

Ashdon

High Street
Thorpe le Soken
Essex CO16 0EA

Architectural Management

Architecture and Heritage Consultants

**HERITAGE STATEMENT
FOR
ALTERATIONS AND EXTENSION**



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1.0 Introduction and Purpose

This Heritage Statement is produced to accompany a Planning and Listed Building Application for the alteration and extension of the house.

The site address is Ashdon, High Street, Thorpe Le Soken, Colchester, Essex, CO16 0EA.

The subject of this Heritage Statement is to consider the significance of the building and the impact of the proposal upon the fabric and setting of the building.

This report is produced by Ian Alderton of Architectural Management Ltd upon commission by Mr & Mrs Worledge and is to be read in conjunction with the architectural proposals produced by Wright Ruffell Cameron, scheme designer.

The general format of this report will be;

- To briefly describe the overall application site
- To outline the character and setting of the surroundings
- To describe the impact of the proposal upon the fabric, character and setting of the environs
- Conclusion

During the assessment of the setting, no detailed historical research into the development of the building has been undertaken. The specific aim of this report is to assess the effect of the scheme upon the fabric and setting of the heritage asset.

The format, techniques and content of this Assessment draw upon the guidance from the English Heritage Publication; Conservation Principles: Policies and Guidance (dated 23rd April 2008), supported by Historic England and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) published December 2017.

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

2.0 Preamble

The NPPF Paragraph 189 states that.... *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

The proposals for this scheme include changes to the fabric of the listed building. The proposal will have an effect upon the fabric and the setting of the listed building.

With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

3.0 Location



The national location of Thorpe le Soken in Essex is shown left.

The site is located approximately 5 miles north of Clacton in Essex. The site (red circle) is shown below.



4.0 General Description of the Application Site and its Setting

The overall application site



High Street

Ashdon

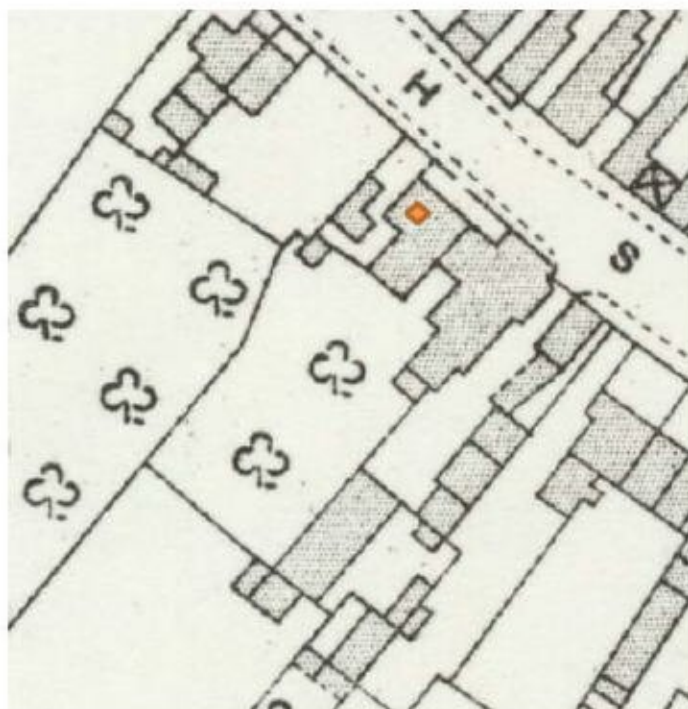
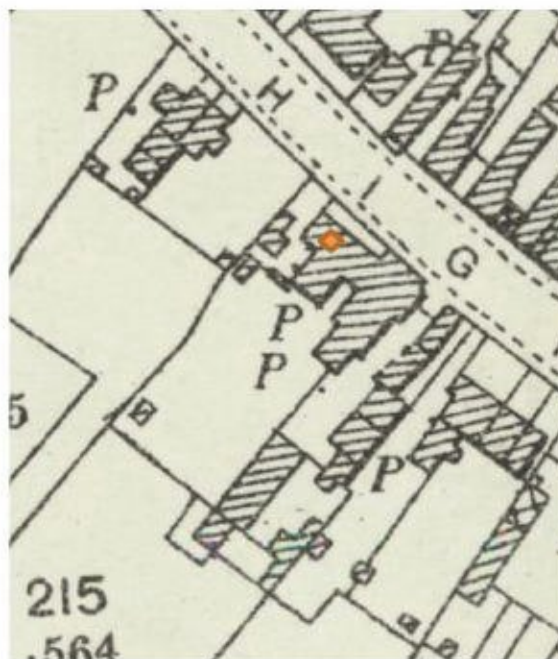
The site is located on the south side of the B1033 High Street in the centre of Thorpe le Soken.

The house is the western most end of a short run of terraced dwellings. It has a garden which extends around and behind the adjoining property.

The site is bounded by the public highway (footpath) on the northern side, the connected dwelling to the eastern side and by adjoining gardens/surgery car park to the west side. To the south is a bowling green.

Site Development

The image right shows an extract of the 1895 25 inch OS map, showing the site. The property once had a detached building to its northern boundary.



The image left shows an extract of the 1921 25 inch OS map. The situation is largely unchanged.

5.0 Brief Description of the Building



The subject building includes the red front door and the part of the building to its right. Two dwellings share a frontage and are said to have origins in the C17th.

The image right shows the exposed side elevation. The age of the two storey rear outshot is unclear but it has substantial timbers in the jetty (image below) under the tiled canopy.



There is also a stone kneeler in the wing wall.



The windows are modern (dated 03.2007) double glazed.

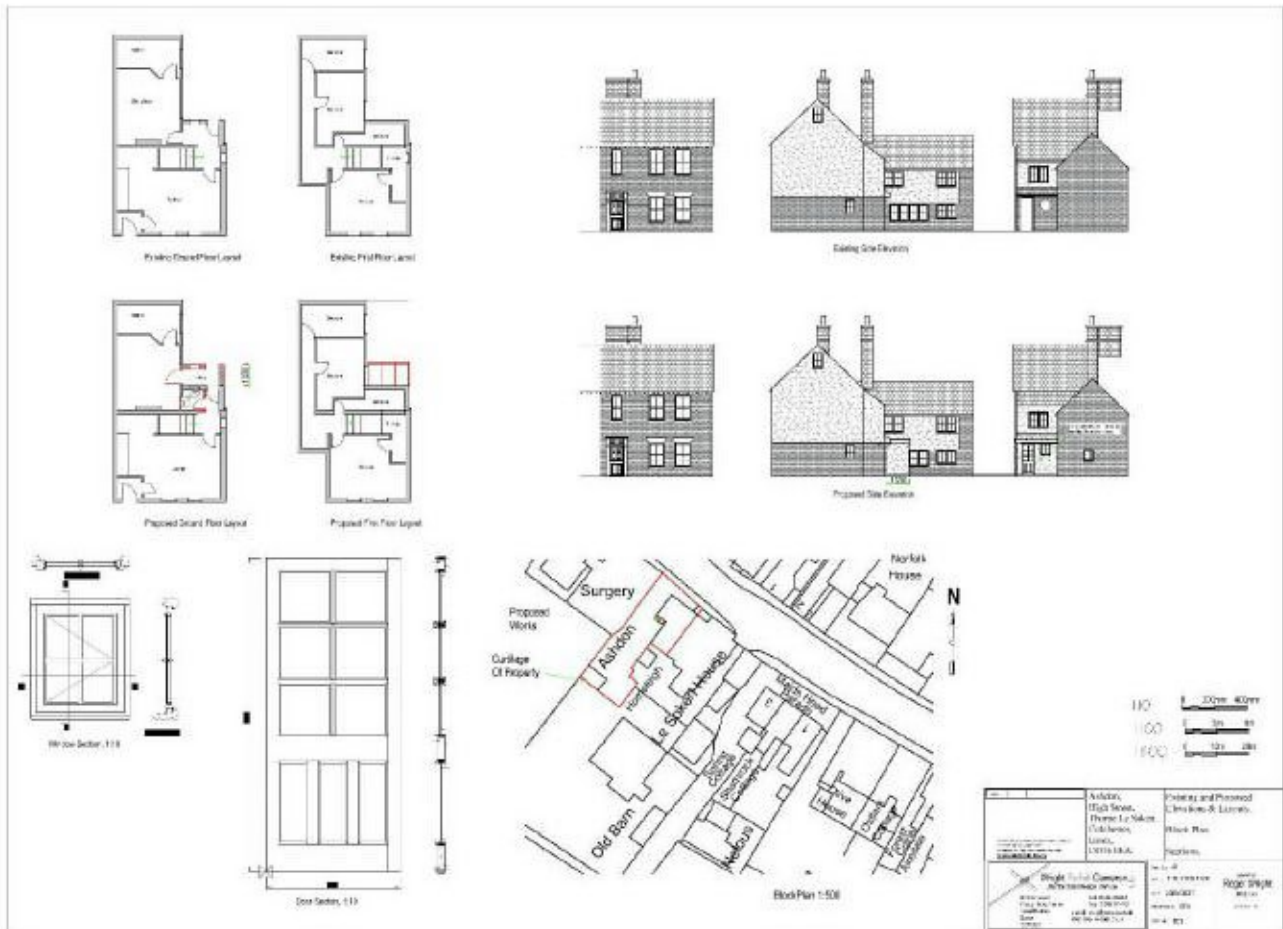
The infill wall containing the round window and the back door is modern and the side return wall containing the wide window has been rebuilt in recent times.



6.0 Description of the Proposals

The scheme comprises the addition of a small single storey rear extension onto the small existing tiled canopy. The purpose of this is to facilitate a ground floor WC and cloakroom, which the house does not presently enjoy.

Details of the proposals can be read from the Wright Ruffell Cameron drawings.



7.0 Impact Assessment

Criteria for Assessment

The following section assesses the significance of the setting of the heritage asset, in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (referred to henceforth as GPA3).

The assessment of how the proposed development will potentially impact upon the setting of the identified heritage assets has been undertaken using the guidance detailed GPA3. This recommends that an assessment should take into account the following factors when assessing the impact of a development:

- Location and Siting;
- Form and Appearance;
- Additional Effects; and
- Permanence.

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

Level of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing important characteristics. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they improve the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the character of a heritage asset.
Negligible	The proposed changes will have a very minor effect upon on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the overall character of the surrounding context.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall character of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

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

Overall level of impact				
Level of Change	Sensitivity/Significance			
	Neutral	Low	Medium	High
Major Beneficial	Slight	Slight/Moderate	Moderate/Large	Large/Very large
Moderate Beneficial	Neutral/Slight	Slight	Moderate	Moderate/Large
Minor Beneficial	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Neutral	Neutral/Slight	Neutral/Slight	Slight
Minor Adverse	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Moderate Adverse	Neutral/Slight	Slight	Moderate	Moderate/Large
Major Adverse	Slight	Slight/Moderate	Moderate/Large	Large/Very large

The following levels of harm may potentially be identified:

- **Substantial harm or total loss.** Harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'
- **Less than substantial harm.** Harm of a lesser level that that defined above
- **No harm (preservation).** A High Court Judgement of 2014 held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means 'doing no harm'.

Preservation does not mean no change; it specifically means no harm. Historic England guidance states that*Change to heritage assets is inevitable but it is only harmful when significance is damaged.* Thus change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. What matters is whether such change is natural, harmful or beneficial to the significance of an asset.

With regards to changes in setting, GPA 3 states that*protection of the setting of heritage assets need not prevent change,* with the above statement regarding the type of impact on the significance being key.

The following assessment is limited to considering the effects occasioned upon the fabric and the setting of the heritage asset by the proposed scheme.

* ICOMOS (January 2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

Significance of the Heritage Assets

Setting is defined in the National Planning Policy Framework (NPPF) as*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*

It is important to understand how the setting contributes to the significance of the heritage asset.

The setting of Ashdon

The most important part of the setting is the street frontage, where the painted brick faced façade, parapet, fine glazed sash windows and flat canopied doorcase with pilasters forms an important feature in the street scene.

Overall the street setting of the pair of buildings is considered to have a **medium/high** significance.

The rear and side returns of the building have been altered, modernised and rebuilt with modern windows, new brickwork and cement render to the first floor walls. The shape and form of these windows are not traditional and do nothing to enhance the building.

The outhouse has been lost and no historic features or remnants appear to remain in the courtyard or garden.

The side and rear area is considered to have a **low** significance to the setting of the building

The fabric of the building

The building has been altered and modernised at the rear, with modern double glazed timber windows, rebuilt brickwork infill (at least to the facework below the render line) and cement render to the first floor walls.

The small rear canopy and the infill wall containing the round window are clearly much later additions.

The fabric is considered to have a **neutral/low** significance on the side and rear and a **medium/high** significance on the street frontage.

Impact upon the Heritage Assets

The setting of Ashdon

The greatest change to the building is the introduction of a very small rear extension. It cannot be seen from the front and only very marginally from the side, thus the visual impact from the more sensitive receptor areas is very low indeed.

The proposal has a traditional lead rolled flat roof design and lime rendered finish which does not appear out of place.

The rear of the building has been much altered and has little essence of the detail of what might have been originally, although the proposed extension does not unduly interfere with the understanding of that form.

The earlier outbuildings have been lost and the garden is an open space to the side of the building, thus it does not offer any specific contribution to the setting or to the understanding of the development of the space over time.

The external proposals will have a negligible visual impact upon the wider setting of the rear of the property.

Setting	Level of Change	Significance of setting	Overall Impact
Ashdon	Negligible	Low	Neutral/Slight

The resulting impact on the setting due to the proposal is considered to be **Neutral**, due to the minor nature of the addition.

The fabric of the building

The alterations occasion very minor change and no loss of historic fabric. The opening formed to access the rear extension affects only rebuilt fabric. The course of the side wall is retained with the removal of the window and a small section of wall under it, to facilitate a connection, then replacement with a smaller window in its place. The extension itself is reversible if required in the future. It makes good use of space and provides a valuable facility, expected of modern living standards.

	Level of Change to original fabric	Significance of fabric	Overall Impact
Ashdon	None	Neutral	Neutral

The resulting impact on the historic fabric of the house due to the proposal is considered to be **neutral**.

8.0 Conclusion

The proposed scheme for a new rear porch will occasion a very small degree of change to the setting.

The design is for a small and traditional form of extension.

There is no change to the historic fabric, with the alterations to existing fabric being confined to the modern fabric of the rear wing.

This report has analysed the factors which will be occasioned by the proposal. It has determined that overall negligible change will be occasioned to the setting and none to the historic fabric, resulting in a neutral impact. This constitutes no harm on balance using the NPPF paragraph 196 test.

For the foregoing reasons the scheme substantiates the changes to the fabric and the setting.

Appendices

Extract of Listing description for Ashdon

Name: ASHDON, HIGH STREET

List entry Number: 1308410

County	District	District Type	Parish
Essex	Tendring	District Authority	Thorpe e Soken

Date first listed: 7 May 1985

Grade: II

House, now office and 2 houses. Circa 1600, altered in C19 and C20. Timber framed, partly clad with red brick in Flemish bond, partly plastered, roofed with handmade red clay tiles. 3 bays facing NE with central stack, forming a lobby-entrance, and rear wing, forming an irregular T-plan. C19 2-storey lean-to extension in right rear angle. Stair tower to rear of left end, and C20 2-storey extension beyond. Small C20 flat-roofed single-storey extension between rear wings. 2 storeys and attics. 5-window range of late C19 sashes of 4 lights in earlier apertures with flat brick arches. Central door of 6 fielded panels with early C19 fluted architrave and moulded flat canopy. At left end of front elevation, early C19 flush 6-panel door, the top 2 panels glazed, with similar but smaller architrave and canopy. In left ground floor room (now an office), chamfered transverse and axial beams with broach stops, joists plastered to the soffits, and wide wood-burning hearth with chamfered mantel beam, reduced. Oak panelling reported to be modern in this room behind present wall surfaces. Remainder of interior mainly concealed by modern finishes.

Listing NGR: TM1778122429