

HERITAGE, DESIGN AND ACCESS STATEMENT



Kitchen Garden at St Osyth Priory

8TH APRIL 2021

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APPENDICES

Appendix A – Repairs Schedules and Location Plan

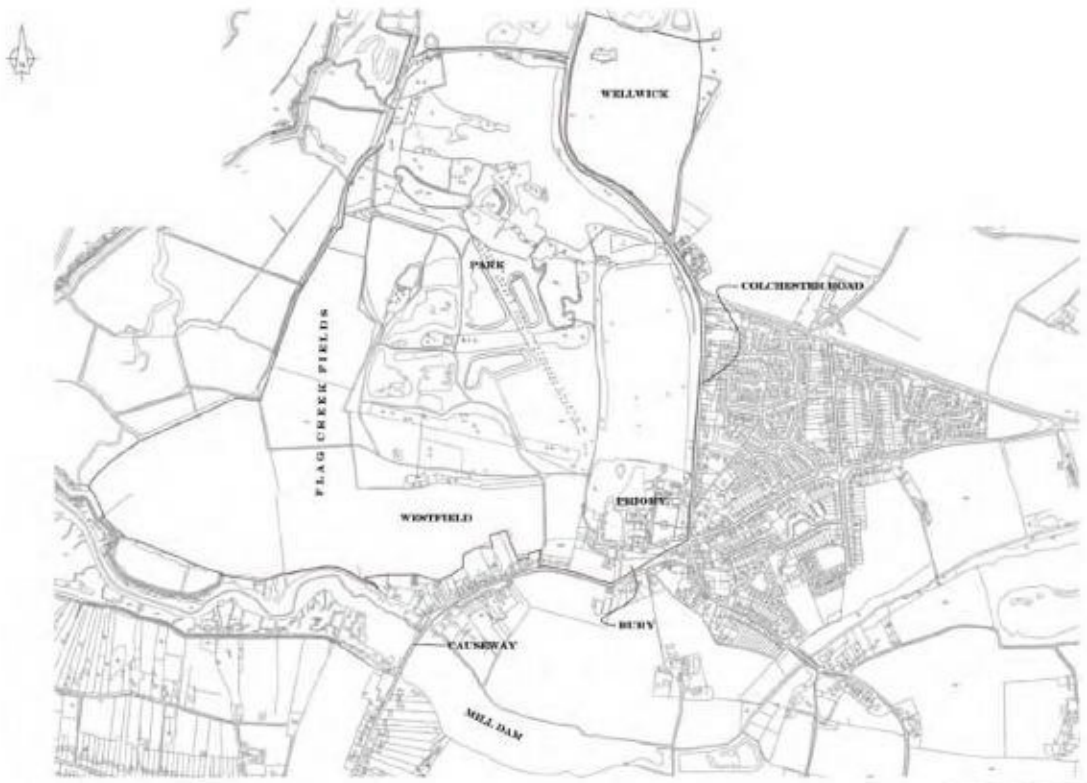


Figure 1: The Estate



Figure 2: The Walled Garden



Figure 3: SITE FROM ABOVE showing C18 haha in the north lawn in line with S. wall of walled garden

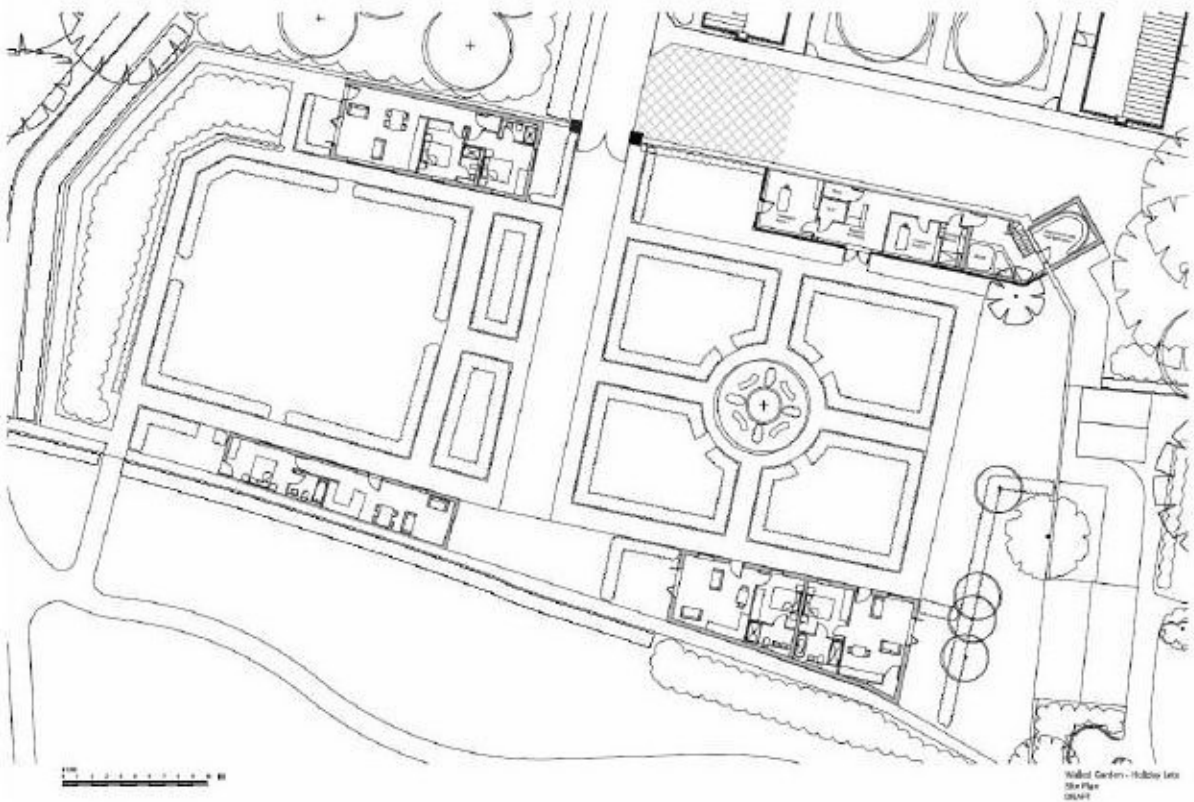


Figure 4: Concept plan for the site: four roughly equally disposed lean-tos; central gardens

1. INTRODUCTION

1.1 THE CONCEPT

The Mid C19 walled kitchen garden is the last listed structure at the Priory site to have no designated use. It is in need of restoration and conservation to provide a sustainable and viable use that secures its long term future and the old abbey site as a whole is in need of visitor facilities to fulfil the ambition of the owners to make it self-sustaining.



Figure 5a: View of North Wall showing glasshouse



Figure 5b: View of South Wall showing bothy

A suite of planning applications were submitted in March 2011 as part of an overall package of enabling development intended to tackle the 'Conservation Deficit' that continues to blight the St Osyth Priory estate. These were successful at appeal but the walled garden proposals were omitted owing to a slight change in direction in the business plan. Historic England guidance and common sense dictate that time is of the essence when dealing with fragile historic structures that have a substantial conservation deficit because time is money and enabling development is a balance between heritage, public benefits and viability.

The current application is submitted to move forward with the vision for restoring the estate and the planning application is an iteration of 11/0334/FUL for the creation of a visitor centre in the walled garden. This is not because those proposals were inappropriate but simply to provide a genuine alternative that can be judged at local level rather than having to consider them as part of a planning appeal, saving time and resources for both parties including the public purse. They will also enable the restoration of – and provide a more viable use for – the recently listed walls.

The November 2018 Business Plan for the estate has been agreed between the owners of the Priory and Tendring District Council. This application provides the visitor experiences and accommodation envisaged for the walled garden that are quoted throughout the Business Plan, a selection of which is reproduced below for ease of reference.

Para 1.16 "...new works; including Glamping Pods, Guest Suites in the Walled Garden & above the Garages..."

Para 2.22 "...including Glamping Pods, Guest Suites in the Walled Garden & above the Garages ..."

Para 2.24 "...Spa in the Walled Garden..."

Para 3.7 "The Walled Garden also has potential to provide further accommodation in the form of Bothy style cottages. This could deliver 3 cottages, providing 4 guest suites in total."

Appendix M: "A Spa is considered by both Savills and Colliers to be a good addition to the guest and visitor offering. It is therefore proposed to restore the Greenhouse within the Walled Garden as a small Spa area."

The key 'drivers' in the concept for this project are:

- 1) to gain a consent for alternative beneficial uses for the walled garden at St Osyth Priory that is more valuable than its current use, still sympathetic to its heritage value and will better assist with its repair, thus providing it with a more secure long term future;
- 2) to enhance this part of the St Osyth Conservation Area;
- 3) to provide an enhanced facility and service to the parish, the district, and tourists from further afield;
- 4) to assist in the successful delivery of the vision of the historic St Osyth Priory Estate to become a significant leisure and tourism venue within Tendring;
- 5) to align with the stated regeneration aspirations of Tendring District Council;
- 6) to attract a commercial venture to St Osyth Priory that will invest in the site and in doing so reduce the significant conservation deficit that exists at present.

After investigation, consultation and consideration, the vision is to convert and extend the bothy and replace the remaining north glasshouse, repair the walls and erect a further two "lean-tos" for holiday accommodation, the resulting complex extending the visitor function of the Priory and Park, and supporting the wedding venue in Darcy House which comprises approved premises for marriage ceremonies under the Marriage Act.

The proposals accord with the published Tendring DC Tourism and Regeneration Strategy and will also provide an important impetus to accelerate the delivery of the vision for the St Osyth Priory Estate by allowing accommodation associated with the estate to be delivered in the long-term Priory restoration and make best use of the Priory buildings.

This statement is written along CABE guidelines which still provide a common sense approach to the writing of design and access statements and the current iteration of the government's planning practice guidance (PPG). In keeping with statute and the PPG, it will explain what is being provided and how the proposals will create a high quality place that is easy for everyone to use. It will start with the location of the historic place and identify the key features of its context, describing the evolution of the final proposals and how they respond to their surroundings. The statement will identify who has been consulted and how their concerns and ideas have been integrated into the final scheme. It will say how accessible the development will be for the people who may use it, and in situations where constraints are unavoidable - for instance, in entering listed buildings - how the effect can be minimised to ensure an acceptable design response and level of accessibility for all.

Because the shape of the site is a result of its evolution, and its use is its history, it makes sense to combine the heritage assessment of it with the design aspects and this will satisfy para 189 of the nation planning policy framework (NPPF) which requires applicants "to describe the significance of any heritage assets affected, including any contribution made by their setting."

1.2 A BRIEF HISTORY OF ST OSYTH AND THE PRIORY SITE

St Osyth, recorded as Chicc in the Domesday Book, is said to be the location of a C7 convent of which Osyth was Abbess. The Priory was founded around 1120 by Richard de Belmeis, Bishop of London, and was raised to the status of abbey before 1161. Its deer park is thought to date to 1268 when a charter was granted to the abbey allowing hunting rights.

Of the monastic buildings, the earliest remaining work is the sub-vault of the C12 Dorter range and probably the remaining sections of the east and west walls of the Cloister. The Frater was rebuilt in the early C13 with the vaulted passage to the east of it and at the end of the C13 the vaults in the former west range were constructed. The Great Gatehouse and its ranges were built to express the might of the Abbey in the late C15, the eastern range incorporating the earlier and more modest gatehouse. In about 1527, Abbot Vyntoner built the Abbot's Lodging [now 'Darcy House'], on the north side of the court, with its adjoining southern range. The Abbey surrendered to the Crown in July 1539.

Post-dissolution, the Priory was bought by Thomas, 1st Lord Darcy, who transformed the abbey into a substantial house. He demolished the conventual church, built the so-called Abbot's Tower, the Clock Tower on Vyntoner's southern range and converted the upper part of the dorter range into his house.

In the 1720s, Frederic Nassau de Zuylestein, 3rd Earl of Rochford built a new house on the north side of the precinct and restored the gatehouse. His son added a range to the house and laid out the park. The Nassaus remained at the Priory until 1858, when it passed to Charles Brandreth, only to be sold to Mr (later Sir) John Johnson, a London corn merchant, in 1863. Brandreth demolished most of the Rochford house. Johnson began the restoration of the Abbot's Lodging in the 1860s and went on to restore the south range and embellish the Dairy, the gardens and park.

In the C20 the property passed through a number of owners. From 1948 to 1990, the house was used as a convalescent home. In 1954 the estate was bought by Somerset de Chair who converted the Gatehouse into a separate residence. Having married the heir to the Wentworth art collection, he displayed a range of paintings to the public, including Stubbs's room-height prancing horse known as Whistlejacket.

The structures under consideration are the walls of the kitchen garden and their attached structures. They complete John Johnson's back-of-house facilities as he rebuilt following Brandreth the destroyer who owned the estate from 1858 to 1863 and stripped it of its assets.

1.3 THE PLANNING AND LISTED BUILDING CONSENT APPLICATIONS: A SUMMARY

The buildings are currently disused.

The following are applied for:

- Replacement of the north glasshouse and associated structures for a spa
- Conservation, conversion and extension of the bothy into a holiday let
- Additional 2 lean-to holiday lets
- Landscape courtyard
- Repair the two south gates, one functioning, the other disused; renew the wooden gate

2. THE PRE-DESIGN PROCESS-ASSESSMENT

2.1 PHYSICAL CONTEXT

The Walled Garden occupies a site to the northeast of Thomas Darcy's C16 mansion which incorporates the monastic remains. Immediately to the east of the Abbot's Tower and ruins is the remains of a C18 wilderness garden now known as the Monks's Cemetery, flanked on its north by a thick wall largely of C17/C18 date on a monastic footing. The space to the north of this wall is enclosed by Victorian brick walls into which is built a cottage on the east, formerly used to run a gas works between the garden and Colchester road.

The estate displays great variability. The main precinct to the southeast of the ruins exhibits a wide mix of dates and styles. Darcy House on the north and part of the east, is an ensemble of early C16 monastic, red brick Georgian and High Gothic late Victorian; the west range is monastic and of found materials, south of which lies the Dairy - Victorian neo-Tudor overlying a late C18 brick box; the south side comprises the Gatehouse [C13- late C15] and the Tithe barn in Darcy chequerwork of the late C16.



- Remains of Abbey (11th C - Mid 16th Century).
- Remains of Darcy Period (16th & 17th Century).
- Remains of Rochford Period (18th Century).
- Remains of Sir John Henry Johnson Period (19th Century).

Figure 6: The Estate Buildings

- 1) The Bury.
- 2) Mid-16th C Wall with blocked archway.
- 3) Buildings flanking the Gatehouse 15th C with 13th C gateway.
- 4) Crenellated wall south of Gatehouse with 14th C Arch.
- 5) The Great Gatehouse dated about 1475.
- 6) The Tithe Barn mid 16th C.
- 7) The West Barn (the original structure is thought to be from the Darcy Period).
- 8) The Rochford House: 18th C.
- 9) 'Bishops Lodgings' (built in 1527) (including the original well-proportioned Oriel Window).
- 10) Originally the Cellarer's Range which Darcy built on to and extended.
- 11) The Solitary Wall of the Darcy House.
- 12) 13th C Frater.
- 13) A solitary pier; the only remains of what is thought to be the Abbey kitchen built around 1200.
- 14) The Chapel of St. Osyth (part of the C13 dormitory).
- 15) The Abbot's Tower also known as Darcy Tower.

- 16) The Monks Cemetery (wilderness).
- 17) The Eastern Range.
- 18) The Modern Wing constructed by Sir John Henry Johnson, C19.
- 19) An Isolated Gate Pier of the Darcy period.
- 20) North Gardens.
- 21) The Bailiff's Cottage (one of the earliest monastic buildings on the site to survive: C13).
- 22) The Brew House & Drying Shed both originating in C16; Drying Shed rebuilt C18.
- 23) 23.The Dairy: late C18.
- 24) The Cart Shed: C18 with C19 features.

The walled garden is the second on site. The original C17 one south of Darcy's mansion is on the site of the Abbey church and is now two gardens, a rose garden and a topiary garden.

ARCHITECTURE AND SETTING

The walls (apart from the cottage) and the bothy and boilerhouse, were listed Grade II in 2014. Later research suggests that the principal reason for listing – its early date – is inconsistent with the map evidence. The List details are as follows with suspect data highlighted in red:

Summary description:

The mid- to late-C18 walls and later bothies of the kitchen garden at St Osyth's Priory.



Figure 7: Listing Plan

Reasons for Designation

The mid-to late-C18 kitchen garden walls and attached bothies north-east of St Osyth's Priory are listed at Grade II for the following principal reasons:

Architectural interest: their relatively early date and high degree of intactness confers special architectural interest;

Group value: the walls and bothies have clear historical and functional group value with the designated buildings at St Osyth's Priory and the registered Park and Garden;

Historical interest: the kitchen garden was probably constructed by the fourth Earl Rochford, a significant figure in the historical development of St Osyth's Priory and its landscape.

History

The surviving buildings on the site range in date from the C12 to the C19, and are complimented by buried archaeological remains pertaining to the Priory and a designed landscape of the late-C19 and C20. All of the buildings have a chequered history of alteration and change of use reflected in their fabric. The walled kitchen garden was probably built by the fourth Earl Rochford in the mid-C18; it was reached via the woodland walks through the former C18 Wilderness. It is not depicted on Eyre's 1762 survey of the estate, but is shown on the Wiggins survey of 1814. The historic Ordnance Survey (OS) map shows the walled garden in the same configuration at the time of inspection (2012), with a bothy attached to the interior southern wall, the gardener's cottage at the exterior of the east elevation and two small sheds attached to the exterior of the west wall. The latter have been replaced in the C20. Further kitchen gardens, at least one large glasshouse and orchards are shown to the south, beyond the wall and a smithy and gasometers are noted east of the Gardener's cottage, a typical mid- to late-C19 house. The ruinous glasshouses within the walled garden are first shown on the OS map of 1923.

Details

The mid- to late-C18 walls and later bothies of the kitchen garden located approximately 100m to the north-east of the Priory.

MATERIALS. Soft red brick laid in Flemish bond.

PLAN. An irregular rectangular shape, aligned east-west, with a slightly curving south wall and convex west wall.

EXTERIOR. Regularly spaced brick piers are constructed around the perimeter. The main entrance is centrally placed in the north wall, comprising two brick piers with flat capping and dentils and a two-leaf timber door with applied latticework. A secondary, pedestrian entrance is at the south-west corner. A brick shed is attached to the north-east corner.

INTERIOR. It is divided into two by a central walk and contains a perimeter gravel path edged by box borders. The ground is partly laid to grass and partly cultivated for vegetables. Attached to the south wall is a low brick bothy with a slated, pent roof, numerous door and window openings and a brick chimney.

The Gardener's Cottage and associated outbuilding, the back walls of which are incorporated into the east wall of the garden, are excluded from the listing. The bothy attached to the west wall of the garden is excluded. The C20 glasshouse attached to the inside face of the north wall, and the bases of early C20 glasshouses within the garden, are also excluded from the listing.



Figure 7a: South of S. wall showing glasshouse remains



Figure Fig 7b: Orange brick of bothy; red of south wall

HISTORY THROUGH MAPPING

The earliest map with any detail is Chapman and Andre of 1777. It shows a northern boundary to the Monks' Cemetery in line with the ha-ha north of the house.



Figure Fig 8: 1777 Chapman & Andre map

Verron's survey of 1796 is next. The only useful thing it confirms for us is that the Priory precinct had a northern wall above the Monks' Cemetery.



Figure 9: Preliminary OS survey, 1796 (Verron)

The earliest map showing a garden in this area is the 1762 one. Only the garden labelled 'A' on the plan below existed at this time, against the old south facing wall.



Figure Fig 10: 1762 estate with OS map in red over. A= kitchen gardens; W=current walled garden; M= Monks' Cemetery (wilderness)



Figure 11: 1814 survey. Old wall shown at centre of new garden – part to the north in addition to Garden 'A' to the south

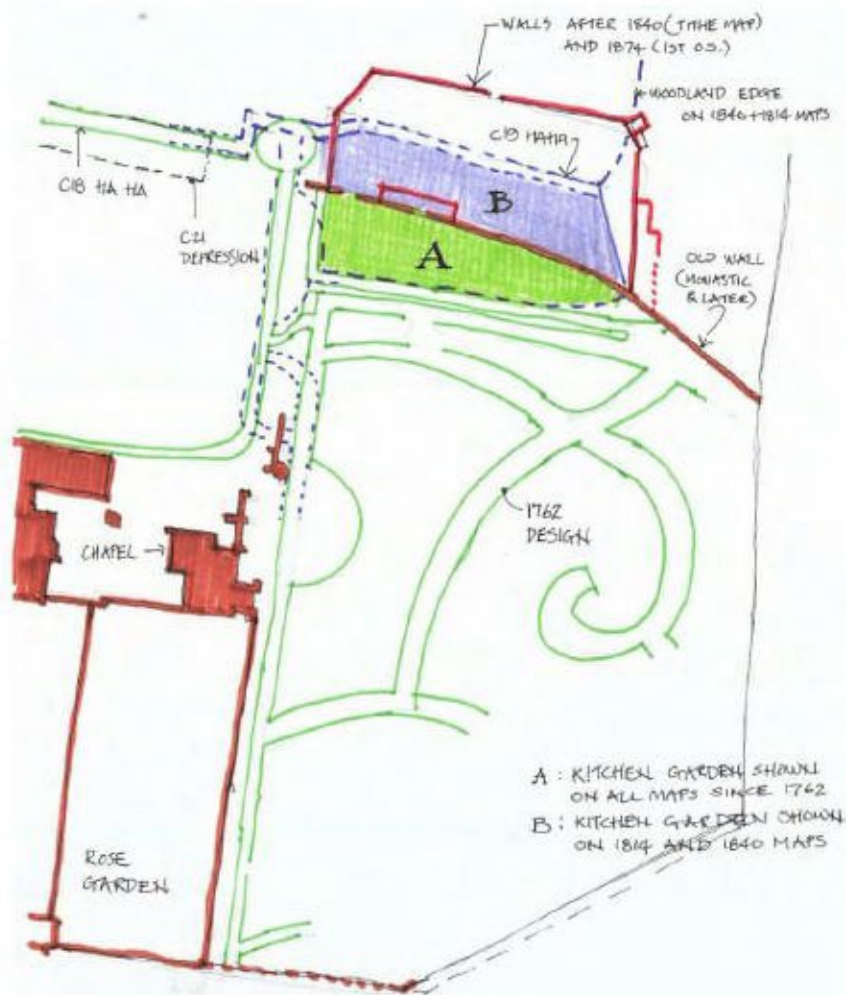


Figure 12: Tracing of current OS, overlaying details of 1762 and 1814; - A= kitchen gardens; B=1814 garden



Figure 13: 1840 tithe map clarifying ditch to north (i.e. not a wall)

By 1874, the current walled garden had been built. The bothy had been constructed on the old wall and a glasshouse to the south. Gas works were constructed to the east (including the current cottage and outbuildings on the east wall) and an orchard to the north planted. On the outside of the west wall is a building and small enclosure.



Figure 14: 1874 OS map



Figure 15: 1921-3 OS map

By 1921, the large south facing glasshouse on the south wall had been halved in size, the gasometers had gone and a range of glasshouses built inside the garden with their boiler house to the NE corner.

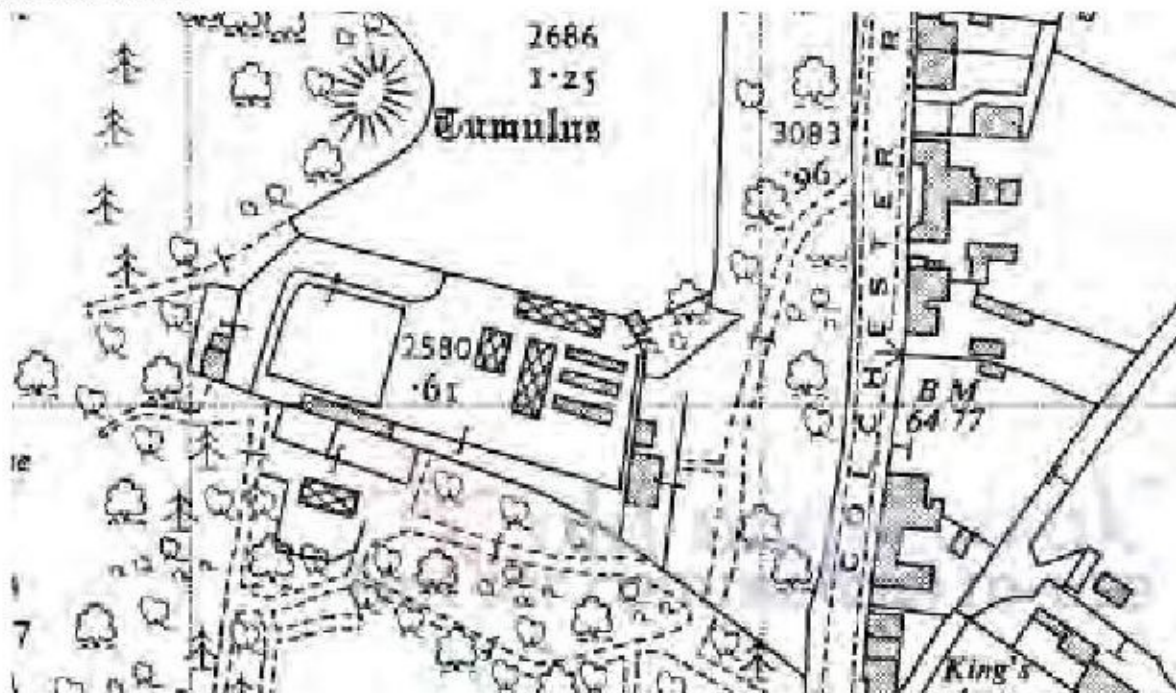


Figure 16: 1958 map

The large southern glasshouse was demolished by 1958, as was the southern outbuilding to the gas works/ gardener's cottage.

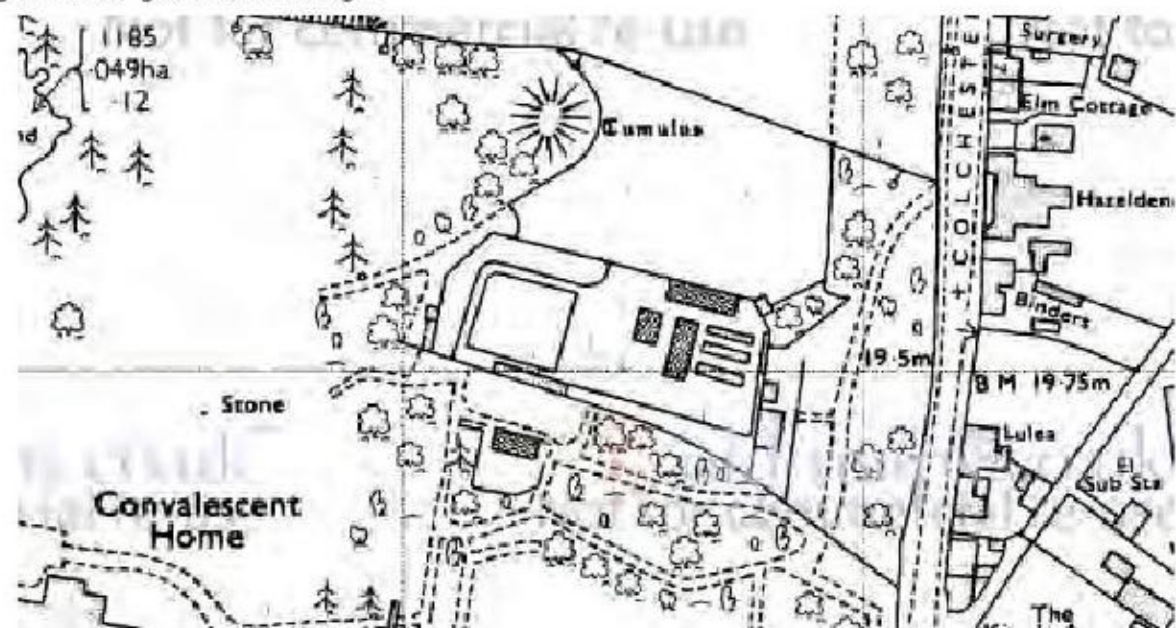


Figure Fig 17: 1971 map

By 1971, the C19 western building had been demolished. When the garden was listed in 2014, the western structures had been replaced by wooden sheds, all but the lean-to glasshouse had been demolished and the boiler house was derelict. Solid, modern oak gates had been fitted to the north gateway.

SOME DETAILS

The 'modern' walls are orange and the bricks measure about $9 \times 4 \frac{1}{2} \times 2 \frac{1}{2}$ " or $230 \times 115 \times 65$ mm laid in Flemish bond, which is consistent with a mid C19 date. The earlier darker red bricks in the south wall are about $9 \frac{1}{2} \times 4 \frac{1}{4} \times 2$ " or $240 \times 110 \times 52$ mm; in English bond. 'Two inch' or 'Tudor' bricks are generally $9 \times 4 \frac{1}{4} \times 2 \frac{1}{4}$ and were widespread by the late C16. By 1725, statute had fixed a shorter, taller brick – $9 \times 4 \frac{1}{2} \times 2 \frac{1}{2}$ – suggesting that ours are of the C16 or C17.



Figure 18: The two bricks side by side

The 2000 Carden & Godfrey survey refers to some C18 characteristics and there are what appear to be Georgian bricks used in the west wall at least. It may be that the shorter C18 garden was walled and the brickwork adapted and/or reused in the C19. The delaminating plinth obvious in the north wall may demonstrate this. The bricks do, however, match those in the service wing of Darcy House built in the 1860s and are of the same height as the C18 work which Johnson was tying into. The simplest explanation therefore, is that the walls apart from the southern one are of the same date as Darcy House East range.



Figure 19: Delaminating plinth

IEWS

Views out are limited except to the treetops of surrounding plantations, and the Abbot's Tower beyond.

The views in are limited owing to the tall boundary walls. There is a long view down the Monks' Cemetery and from the Mowing Ground to the north.

SETTING

The northern aspect - the park side - is much as it has been since the C19 although Johnson's mighty orchard has gone. To the south, the gardens are less planted than they were in Victorian times. The gas works site has changed little since it became domestic. The chief change to historic times is that the garden is quite densely wooded to the west and south, restricting views in and out at high level.

2.2 SOCIAL CONTEXT

The Priory is the iconic building group of St Osyth; its Great Gatehouse and towers and the nearby Church, anchor the settlement of St Osyth in the minds of passers-by. The triangular greensward outside the gatehouse known as The Bury was the site of local festivities in mediaeval times. Mill Street connects the Priory/ Village at the top of the hill with the Quay on the Creek below.

The settlement of St Osyth is particularly susceptible to seasonal variation, its population swelling from about 4000 to 20,000 in the summer months. St Osyth Beach, Point Clear [accessed via Mill Street] and the surrounding caravan parks are the traditional attractions which draw tourists through the centre; the Priory itself was once a major tourist destination too. Clacton is now approached via the northern bypass.

2.3 ECONOMIC CONTEXT

In the Middle Ages, the Abbey provided the economic base for of St Osyth and for many years, the Quay was the trading centre of the settlement as a whole with both goods and people arriving and departing by water. The settlement was a morning's sail from Colchester, a community important from Roman times and site of the first Augustinian priory. Following the Dissolution, the house continued to provide employment for many local people and the Quay continued to employ the fishermen, bargees, maltsters and millers until the early C19 and then had spells of popularity in the mid C20 and early C21. The old Abbey provided a tourist hub for the village until the 1990s and since then many businesses starved of footfall, have closed.

Planning has recognised for many years that, 'High quality places also bring wider community benefits, such as better health and education outcomes, reduced levels of crime, and improvements in community cohesion and social inclusion. Heritage assets play a key role in defining place and in building local pride. They can have a totemic value to a community, provide local focal points and can offer spaces for recreation or for people to meet.' (PPS5 practice guide, para 36)

In this vein, strategic considerations for local planners include:

- **The social value of heritage assets to the community**

The social value of the Abbey/Priory has been considerable for the community of St Osyth and its conservation and re-opening to the public would ensure the continued presence of a group of iconic and historic buildings.

The 2010 Heritage Counts Report¹ states in its conclusion, "In addition to economic benefits, it is also evident that heritage led regeneration leads to a number of less tangible, but equally important, wider social, cultural and environmental benefits. A survey of nearly 1,000 people and interviews with over 120 businesses, along with consultations with individuals involved in the implementation of the case study projects, highlighted a range of social and environmental impacts that are strongly associated with improvements to historic buildings and places. The results of the 'on street' survey identified that:

- 1) 93% of respondents rated the projects assessed as making a good or very good contribution to the local environment;
- 2) over 90% of respondents indicated that investment in the historic environment had resulted in a nicer place in which to live, work and socialise, as well as a more attractive visitor destination;
- 3) some 92% of those that responded indicated that they would rate the projects assessed as either good or very good in terms of raising pride in the local area, while 93% rated the projects as good or very good in terms of creating a sense of place;
- 4) 89% of respondents agreed or strongly agreed that the investment has created an environment with an enjoyable atmosphere and over 80% that the local areas are pleasant places to spend time in during the evening;
- 5) approximately 95% of respondents agreed or strongly agreed that the project areas were now a good place to meet friends;
- 6) perceptions of safety had also improved - the proportion of respondents that indicated positive feelings of safety increased from 81% to 91% during the day and from 85% to 94% after dark;
- 7) the historic environment contributes to determining where people choose to visit, with 91% of respondents identifying it as an important or very important factor. The influence of historic buildings and places in decisions about where to live and work appears to be somewhat lower at 74% and 68% respectively, but still a significant proportion of respondents; and

¹ *Impact of Historic Environment Regeneration*. 1 October 2010

8) 93% and 91% of respondents indicated that the project had improved the image of the immediate project area and of the wider town or city respectively."

- **The potential economic impact for heritage-led regeneration**

The economic impact of development utilising the historic environment has been the subject of research by English Heritage and is covered in many of its publications including *Heritage Works*. Heritage regeneration is recognised as a catalyst to wider regeneration and on their Insights and Statistics page, Visit Britain [May 2014 update] say that for every £1,000 generated in direct tourism GVA there is a further £1,800 that is supported elsewhere in the economy through the supply chain and consumer spending. In *Heritage Counts 2013*, heritage-based tourism is listed as being worth £26.4bn to the UK economy – £5.8bn higher than the 2010 estimate – and employs 253,000 people.

Visit Britain [May 2014 update] say that "since 2010 tourism has been the fastest growing sector in the UK in employment terms, responsible for one-third of the net increase in UK jobs between 2010 and 2012."

Their report forecasts "that the tourism economy will be worth around £127 billion this year (2013), equivalent to 9% of the UK's GDP. It supports over 3.1 million jobs, that's 9.6% of all jobs and 173,000 more than in 2010. The sector is predicted to grow at an annual rate of 3.8% through to 2025 – significantly faster than the overall UK economy (with a predicted annual rate of 3% per annum) and much faster than sectors such as manufacturing, construction and retail."

- **The potential for heritage assets to improve quality of life and sense of place**

The proposals would conserve the last Priory structures with no allocated use and allow visitors once again into the Priory thus improving the sense of place for all.

- **Creating opportunities for the optimum viable re-use of heritage assets at risk.**

It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance. The proposals represent the optimum range of uses for this heritage asset, uses that will be self-sustaining, combining visitor facilities with café and wedding party/ conference uses, ideally suited to large barns.

- **The role of traditional building materials and patterns of land use in local distinctiveness.**

The development is committed to local distinctiveness in its scale, volumes, materials and interaction of solid and void. It builds upon the historic features of the settlement including a vernacular palette of render, brick and timber boarding, slate roofs and low eaves.

The proposals seek to replace underused spaces with derelict buildings with ones that better complement the listed structures and enhance the Conservation Area, such as the replacement of tatty greenhouses.

- **How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.**

As part of a wider strategy, this scheme helps by integrating parking inside the walls of the Priory will relieve the former tourism pressure on the Bury, the traditional parking area for visitors since the 1920s.

- **The economic potential of heritage assets.**

Commenting on the economic potential of a place like St Osyth, 'Heritage Counts, 2010' says, 'Historic environment attractions generates local wealth. Half of all jobs created by historic environment attractions are in local businesses.'

- **The possible impacts of heritage tourism on the historic environment and wider community.**

The Heritage Counts and Visit Britain statistics have been cited above. Employment will be generated from the proposals. It is anticipated that four full-time positions may be created,

along with dozens of local jobs including serving, cooking, waiting, gardening and maintenance staff.

- **Ways that new development might complement and enhance existing settlements and heritage assets.**

The development will complement the local settlement in terms of provision of a good quality functions destination as well as public access to one of the most important monastic sites in the UK. It should bolster the local economy, providing consumers for ailing local services.

The Conservation Area will be enhanced through the conservation of listed buildings; the proposed investment in one of our more valuable and irreplaceable historic assets will create enhanced facilities which will support the successful delivery of the regeneration of the most significant historic estate within the District – a very beneficial outcome that aligns with the feedback from the local population, the local plan policies and the Council’s published regeneration aspirations.

2.4 PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY:

NPPF AND PPG

Chapter 16 of the NPPF “Conserving and enhancing the historic environment” is the most relevant to this application.

Para 184:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 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; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 8 is also important on account of the intended public benefits of the current proposals.

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural

resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Relevant NPPG notes include:

What is meant by the term public benefits?

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Guidance on planning for Tourism from the PPG

Para 83 c) of the NPPF supports rural tourism and leisure which respects the character of the countryside. There is the following note in the PPG:

“Tourism is extremely diverse and covers all activities of visitors . Local planning authorities, where appropriate, should articulate a vision for tourism in the Local Plan, including identifying optimal locations for tourism. When planning for tourism, local planning authorities should:

- consider the specific needs of the tourist industry, including particular locational or operational requirements;
- engage with representatives of the tourism industry;
- examine the broader social, economic, and environmental impacts of tourism;
- analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment; and
- have regard to non-planning guidance produced by other Government Departments.

Local planning authorities may also want to consider guidance and best practice produced by the tourism sector. Further guidance on tourism can be found on the Visit England website.” Paragraph: 007 Reference ID: 2b-007-20140306

LOCAL PLAN POLICIES

The site is outwith the ‘Development Boundary’. All of it is in the St Osyth Conservation Area. There is no adopted Core Strategy at Local Plan level, so the adopted Local Plan of December 2007 constitutes the policy to be followed. The most relevant policies are listed here and the design response is given in Section 3.

Chap 2: Improving the Quality of Life

Policy QL9 – Design of New Development

All new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Planning permission will only be granted if the following criteria are met:

- i. new buildings, alterations and structures are well designed and should maintain or enhance local character and distinctiveness;
- ii. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;

- iii. the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- iv. the design and layout of the development incorporates important existing site features of landscape, ecological or amenity value such as trees, hedges, water features, buffer zones, walls and buildings (as well as opportunities to enhance such features e.g. habitat creation); and
- v. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings.

In the case of large, complex or sensitive sites, applications for planning permission must be accompanied by a Design Statement.

Policy QL10 – Designing New Development to Meet Functional Needs

All new development should meet functional requirements. Planning permission will only be granted if the following criteria are met, or can be shown not to apply to the proposed development:

- i. access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate;
- ii. circulation within the site and convenience of access to the development reflects the hierarchy of transport users set out in Policy QL2;
- iii. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;
- iv. the development contributes to community safety by incorporating or providing measures to minimise opportunities for crime and anti-social behaviour;
- v. buildings and structures are orientated to ensure adequate daylight, outlook and privacy;
- vi. provision is made for functional needs including private amenity space, waste storage, separation and recycling facilities, servicing, vehicle and cycle parking; and
- vii. the site will be served by utility services and other infrastructure necessary for the development proposed.

Any measures necessary to meet the above requirements are to be established by the applicant/developer.

Policy QL11 – Environmental Impacts and Compatibility of Uses

All new development should be compatible with surrounding land uses and minimise any adverse environmental impacts. Development will only be permitted if the following criteria are met:

- i. the scale and nature of the development is appropriate to the locality;
- ii. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- iii. the development will not lead to material loss or damage to important environmental assets such as buildings of architectural interest, the historic environment, water courses, important archaeological sites and monuments and areas of conservation, recreation, ecological or landscape value;
- iv. the development, including any additional road traffic arising, will not have a materially damaging impact on air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance; and
- v. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use.

Where appropriate, compensatory and/or mitigation measures will be required to resolve or limit environmental impacts.

Chapter 3: Strengthening the Economy and Promoting Regeneration

Policy ER16 – Tourism and Leisure Uses

Proposals for tourism and leisure uses will be permitted provided that:

- a) the development is accessible to all potential visitors and users;
- b) there is suitable vehicular and public transport access to the site and parking provision, especially where the proposal is likely to generate large traffic volumes. Proposals should be located close to the main road network and link to other public rights of way wherever possible;
- c) the type of use proposed would not cause undue disturbance by reason of noise. Uses creating high levels of noise should be located well away from residential property and sensitive wildlife areas;
- d) there will not be an adverse effect on agricultural holdings and the proposal would not result in an irreversible loss of high quality agricultural land; and
- e) where appropriate opportunities are taken to improve damaged and despoiled landscapes and enhance the landscape character of the area

Chapter 5: Safer and Healthier Communities

Policy COM1 – Access for All

Development involving buildings or spaces to which the public will have access as visitors, customers or employees will not be permitted if the design and layout does not provide safe and convenient access for people of all abilities. In particular, to ensure an inclusive environment development shall provide:

- a) entrances which can be easily and safely accessed by all users, including those with mobility and sensory impairments;
- b) safe and convenient access to the development for people of all abilities from parking areas, drop-off points and adjoining public spaces; and
- c) clear signposting of accessible facilities and routes to accessible entrances.

Policy COM2 – Community Safety

- i. All new development shall contribute to a safe and secure environment, which reduces the incidence and fear of crime and disorder by reducing criminal opportunity and fostering positive social interactions between legitimate users. In particular development shall:
 - a) maximise overlooking of areas which may be vulnerable to crime such as public spaces, car parking areas and footpaths;
 - b) maintain a discernible distinction between public and private spaces; and
 - c) provide a good standard of lighting to public spaces and routes.
- ii. Measures referred to in (i) above, to protect the security of people and property, must be compatible with the character and amenities of the area, which can be successfully achieved through good design.
- iii. In appropriate cases the Council may seek developer contributions towards the provision of CCTV, lighting or other security measures.

Chapter 6: Sustaining Our Environment

Policy EN6a – Protected Species

Planning permission will not normally be granted for development which would have an adverse impact on badgers, seals or species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981, as amended.

Policy EN17 – Conservation Areas

Development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.

Development will be refused where:

- a) It would harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
- b) The height, siting, form, massing, proportions, elevation, design, or materials would not preserve or enhance the character of an area;
- c) for development located outside a Conservation Area) it would prejudice the setting and surroundings of a Conservation Area or harm the inward or outward views;
- d) the proposed land use would not preserve or enhance the function and character of a Conservation Area; or
- e) It would involve the demolition of a building or structure positively contributing to the character or appearance of the area.

Policy EN22 – Extensions or Alterations to a Listed Building

Development involving proposals to extend or alter a Listed Building will only be permitted where:

- a) it would not result in the damage or loss of features of special architectural or historic interest; and
- b) the special character and appearance or setting of the building would be preserved or enhanced.

Policy EN23 – Development within the Proximity of a Listed Building

Proposals for development that would adversely affect the setting of a Listed Building, including group value and long distance views will not be permitted.

Policy EN29 – Archaeology

- i. Development will not be permitted where the Council considers that it will adversely affect nationally important archaeological sites and their setting.
- ii. Permission will be refused where development proposals do not satisfactorily protect archaeological remains of local importance.

Where applications are submitted on sites where information indicates that there are likely to be archaeological remains, the Council will expect to be provided with the results of an archaeological evaluation prior to the determination of an application. The evaluation should seek to define:

- a) the nature and condition of any archaeological remains within the application site;
- b) the likely impact of the proposed development on such features; and
- c) the means of mitigating the impact of the proposed development in order to achieve preservation “in situ” or, where this is not merited, the method of recording such remains prior to development.

Where development is permitted on sites containing archaeological remains, any planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development and the publication of the results.

Policy EN30 – Historic Towns

Any proposals for development within the Historic Centres of Harwich, Manningtree and St. Osyth will require an appropriate level of archaeological mitigation prior to development.

Sustainable Transportation

Policy TR7 – Vehicle Parking at New Development

For residential development within town centres and for all non-residential development, the adopted car parking standards will be applied. Outside town centres, variations to the adopted standards for residential development will be considered where local circumstances suggest this to be appropriate. In addition, new development should provide adequate powered two wheeler parking facilities and safe, convenient and usable car parking for people with mobility impairments.

Appendix 10a: Vehicle Parking Standards

Summary version of the Council's adopted SPG: Vehicle Parking Standards

Use Class	Description of Land Use	Standard (maximum)
A1	Shop	1 Space per 20 m ²
A3	Restaurants/ Café	1 space per 5m ²
B1	Business	1 space per 30 m ²
D2	Wedding receptions etc	1 space per 5 seats
Sui generis	Conferences	1 space per 5 seats

Note on Shared use facilities:

"When a use forms part of a shared use facility, parking standards must be looked at for all uses and the appropriate amounts supplied. For example when conference facilities are included in a hotel facility, appropriate parking standards must be applied for each use, however cross-visitation must be taken into account."

Appendix 12: Supplementary Planning Guidance/Supplementary Planning Documents

- Accessible and Inclusive Environments
- Design for Accessibility: An Essential Guide for Public Buildings
- Essex Design Guide for Residential and Mixed-Use Areas (1997)
- Essex Historic Towns (1999)

Tendring District Council Tourism Strategy 2010 – 2016

The Tendring Tourism Strategy identifies four key objectives:

- Increase the amount of money visitors spend in Tendring.
- Extend the length of time visitors stay in the District.
- Attract higher spending visitors.
- Improve the perception of Tendring as a tourism destination.

Achieving the four core objectives will enable Tendring to:

- Reposition itself as a major tourism destination, benefiting particularly from
- its excellent geographical location close to London.
- Reduce seasonality.
- Grow the local economy through increasing employment in tourism and visitor spend.

"History and Heritage" has also been identified as a themed product to help focus the marketing of Tendring and fits alongside the proposals and St Osyth as a tourist destination now and in the future.

PLANNING HISTORY

None known

2.5 INVOLVEMENT

The scheme has emerged from the visitor centre schemes that were discussed with the LPA and Historic England before the last planning inquiry. Subsequently, it has been discussed with the LPA at a series of meetings in 2019 to confirm the business plan for the site.

In February 2021, the district's heritage adviser, T. Murphy of Essex Place Services and Ms S. Stones of Historic England met with the applicant to review the initial concept and drawings and the resultant agreed changes form the basis of this application.

2.6 EVALUATION AND DESIGN CONCEPT

The first step in the evaluation process was to assess the heritage significance of the building and the surrounding area and this yielded important constraints and opportunities. The Priory and its buildings have been examined recently in exhaustive detail in the application for the Enabling Works at the Priory in 2011. The document – *A Statement of the Heritage Significance of the St Osyth Priory Estate and its Surroundings* (SHS for short) – is in the public domain and held at the local authority's offices for perusal. A brief résumé of the physical features of the buildings has been given in the preceding sections.

2.7 HISTORIC BUILDING APPRAISAL & HERITAGE IMPACT ASSESSMENT

For every intervention into an historic place, it is essential to understand the heritage significance of the place and its surroundings. 'Authenticity' of place arises from the characteristics that most truthfully reflect and embody its heritage values. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'. Significance is what conservation sustains through management and enhances through good design.

The NPPF heritage values are used in this report along with the Burra Charter designations – the international standard via ICOMOS – which are used to rank importance:

Table 1: Hierarchical Definition of Significance	
Exceptional:	important at national to international level, reflected in the designations of World Heritage Site, Scheduled Ancient Monument, Grade I and some II* Listed Buildings and registered gardens, plus equivalent sites including those of ecological/nature conservation value;
Considerable:	important at regional level or sometimes higher, including Grade II and some Grade II* listed Buildings and registered gardens;
Some:	of local to regional significance, often for group value; including lesser Grade II listed buildings and registered gardens
Little:	of limited heritage or other value;

Negative intrusive:	or those features which detract from the value of a site;
Neutral:	neither positive nor negative

- Archaeological value derives from the potential of a place to yield evidence about past human activity. The structures are horticultural structures which display their use; also, there may be buried evidence from the C18 in the southern half of the enclosure. They also provide a built commentary on social hierarchy; they are very much back of house. Archaeological value also resides in the old wall which may be monastic. *SOME.*
- Historical value is to be found in the ancient fabric of all the buildings, which value is recognised in the Grade II listing. The unusual hybrid of the south wall is of great value; the other walls less so but they do record a period of rebuilding under John Johnson. Communal value is assessed by ICOMOS but excluded from NPPF. As part of history, this value is clearly attached to the relationship of Priory and village in that the latter owes its existence to the former. Overall the walled enclosure is not critical to understanding the history of the abbey as a place. *LITTLE.* South Wall: *SOME.*
- Architectural Value: Aesthetically, the form, the palette of local materials and the relationship of the garden to the rest of the Priory site need consideration. The quality of the 'polite' side is interesting but not of 'more than special interest' being an amalgam of monastic and Rochford building and a thing of beauty in its own right. The other three walls are Victorian, probably of the 1860s and not of special interest; i.e. they are part of the generation of the gardener's cottage that is specifically omitted from the listing. The Victorian walls and bothy have group value with the designated buildings at St Osyth's Priory and the Park but this is not of sufficient interest that if they were lost, those buildings would suffer. It was generally the view of the experts gathered for the project in 2006 (John Neale of English Heritage, John Phipps of de Bois Group, Liz Lake landscape architect) that this enclosure was not of listable quality apart from the south wall. *SOME.*
- Artistic Value: *none*

The significance of the Conservation Area is stated in the CA assessments of 2006 and 2010. Primarily, heritage value in this zone of the CA arises from its agricultural history and to a great extent the existence of the Priory and the Parish Church.

CONSIDERATIONS/CONSTRAINTS:

Heritage

- The structures (not the glasshouse, cottage or ruins) are listed and in the Conservation Area
- The St Osyth Conservation Area Appraisal

Planning

- Proximity of neighbours is not a concern as it is a space within a space.
- The site is outside the development boundary but is of national importance and in need of a viable use

Use and facilities

- The buildings as they stand have no use. They are in poor condition and "at risk".
- There is no toilet and drainage which will have to be introduced.
- Parking for the Priory is currently on the Bury which puts physical and aesthetic pressure on the Gatehouse and walls, although additional car parking has already been consented

outside the walled garden that will serve this proposal. There is no car parking proposed as part of this submission.

Setting

- The wall separates the garden from its setting, the only real connexion being at high level. The garden is itself part of the setting of the registered park and the scheduled monument but the obvious enclosure almost removes this as a constraint.

OPPORTUNITIES:

Given the current dereliction of the place and the poor condition, there is an opportunity to repair the place and the historic fabric so as to give a lift to this part of St Osyth Priory (See Appendix A)

Given the tourist potential of the place, it is essential to tailor the business proposal to make the most of it.

Provide tourism and employment opportunities

OPTIONS:

ONE: Do nothing

It is possible to effect minor repairs but it is likely that the lean-tos will fall away and the brickwork continue to erode. With no use, an outlay for complete refurbishment is unlikely.

TWO: Re-order as a garden

This would not safeguard the structural future of the listed structures, nor contribute to the estate.

THREE: Conversion for residential or residential/ tourism uses

The space could accommodate one or more houses either on the garden or in the walls in the traditional manner of gardener's accommodation.

The design concept

Option 3 has been selected.

Given that all the buildings were horticultural, there is historic precedent for functional buildings ancillary to the main purpose of the estate and the suggested usage would support the marriage rooms in Darcy house as well as providing income to sustain the upkeep of the place.

The approach to the wider estate is 3-pronged: a) enabling development – housing development outwith the historic park is already providing funds for work on the most urgent repairs; b) commercially viable uses which comply with policy – including this current application as well as the residential permissions for the precinct, and c) forming a Trust – an ownership matter that will enable funds to be raised via grant aid to take care of the historic buildings and remains with no beneficial use. In tandem with the current applications, the applicants and owners have secured the assistance of the Prince's Regeneration Trust in forming such a trust.

Permitting the current application will provide a viable use for these structures, one that would appeal to a commercial user as a venture in itself but also as support for the wedding function venue already established at the Priory.

3. DESIGN

3.1 USE

MAIN FEATURES OF THE DESIGN

The site and building are to be repaired, upgraded and reconfigured as follows:

- Replacement of the north glasshouse for a spa

- Conservation, conversion and extension of the bothy into a holiday let
- Additional 2 lean-to holiday lets
- Landscaped courtyard as shown on drawings
- Repairs to southern gates and renewal of working gate

As set out elsewhere in the statement, the design whilst constrained by heritage requirements sets out to comply with Policy QL10 in meeting the functional needs of clientele, utilities providers and emergency services. See also Appendix A for the repairs schedules.

USE IN RELATION TO TOURISM AND EMPLOYMENT OPPORTUNITIES

The proposals are designed to augment the tourist potential of Tendring and uplift this part of St Osyth. The Clacton Gazette reported on 25th August 2011 that not one TDC coastal resort came close to the top ten most popular seaside destinations despite a massive resurgence in UK tourist numbers this year. Indeed the only ranked Essex resort was Southend. No Tendring resort made the top 20, all of which are attracting visitors via a mix of traditional and higher end accommodation and restaurants. Since then, nearby Clacton has been ranked as the second most deprived seaside town in the country [22nd August 2013]. Tendring has the second highest unemployment rate in Essex, thus these proposals should be welcomed on the employment front also.

Tendring DC recognises the need for regeneration from the grass roots and has a 2010–2016 regeneration policy and a Head of Regeneration which seek to make Tendring ‘the place of choice for visitors seeking to experience a 21st century coastal resort...[and] an area synonymous with quality.’² The statement says,

“The Council will take a proactive approach in its planning role to ensure opportunities are grasped and new ways of delivery are exploited. Tendring will be recognised as opportunist and prepared to push boundaries in the best interests of its residents and businesses. It cannot deliver in isolation but it will:-

- Exploit and support financial initiatives that help underpin or deliver investment that in turn creates jobs and provides new or enhanced facilities.
- Implement a separate Tourism Strategy with the private sector to identify the investments and promotional activities required to ensure that Tendring becomes the destination of choice for visitors to the east coast.”

It continues, “The district has the capacity to reinvent itself as a major seaside destination and become truly 21st century seaside resorts offering a high quality all year round visitor experience...[and] expand the events programme to provide activities and attractions outside the traditional summer holiday period.”

Further, “Supporting the development of existing businesses will make the biggest contribution to our economic success. We want Tendring to be known as an area that is ‘Open for business’.” The strategy aims to:

- Ensure that the District’s planning policy the Local Development Framework is flexible and receptive to investment opportunities.
- Develop and maximise our cultural and heritage assets.

The redevelopment of the Priory barn and Cart Shed will help the Council implement this approach to conserving history and heritage in order to create good places to live and work and will add to their activities in respect of tourist-led regeneration.

²<http://www.tendringdc.gov.uk/sites/default/files/documents/business/regeneration/regeneration%20strategy/RegenStrategyFinalCouncilapproved25510.pdf>

Policy EC6

These proposals assist especially in respect of policies EC6 [economic development in rural areas] and EC7 [planning for tourism in rural areas] For example,

EC6.2 says that in rural areas, local planning authorities should:

identify local service centres (which might be a country town, a single large village or a group of villages) and locate most new development in or on the edge of existing settlements where employment, housing (including affordable housing), services and other facilities can be provided close together.

This development is both in and on the edge of one of the twin centres of the settlement and as such typifies the instructions given in EC6.

Policy EC7 [EC7.1] says,

'To help deliver the Government's tourism strategy, local planning authorities should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. Local planning authorities should, through their local development frameworks:

- a) support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the financial viability of the facility with the need to protect landscapes and environmentally sensitive sites, and
- b) wherever possible, locate tourist and visitor facilities in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages but may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use
- c) support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses

It is envisaged that the proposals will dovetail with other local proposals to regenerate the settlement and uplift its tourism potential.

Policy EC10: Determining planning applications for economic development

EC10.1 deals with determining applications and says, 'Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development.

Planning applications that secure sustainable economic growth should be treated favourably.'

EC10.2 All planning applications for economic development should be assessed against the following impact considerations:

- a) whether the proposal has been planned over the lifetime of the development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change
- b) the accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured
- c) whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions
- d) the impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives

e) the impact on local employment

Para a. envisages a regional strategy for climate change backed up by a local one. The RSS has been suspended and to our knowledge there is no local strategy specifically aimed at the subject.

The proposals for the conversion/upgrade will seek to better the current situation through insulation and secondary glazing as far as practicable with a heritage asset.

Para b. is addressed by tying in the facilities as part of a multi-stop journey which will take in the village at large, the Church and Priory. Also, weddings use generates use of multi-person vehicles on the whole – taxis and mini-buses.

Para c. is addressed by the quality and detailing of the submitted design

Para d. and e. are addressed by the potential of the regenerated facility to offer employment opportunities and tidy up this scruffy area of the site.

PolicyEC13: Determining planning applications affecting shops and services in local centres and villages

EC13.1 says, 'When assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local planning authorities should:

take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if the proposal would result in its loss or change of use'.

The proposals seek to provide an important regional facility.

3.2 AMOUNT

The proposed amount encompasses the existing floorplates of the 2 remaining buildings with some extension, plus the provision of 2 further lean-tos. The spa covers approximately 96.61m² of which 28m² is extension. The lean-to extension to the bothy is about 36m² and the new lean-tos total about 159m².

3.3 LAYOUT

The internal layout is deemed to be a comfortable fit of buildings for the space based on what it has accommodated in the past. The idea of lean-tos is well established in Victorian walled gardens so there is historic precedent.

Level access is possible to all residential units but not to the basement of the existing boiler house which cannot be altered without major change to the structure.

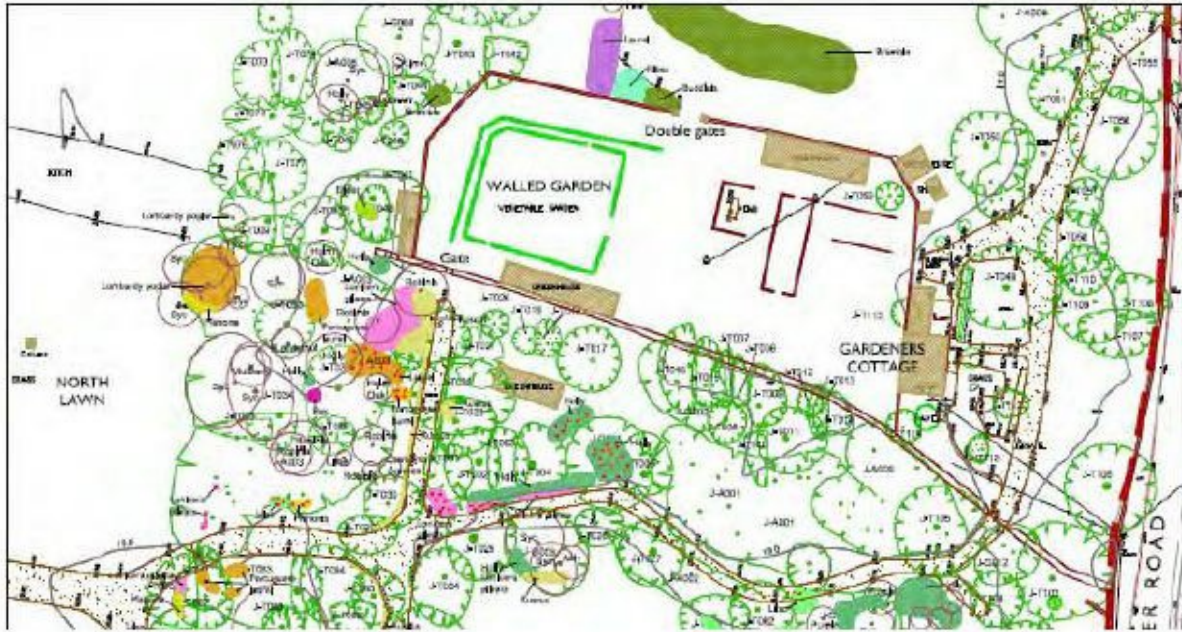


Figure 20a: Existing Site Plan

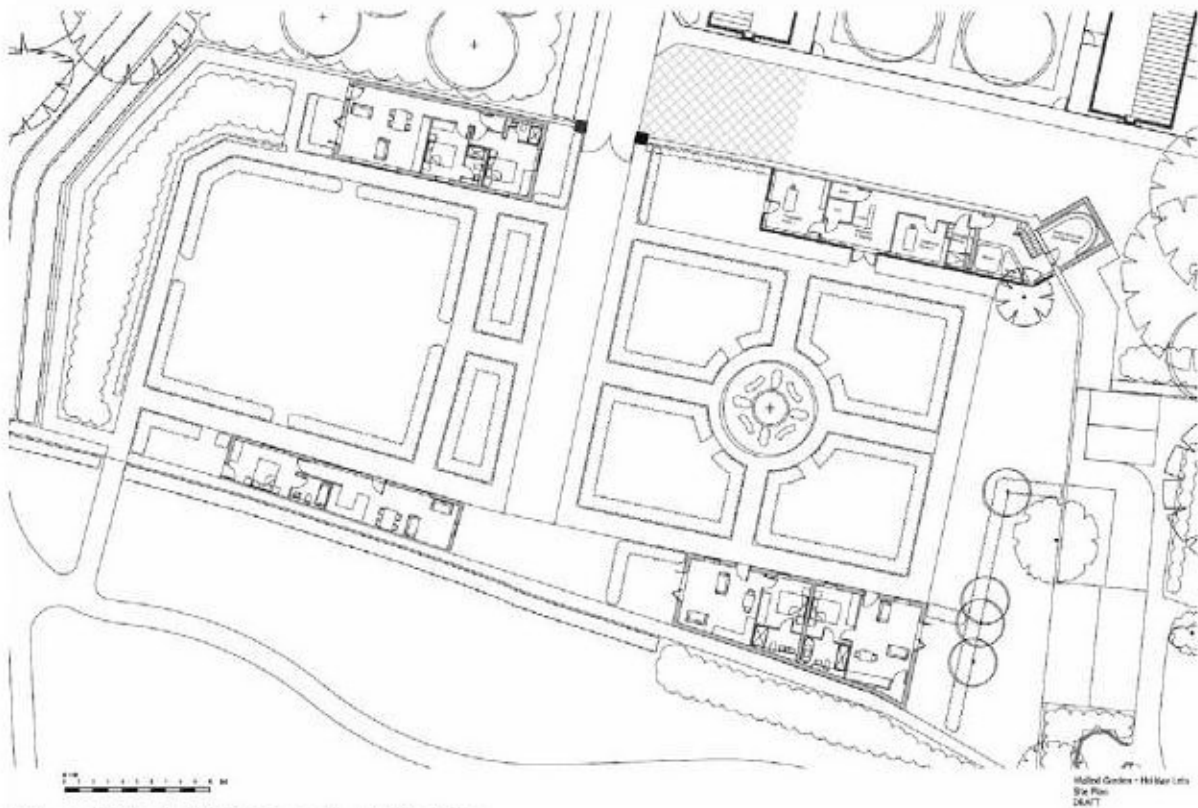


Figure 20b: Initial Conceptual Site Plan

The main entrance for all users is through the north gate from the Slip Cottage parking area just beyond it.

Public and private residential areas are separated with the public area centred on the spa in the NE corner. The residential (holiday) units are built into the walls as per the existing bothy.

To reinforce the division between the 'public' garden and the private holiday dwellings, the fourth building opposite the spa was omitted.

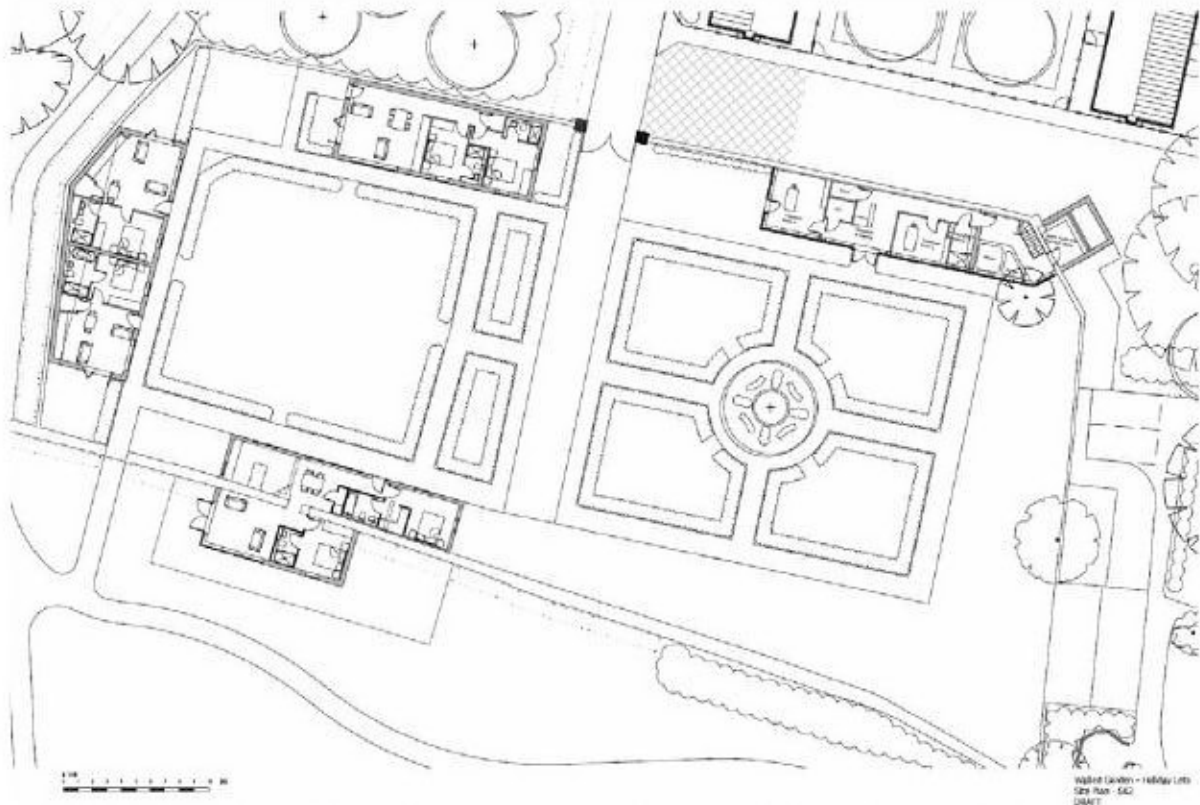


Figure 20c: First revised Site plan with parterres, and new unit to old wall removed

3.4 SCALE

The proposed interventions are in keeping with walled garden structures. A small amount of building up is needed to accommodate roofs of the greenhouse type buildings – as is demonstrated by the old south greenhouse and for the existing bothy and north glasshouse.

The holiday units *were* designed in a similar way with raised ridges to allow enough headroom. To reduce the visual impact from outside the garden though, with the agreement of the LPA advisers, the houses were narrowed and a flat roofed infill incorporated in each unit against the existing walls.



Figure 21a: Existing North wall building

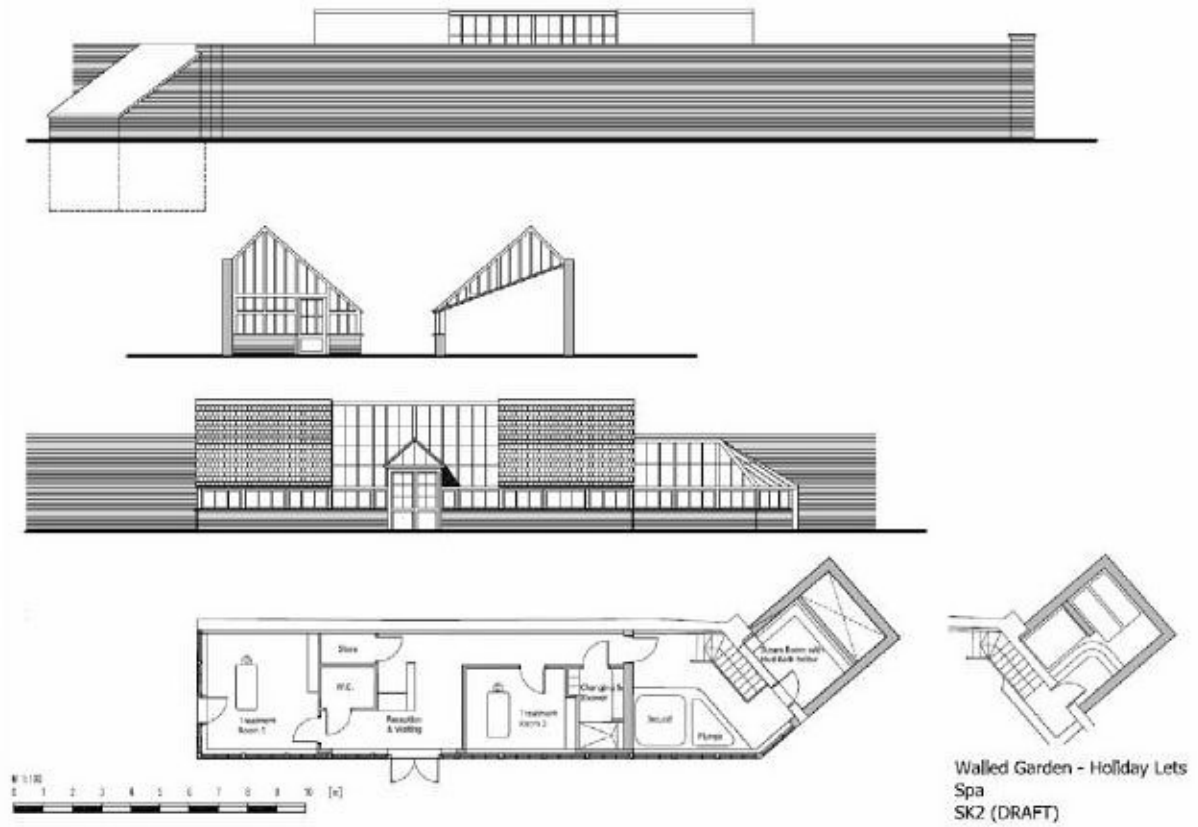


Figure 21b: Proposed North wall scheme



Figure 22a: Existing bothy

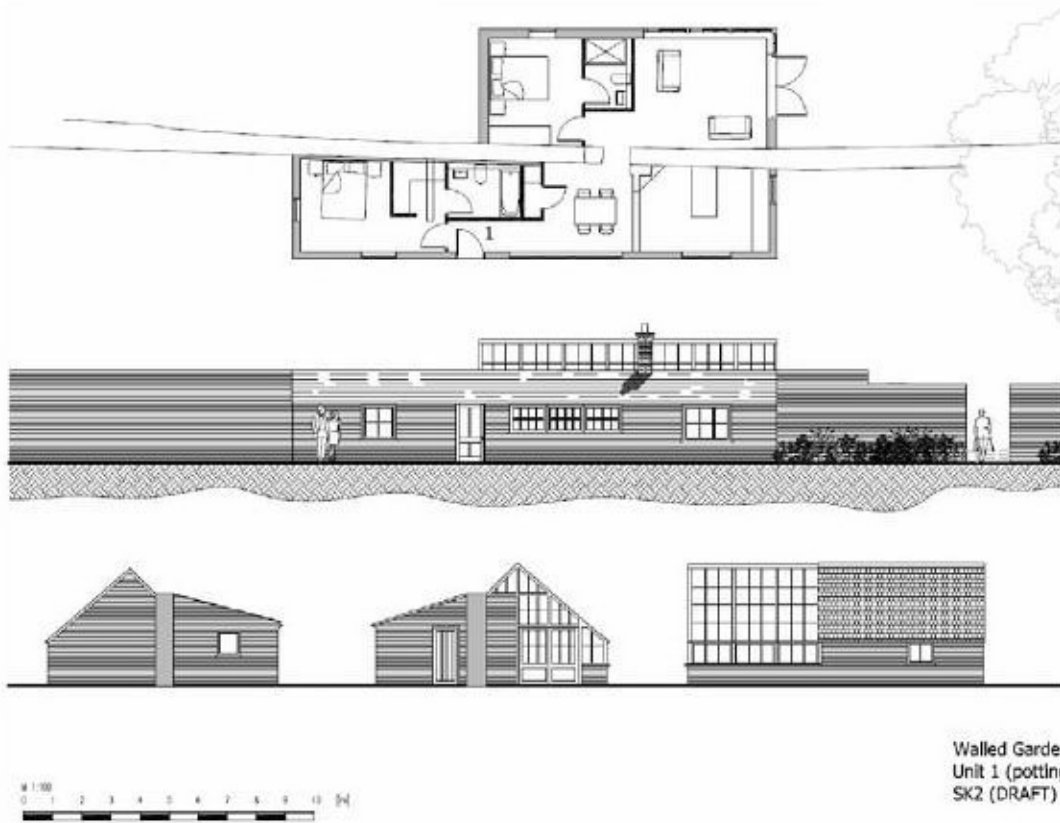


Figure 22b: Proposed bothy (with South extension on site of partially demolished Victorian glasshouse)



Figure 23a: Typical lean-to unit - first design with raised ridged



Figure 23b: Typical units - revised design with much lower roofs set well away from walls



Figure 23c: Proposed elevations for cottages 1 & 2 Extract of drawing CC0175WG6

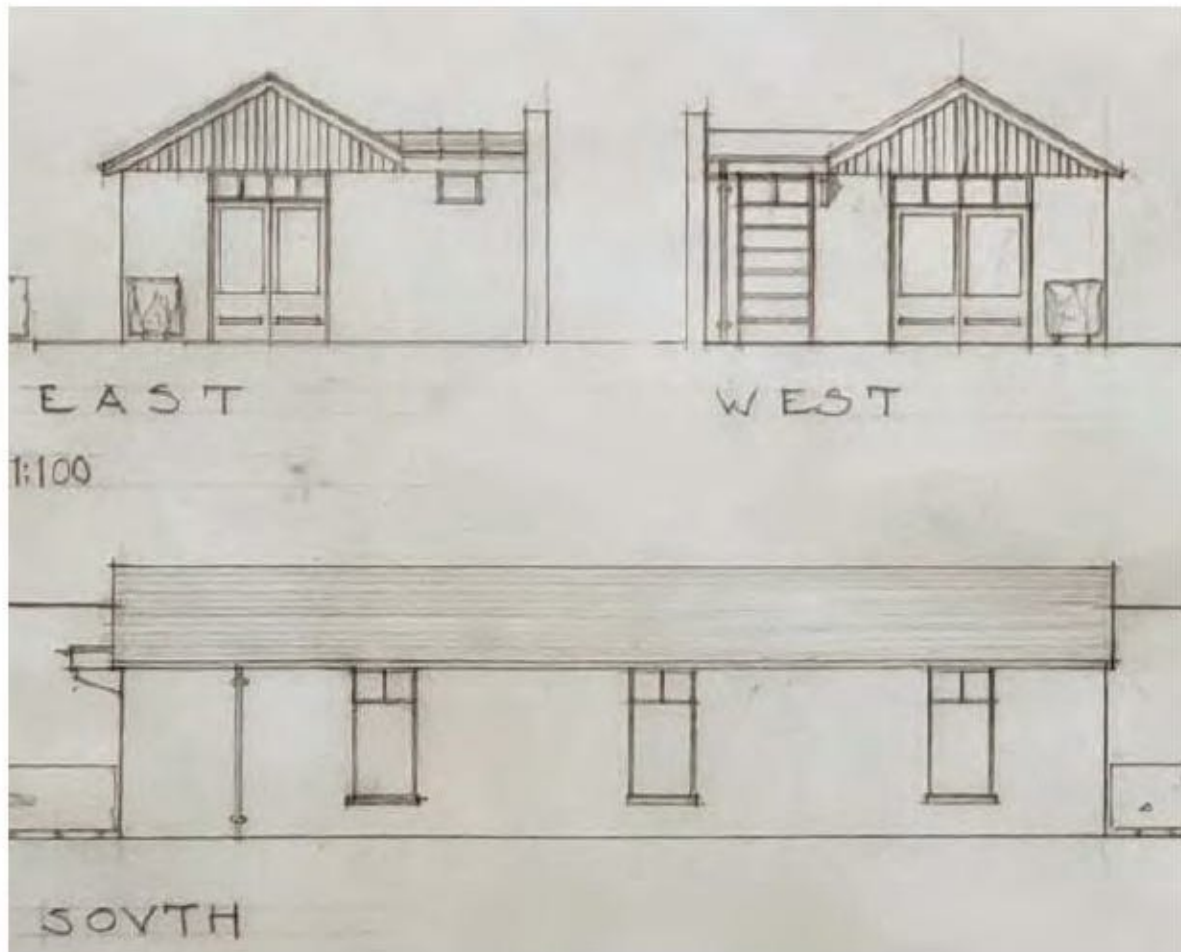


Figure 23d: Proposed elevations for cottage 4 Extract of drawing CC0175WG6

3.5 LANDSCAPE

The site has been set out for usefulness and visual impact. Following consultation with Essex CC and Historic England in January 2021, a landscape scheme has been devised that will take advantage of the increasingly dry climate in this part of England *and* preserve the ruins of the old Edwardian glasshouses which are excluded from the listing but are part of the garden's history. The box hedge of the old parterre will be retained. The plinth walls of the demolished pineapple houses are too far decayed to be salvaged so they will be reduced to ground level and consolidated to continue to delineate the space and preserve the footprint of the 1920s garden.

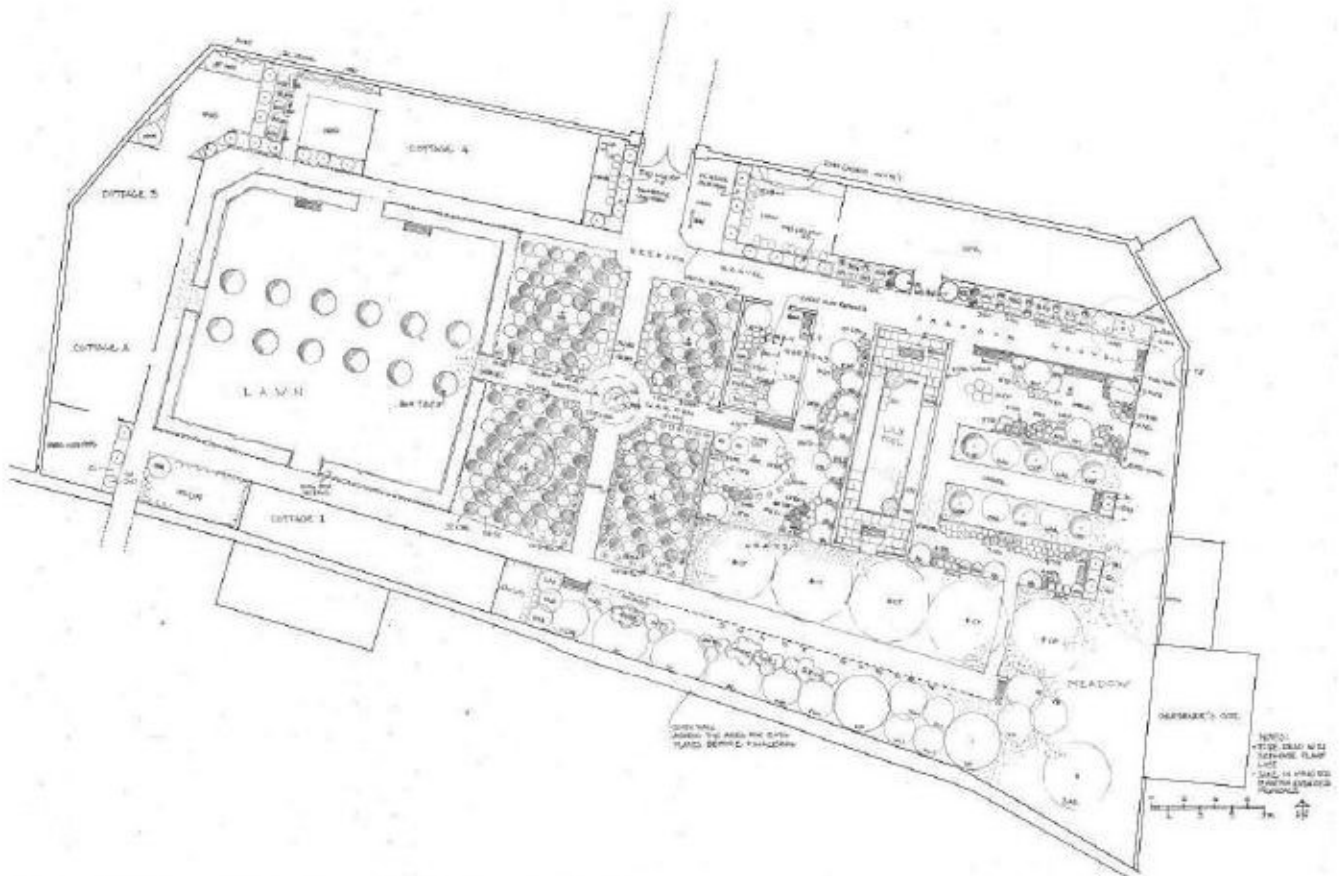


Figure 24: Revised Site Plan with landscape scheme

3.6 APPEARANCE

The appearance of the group has been considered such that it achieves the design aims – to conserve the structures and use them as part of the tourist/ leisure offer at the Priory. The design will present to the customer a welcoming vernacular with a good architectural flourish. Both in terms of scale and appearance, the design aims to fulfil the requirements of Policy QL9 requiring that ‘all new development should make a positive contribution to the quality of the local environment and protect or enhance local character.’

The neglected ruins will be tidied up and integrated into a new dry garden and the courtyard rejuvenated with plants and appropriate furniture. The new work will be in a soft red brick and roofs in natural slate.

3.7 LISTED BUILDING ISSUES AND HERITAGE IMPACT

Local policy EN17 requires development to preserve or enhance the character or appearance of the CA. It requires consideration of the heritage asset itself and the contribution of the setting to its significance. The policy closely align with EN22 (Alterations to a listed building), EN23 (development near a listed building), EN29 (archaeology) and EN30 (historic towns).

As explained in other sections, matters of scale, massing, historic and proposed layout, appearance, and long views all combine to improve the character of the building and its setting and all of these have been taken into account in the design.

ARCHAEOLOGICAL VALUE

This derives from the ability of a place to reveal evidence of past human activity. Little of merit is expected here as the site appears always to have been gardens.

HISTORICAL VALUE

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. Many famous people are associated with the place, from monks to monarchs so associative resonance is high. But this is a back of house area. Retaining the walls unchanged except for reinstating a south lean-to will preserve this value. The illustrative historical value comes via the physical evidence of a walled garden which will be preserved intact.

The design seeks to retain 'social' value by repairing the structures so as to open them up to the public. The external forms will be completely legible and able to be associated with past uses.

ARTISTIC AND ARCHITECTURAL VALUE

These values derive from the ways in which people draw sensory and intellectual stimulation from a place. Architectural value is inherent in a form, a detail or a layout. There is some group value which will be retained because the walls will be conserved. The presence of new lean-tos will be acknowledged by their peeping over the walls in the usual manner. This will not harm the architectural value.

REPAIRS STRATEGY

The garden will be fully repaired as a later phase of work; the current emphasis of the Estate is on conserving the principal buildings surrounding the Green and initiating projects to sustain the running of the place.

The current project includes the rebuilding of the greenhouse and collapsed boiler room as drawn to produce a spa building and the repair of the two southern gates, one described as the old arch, the northern double gates and the bothy and its walls. Details of the works are appended to this document in a schedule of repairs (Appendix A) but brief details are given below:

ARCH

At the southwest of the garden the south wall extends further west with an archway incorporating a Tudor brick hood moulding. The top of the wall here and further west is to be devegetated and the wall rebuilt and capped with the cracks pointed up. The small section of septaria walling also is to be consolidated and capped to protect it. The iron hinge pins are to be removed and replaced with stainless steel if required.

GATES

There are a pair of Oak gates to the north and one single gate to the south. The larger pair is in good condition and is to be adjusted and decorated.

The single opening on the south wall requires a new oak gate and ironmongery as the existing is only a temporary fix. Allowance has been made for a new arch and jamb in brick and the gate to be vertically boarded like the northern gates, or the one onto the Bury from the Rose Garden, so that all walled garden gates are similar.

BOTHY

This brick building inside the south wall is in fair condition but its roof is at the end of its life and is to be replaced to match. One chimney stack is to be repointed and the other rebuilt. New cast iron guttering and downpipes. Windows are to be overhauled including making good of glazing and putties as required, replacement of ironmongery as necessary, and decoration. Overhaul doors and frame, including ironmongery, and redecorate. Repair brickwork and remove lime render at base of wall, making good brickwork behind. Provide French drain at base of wall and for drainage pipes to be laid to soakaway. Internally, overhaul brickwork etc and decorate.

WALLS

The capping on the east end of the south wall is to be extended over the whole wall. The Victorian section is to be made good i.e. a creasing brick each side and a brick laid 'flat' on top - in practice with a slight slope.



Figure 25: Capping to east end of South wall



Figure 26: Existing jamb to be made good. New one to small gate to be similar

3.8 PROTECTED SPECIES

No bat activity has been recorded in the bothy over the current ownership. Nonetheless, in compliance with policy EN6a, a full bat report will be prepared and the recommendations complied with.

4. ACCESS

4.1 VEHICULAR ACCESS

Vehicular access to the public car park is to be via the historic entrance to the west side of Colchester Road. The sightlines are entirely unencumbered owing to the location of the gate. A 7.5 ton lorry can get access to the north gates for deliveries.

Level access will be available from the consented car park to the north.

4.2 PARKING AND VEHICLE TRIPS

It is envisaged that numbers will not exceed those reached when the Priory last opened as a functions provider, art gallery and public access garden. In the first instance, access will not be available to general visitors to the Priory; this will be triggered only when the entire complex is repaired and represented.

4.3 ACCESS FOR EMERGENCY AND REFUSE SERVICES

This will be via Colchester Road access as at present. Bins are to be located in a communal store in keeping with the strategy for the entire estate; there is no shortage of capacity.

4.4 PEDESTRIAN AND INCLUSIVE ACCESS

The consented carpark will have hard surfacing to allow wheelchair access. Level pedestrian access will be possible to all ground floor areas.

4.5 CRIME PREVENTION

The layout has been conceived with natural surveillance in mind. The car park and gardens will be policed by the spa rooms and the coming and going of temporary residents.

4.6 BICYCLES

Bicycle hoops are to be provided in the already consented car park.

5. CONCLUSION

The aim of the applications is to:

- 1) to gain consent for alternative beneficial uses for the walled kitchen garden at St Osyth Priory that are more valuable than their current uses, still sympathetic to their heritage value and will better assist with their repair, thus providing them with a more secure long term future;
- 2) to enhance this part of the St Osyth Conservation Area;
- 3) to provide an enhanced facility and service to the parish, the district, and tourists from further afield;
- 4) to assist in the successful delivery of the vision of the historic St Osyth Priory Estate to become a significant leisure and tourism venue within Tendring;
- 5) to align with the stated regeneration aspirations of Tendring District Council;

- 6) to attract a commercial venture to St Osyth Priory that will invest in the site and in doing so reduce the significant conservation deficit that exists at present.

The applications comprise:

A planning application for **change of use** for the existing walled garden structures to perform the role of spa and holiday lets and for the conversion, rebuilding, repair and erection of the new buildings described in the documents.

A Listed Building consent application for alterations to the listed structures to accommodate the proposals.

The context:

The planning application seeks to find a suitable beneficial use for nationally important structures which are part of a collection of "at risk" structures; a use that complies with the policies of Tendring District Council and national planning guidance.

The current application is thus put forward as an expeditious means of contributing to achieving the vision for restoring the estate. It is effectively a recasting of application 11/0334/FUL for the creation of a visitor centre – not because those proposals were inappropriate but simply to provide a genuine alternative that can be judged at the local level as opposed to having to consider them as part of a planning appeal, saving time and resources for both parties including the public purse.

The application for Listed Building Consent is for the Council's permission to carry out the minimum works and repairs required to achieve the uses set out in the planning application.

Both applications fit into the 3-pronged site-wide approach which seeks to find more viable uses for the Priory buildings and to reduce the estate's Conservation Deficit [when the existing value of the property plus the development cost exceeds the value of the heritage asset after development].

This comprises:

- a) enabling development – housing development outwith the historic park will soon provide funds to begin the work on the most urgent repairs;
- b) commercially viable uses which comply with policy – to attract commercial investment into the estate via a range of tourist and business related ventures within the estate and its buildings, in addition to the residential permissions have been granted for many of the buildings; the current planning application will add to this list; and
- c) forming a Trust – that will enable funds to be raised via grant aid to take care of the historic buildings and remains with no beneficial use. In tandem with the current applications, the applicants and owners have secured the assistance of the Prince's Regeneration Trust in forming such a trust.

The approach adopted site-wide and in these applications is to embrace *all* viable options which are sensitive to and will help sustain the heritage assets, especially where there are more substantial, readily available and deliverable funds.

APPENDIX A - REPAIRS SCHEDULES AND LOCATION PLAN

St Osyth Walled Garden Repairs - Buildings

Friday, March 12th 2021

Prepared For City & Country

23 Issues Identified

General Notes

Assigned To All Buildings

Coping detail to be confirmed by C&C Design where buildings join existing garden walls.

Allow for general repairs to masonry 3 courses below existing ground level.

General cleaning required to all surfaces to remove vegetation and growth.

Use previously approved bricks from Colchester Rd wall repairs/rebuild or similar approved.

Refer to drawing STO-C&C-CITY-901 for locations.



Issue 01

Assigned To Greenhouse W

Timber Greenhouse structure to be removed down to brick wall as in poor condition and unstable. Brick wall to be removed and allow for new footings to support new proposed building to architect's design. Piece in 10no new bricks to garden wall where timber frame meets.



Issue 02

Assigned To Greenhouse S

Timber Greenhouse structure to be removed down to brick wall as in poor condition and unstable. Brick wall to be removed and allow for new footings to support new proposed building to architect's design.



Issue 03

Assigned To Greenhouse S
As issue 2.



Issue 04

Assigned To Greenhouse E
Timber Greenhouse structure to be removed down to brick wall as in poor condition and unstable. Brick wall to be removed and allow for new footings to support new proposed building to architect's design. Piece in 15no bricks where greenhouse ties into garden wall.



Issue 05

Assigned To Greenhouse Interior
Remove white paint finish and pare back brickwork to solid, allowing for 10% brick replacements where decayed >25mm from face. Retain oak door in central parting screen for reuse, overhaul and refurb incl. ironmongery. Architect to confirm internal finish to proposed building - Use ventilated "dry" lining to allow for escape of residual damp. Retain existing metal mechanisms and refurbish.



Issue 06

Assigned To Greenhouse Mechanism

Existing metal mechanism to be retained as issue 5.



Issue 07

Assigned To Greenhouse Mechanism

Existing metal mechanism to be retained as issue 5.



Issue 08

Assigned To Boiler House Stairs

Stair case to be covered over and new staircase created on other side. Architect to confirm finishes and details of alterations.

Issue 09

Assigned To Boiler House Interior

All pipes to be removed and brickwork made good. Internal finish to be confirmed by architect.

Allow to brush back all soft brickwork to solid - replace bricks worn deeper than 30mm.

Remove free standing concrete wall and make good. Finish inside of external walls according to design proposals incorporating tanking as required. Floor is mix of concrete and fair faced bricks - proposed finish to architect's details. New timber door and frame to architect's details. Concrete lintel in good condition.

Removal of pipes included in east wall repairs comments. 30no brick replacements required if fair faced brickwork being retained.





Issue 10

Assigned To Boiler House Interior

Roof to be removed and rebuilt with new slates and timber structure, including RWGs and eaves, soffit, fascia details. Structural engineer to confirm whether existing connection with walls needs to be altered.



Issue 11

Assigned To Boiler House Interior

Inside of window appears to be in good condition. Allow for minor timber repairs internally.



Issue 12

Assigned To Boiler House NW

Allow to replace brickwork where worst - 10no across gable and chimney low level.

Rebed top course of bricks where roof is being replaced prior to construction. No DPC present.



Issue 13

Assigned To Boiler House NE

Rebuild roof as issue 10.

Remove and rebuild wall left of doorway down to ground and install DPC.



Issue 14

Assigned To Boiler House SE

Rebuild south east wall as brickwork in poor condition. Retain and overhaul existing window - Allow for minor timber repairs to external and replacement cill and lower rails to all casements. Allow for replacing putty and new glazing to all and new ironmongery. New timber glazing bars - 3no.



Issue 15

Assigned To Gardeners Bothy W

New door and frame and new threshold according to architect's designs. Remove vegetation. Remove render from low level brickwork 2x0.5m - appears to be protecting brickwork from potential water damage from planting beds. Install French drain at base of wall to protect masonry.

Carefully rake out and repoint whole elevation in lime mortar.



Issue 16

Assigned To Gardeners Bothy N

Rebuild collapsing roof - to include timber structure, tiles, fascia and soffit, barge board and flashings to chimney and new coping detail to tie in to top of wall. New cast iron guttering and downpipes.

Remove render from low level brickwork 10x0.5m - allow to replace 10% of bricks where damaged behind (appears to be protecting brickwork from potential water damage from planting beds). Install French drain at base of wall. Allow to carefully rake out and repoint whole building in

lime mortar to tie in all areas. Include chimney and add new mortar flaunch around existing pot. Internal levels to be altered as currently below GL - Architect to detail proposals.



Issue 17

Assigned To Gardeners Bothy N

As issue 16.

All fixings to be removed from brickwork and pointed in to colour match. New timber cills to windows 4no. Overhaul remaining windows and allow for new putty and 8 replacement panes. Minor timber repairs to windows including new lower rails to all casements. New timber window to east end. New timber door and frame and threshold - detail according to designs. New lintel above east door. Allow 20no brick replacements where worst and additional 6no to east door reveals to match existing. No DPC present to whole building.



Issue 18

Assigned To Gardeners Bothy E

New timber window and cill required. Rebuild window reveals and allow for 10no new bricks to match existing. Allow for 15no brick replacements where worst prior to raking out and repointing whole elevation in lime mortar. Rebed top course of brickwork and corbel prior to tying in to new roof structure. Repoint straight joint in corner against garden wall.



Issue 19

Assigned To East Wall Int.

Remove all hard cementitious mortar below ground floor southern window approx 3sqm and repoint in lime mortar to match. Redecorate metal wall ties. Rake out and repoint all of house section in lime mortar to match existing. Allow to replace worst bricks where worn >30mm deep - allow for 50no replacements.



Issue 20

Assigned To Low Level Walls

Current proposed designs show walls being retained - very poor condition, recommend removing walls and rebuilding if required, retain 10% bricks for reuse. Potential to retain as outline or replace with new feature within footprint.



Issue 21

Assigned To Low Level Walls

As issue 20



Issue 22

Assigned To Low Level Walls

Remove internal skin of brickwork and rebuild outer skin as recommended in issue 20.

St Osyth Walled Garden Repairs - Walls

Friday, March 12th 2021

Prepared For City & Country

26 Issues Identified

General Notes

Assigned To All Walls

Brick copings to north and west wall to be rebuilt. Allow to remove and rebed top of walls 3 courses down from existing coping level and rebuild new coping to match on top at previous level - reusing existing bricks where possible.

South wall coping to match existing twice weathered brick on edge capping present on east end of wall beyond gardener's cottage - as issue 23.

Allow for general repairs to masonry 3 courses below existing ground level.

Hand cleaning required to specific areas to remove moss and vegetation growth.

Retain any removed materials for reuse where possible.

Issue 1

Assigned To North Wall External

First bay from east - remove damaged section of plinth 2x1.2m and rebuild and allow to replace worst condition bricks 80no across remaining areas. Rebed brick copings as general notes.

First pier from east - rebuild lower section in brickwork to match 0.5x1.2m. Rebuild top of pier 30no bricks including sloped bricks and allow to replace 12no bricks to upper section of pier.

Second bay - rebuild lower plinth and tie in 5x1.2m once vegetation removed and allow to replace worst worn bricks to upper section 60no.

Second pier - rebuild top of pier 30no bricks including sloped bricks and allow to replace 15no bricks where worst to upper section and 20no bricks to lower section.

Third bay - remove vegetation and rebuild plinth 5x1.2m. Replace 150no bricks to upper section and allow to replace section of poor brickwork to right hand side 2x0.5m five courses up from plinth cap.

Third pier - take down completely and rebuild as has separated from wall, tying in as necessary. Potential to retain 20% of bricks for reuse.

Fourth bay - rebuild section above plinth to right hand side 2.5x1m. Upper section allow to replace 120no bricks where worn >25mm from face. Take down left hand half of plinth and rebuild 2x1.2m.

Fourth pier - rebuild section at ground level 0.5x0.5m and rebuild section above pier 0.5x0.5m and allow for 5no individual brick replacements above.

Fifth bay - cracking to be pointed once pillar repairs completed. Replace 100no bricks to match where worst across bay and remove whole section of damaged bricks and rebuild 2x1.5 left hand side. Leaning area to upper middle section may need rebuilt 3x1.7m from top.



Issue 2

Assigned To North Wall External

First bay west of north gate - Repoint cracking to left hand side once pillar repaired. Rebuild brickwork to top of lower plinth 5sqm and allow for 20no replacements below. Allow to replace bricks where faces worn >25mm approx 150no. Repoint whole wall up to first pier. Replace damaged bricks to pier 40no.

Second bay west of north Gate - allow for 100no brick replacements and copings rebuilt as general comments.

Second pier - allow for 30no brick replacements.

Third bay - replace 100no damaged bricks where worst and repoint plinth capping bricks.

Fourth pier - replace 20no bricks where worst and 100no bricks to fourth bay where worst. Allowing to repoint plinth capping bricks.



Issue 3

Assigned To North Gate External

Brace both pillars in place and cut out rusting ironwork. Carefully lower piers and replace any bricks to match, repointing pillar in lime mortar.

Timber gates have twisted and require replacing - new gates in oak to match existing.



Issue 4

Assigned To North Wall Internal

Allow to remove whole section of damaged brickwork and rebuild up to line of new building approx 30no bricks to match and rebuild whole section up to 2m from gate pier. Copings rebuilt

as stated in general notes.

2-14m from pier allow for 200no bricks to match to very poor section in centre of wall to consolidate prior to construction of proposed building.

15-25m left of pier allow for 150no brick replacements where faces have worn back >25mm.

Coping repairs as included in general comments.

Patch pointing in lime mortar required to remaining area where missing or loose.



Issue 5

Assigned To North Wall Internal

Remove all metal fixings from piers and repair brickwork.

Cut out and piece in 3no bricks to match and repoint both pillars in lime mortar.

Right of gate brickwork in very poor condition. Allow to rebuild poor area with 120no bricks to match - where worn back >25mm from face. Remove existing brick copings and top 4 courses as shattered and loose. Rebuild to same level following existing coping style. Repoint hole section in lime mortar.



Issue 6

Assigned To North Wall Internal

Consolidate poor condition brickwork prior to new internal finish being applied - allow for 30no

replacements where worst. Coping detail to be tied in with new building roof - architect to confirm.



Issue 7

Assigned To Boiler House Stairs

Stair case to be removed and new staircase created on other side. Architect details to confirm finishes and extent of alterations.

Issue 8

Assigned To East Wall Internal

Section to back of old boiler house - Remove all redundant pipes from wall and replace brickwork 6no required. Rebed coping bricks and repoint in lime mortar. Allow to replace 100no bricks where worn back >25mm from face.

Section north of gardeners cottage - Allow to replace 200no bricks where worn back >25mm from face. And rake out and repoint top three courses in lime mortar. Allow to rebed any loose coping bricks.

Gardeners cottage section - rake out and repoint whole elevation in lime mortar. Allow to replace bricks 50no where worn >25mm. Rub down and redecorate metal wall tie.

South corner section - build up 3 courses in matching brickwork and finish with coping detail as existing. Allow to replace worst bricks where worn back >25mm from face 50no. Rake out and Repoint whole section in lime mortar.





Issue 9

Assigned To South Wall Internal

East corner bay - allow to replace 2no bricks where in worst condition. Pier to have 15no new bricks where missing and patch point where missing/loose.

Second bay from east corner - allow to repair bricks where faces worn back >25mm approx 40no.

Remove brick stepped coping and vegetation and rebuild copings as described in General Notes.

Second pier from east corner - remove vegetation and rebuild pier using 40no bricks to match and repoint all.

Third bay from east corner - repoint newer brick section up to joint. Allow for 10no brick replacements. Remove concrete coping and rebuild as stated in General Notes.

Third pier from east corner - 20no bricks replacements where damaged or missing and repoint all.







Issue 10

Assigned To South Wall Internal

Existing coping to be removed and bricks retained where possible. Rebuild copings in brick as stated in General Notes

Issue 11

Assigned To South Wall Internal

East of central buttress - Coping repairs as stated in general notes.

10no brick replacements required against buttress to tie into brick wall. Patch pointing required where missing/loose. Repoint top 3 brick courses.

Pier left of buttress - rebuild missing upper section and repair brickwork 50no new bricks. Repoint whole pier.

Bay left of pier repoint and allow for 20no brick replacements.



Issue 12

Assigned To South Wall Internal

Septaria section - Remove more recent top section of brickwork 1.5m length left of Bothy and

retain bricks for reuse. All vegetation to be cut out and biocides applied.

Repoint septarian stone section below brick arch to left of Bothy.

Consolidate existing septarian stone section by rebedding and repointing where required. Areas left and right of collapsed section to be consolidated prior to collapsed section being rebuilt and use stainless steel dowels to pin in through layers into brick layer behind. Clean down and reuse material from collapsed section on ground.

New brick coping to be installed as stated in General Notes 5m length.

Allow for 10no brick replacements to buttress and repoint into wall.



Issue 13

Assigned To South Wall Internal

East of South Gate - Remove upper section of brickwork down to original coping and retain bricks for reuse. Allow for 5no brick replacements where missing/worst condition.

West of South Gate - Use stainless steel dowels to pin brickwork to old bricked up doorway where shifted and gaps are present and repoint. Allow to replace 20no bricks to match existing. Corner of west wall to be pinned and pointed up to prevent further movement of south wall.



Issue 14

Assigned To South Gate External
Re-bed bricks on top of wall to right of gate and
remove vegetation. Allow for new bricks 50no
where eroded >25mm.

Issue 15

Assigned To South Gate Internal

Stainless steel bolts to be removed and reveals rebuilt with existing bricks and lime mortar. All cracking to be pointed up in lime mortar. Gate to be replaced - design to match that from Rose Garden to Bury.

Remove modern bricks to outside reveals and make good to allow frame of new gate to site chased in to wall as original. Rebuild copings and arch to architect details.

Right hand reveal replace modern brick section to top with 40no new bricks to match original and point in lime mortar. Remove outside reveals and make good jamb for new gate frame - 25no bricks to match originals. Allow for 12no brick replacements where originals have lost >25mm of face.

Left hand reveal replace modern brick section to top with 25no new bricks to match original and point in lime mortar. Remove outside reveals and make good edging for new gate frame - 30no bricks to match originals.





Issue 16

Assigned To South Wall Arch

Remove all vegetation to brickwork. Replace bricks to right-hand side of doorway 10no where worst. Retain old post holes to brickwork. Allow to re-bed bricks to top of arch and re-point once vegetation removed. Build up three courses and allow for new coping detail to follow through over arch - as detailed in General Notes.

Rebuild left hand side section in brickwork up to full height once vegetation removed to make square. Low level brick wall to be capped at half height with coping detail to be confirmed - perhaps stone with feature on top - architect to confirm.

Replace bricks to right-hand reveal 10no. Remove metal hinge pin from right hand side reveal and allow to replace 2no bricks Once new stainless steel replacement is inserted. Rake out and re-point brickwork inner arch.

Replace 3no bricks were damaged to left hand reveal. Clean back and re-point around stone gate lock.

Septaria section to left side to be rebuilt and consolidated to show ruin - finishing to top to be confirmed by architect.



Issue 17

Assigned To South Wall Arch

Re-point to top of arch. Re-bed bricks to top as issue 16.

See issue 16 regarding rebuilding corner, copings and low level wall section.

Insert new bricks where missing 10no. Remove metal fixings and point over holes.



Issue 18

Assigned To South Wall External

Remove vegetation from top of wall and re-bed bricks. Remove soft damaged bricks from poor area and rebuild approximately 1sqm Allowing to re-point any missing joints. Tie in old doorway brickwork with stainless steel dowels as issue 13 where required prior to pointing up in lime to match.



Issue 19

Assigned To South Wall External

East of South Gate - Rebuild coping as stated in General Notes. Remove bricks from remaining

wall section prior to construction of new building. Consolidate brickwork prior to new building being constructed.

15m East of Bothy door - remove all vegetation from top of wall and rebuild and rebed bricks to high level plinth. All poor condition brickwork to be removed and allow for the replacement of 200no bricks where worst down to end of Bothy building. New weathering detail required to high level plinth where upper section brickwork is being retained.

Repoint down vertical joint in brickwork and allow for 20no brick replacements where missing.



Issue 20

Assigned To South Wall External

15m east of Bothy door - vertical joint rebed and point in any loose bricks and allow to replace 10no where missing from joint. Fill large hole at low level with 10no bricks.

12m east of water tap pipe - allow to remove worst bricks where worn >25mm from face 120no.

8m east of telegraph pole - remove concrete coping and rebuild in bricks as stated in General Notes.

8m section between bends - allow to remove worst bricks where worn >25mm from face 60no. Rebuild coping as stated in General Notes.



Issue 21

Assigned To South Wall External

10m east from east wall junction - allow to replace 30no bricks where worst worn >25mm from face.

10m section left of south east gate - cut out worst bricks and replace 100no. Rebuild coping full as stated in general comments to match south east section on other side of gate.

Repoint whole 20m section in lime mortar.



Issue 22

Assigned To South Wall East End

Repoint whole wall east of gate in lime mortar and allow for 100no brick replacements where worn >25mm from face.

Separate stone wall at east end - remove all vegetation and ivy and patch point in lime mortar where missing. Point in any loose masonry.



Issue 23

Assigned To South Wall East End

Example coping as on east end of south wall



Issue 24

Assigned To West Wall External

Remove low level water tap to second bay and rebuild brickwork both sides 0.5sqm. Rebuild coping detail as general notes.

Allow to replace 50no bricks to each bay where worn >25mm from face and repoint lower plinth capping bricks. Allow each pier 25no brick replacements where heavily worn back.

Repoint all of lower plinth in lime mortar.

Corner of west wall cracking to be pinned with helibar as required or equivalent and pointed in to match in lime mortar. Allow for 50no bricks replacements to both bays either side where worst.

Replace 50no bricks to each bay and allow to repoint whole lower plinth and capping bricks.

Replace 25no bricks to each pier where worst.

Remove timber structures against Wall and any metalwork and make good garden wall.

Carefully remove white paint from brickwork within timber structure area and allow to replace 50no bricks to each bay where worst worn and 20no bricks to each pier.

Rebuild top 2 courses and capping bricks to both right hand 2 bays.



Issue 25

Assigned To West Wall Internal

Left hand section to be built up where missing in brickwork to match existing 50no. Coping repairs as stated in general notes. Remove metal wall tiles through brickwork and replace bricks. Allow for 30no bricks to be replaced within 5m from south corner where worst.

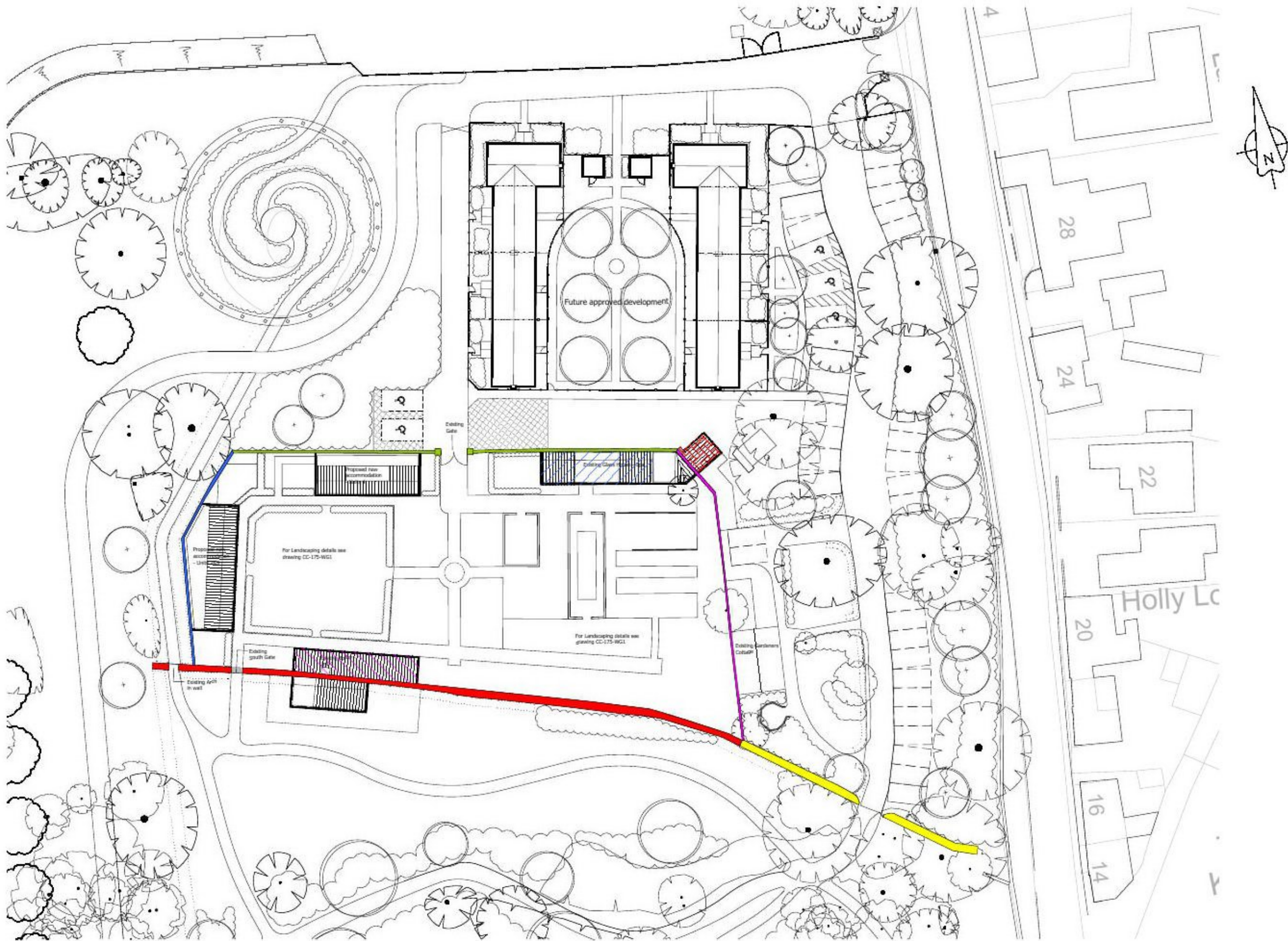
12m left of central bend - consolidate where new building is to be built against by allowing for 50no bricks replacements where faces worn >25mm.

8m from north wall corner - allow for 100no brick replacements where faces worn back >25m.

Allow for patch pointing across wall where missing or loose.

5m from central bend - allow for 50no brick replacements to consolidate where new building is to be built against.





- North Wall
- East Wall
- South Wall
- South East Wall
- West Wall
- Existing Boiler House
- Existing Greenhouse
- Existing Gardener's Bothy

	ABC
Revision	Date
Amendment	Initials

Walled Garden Proposed Layout Wall Location Plan		
Drawing Number STO-C&C-CITY-XX-901		
Revision	Scale @ A3	1:500
Drawn By	CP	Date Started
Checked by		March 2021
		Date

Development
St.Osyth Priory -Victorian Walled Gdn
 St.Osyth, Essex

