



DUNCAN CLARK & BECKETT LTD

12a William's Walk, Colchester, Essex. CO1 1TS



HERITAGE STATEMENT

for

Proposed Temporary Storage Container

at

The Lifeboat House, The Parade, Walton on the Naze

Prepared by

Duncan Clark & Beckett Ltd

Ian Alderton MCIAT Accredited Conservationist is the author of the original document and with his kind permission, Duncan Clark & Beckett Ltd have made minor changes.

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RIBA 
Chartered Practice

1 INTRODUCTION & PURPOSE

This Heritage Statement is produced to accompany a further Planning Application by The RNLI for a proposed temporary storage container adjacent the proposed Lifeboat station. The intention of the Heritage Statement is to consider the impact of the proposals upon the setting of the Conservation Area.

The site under consideration is The Lifeboat House, The Parade, Walton On The Naze, Essex CO14 8EA. This report is to be read in conjunction with the architectural proposals produced by Duncan Clark and Beckett Ltd.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the Conservation Area
- To briefly describe the proposal
- To describe the impact of the proposal upon the setting
- Conclusion

During the assessment of the setting, no detailed historical research into the development of the area has been undertaken, as a detailed analysis of historical development on the site is not considered to be relevant. The specific aim of this report is to assess the effect of the development upon the setting of the Conservation Area.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23rd April 2008), supported by Historic England.

The Guidance provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

2 PREAMBLE

The NPPF Paragraph 189 states that.... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets 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.*

The application site does not contain any Listed Buildings nor is it within the immediate vicinity of others. It is within the Conservation Area and could have an impact on the setting. With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development on the nearby Listed Buildings.

3 LOCATION

Walton on the Naze is located in Essex and the site is positioned within the centre of Walton. The site is approx. 15 miles from Colchester and is shown on the map below.



4 GENERAL DESCRIPTION OF THE APPLICATION

The application site is in the centre of the coastal part of Walton on the Naze, opposite the pier. It is within the town's Conservation Area.

The site is an island area adjacent to the Lifeboat House next to a small green surrounded by New Pier Street to the north, Pier Street to the south and Portobello Road to the west. On the north of New Pier Street is a row of terraced houses, Victorian and later, of three storeys, overlooking the green. To the further west is a small public gardens.

Between Pier Street to the south and the coastal edge is a rather unprepossessing block of three and four storey flats (Clifton Court), built in 2005 and blocking the view to the sea. Immediately to the south, between the site and the pier is the roof of a modern public convenience block, of the same date

The Pier Approach drops significantly lower than Pier Street, to meet the level of the pier and on westwards to Southcliff Promenade and down to beach level.

As is to be expected, the level of the site is significantly higher than the beach, with a terraced topography down to the water. The site is prominent in views looking westwards from the public gardens and southwards from New Pier Street, but mostly shielded from view from the east by the positioning of the Lifeboat House.



5 HERITAGE ASSETS

There are no Listed buildings within the application site and none nearby. The heritage assets of note are:

- The Conservation Area
- The building terrace to the north of New Pier Street

The image below shows an extract of the Townscape Appraisal Map, with the positive buildings shown in green. The site is marked with a red dot.



The image below shows the view eastwards across the green from the entrance to the public gardens. The terrace of houses mentioned above are on the left of the image. The fence cannot be seen from this view and is therefore not of any material visual harm to any of the neighboring properties.



6 THE LIFEBOAT HOUSE

The Lifeboat House is a single storey building with attic and a large observatory dormer window looking out to sea. Much of the ground floor and the upper floor are operational space with a small part of the ground floor given to the RNLI shop.

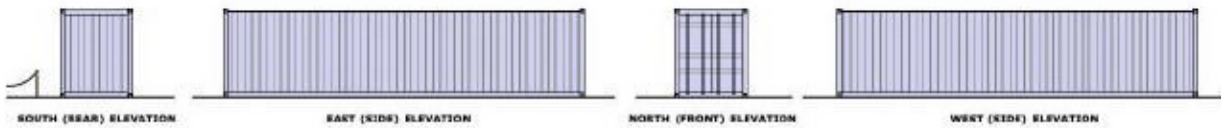


Photo below shows the container in place.

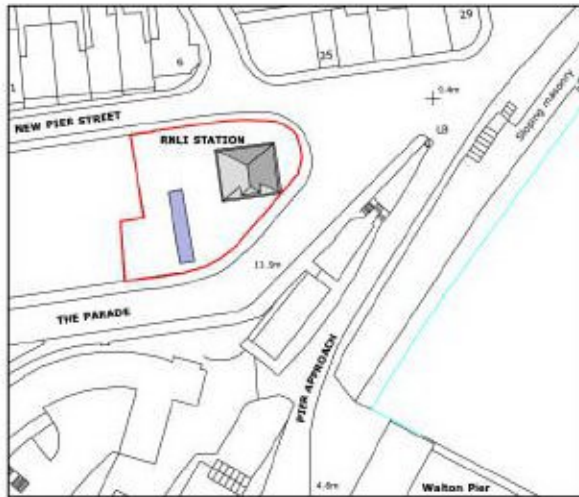


7 DESCRIPTION OF THE PROPOSAL

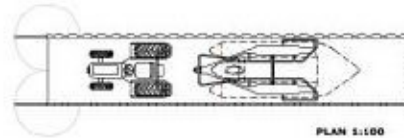
The proposed application is for a metal storage container to be retained for a temporary period to the West of the Lifeboat house. The image below shows the proposed details:



ELEVATIONS 1:100



SITE PLAN 1:500



PLAN 1:100

PLANNING NOTES

Standard steel container 12 metres x 2.4 metres x 2.9 metres. Royal blue Corten steel.

Container to be used for storage of T45 Tractor and modified D-Class 6-man launch craft. The D-Class will transport volunteers to the floating Tamar craft at the end of Walton Pier.

It is anticipated that the container will be required for up to a further 3 years - until summer 2024.

No.	Date	Revised/Description
1	AS SHOWN @ A3	
2	2515	
3	26-18	
4	APRIL 2021	
5	27	
6		



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PLANNING APPLICATION ISSUE

The container is already in place on site.

8 IMPACT ASSESSMENT

The following section assesses the significance of the setting of the heritage assets, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance.

The level of change will be assessed upon the following criteria:

Level of Change	Description
Major	The proposed changes will seriously alter the overall setting and character of a heritage asset.
Moderate	The proposed changes will alter the setting or overall character of a heritage asset. There may be an impact in key views and change (e.g. the creation of coherency) to the visual aesthetic of the area.
Minor	The proposed changes may cause minimal impact to the building or overall character of a heritage asset, but will not cause an overall change to the building or views around it.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
No change	The proposed changes will have no impact on the heritage asset.

In order to more fully understand the effect of the impact of proposals the following assessment provides a comparable analysis of the heritage value against the level of change. This assessment is based on the criteria set out by International Council on Monuments and Sites* and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

Overall level of impact					
Heritage value	Level of change				
	No change	Negligible	Minor	Moderate	Major
Very high	Neutral	Slight	Moderate/Large	Large/Very large	Very large
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

The following assessment is limited to considering the effects occasioned upon the setting of the Conservation Area by the proposed changes.

The Conservation Area

For this purpose, the Conservation Area is described as a Heritage Asset. The character of the immediate site environs will experience some degree of change due to the proposal. The small open greensward is bereft of any construction, but with one oak tree and planting areas. The addition of a metal container could be seen to be an alien form, not being a formal building. It has an indisputable visual impact. It might be regarded as a desultory response. However, this is far from the truth.

The container is a practical reaction by the RNLI to an identified and pressing need. The container is required for a limited period of time, to house the launch tractor and the D-Class vessel (inshore inflatable lifeboat). The boat is used both for active operations and to quickly access the Tamar Class boat moored in a special pen at the end of the pier. The container is for security and safety.

The container is sited within the existing demise of the Lifeboat House, upon an existing concrete apron and requires no special provision or building attendance. It is within the demise marked by rows of stout short posts. Its overall size is 12m x 2.4m x 2.9m high.

Setting (immediate site)	Heritage Value of setting	Level of Change	Overall Impact
The Lifeboat House	Low/Medium	Moderate	Slight/Moderate

Overall the setting of the immediate part of the Conservation Area is considered to have a **Low/Medium** heritage value. The overall effect of the impact due to the proposed container is **Slight/Moderate**.

This impact has to be read in the light of the particular need and the opportunity of the RNLI to provide such a facility. The organisation is voluntary, relying chiefly on public donation and in many cases the goodwill of the skilled staff who operate the boats and systems. There are not limitless funds to construct permanent buildings for all occasions and this response is entirely a practical one. It is for a limited time only.

The factors described above paint the light in which this application should be read.

9 CONCLUSIONS

The siting of a metal shipping container, where the effect upon the Conservation Area is not inconsequential, is one which ordinarily might not be considered appropriate. However, the undoubted and proven need for the equipment, together with the indisputable requirement for it to be safely and securely housed next to the Lifeboat House, offers a significant mitigation.

In the NPPF paragraph 194 it states that..... *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

In the NPPF paragraph 196 it states that..... *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

In the NPPF paragraph 197 it states that..... *The effect of an application on the significance of a non-designated heritage 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.*

This report has analysed the factors which prevail in the area and those which will be occasioned by the proposal. It has determined that some change will be occasioned to the setting, resulting in a slight/moderate impact. However this impact is entirely justifiable as the public benefits significantly outweighs the effects of the temporary impact.

For the foregoing reasons the scheme substantiates the temporary changes to the immediate setting of the Conservation Area.

The NPPF Paragraph 189 states that... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets 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.*

The application site does not contain any Listed Buildings nor is it within the immediate vicinity of others. It is within the Conservation Area and could have an impact on the setting. With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development on the nearby Listed Buildings.