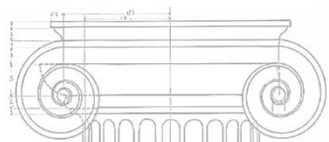


Heritage Impact Assessment

Proposed two detached dwellings at The Grove, Cromer Road, Holt
Planning authority: North Norfolk District Council

Prepared by **contura** on behalf of LANPRO

16/03/2017



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Figure 1 Engraving of The Grove, early 19th century.

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1 The Proposal

1.1 This Heritage Impact Assessment is provided in support of an application for full planning permission for the development of two residential units with parking and gardens at *The Grove*, Cromer Road, Holt.

1.2 The site lies within the setting and the wider site of a heritage asset *The Grove* and historically associated ancillary buildings. It is located directly southeast of the asset.

1.3 The existing *The Grove* is identified as Grade II listed on the National Heritage List for England (NHLE) and its significance is fully recognised and acknowledged¹.

1.4 This revised proposal responds to concerns raised by the local authority Conservation Officer during the pre-application process (NNDC reference IS/17/0855). It addresses concerns in relation to scale, permeability and impact on the setting of the asset. It re-examines the historic setting and orientation of the main listed asset in order to inform a sympathetic proposal.

1.5 It is considered that the proposal does not adversely affect the setting of the Grade II listed heritage asset according to national and local policies. Please see below for the detailed assessment.

Figure 2 & 3 View of The Grove from southeast and view southeast from the heritage asset.

¹ Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II* buildings are particularly important buildings of more than special



interest; 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing.

2 Planning background and relevant policies

2.1 National policies and guidance

2.1.1 Section 66.1 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* states “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.”

2.1.2 Section 72 adds that “with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

2.1.3 The National Planning Policy Framework (NPPF) 12.126 states that “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; opportunities to draw on the contribution made by the historic environment to the character of a place”.

² **Heritage Assets** are defined in Annex 2 of the NPPF as: *a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.* They include designated

2.1.4 NPPF 12.134 also states “where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the proposal, including its optimum viable use”.

2.1.5 NPPF 12.137 sets out that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

2.1.6 The NPPF makes it clear that the setting of a heritage asset² is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

2.1.7 Other relevant documents are Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment* July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets* July 2015. The latter guidance sets out a stepped approach:

Step 1: Which heritage assets and their settings are affected.
Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset.

heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.

Step 4: Explore the way to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

The below assessment uses the first 4 steps of the recommended steps in making an assessment of the impact of the development on the heritage asset.

2.2 Relevant Local Policies

Relevant development control policies can be found in the North Norfolk District Council's Core Strategy of the Local Development Framework. Particularly relevant in relation to heritage assets and their settings are the following:

- *Policy EN4 Design:* All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Ensure that the scale and massing of buildings relate sympathetically to the surrounding area.
- *Policy EN8 Protecting and Enhancing the Historic Environment:* Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets, other important historic buildings, structures, monuments and landscapes, and their settings through high quality, sensitive design. Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

3 Identifying the heritage assets affected and their settings

3.1 Both the National Heritage List for England and the Norfolk Historic Environment Record have been consulted and *The Grove* has been identified as being the heritage asset to the immediate north of the development site. It is a Grade II listed building being of special architectural and/or historic interest and of high significance.

3.2 The list description - which is a means of identification - for *The Grove* records:

"Early C19 house in Tudor style. Knapped and pebble flintwork with yellow brick and rendered details. Embattled parapet with mock corner turrets. West elevation: 2 storeys, 3 bays, centre slightly lower. Mullion and transom casement windows with drip moulds. Larger central bay window at ground floor level with 4-centred arch window with intersecting tracery and drip mould. East elevation: 3 bays, sashes with glazing bars, central doorway and right hand bay with Gothic window. Wing to north, lower 2 storeys, flint with hipped pantiled roof."

3.2.1 *The Grove* is a two storey early 19th century house, constructed of yellow brick and knapped flint with stucco detailing as well as Gothick architectural and decorative features including crenellations and mock corner turrets.

3.2.2 The main house has a long attached residential service wing as well as ancillary service buildings to the north.

3.2.3 The long two storey flint and brick range to the immediate north of *The Grove* has historically been part of the residential use of the main house (see red overlay on *Tithe Map*, see below fig. 7). This building has internally been subdivided into three separate dwellings: *The Bailey*, *The Tower* and *The Keep*.

3.2.4 At the north end of this range, *The Stables* - a single storey former outbuilding - extends eastward from *The Keep* to form a courtyard. *The Stables* is of brick and flint construction with a black pantile roof.

3.2.5 To the north of the site is *The Gatehouse* (historically *Grove Cottage*) a detached two-storey three-bedroom cottage in red brick and flint construction with a pantile roof. It has a datestone of 1858 (see below for likely building date) and is now in separate ownership.

3.3 Historic Maps and Illustrations Analysis

3.3.1 The house within its grounds is first evident on Bryant's 1826 Map of Norfolk (see below Map 1), where the house appears within its large, roughly square grounds as a single building.

3.3.2 The engraving of *The Grove* from the early 1800s - shown in figure 1 above - illustrates the original romantic setting within a grove with a long open view looking west.

The crenellated lantern or tower that is shown on top of the house is no longer extant.

3.3.3 The 1840 *Tithe Map* (Map 2) displays *The Grove* in some detail, the house set within its grove and a heart shaped drive with several

paths leading from this; also including what appears to be a walled garden to the southwest. This geometrically laid out garden is noted as 149 - 'Garden' in the 1839 Tithe Description.

3.3.4 The 1839 Tithe Description records Mary Ann Girling as the landowner, and Thomas Andrews Girling as the occupier. Included in the lands and premises are plots 146 - arable, 147 - arable, 148 - The Grove House & Premises, and 149 - Garden.³ This area now forms part of the playing field.

3.3.5 Historically, the drive entered from Cromer Road to the northwest, encircling the house in a roughly heart-shaped layout. The grounds, like today, were predominantly covered in tree growth on all sides and marked as having paths or tracks throughout.

3.3.6 The house had been substantially extended north by the 1840s, both with a residential wing as well as a group of ancillary service buildings to the north and east of the new residential range forming a courtyard to the east by end of the 19th century.

3.3.7 The planted garden is less dense towards the west by this time, supporting the view shown in the coloured print in figure 1. The map does also no longer show the walled garden in any detail, although the land still remains within the curtilage of the main house at this point and the field adjacent to it to the east is still in agricultural use.

3.3.8 By the 1970s, part of the original grounds of the house have been truncated by the construction of Gresham's *Tallis House*.

³ Lanpro Built Heritage Assessment, The Grove, Cromer Road, Holt, September 2017, p.6 & p.11.

Grove Cottage – dated 1858 - is first annotated on this map. The building however predates this date as it is already shown with the other new ancillary buildings in 1840. The date 1858 possibly indicated a change of use to residential (previously shown as ancillary on the *Tithe Map*).

3.3.9 The 1971 OS Map (Map 6) shows the original single plot broken up into several individual plots allocated to the separate residential units, and more tree growth had been introduced to the west of the house by this time, obscuring views from and towards the house from this direction.

3.4 Setting

The setting of *The Grove* is mainly confined to its current plot which is smaller – mainly narrower - than the original historic plot; however, the planting to the east is a lot less dense than on the west side and views of the development land to the east are quite prominent. Historically, the setting mainly extended westward with long ranging views from the front of the house.

4 Assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets

4.1 The assets physical surroundings

4.1.1 The large North Norfolk parish of Holt is situated just south of the coastal parishes of Salhouse and Kelling. Its name comes from the Old English or Old Norse for a wood or thicket. The area has a long history and was certainly well established by the time of the Norman Conquest, its population, land ownership and productive

resources being extensively detailed in the Domesday Book of 1086.

4.1.2 *The Grove* is located within private grounds, with vehicular access from Cromer Road to the north. The surrounding tree and mature shrub growth within the grounds of the house provides a thick screen, shielding the house and its outbuildings from the surrounding area of Holt, particularly on the north, south and west sides, but it is more thinly spread to the east.

4.1.3 The approach along Cromer Road from the east is largely tree-lined up to the playing field on the left, after which the grounds of *The Grove* appear as a belt of trees lining the western edge of the field. The Gresham's School complex lies to the northwest of the site, Tallis House to the west and a mixed to the south the site, on Grove Lane is entirely mixed residential, immediately to the south of the Grove site is two bungalows. To the east of the site is a housing development under construction.

4.1.4 The grounds of the house have in recent times been re-landscaped with the incorporation of a tennis court and wooden children's play area.

4.1.5 No elements of the historical formal gardens shown on *Tithe Map* from ca. 1840 map are now visible; most of the current trees also appear to be more recent.

4.2 Experience of the asset and views

4.2.1 The experience of the asset is limited to its immediate setting, it is experienced within its 'grove' – '*a small wood or forested area, usually with no undergrowth*' - with a sense of seclusion and enclosure.



Figure 4 View of The Grove from northwest.

4.2.2 However, the recently approved large scale development to the east of the site is beginning to encroach heavily onto this sense of privacy and tranquillity with large properties encroaching both in the sense of massing and scale, but also impinging on the setting in terms of character and significance.

4.2.3 Notably, 'The Gatehouse' and associated garden have now been sold as a separate unit, and it is the landowners intention to sell off the other units (and associated gardens) as separate properties with title. This is in line with previous uses as it appears on the 1971 OS map (figure 11) that the properties have been used as separate residential dwellings; the curtilage is demarcated as gardens to these units. The application proposals represent a continuation of this approach.



Figure 5 View southeast within the Grove site.

4.2.4 The above change will bring an increased need for parking to the rear (East) of *The Grove*.

4.2.5 The rear of *The Grove* (East) is experienced as an access/service area with views south of the asset cluttered with the tennis courts and a play area to the south.

4.2.6 However, the main *The Grove* building is still experienced as the focal point of the ensemble and has visual dominance.

5 Assessing the effect of the proposed development

5.1 Design Concept

- The design is a contemporary interpretation of the context with simple, clear design detailing: The idea is to create two contemporary units that echo the precedent of ancillary buildings on the site set behind a garden wall.
- There is a historic precedent for a walled garden within *The Grove* (see also above 3.3 Historic Map Analysis).
- The design aims to respond to the more intricate pattern of development found within *The Grove* and its site and to be sympathetic to the prevailing character.
- The modest buildings and wall have been designed to stand as a convincing new feature in its own right.
- The proposed development offers an enhancement in visual terms as the current tennis courts and play area are detracting from the character of the gardens.
- Due to the design approach, the buildings will be entirely hidden behind a simple garden wall and the visual focus will be on the garden wall.

5.2 Location and siting

- The proposed new dwellings have been sited to the southeast of the main heritage asset, providing a sense of enclosure and definition to this part of the site.
- Recent and anticipated future changes to ownership arrangements will mean that the area to the west of the asset (historically the front) will be the most important private space for *The Grove*. The area to the east of the asset will increasingly be a shared access/services space which is in line with its historic use.

- Unit 1 is aligned with the ancillary buildings to the north of the asset, maintaining the same width and forming a corresponding element.
- Whilst the new dwellings are in relatively close proximity to the asset, this actually facilitates to create a sense of intentional grouping.
- The intention is to create a new focal point between the two sections of garden walling. This will facilitate improved appreciation of the context of *The Grove*, the character of which has, especially in this location, in recent years been eroded due to the tennis courts and play area.
- The building has been located to give full clearing of the western aspect respecting the historic setting and layout.
- The buildings provide a successful open u-shape which provides good definition to the site without being intrusive and allows for a new channelled view through to a focal point south of *The Grove*.

5.3 Form and Appearance

- The proposal shows a simple, contemporary scheme that reflects the character of modest ancillary buildings which would have been typical for a house of this size (*The Grove*).
- It responds well to the existing form and pattern of development.
- Elevational treatment is simple and balanced with large glass openings to the courtyard area and glass bay window seats. These lend the elevations a light and contemporary appearance and open the buildings up to the beautiful setting within the grove.

- The form of the building – a flat U-shape – allows the building to slot into the surrounding environment without being evasive or overbearing.
- This combination of the traditional brick and simple form and some contemporary detailing results in a scheme that is both sympathetic and innovative.

5.4 Materials

- Main walling material is flint with some red brick to match the context (precedent of ancillary buildings and rear range of *The Grove*) and prevailing materials in the Holt Conservation area (wider context).
- The flat roofs maintain the contemporary feel of the design, reflecting the scale of ancillary buildings that could be found within a walled garden.
- The flint helps to maintain the recessive appearance.
- Windows are powder coated aluminium to continue with the contemporary design approach.
- The above materials will visually link the new buildings to existing historic context in this area.

5.5 Scale and massing

- The buildings have been designed as low single storey buildings which allows them to successfully assimilate into their surroundings.
- The massing is broken up into two L-shapes.
- The scale has been carefully chosen so that the new buildings do not compete with or distract from *The Grove* and the existing ancillary buildings.

5.6 Views

- The most important view (private) is the view west from *The Grove* and the view east from the clearing to *The Grove*. Both these views are maintained and will be available as existing.
- There are no views into the site from Cromer Road; both *The Grove* and the development site are completely screened from public view.

5.7 Change to general character

- There will be no change to the general character, the character remains that of a historic grove with some formal landscaping.
- The sense of seclusion and tranquillity will be preserved and the development will retain this feeling of remoteness and wildness.

6 Explore the way to maximise enhancement and avoid or minimise harm

6.1 The proposal successfully includes much enhancement and minimises harm as suggested in the NPPF (see NPPF, paragraph 137):

6.1.1 Removing or re-modelling an intrusive building or feature as well as replacement of a detrimental feature by a new and more harmonious one:

- The removal of the tennis court which are not in keeping with the character of *The Grove* as they consist of an area of hard-standing with a tall net boundary fence. This is visually obtrusive and detracts from the significance of *The Grove* as an inappropriate development within its setting: the proposal offers to replace this with a harmonious new feature.
- The removal of the children's playground comprising of several robust structures which detract from the character of *The Grove* because it being an inappropriate feature located within the setting of an early 19th century residence. Again, the proposal offers a harmonious new feature here.
- The current owner does not want to see the realisation of a previously permitted swimming pool building, proposed to the front (west) of *The Grove*. This approved scheme was possibly given without full understanding of the historic setting and significance of the open aspect to the west of *The Grove*.

6.1.2 Restoring or revealing a lost historic feature or view:

- The reinstatement of a walled garden feature (albeit in a different location, previously possibly a pond feature) with a new focal point and framed views though the site offers

enhancement to the south of the site. This will not only be enjoyed by residents of the new units, but also by residents of the other six properties within *The Grove* as well as any visitors.

7 Conclusion

7.1 Taking into account the above assessment, due to the proposed sympathetic design and layout, it is considered that the development does not result in harm to the setting and therefore the significance of this part of *The Grove* in terms of the NPPF.

7.2 Both significance and setting of *The Grove* are fully acknowledged and carefully considered resulting in a sensitive proposal that does not result in harm to the asset.

7.3 Any perceived, less than substantial harm would be outweighed by the delivery of high quality design as well as the provision of new housing and the enhancement of the setting of the heritage asset in accordance with the NPPF and PPG *Conserving and enhancing the historic environment* 2014.

7.4 The proposal is considered to 'not materially harm the values of the place' in accordance with English Heritage's *Conservation Principles*: it reinforces the historic western aspect to *The Grove* and establishes a positive sense of enclosure to the south of the

site with evident enhancement due to the removal of the tennis court and the play equipment.

7.5 'The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change' (English Heritage's *Conservation Principles*): It is considered that the change proposed with this scheme is an improvement to the current situation. This opportunity for change has been embraced and the scheme offers enhancement to the southern aspect with the reinstatement of a walled garden feature with a new focal point and framed views though the site.

7.6 It is considered that the development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 12 of the NPPF, Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment* July 2016 and *Good Practice Advice in Planning 3 - The Setting of Heritage Assets* July 2015 and Policies EN4 and EN8 of the North Norfolk Core Strategy.

8 Appendices

8.1 Historic Maps



Figure 6 Map 1 Bryant 1826 © Norfolk County Council



Figure 7 Map 2, Tithe ca. 1840 © Norfolk County Council

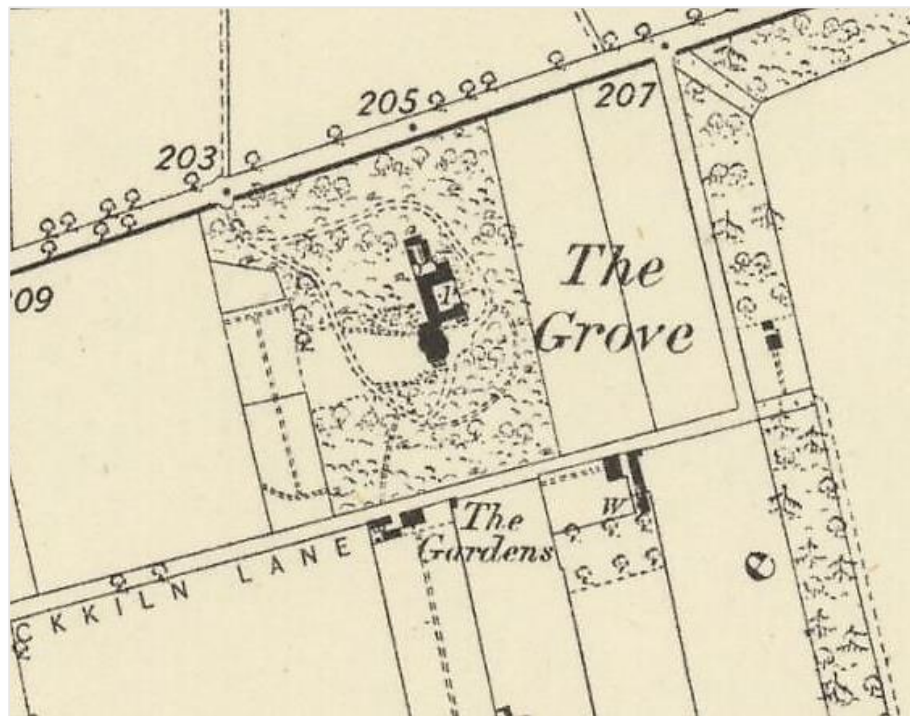


Figure 8 Map 3 OS 1886 © Norfolk County Council

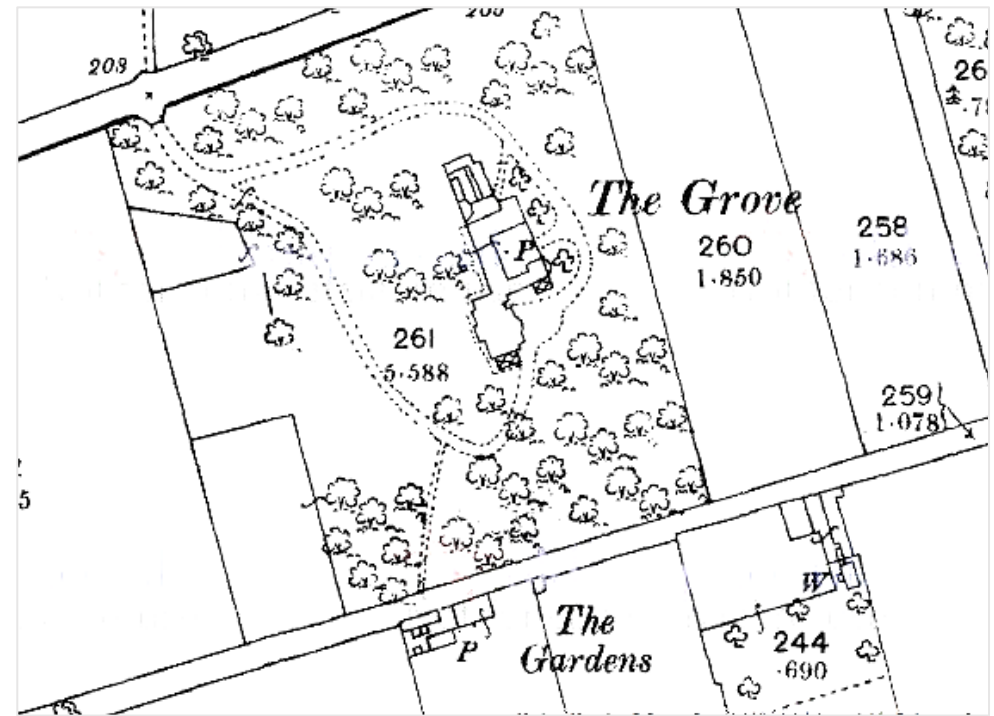


Figure 9 Map 4 OS 1886 -1887 © www.old-maps.co.uk

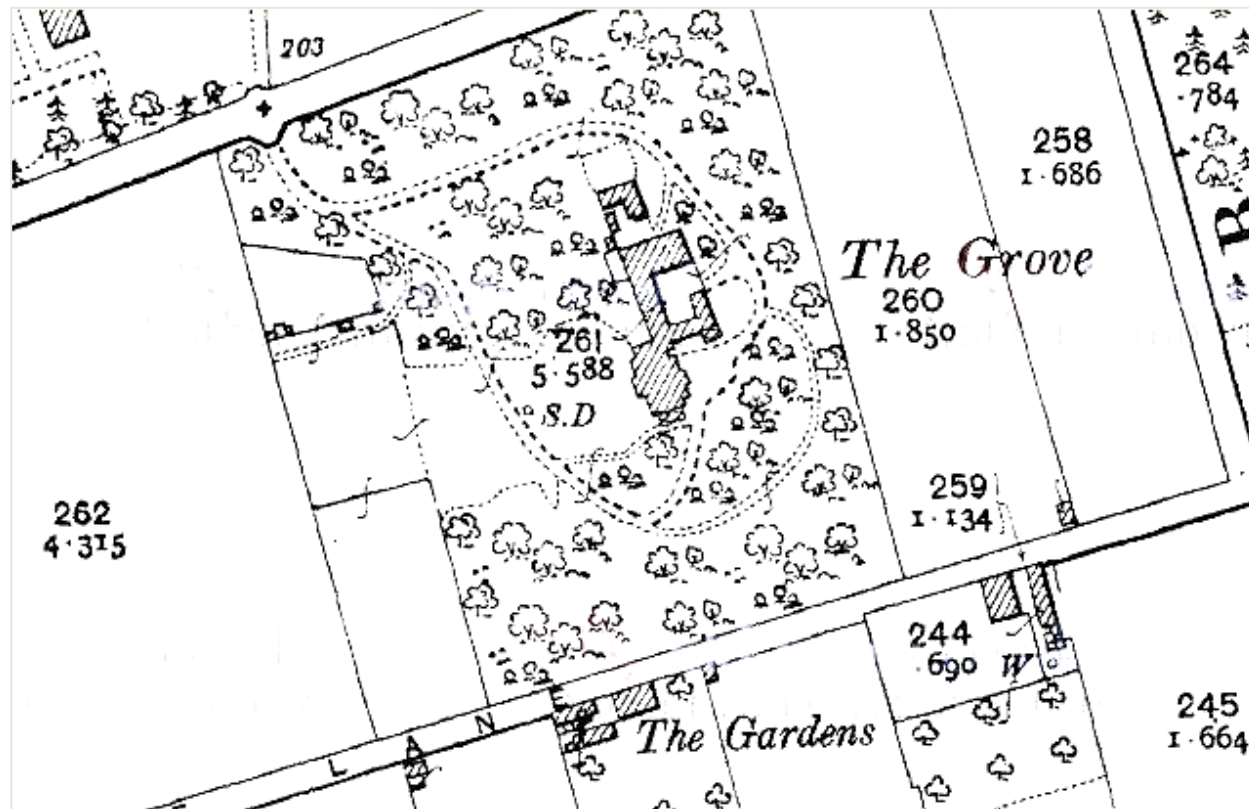


Figure 10 Map 5 OS 1906 © www.old-maps.co.uk

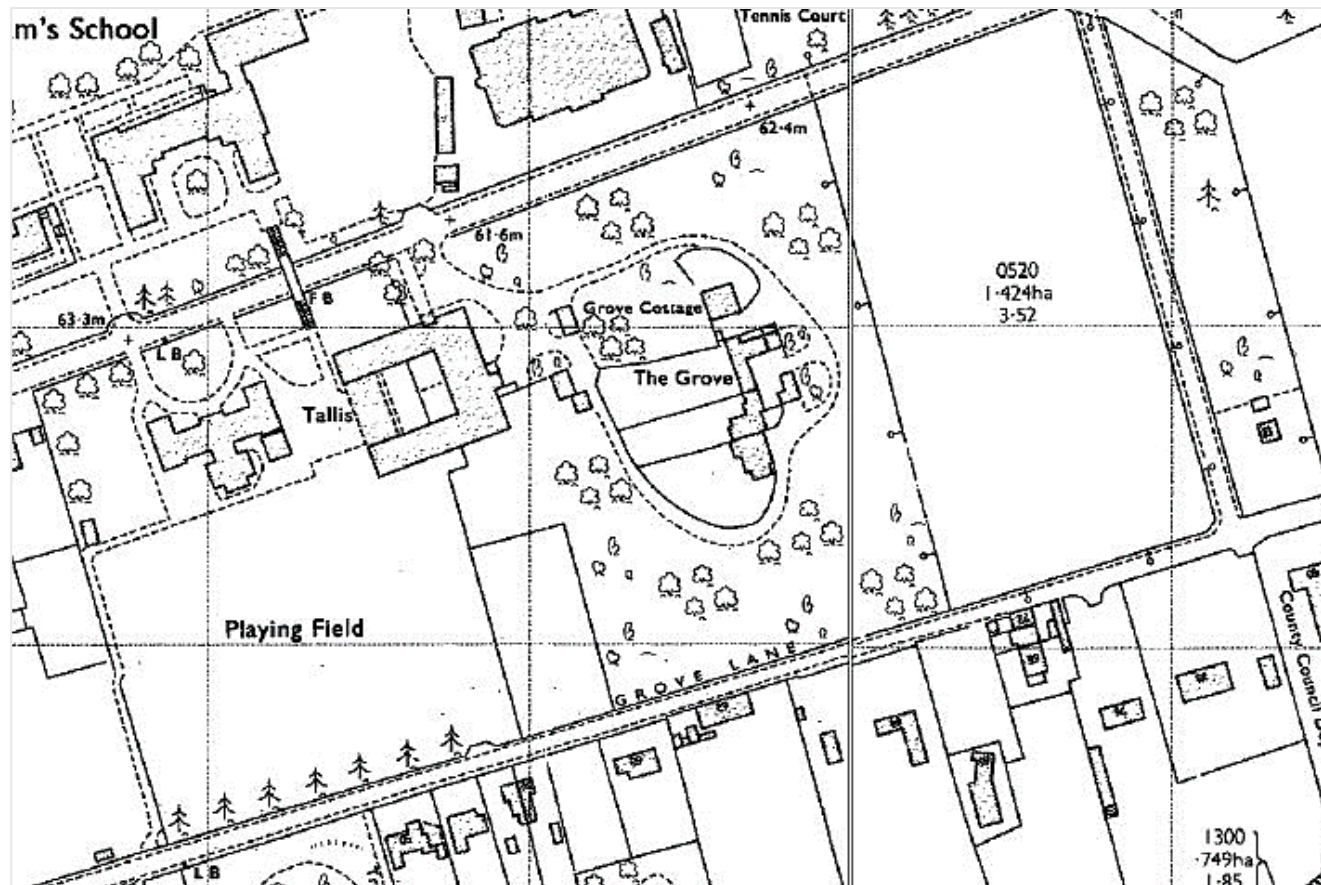


Figure 11 Map 6 OS 1971 © www.old-maps.co.uk

8.2 Records

8.2.1 Historic England: The List

THE GROVE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE GROVE

List entry Number: 1373712

Location

THE GROVE, CROMER ROAD

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

County: Norfolk

District: North Norfolk

District Type: District Authority

Parish: Holt

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-May-1977

Date of most recent amendment: 09-May-1977

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 223746

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. HOLT CROMER ROAD 5320 (south side) The Grove TG03NE 2/33 9/5/77

II

2. Early C19 house in Tudor style. Knapped and pebble flintwork with yellow brick and rendered details. Embattled parapet with mock corner turrets. West elevation: 2 storeys, 3 bays, centre slightly lower. Mullion and transom casement windows with drip moulds. Larger central bay window at ground floor level with 4-centred arch window with intersecting tracery and drip mould. East elevation: 3 bays, sashes with glazing bars, central doorway and right hand bay with Gothic window. Wing to north, lower 2 storeys, flint with hipped pantiled roof.

Listing NGR: TG0897039165

Selected Sources

Legacy Record - This information may be included in the List

Entry Details

National Grid Reference: TG 08970 39165

to north, lower 2 storeys, flint with hipped pantiled roof.
S. Spooner (NLA) 14 September 2006

8.2.2 Norfolk Historic Environment Record

Record Details

NHER Number: 47525

Type of record: Building

Name: The Grove, Cromer Road

Summary

An early 19th century brick and flint house built in the Tudor style, with corner turrets and arched windows.

Images - none

Location

Grid Reference: TG 0897 3916

Map Sheet: TG03NE

Parish: HOLT, NORTH NORFOLK, NORFOLK

Full description

Early 19th century house in Tudor style. Knapped and pebble flintwork with yellow brick and rendered details. Embattled parapet with mock corner turrets. West elevation: 2 storeys, 3 bays, centre slightly lower. Mullion and transom casement windows with drip moulds. Larger central bay window at ground floor level with 4-centred arch window with intersecting tracery and drip mould. East elevation: 3 bays, sashes with glazing bars, central doorway and right hand bay with Gothic window. Wing

8.3 References

The following sources have been consulted:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2012 (NPPF)
- Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2015
- Historic England: *Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets*, July 2015
- PPG *Conserving and enhancing the historic environment* 2014
- North Norfolk Landscape Character Assessment June 2009
- North Norfolk District Council Local Development Framework Date??
- North Norfolk District Council Supplementary Planning Guidance: Design Guide 2008
- Norfolk Heritage and Environment Record (NHER)
- Norfolk Heritage Explorer
- <https://www.historicengland.org.uk/listing/the-list>
- <http://maps.nls.uk/index.html>
- <http://old-maps.co.uk>
- <http://www.heritagegateway.org.uk/gateway/>
- <http://archive.historicengland.org.uk/>
- [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
- <https://norfolk.spydus.co.uk/cgi-bin/spydus.exe/MSGTRN/PICNOR/HOME>