex

Appendix V

Landmark Historic Map (1971-1973)

**The Johnson Dennehy Planning Partnership**

The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY



Landmark Historical Map  
County:  
Published Date(s): 1971-1973  
Originally plotted at: 1:2,500



# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

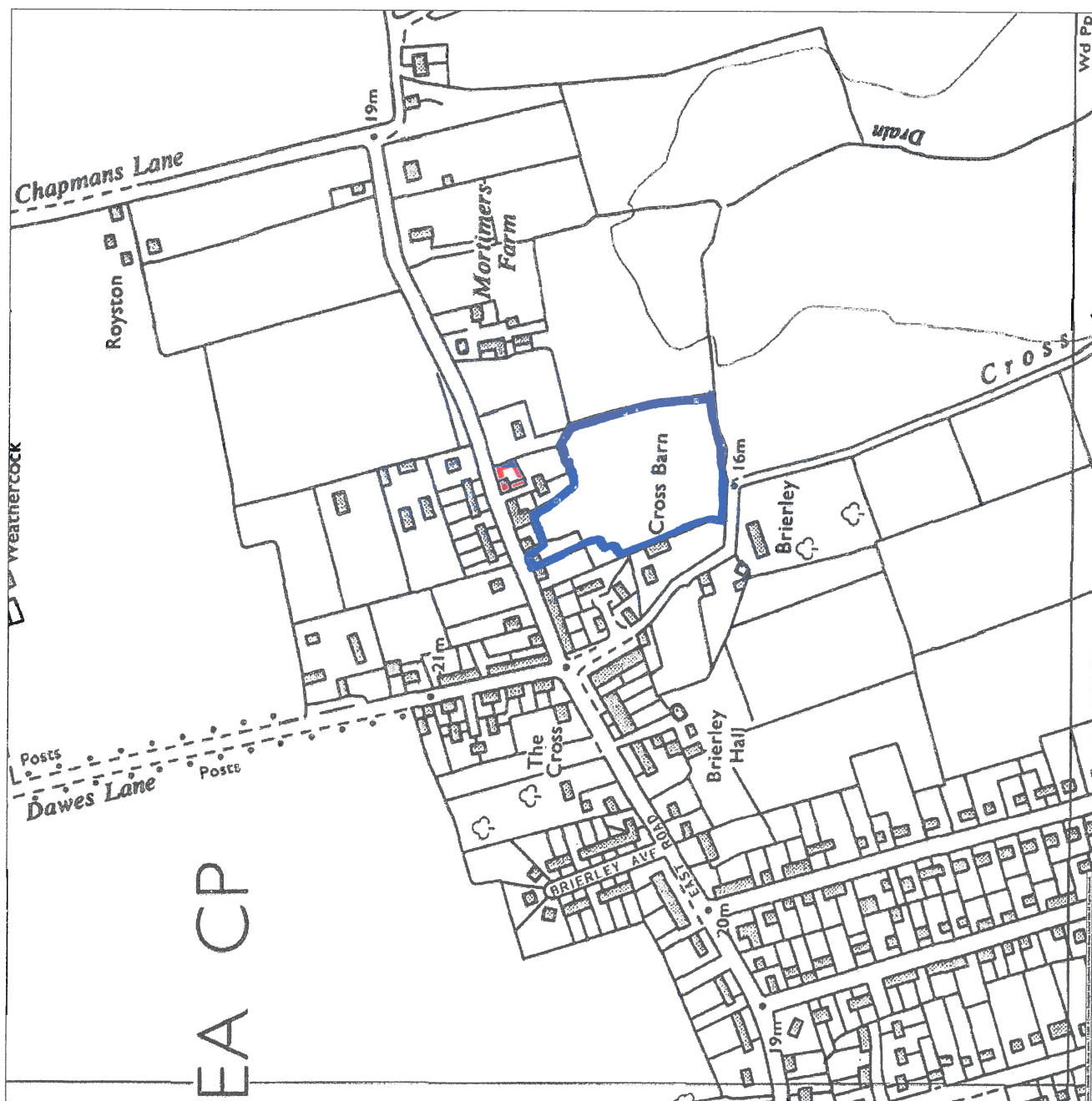
Essex

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Appendix VI

Landmark Historic Map (1979)

**The Johnson Dennehy Planning Partnership**  
The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY



# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

Essex

Appendix VII

Landmark Historic Map (2020)

**The Johnson Dennehy Planning Partnership**

The Coach House

Beacon End House

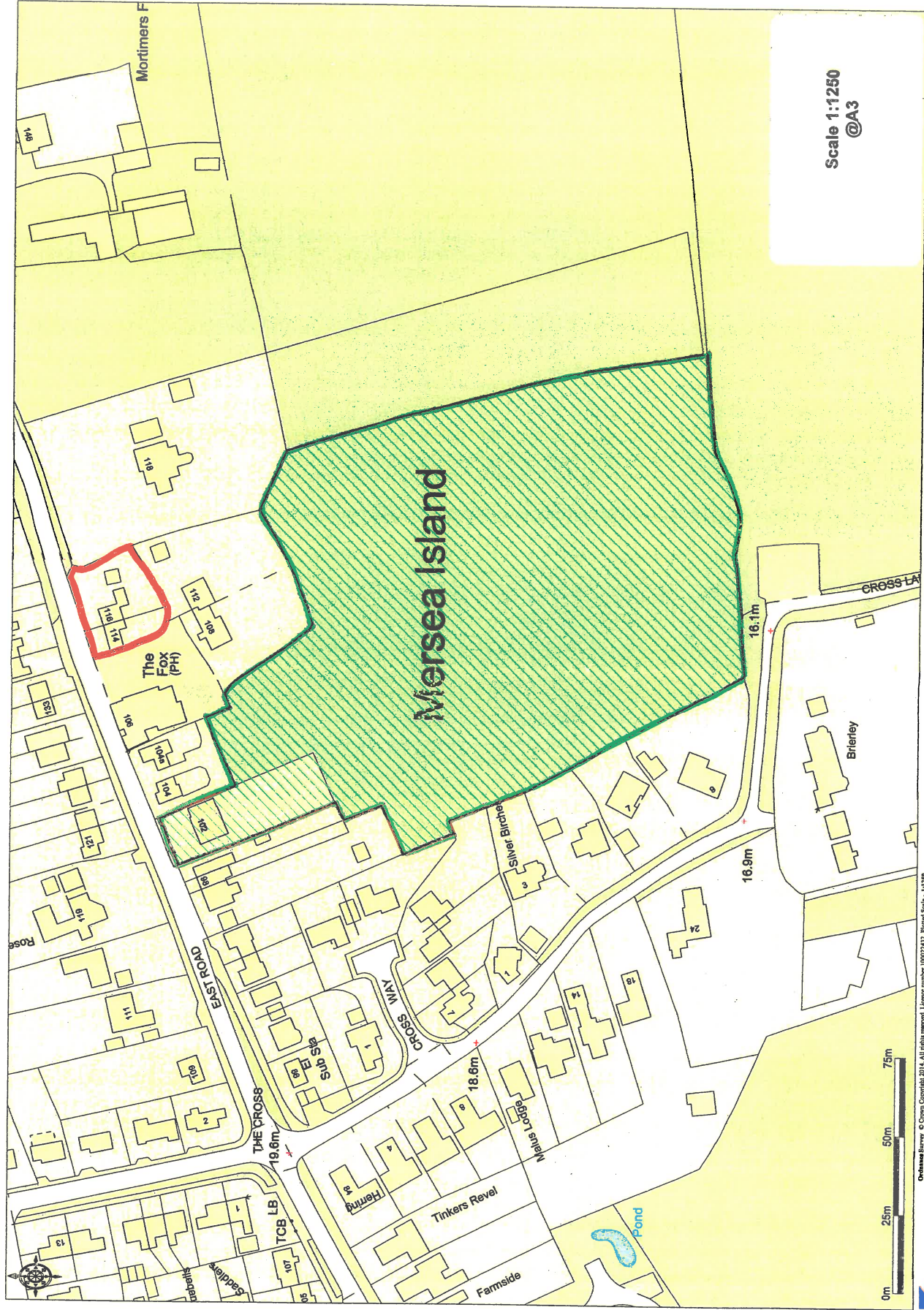
London Road

Stanway

Colchester

Essex, CO3 0NY

Land at East Road  
West Mersea



Scale 1:1250  
@A3

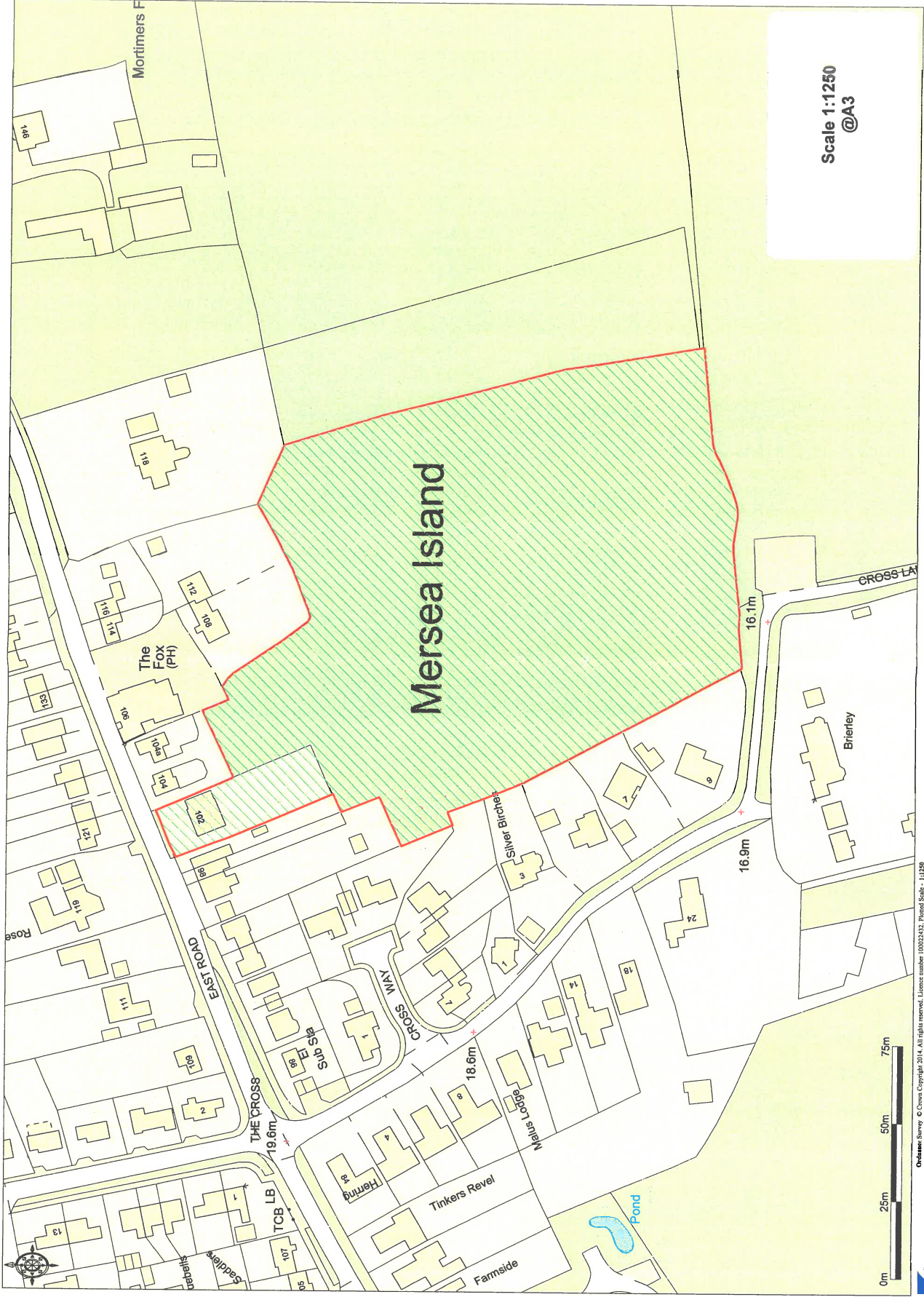
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Land at East Road  
West Mersea



Scale 1:1250  
@A3

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# HERITAGE STATEMENT

Planning Statement

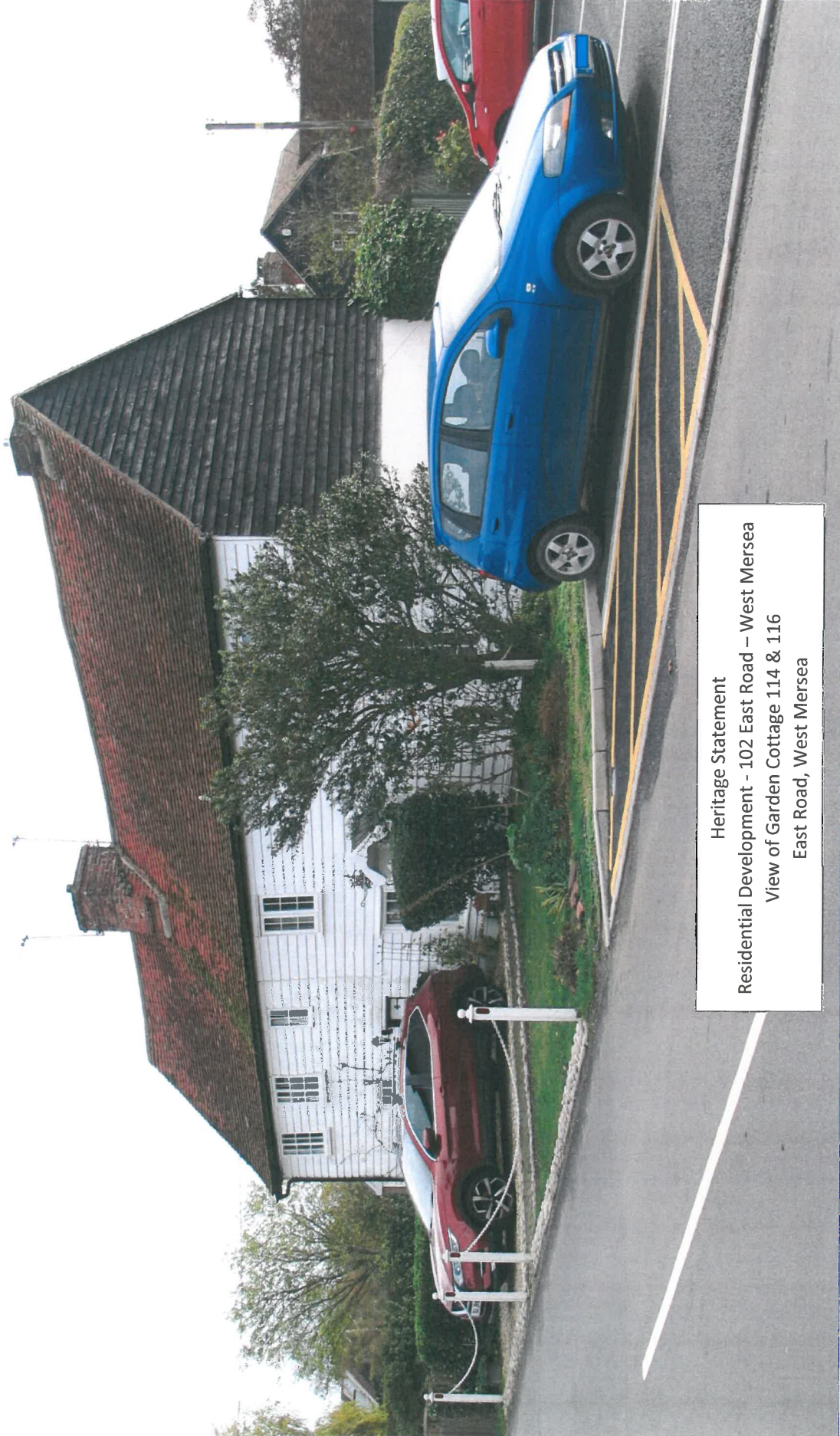
102 East Road

West Mersea

Essex

## Appendix VIII Photographs of Listed Building

**The Johnson Dennehy Planning Partnership**  
The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY



Heritage Statement  
Residential Development - 102 East Road -- West Mersea  
View of Garden Cottage 114 & 116  
East Road, West Mersea



Heritage Statement  
Residential Development - 102 East Road – West Mersea  
View of Garden Cottage looking eastwards from  
the Fox Public House car park

# HERITAGE STATEMENT

Planning Statement

102 East Road

West Mersea

Essex

Appendix IX  
Photographs of Area

**The Johnson Dennehy Planning Partnership**  
The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY



Heritage Statement  
Residential Development - 102 East Road – West Mersea  
Gable end of Garden Cottage looking east from the Fox PH car park  
with 108-112 East Road to read of Garden Cottage & car park



Heritage Statement

Residential Development - 102 East Road - West Mersea  
View of 108-112 East Road to rear of the Fox PH car park  
and Garden Cottage showing recent addition to the Fox PH



Heritage Statement  
Residential Development - 102 East Road – West Mersea  
View of Garden Cottage & the Fox PH looking northwards from  
application site with 108-112 East Road behind existing vegetation





Heritage Statement  
Residential Development - 102 East Road – West Mersea  
View of 108-112 East Road, West Mersea looking northwards from  
application site (note Garden Cottage is not visible)



Heritage Statement  
Residential Development - 102 East Road – West Mersea  
View of 108-112 East Road, West Mersea looking northwards  
from application site (note Garden Cottage is not visible)



Garden  
Cottage  
Roof

Heritage Statement  
Residential Development - 102 East Road - West Mersea  
View of 108-112 East Road, West Mersea looking northwards from  
application site (note small section of Garden Cottage roof visible)



Garden  
Cottage  
Roof

Heritage Statement  
Residential Development - 102 East Road – West Mersea  
View of 108-112 East Road, West Mersea looking northwards from  
application site (note small section of Garden Cottage roof visible)

**The Johnson Dennehy Planning Partnership**  
The Coach House  
Beacon End House  
London Road  
Stanway  
Colchester  
Essex, CO3 0NY