
1A Orwell Road, Dovercourt

HERITAGE STATEMENT

TITLE
Heritage Statement

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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PLANNING POLICY FRAMEWORK.....	1
3.0	APPLICATION SITE CONTEXT.....	3
4.0	HISTORIC BACKGROUND	5
5.0	1A ORWELL ROAD	10
6.0	ARCHIVAL EVIDENCE, PRIOR TO COLLAPSE	11
7.0	PHOTOGRAPHIC SURVEY OF THE SITE	14
8.0	SIGNIFIANCE OF RELEVANT HERITAGE ASSETS	16
9.0	PROPOSALS	17
10.0	PRE-APPLICATION CONSULTATIONS.....	17
11.0	IMPACT ASSESSMENT.....	19
12.0	COMPLIANCE WITH LEGISLATION, GUIDANCE AND POLICY CONCLUSION	20
13.0	CONCLUSION.....	21

- 1.1 This report has been prepared to accompany the set of documents/drawings prepared in support of the application for planning permission and listed building consent to rebuild 1A Orwell Road. It should be read in conjunction with the drawings prepared by Architorium.
- 1.2 This document aims to analyse the significance and special character of the relevant heritage assets, in accordance with the National Planning Policy Framework (NPPF).
- 1.3 This report incorporates historical development and a description of the subject site and its current character. The analysis of significance and the assessment of impact are proportionate to the extent of the proposals. The adopted methodology applied in the report is a synthesis of the visual inspection and evaluation of the site based on professional experience and a review of literature and primary and secondary sources.
- 1.4 The proposals seek to reconstruct the collapsed listed building to accurate detail.
- 1.5 The author of this report is Miriam Volic, BA Arch and Town Planning, PgDip Cons AA, a heritage consultant, who specialises in historic environment.

2.0 PLANNING POLICY FRAMEWORK

- 2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic built environment. This section of the statement summarises relevant national and local policy and guidance.

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.2 The legislative context managing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
 - Section 66(1) of the Act requires decision makers to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when determining applications which affect a listed building or its setting.

- Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay *"special attention... to the desirability of preserving or enhancing the character or appearance of that area."*
NATIONAL PLANNING POLICY FRAMEWORK, (NPPF), FEBRUARY 2019
- 2.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines the Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. *"These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*
- 2.4 NPPF, Section 16 *"Conserving and Enhancing the Historic Environment"* and the paragraphs 189 – 202, relate to developments that may have an effect upon the historic environment:
- 2.4.1 *"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary [...]" (Paragraph 189)*
- 2.4.2 *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal." (Paragraph 190)*
- 2.4.3 *"In determining applications, local planning authorities should take account of:*
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - The desirability of new development making a positive contribution to local character and distinctiveness." (Paragraph 192)*
- 2.4.4 *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm, total loss or less than substantial harm to its significance." (Paragraph 193)*

2.4.5 "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional.
- b) assets of highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage sites should be wholly exceptional. (Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)" (Paragraph 194)

2.4.6 "Where a development proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- (Paragraph 195)

2.4.7 "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Paragraph 196)

2.4.8 Paragraph 200 of the NPPF advises local planning authorities to "look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE (NPPG)

2.5 In 2014 the government published new planning practice guidance for the National Planning Policy Framework and the planning system (NPPG).

2.6 **Conservation and enhancement of the historic environment (Paragraph: 003 Reference ID: 18a-003-20140306)**

- NPPG explains that the "conservation of heritage assets in a manner appropriate to their significance is a core planning principle. " It further states that "Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets [...]"

- NPPG also states that "In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

- "[...] Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."

2.7 **Importance of "significance" in decision taking (Paragraph 009, Reference ID: 18 a-009-20140306)**

- When considering to what extent proposed works may affect heritage assets the NPPG states: "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."

2.8 **Setting of a heritage asset (Paragraph: 013 Reference ID: 18a-013-20140306)**

- "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it."

2.9 **A viable use for a heritage asset (Paragraph 015, Reference ID: 18 a-015-20140306)**

- "[...] sustaining heritage assets in the long term often require an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation."

2.10 **Assessing harm (Paragraph: 017 Reference ID: 18a-017-20140306)**

- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. [...] significance derives not only from a heritage asset's physical presence, but also from its setting.
- Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.

2.11 **Avoid or minimise harm to the significance of a heritage asset (Paragraph 019, Reference ID 18 a – 019- 20140306)**

- "A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. [...]"

2.12 Public benefits (Paragraph 020, Reference ID 18 α- 020-20140306)

- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress [...] 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"

HISTORIC ENGLAND'S GOOD PRACTICE ADVICE IN PLANNING NOTES

2.13 The NPPF inherited many of the essential concepts of former PPS5 (Planning Policy Statement), "Planning for the Historic Environment." PPS5 was accompanied by a "Planning for the Historic Environment Practice Guide," published by Historic England (former English Heritage). On 27 March 2015, The PPS5 Practice Guide was withdrawn, and replaced with three separate documents: Good Practice Advice notes 1, 2 and 3:

- Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

2.14 Further Guidance by Historic England has been adopted in February 2016:

- Conservation Area Designation, Appraisal and Management Historic England (Advice Note 1)
- Making Changes to Heritage Assets Historic England (Advice Note 2) and Historic England Advisory Note On The Reconstruction Of Heritage Assets 2016 (HO-J Draft 01042016)

LOCAL PLANNING POLICY

2.15 Tendring District Local Plan 2007, with specific policies relevant to heritage and conservation: QL9 - Design of New Development, EN1 - Landscape Character, EN17 - Development within Conservation Areas, EN22 - Extensions or Alterations to a Listed Building, EN23 - Development within the proximity of a Listed Building, CL6 - Urban Regeneration Areas

2.16 Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- SP1 Presumption in Favour of Sustainable Development
- SPL1 Managing Growth
- PPL8 Conservation Areas
- PPL9 Listed Buildings

2.17 Tendring District Council Conservation Area Review, Dovercourt Conservation Area (2006)

2.18. Dovercourt Masterplan Revisited (2018)



Figure 1 - Aerial view of the application site (marked in red)

3.1 The application site is located at the seaside end of Orwell Terrace, Orwell Road, in Dovercourt. The site was previously occupied by the building (1A Orwell Terrace), which collapsed in 1994 and was completely destroyed. It is within the curtilage of the remaining buildings of the terrace, which is grade II listed, and is within the Dovercourt Conservation Area.

3.2 The Historic England listing description is as follows:

"Formerly known as: Banksea House Dovercourt. Terrace of marine residences now mostly flats with attached railings. 1851 to late 1850s. Brick with Roman cement render and Welsh slate Mansard roof over main range, flat roofs over end blocks. PLAN: main range (Nos 1-12) of 3 storeys with attics and basements and NW and SE blocks of 4 storeys with basements. EXTERIOR: the main range consists of 12 houses in handed pairs. The centre of each pair breaks forward slightly forming a regular series of recesses and projections. Each projecting part has 2 segmental-roofed dormers now with mixture of windows, the originals being double-hung sashes with margin glazing and single vertical glazing bar, the upper sash curved. Each party wall is taken above the mansard with long party wall stacks. Plain parapet now pierced with mixture of semi-circular and rectangular cut-outs to dormers. Prominent cornice on brackets and pulvinated frieze. Second floor has 2 narrow un-subdivided double-hung sash windows with plaster moulded surrounds. First floor has 2 similar deeper windows with semi-circular headed moulded surround and set in slight recess. Ground floor, as elsewhere in complete complex, has Doric pilasters, entablature and cornice forming base. This treatment is carried round paired, projecting flat-roofed porches each with a semi-circular arch-headed window in its flanks. Iron boot scraper beside each front door. Front doors of Nos 1, 2 & 5-9 have 2 vertical panels, Nos 3 & 4 have 6 raised-and-fielded panels. Others are C20. Elevation of recessed part has 2 similar dormers. Second floor has 2 square double-hung sash windows with margin glazing, central vertical glazing bars and moulded plaster frames. First floor has 2 aedicule pedimented windows with

eared, upward-tapering architraves. These have margin glazing and central horizontal glazing bar to each sash. These reach to floor level and each has a projecting balcony on brackets with X-pattern iron railings between rectangular corner piers (formerly with ball finials). Ground floor has tripartite arrangement of central and 2 narrow double-hung sash windows with margin glazing set between pilasters. Similar arrangement to basement but with small panes. Wing walls project between each unit within recessions with pier and wrought-iron railings linking with porches and enclosing basement area. These have adorned 'halberds' as main supports with scroll backstays and minor bars have pronounced spearheads. Stone-paved terrace with granite curbing, fronts Nos 1-12 with remnants of iron railings at northern end. Each unit has stone step from road level and iron coal-shute cover to cellar beneath. The 2 larger end units are taken up to 4 storeys with flat leaded roofs behind parapets. The pilaster base treatment is carried through and each block has banded giant pilaster and quoin treatment to corners. The south-west facade of The Convent has similar cornice carried through below 4th floor and this is broken and arched over a window of 3rd floor where facade breaks forward slightly. Third floor has 2 square double-hung sash windows with 2 vertical glazing bars and one narrow double-hung sash, all with plaster frames. The second floor has one narrow and 2 wide double-hung sashes with pilasters and straight entablature and floor level sills on consoles enclosing apron panels. First floor has one narrow double-hung sash and 2 with semi-circular-headed pediments. Single projecting porch on ground floor. The seaward elevation of The Convent employs similar motifs but with more variety and windows of 2nd and 3rd floors are linked. One half of this facade projects with banded pilasters/quoins and with projecting pilastered canted bay with pilasters and balustrade. The SW elevation of No.13 employs similar motifs with the centre of 3 window range breaking forward slightly and with projecting similar porch and separate terrace/steps. The NE elevation, overlooking Cliff Park is treated as an unbroken range but with The Convent and No. 13 breaking forward and surmounted by pediments. General arrangement of facades is similar to SE but with continuous stone balcony at 1st-floor level, supported on pierced brackets and breaking forward at end pavilions. This has simple iron handrail (By Coopers of Ipswich). First floor windows have aedicules with pediments as elsewhere. Ground floor treatment has large frame French windows between pilasters.

INTERIORS of Nos 7 & 8 (still single houses) remain substantially intact. Narrow but elegant well staircases with winder corners, continuous curved soffits, continuous hardwood handrails and alternating iron balustrade of oval loops with anthemion motif and foliate sticks. Variety of richly applied cornices of neo-classical patterns including guilloche and egg-and-dart, varied from room to room and unit to unit. Plaster ceiling roses, plaster skirtings and contemporary panelled doors and moulded architraves. Cornice to porch of No.8 has standing leaves. Standard pattern marble fireplaces with shelf on consoles, white on first floor and black to main ground floor room. The interior of The Convent is similar but on a larger scale with staircase bridging over a lower flight to reach 3rd floor. This house has semi-circular arches within entrance lobby and on first-floor landing with free-standing lintel with rounded decorations. Attics have soft water cisterns to collect water from roofs. Rear gardens are Bagshaw MP, the only completed part of Dovercourt New Town. This monumental project was designed by WH Lindsey, a London architect. Bagshaw was declared bankrupt in 1859 and the necessary land was broken up. The project as built was loosely based on that part of Lindsey's scheme, but the name of a Dovercourt architect, Horace Darken, appears on sale documents."

CONSERVATION AREA

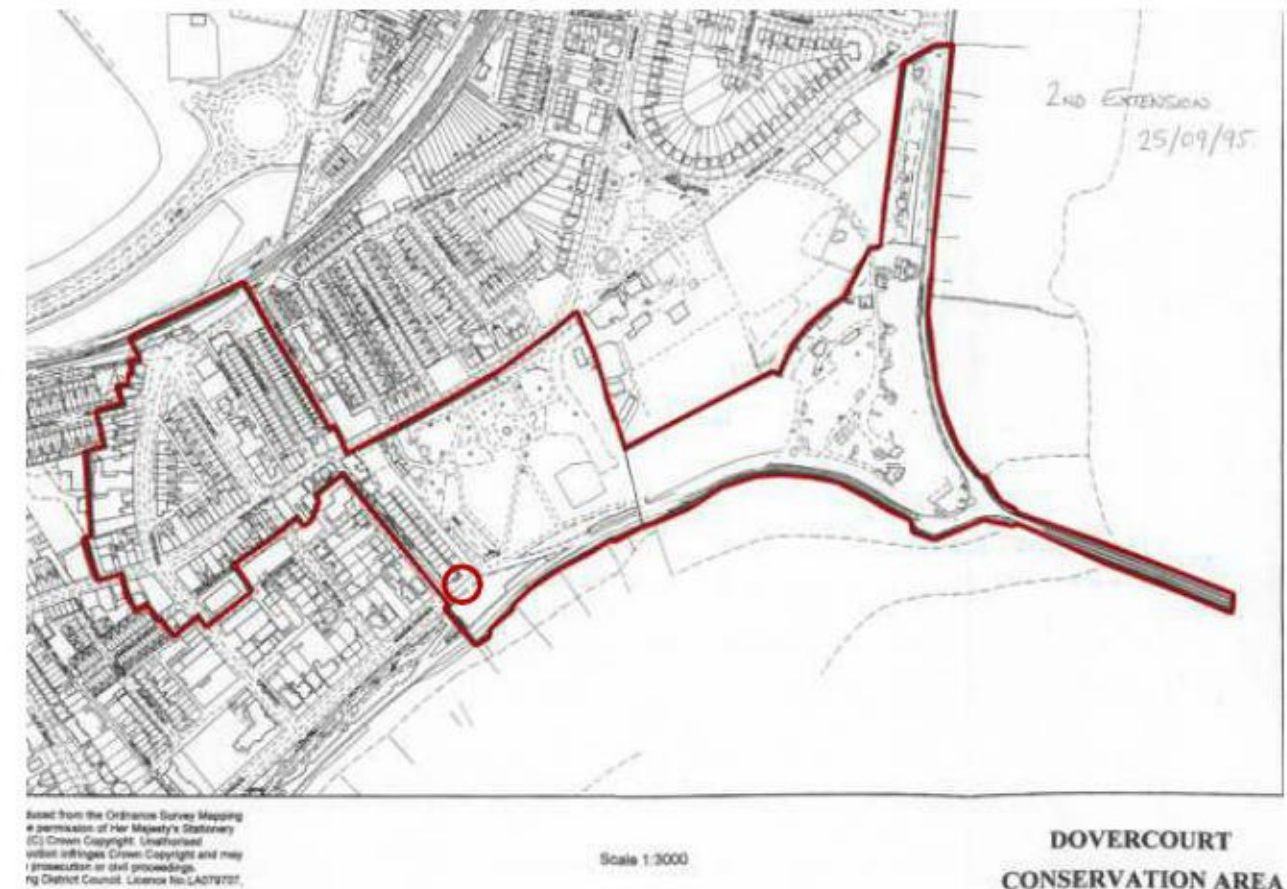


Figure 2- Map of the Dovercourt Conservation Area. The application site is marked in red.

- 3.3 Designation: Dovercourt Conservation Area was first designated on 14.07.1986, extended in 1992 and then again in 1995.
- 3.4 The application site sits centrally, in the southern part of the area (See Fig 2). This part of the conservation area is mainly characterised by the Cliff Park Gardens, which is the main public space in the town centre. Cliff Park and the seafront (including the promenade and landscaped areas) provide open views of Dovercourt Bay, with Orwell Road terrace forming a distinctive backdrop to the views towards town.

- 4.1 Dovercourt is a small seaside town in Essex, located south of the better known town, the port of Harwich. It has a long history, with the record of a settlement appearing in the Domesday Book in 1086. Initially it was a small village, with a population of about 120. The inhabitants were peasants who farmed the land around a cluster of wooden huts, with no direct access to the sea.
- 4.2 The Saxon lord Wulwin/Wulfwin (in 1066) had a manor of 6 hides. By 1086 the estate was in possession of Aubrey de Vere and remained part of the barony of his descendants (the Earls of Oxford) until the 16th century. It formed part of the dowry of Juliana de Vere when she married Hugh Bigod in the mid-12th century, and the sub-tenancy passed to the Bigod Earls of Norfolk who held it as one knight's fee of the Veres. In 1312 Edward III granted it to Thomas de Brotherton. In 1558 Queen Mary gave it to Thomas White.

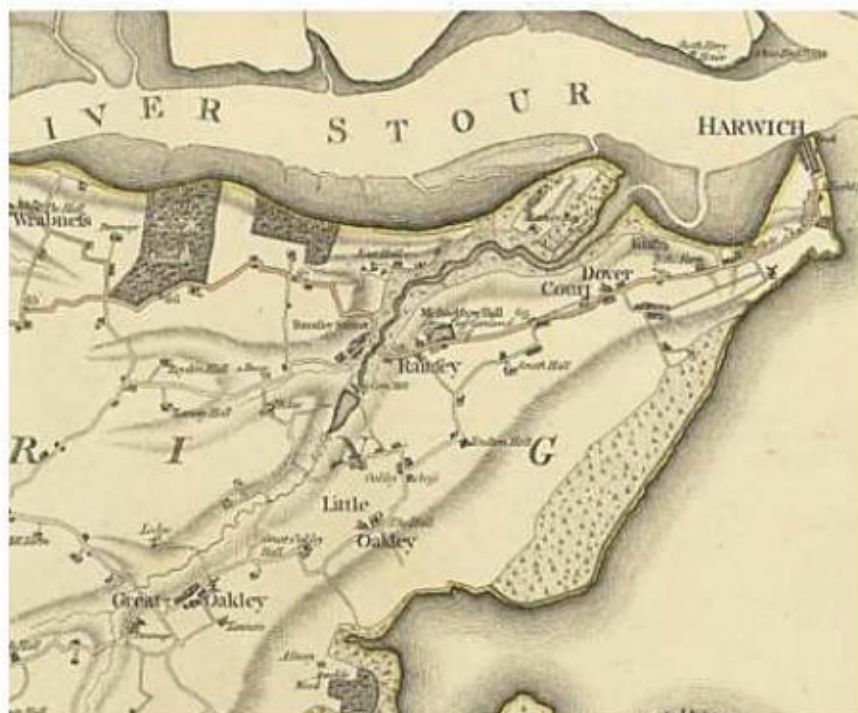


Figure 3 - Map of Essex 1777 by John Chapman & Peter André

- 4.3 Together with Harwich, Dovercourt developed over the years. The town as we know it dates primarily from the 19th Century. At this point, Harwich to the north was much more established, being an important port and naval base. Despite its size, Dovercourt was a popular seaside holiday resort. This function was aided by the arrival of the railway in 1854.
- 4.4 The traces of the early history of Dovercourt remain until today and the examples are the church dedicated to All Saints, built in the 12th century with later additions (the chancel dates from the 14th century), military forts, such as Harwich Redoubt from 1808 and Beacon Hill Fort, rebuilt in 1892, which reflects the strategically important location of Harwich and Dovercourt on the coast of the North Sea.



Figure 4 – All Saints Church, Dovercourt

- 4.5 The topography of Dovercourt with its cliffs and sands of Dovercourt Bay attracted the attention of wealthy industrialists, who built themselves impressive seaside residences. In the 1820s brewer Thomas Cobbold built Holly Lodge, and the cement manufacturer John Patrick built Hill House. A wealthy former East India merchant and Harwich MP John Bagshaw set out to invest in Harwich, and particularly Dovercourt, as a resort. He initially built a mansion - Cliff House in 1845. The house was set in extensive pleasure grounds – Cliff Park, which was eventually opened to the public. In Harwich, he built new baths on the quay in 1846, which included a reading room and a club room, which became the initial home of the prestigious yacht club.



Figure 5 – Cliff House, demolished in 1909

- 4.6 In 1854, he built a spa at Lower Dovercourt, taking advantage of a chalybeate spring which erupted near the shore. He then planned to build a "New Town" in Dovercourt, following a grand design consisting of a symmetrical layout of terraces, villas and a new church in its central square clearly aimed at creating a high-class residential resort along the lines of Tunbridge Wells or Brighton. The buildings were designed by the London architect W. H. Lindsey¹. Unfortunately this development proved to be too expensive and most of the plans were left unfulfilled. Only the esplanade (Marine Parade) and Orwell Terrace were ever built, with the remainder being unrealised due to Bagshaw's bankruptcy in 1859.



Figure 6 – 1896 view of the old spa, and Orwell Terrace above. The Marine Drive (later renamed parade) is still undeveloped, and in the background are houses along Cliff Road. The Spa was demolished in 1920s.



Figure 7 – Cliff Road



Figure 8 – Lee Road



Figure 9 – Marine Parade

- 4.7 Despite this, Dovercourt continued to expand under other developers. The 1860s and 1870s saw new Cliff Estate (Cliff Road), built at the south west end of Lower Dovercourt. Other streets and housing were gradually laid out, with a growing number of investors, builders, and buyers. The growth of the town inevitably resulted in transformation of what used to be a mainly rural community. By 1911, the population quadrupled to 3,894, increasing demand for new housing, commercial buildings, and schools. Other facilities like lodging houses also increased (by 1882 there were 24), to meet the demands of the visitors arriving by steamers and railway.
- 4.8 The town's growth was entirely associated with the resort development and the need to provide for the increased number of visitors. A number of new hotels were built between the 1850s and 1920s. Queen's Head Hotel was opened in 1850, Victoria Hotel in 1859, Cliff Hotel in 1860 and Phoenix Hotel in 1868. The hotels often added extra facilities for example, the Cliff Hotel provided pleasure gardens and a bazaar and Victoria Hall in the Queen's diamond jubilee year.

¹ FOUNDATION OF THE RESORTS - by Dr. Christopher Thornton

- 4.9 In 1903 Hotel Alexandra opened on Marine Parade. " It had 40 bedrooms lit by electricity, a theatre and a ball room, and sufficient prestige for King Edward VII to stay there in the summer of 1905. A New Theatre attached to the Alexandra was home to 'most excellent entertainments' according to the resort's official guidebook (1911)."²



Figure 10 – Hotel Alexandra, Dovercourt

- 4.10 In comparison with other sea resorts, Dovercourt aimed to retain the upmarket clientele. This approach is described by Thorntos as; " [...] quite deliberately distancing itself from the brasher attractions available at other resorts, for example Clacton-on-Sea. A contrast was also made in one guidebook (1902) between 'Happy-Go-Lucky Harwich' where 'sea, shrimps and beer are the staple commodities' and 'Drowsy Dovercourt' with its terraces and villas and 'dainty little shelters on the parade'. The town's official guidebook of 1911 drew special attention to the hanging gardens on the low cliffs the desirable promenade, its bandstand and ornamental shelters."
- 4.11 The post-war developments of the 20th century characterised by plain architectural vocabulary and unsympathetic alterations to the town centre, contributed to the general deterioration of this once charming and characterful environment. Although elements for a successful small town with its centre holding distinctiveness and character exist, there is a need to address a variety of issues. Tendring Council is currently considering a strategy for the revitalisation of Dovercourt town centre, with the aim to attract residents and visitors and improve the image and quality of the centre and the whole town.

HISTORIC MAPS



Figure 11 – 1840 Tithe Map



Figure 12 – 1870 OS Map

² Ditto





Figure 13 – 1890 OS Map, showing open areas around the application site (marked in red)

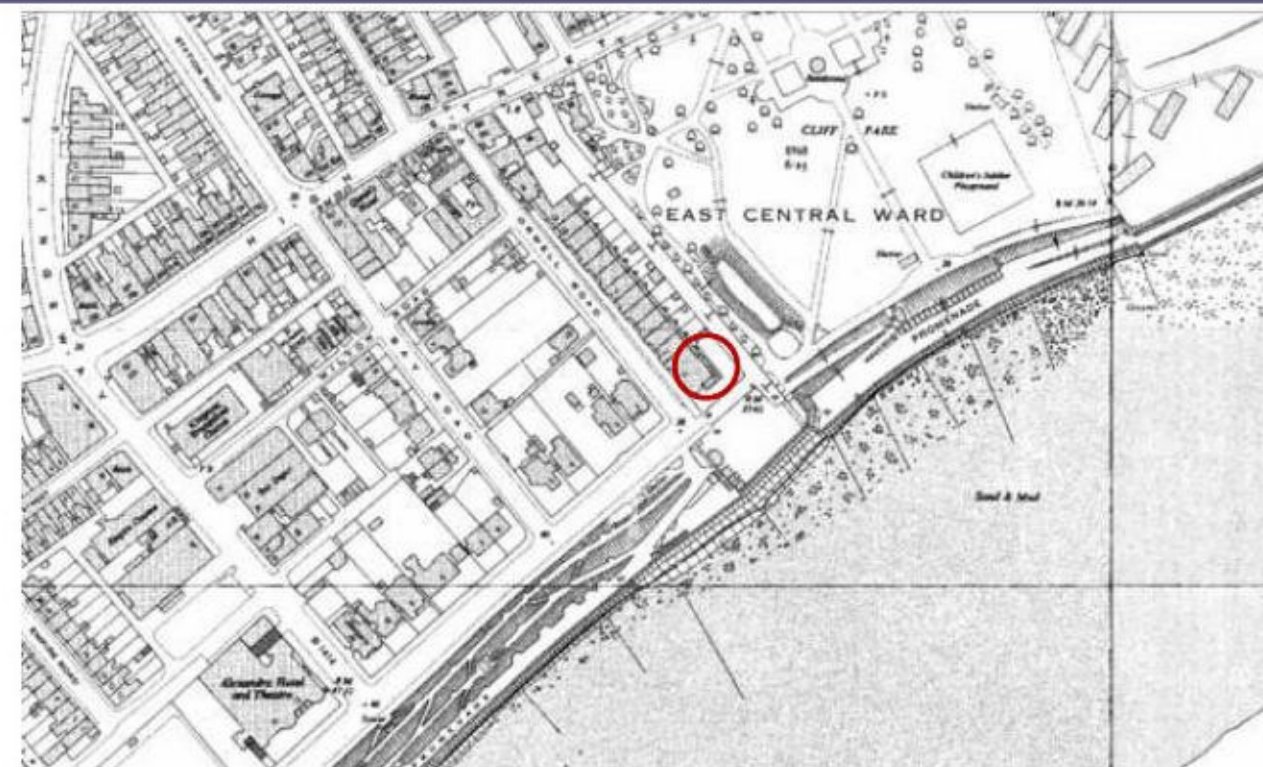


Figure 15 – 1950 OS Map

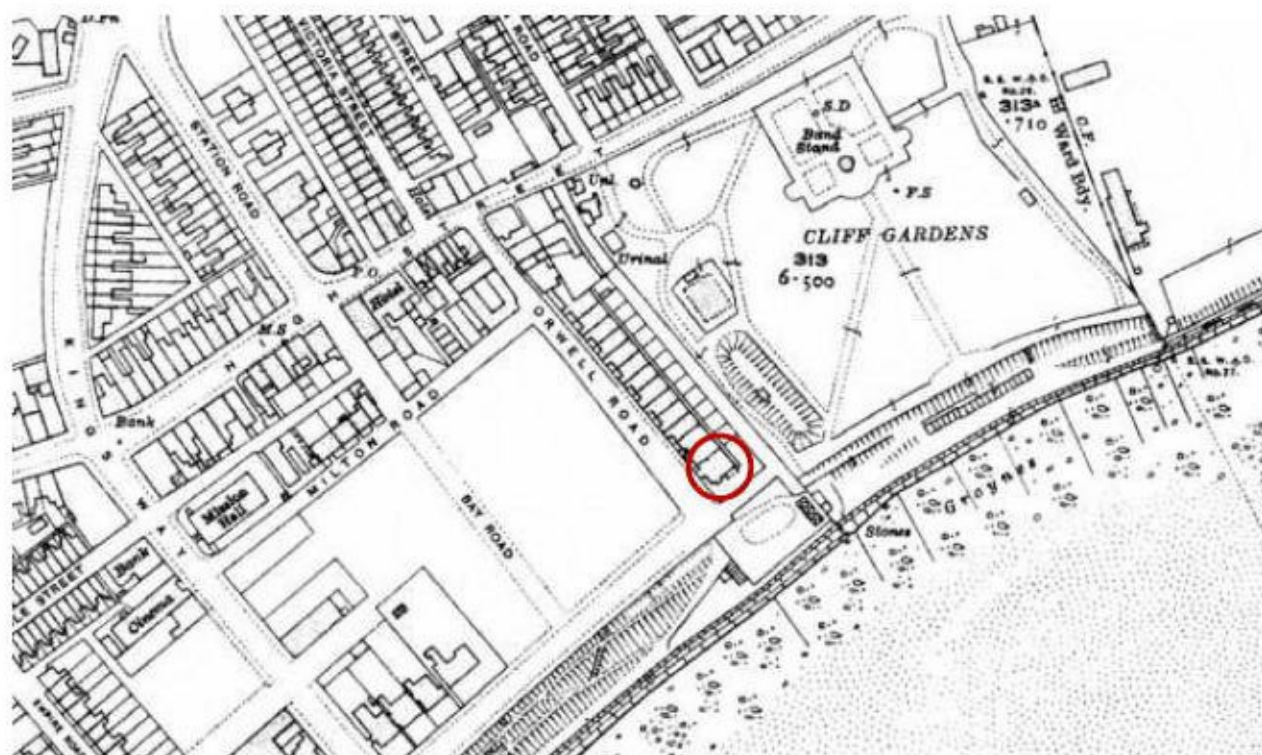
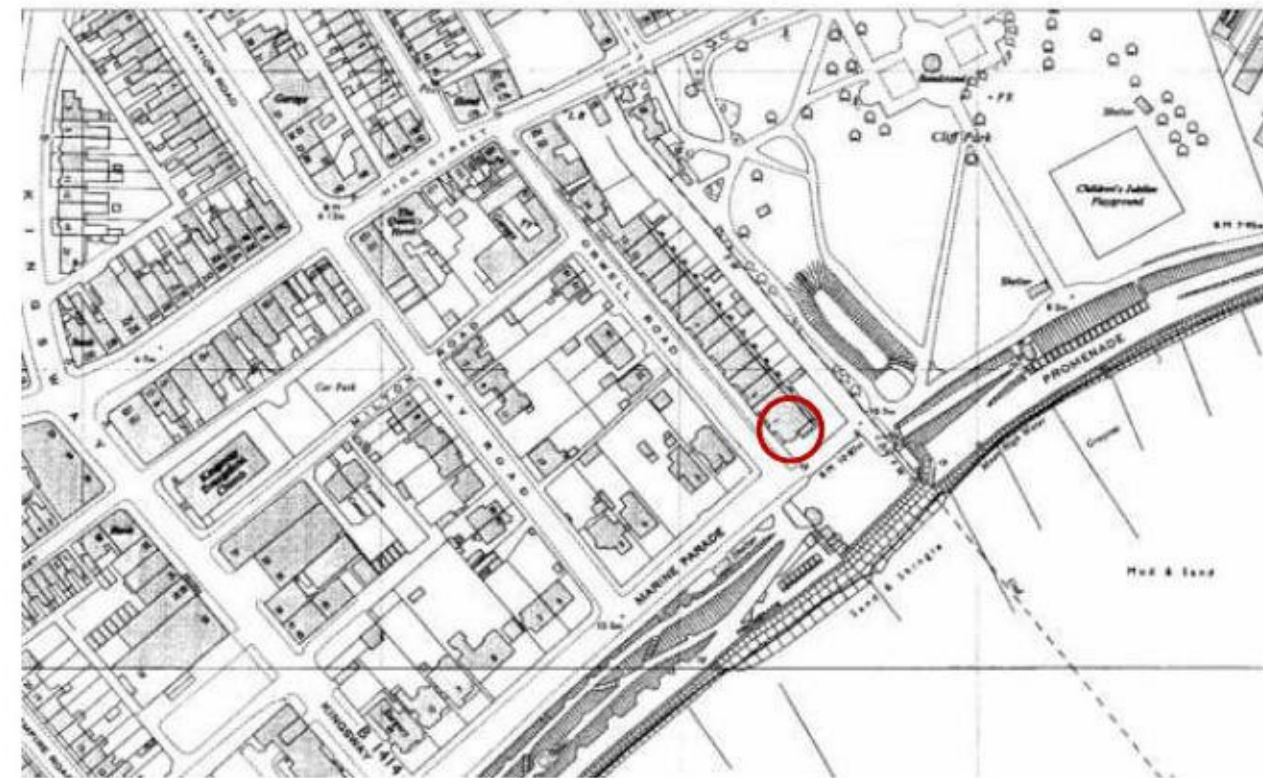


Figure 14 – 1920 OS Map – showing layouts for the new roads parallel to Orwell Road to the west. New buildings are built along the Marine Parade. The Cliff House has been demolished, as well as the Bagshaw's spa.



AERIAL PHOTOS



Figure 16 – 1920 - Aerial View of Dovercourt, looking towards Orwell Terrace

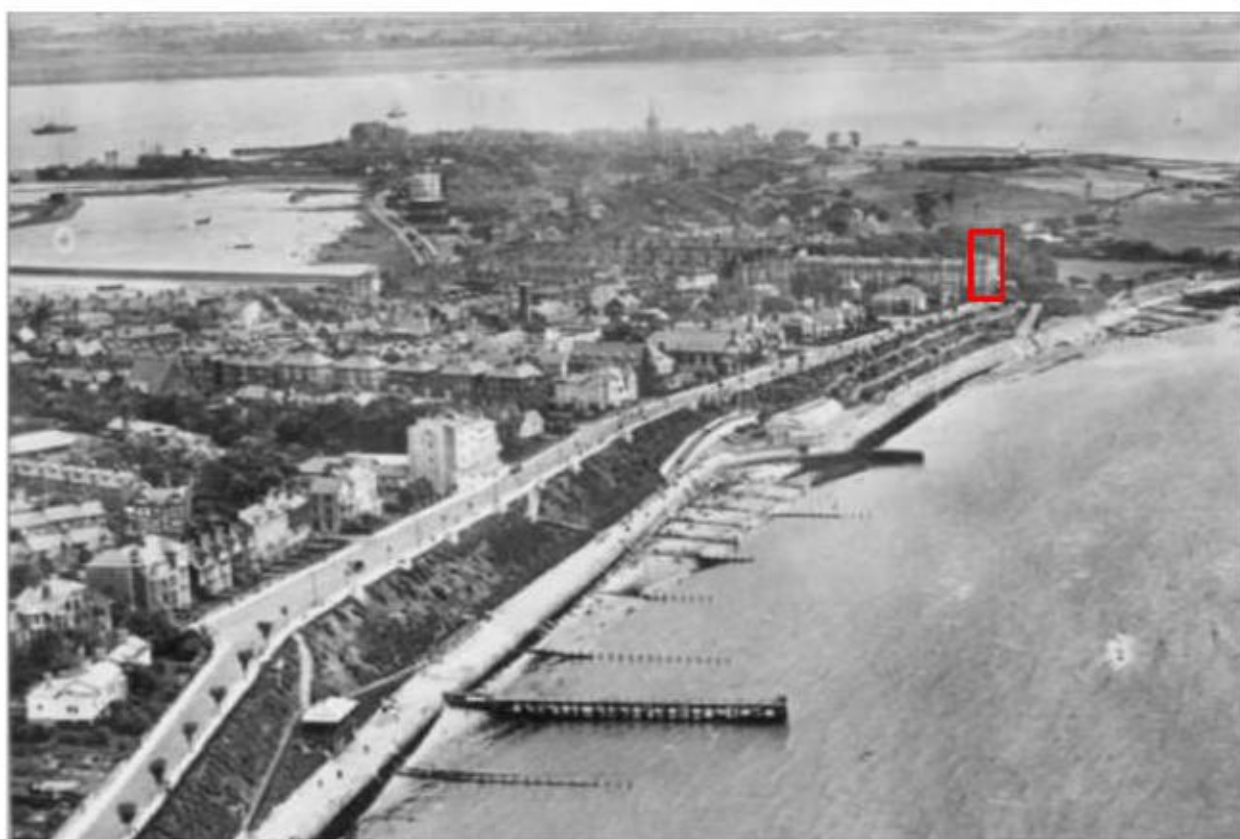


Figure 17 –Historic Aerial view of the Marine Parade. The application site is marked in red.

5.0 1A, ORWELL ROAD



John Bagshaw (1784-1861)



Robert Bagshaw (1803-1878)

5.1 No. 1A Orwell Road was part of Orwell Terrace, which was built in 1851, as the start of the larger scheme (creation of a New Town), and was designed by London architect W. H Lindsey, for a wealthy merchant John Bagshaw. The slopes from Orwell Terrace to Mill Lane were landscaped, with a grotto, shelters, and a miniature waterfall. John Bagshaw died in 1861, with Orwell Terrace as one of a few finalised accomplishments.



5.2 The application site (No. 1A Orwell Road), is currently a vacant plot at the eastern end of Orwell Terrace. The original building (known as Banksea House) was occupied by Robert Bagshaw, son of John Bagshaw. After his death in 1878, it became a Convent school, run by the Dominican nuns from 1909 until the 1920s. The sisters of Our Lady Mary took over the property in July 1932 and re-opened the school for girls only. The playground contained a Victorian greenhouse where the nuns grew grapes, which they sold for a penny per bunch. In 1940 the military took over the house for the duration of the war. The nuns briefly returned to Banksea House, but the building was finally vacated at the end of 1954. The house remained empty until its collapse in 1994.

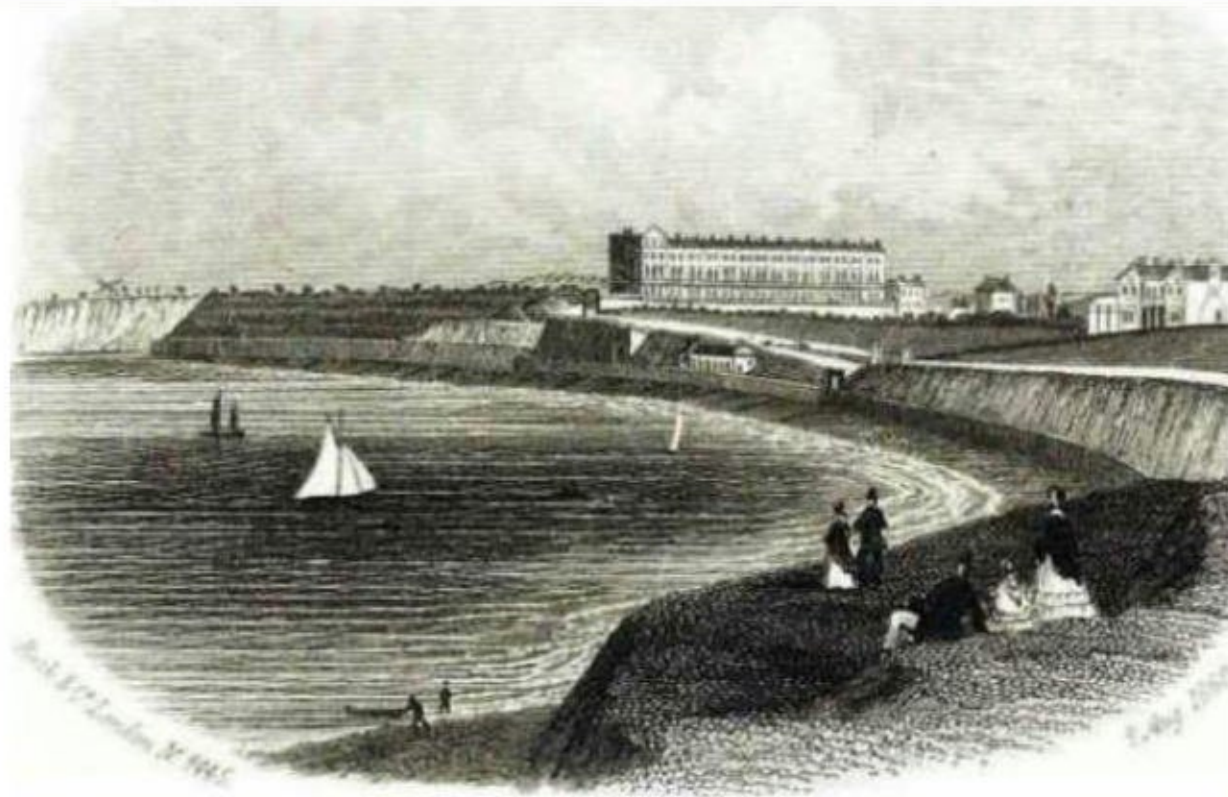


Figure 19 – early view of the Orwell terrace with Cliff House to the right. In the forefront of the view is the seaside and beach



Figure 21 – View of the gardens in front of the Orwell Terrace, with a greenhouse used by the Convent school nuns and pupils.



Figure 20 – The photograph of the nuns, in front of the Convent (1910).



Figure 22 – Pupils and teacher in front of the greenhouse



Figure 23 – 1900s View of Orwell Terrace. In the forefront of the photograph is Banksea House (the Convent).

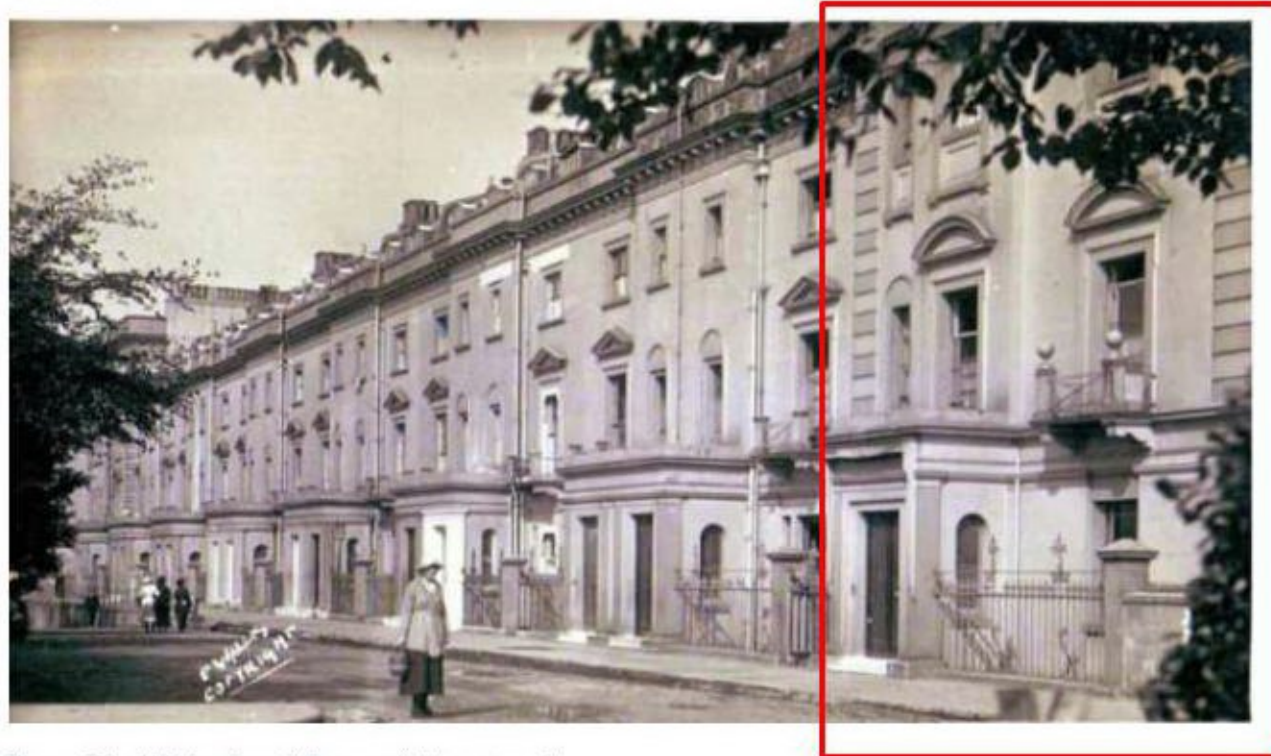


Figure 24 – 1914 – Orwell Terrace (old postcard)

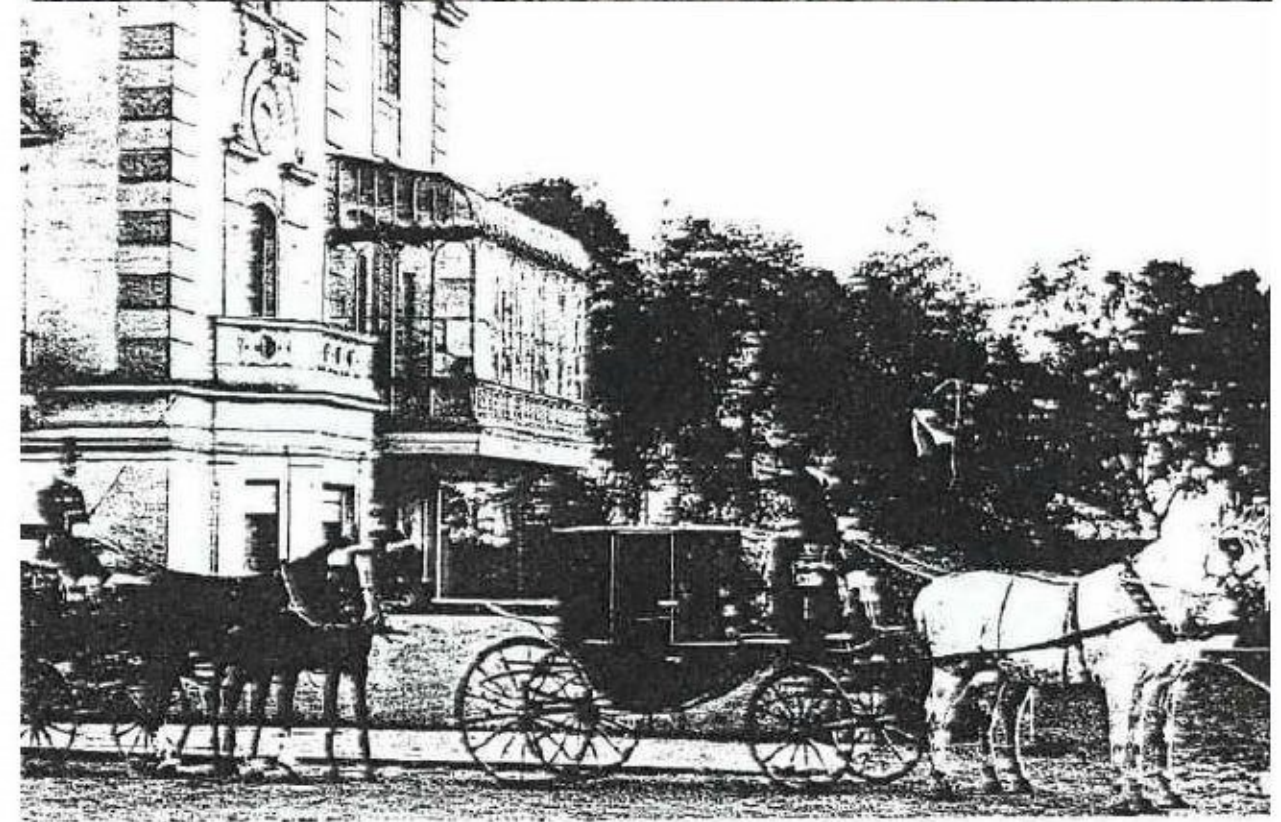


Figure 26 – 1900s photograph of 1A Orwell Road (published in Harwich & Manningtree Standard 4.11.1994)

6.1 From 1954 No. 1A Orwell Road was unoccupied until it was purchased in 1993 by John Acton. He was in the process of consultations with Historic England (then English Heritage) who advised on the ways to refurbish this listed building. In October 1994 significant cracks appeared in the building, but no action was taken to secure the building. It collapsed in November 1994. The local press wrote about the events leading to the building's collapse, as well as about the aftermath (see below).



Figure 27 - 1A Orwell Road, front elevation (1984)



Figure 28 - 1A Orwell Road, side elevation (1994)



6.2 Drawings of the existing elevations and floor plans were found in the Essex Archives (*T2715 Plans for the restoration of 1A ORWELL TERRACE, Dovercourt (n.d.) and Dovercourt Station (September 1994), by Paul Skeet*). They were prepared shortly before the building collapsed probably for the intended renovation and refurbishment. These drawings form the basis for the reconstruction of this building.

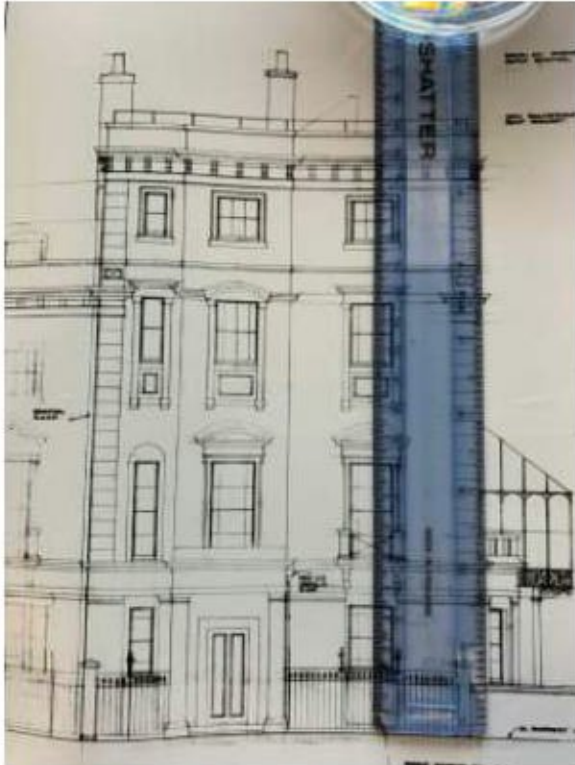


Figure 29 – Front (South) Elevation



Figure 30 – Side (East) Elevation



Figure 31- Rear (North) Elevation



Figure 32 – Section

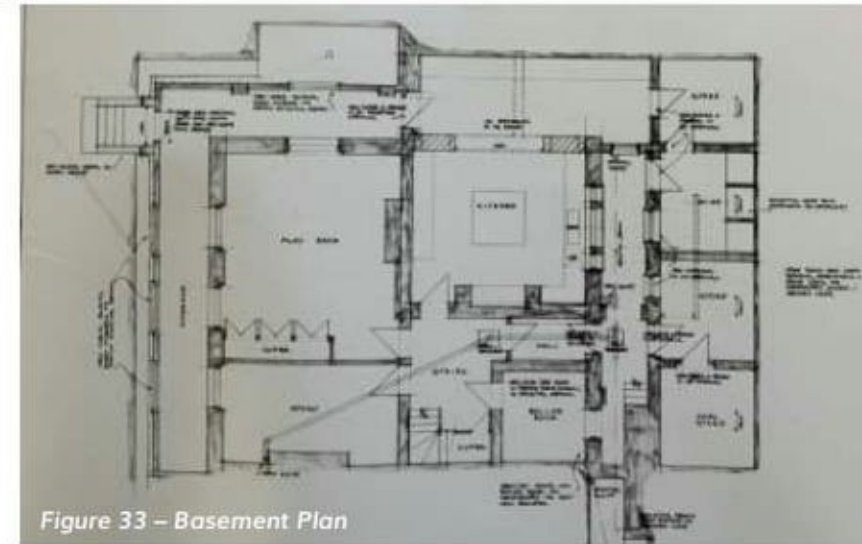


Figure 33 – Basement Plan

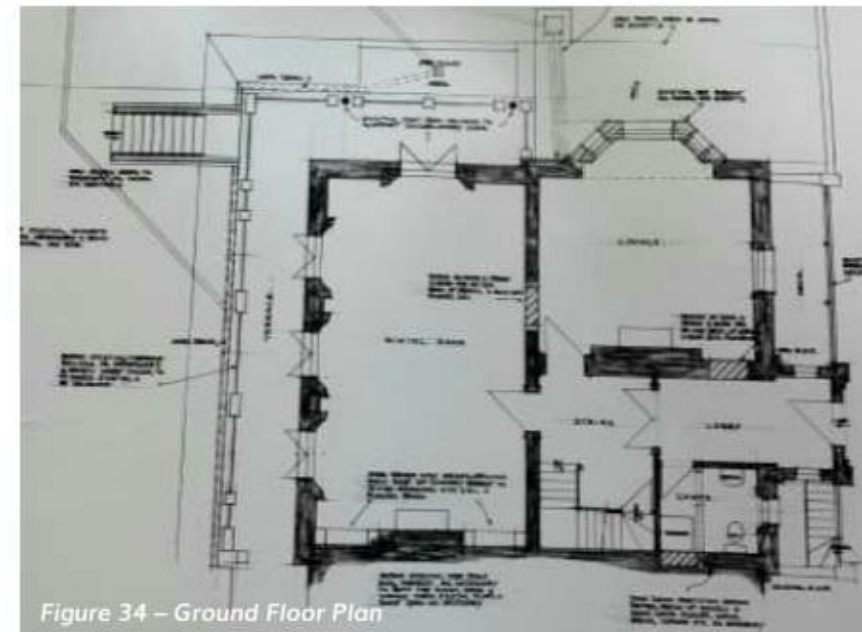


Figure 34 – Ground Floor Plan

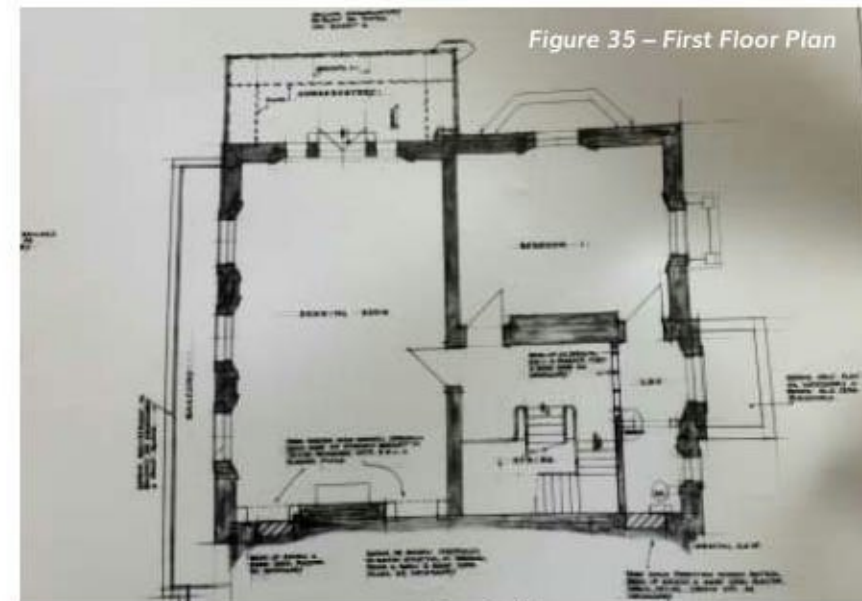


Figure 35 – First Floor Plan



7.0 PHOTOGRAPHIC SURVEY OF THE SITE

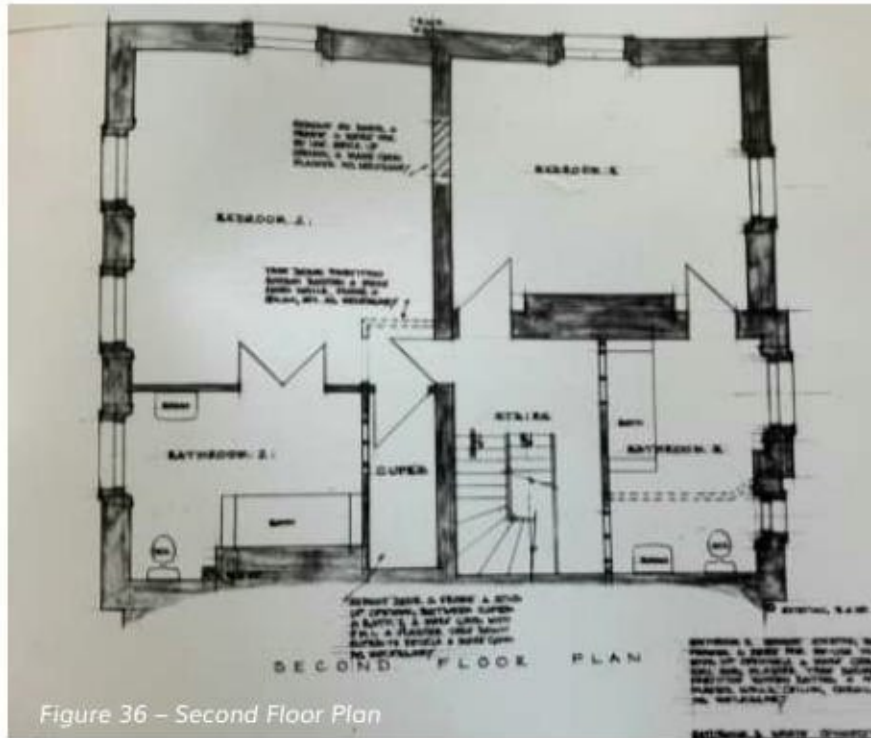


Figure 36 – Second Floor Plan

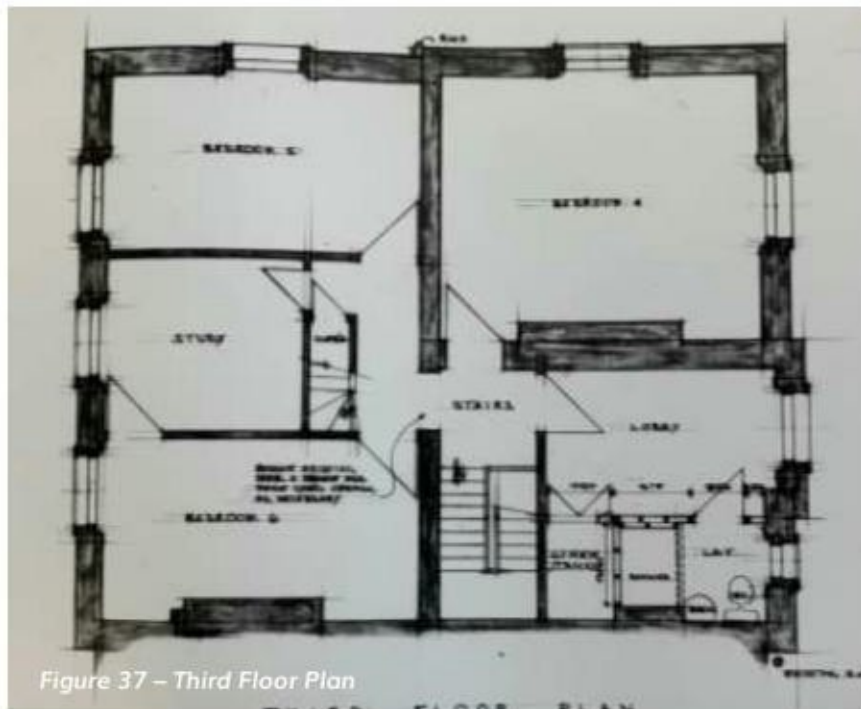


Figure 37 – Third Floor Plan



Figure 38 – Aerial view of Orwell Road, with application site marked in red



Figure 39 – Birds eye view of Orwell Terrace from Cliff Park. The application site is marked in red.



Figure 40 – View of the front/side elevation



Figure 43 – View of the side elevation



Figure 41 –View of the front elevation of the remaining terrace on Orwell Road, with the application site to the right



Figures 44 & 45 –The remains of the entrance porch (view from the front and rear)





Figure 46 – View of the remains of the building



Figure 48 – remains of the collapsed building

8.0 SIGNIFICANCE OF RELEVANT HERITAGE ASSETS

- 8.1 This section deals with the 'significance' of the relevant heritage assets, based on the findings and analysis of the previous sections of this document. 'Significance' is defined by NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic."
- 8.2 NPPF also points out that "significance derives not only from a heritage asset's physical presence, but also from its setting." It defines "setting of a heritage asset" 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 an asset, may affect the ability to appreciate that significance, or may be neutral".
- 8.3 The methodology used to assess significance follows methods prescribed by Historic England in "Conservation Principles, Policies, and Guidelines, 2008" (CPPG), which recommends testing of various "heritage values." These values are listed as: evidential, historical, aesthetic, and communal.

EVIDENTIAL VALUE

- 8.4 CPPG (2008) in Paragraphs 35 and 36 states:

"Evidential value derives from the potential of a place to yield evidence about past human activity" and "Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"

- 8.5 The application site is a vacant plot at the eastern end of the existing grade II listed terrace, previously occupied by the family house that collapsed due to structural damage and subsidence in 1994. At present, all that remains of this property are ruins, which are not thought to be structurally sound for re-use or for incorporation in the proposed new building. Therefore, the evidential value is **low**. However, drawings found in the archives (1994) provide good technical evidence and can be used as the basis for the reconstruction/re-instatement of this building.

HISTORICAL VALUE

- 8.6 CPPG (2008) Paragraphs 39 and 44 say: "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."

And

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."

- 8.7 No. 1A Orwell Road was part of the terrace, built in the 1850s. The building was originally built as part of a planned much larger contemporary development – a "New Town" as envisioned by its investor John Bagshaw. The remaining terrace forms part of an important townscape group within the Dovercourt Conservation Area. Overall, despite the loss of the application site building, it is considered that the vacant plot and its setting retains its associative historic value, which is of **high significance**.

AESTHETIC VALUE

- 8.8 CPPG (2008) Paragraphs 46, 47 and 48 say:

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place."

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects"

"Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive."

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."

- 8.9 The lost building had **high aesthetic value** and was described in detail in the listing note:

"[...] 4 storeys high with flat-leaded roof behind parapet. The pilaster base treatment is carried through and each block has banded giant pilaster and quoin treatment to corners.

FACADES:

The south-west facade of The Convent has similar cornice carried through below 4th floor and this is broken and arched over a window of 3rd floor where facade breaks forward slightly. Third floor has 2 square double-hung sash windows with 2 vertical glazing bars and one narrow double-hung sash, all with plaster frames. The second floor has one narrow and 2 wide double-hung sashes with pilasters and straight entablature and floor level sills on consoles enclosing apron panels. First floor has one narrow double-hung sash and 2 with semi-circular-headed pediments. Single projecting porch on ground floor.

The seaward facade of The Convent employs similar motifs but with more variety and windows of 2nd and 3rd floors are linked. One half of this facade projects with banded pilasters/quoins and with projecting pilastered canted bay with pilasters and balustrade.

The NE elevation, overlooking Cliff Park is treated as an unbroken range but with The Convent and No.13 breaking forward and surmounted by pediments. General arrangement of facades is similar to SE but with continuous stone balcony at 1st-floor level, supported on pierced brackets and breaking forward at end pavilions. This has simple iron handrail (By Coopers of Ipswich). First-floor windows have aedicules with pediments as elsewhere. Ground floor treatment has large frame French windows between pilasters.

COMMUNAL VALUE

- 8.10 CPPG (2008) Paragraphs 54 and 56 say:

"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects."

- 8.11 Much has been written and documented about Orwell Terrace as a whole, and about Banksea House, later Convent School. This building was part of the community for almost 150 years. Its loss was mourned by the community and there is some evidence of calls for its re-instatement. It is thought that the communal value of this lost heritage asset was of **high significance**.

9.0 PROPOSALS

- 9.1 It is proposed to recreate No. 1A Orwell Road. The basis for the proposed scheme is the information obtained from the Essex Archives. It is intended to recreate 1A Orwell Road to match the building that collapsed in 1994. Materials used internally will be in line with current building regulation standards and requirements. Externally, materials will match the adjacent buildings on the terrace, with matching joinery, plasterwork, decorative elements and ironwork. For further information please see detailed drawings prepared for the submission.

- 9.2 It is proposed to use matching materials found on the remaining terrace. It is known that the core materials used on the original building were brick with Roman cement render and Welsh slate for the roof. The appropriate modern render which comprises adequate properties for the seaside location of the application site. One of the systems often used is Parex façade render (see the specification sheet). Parex façade renders are totally weatherproof and fully breathable products.

The proposed railings will be cast iron. The cornices, and other façade detailing will match the existing, using approved suppliers / manufacturers. Full details can be provided only once the access to the neighbouring building is available (the scaffolding is erected), and measurements can be taken. The proposed windows will be timber panted, matching the existing. Welsh slate for the roof is also proposed.

10.0 PRE-APPLICATION CONSULTATION

10.1 Pre-application consultations were undertaken with Tendring Council (20/30244/PREAPP) and the advice was received from Ms Amy Lang on the 21st March 2021. The following recommendations and comments were received:

"The Local Planning Authority and Essex County Council Heritage Team are supportive of a high-quality, evidence-based reconstruction of the terminal block to the terrace with appropriate materials and details. The exterior should be an accurate reinstatement of the historic elevations.

The basic philosophy of the reconstruction in terms of the external elevations proposed here is one of 'restoration'. Paragraph 126 of Historic England publication Conservation Principles (2008) states: Restoration to a significant place should normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;*
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;*
- c. the form in which the place currently exists is not the result of an historically-significant event;*
- d. the work proposed respects previous forms of the place;*
- e. the maintenance implications of the proposed restoration are considered to be sustainable.*

Whilst the amended plans go some way in addressing the issues, the amended proposal in its current form fail to address Criterion b and d. With regard to Criterion d, paragraph 136 of the document notes:

"the restoration of isolated parts of a place to an earlier form, except as legible elements of an otherwise new design, would produce an apparently historic entity that had never previously existed, which would lack integrity. "

There is the potential here for the application to be supported were a faithful evidence-based external reconstruction to be forthcoming. At present there are several details of the elevations proposed which do not correspond with the detailing shown in the historic photos provided, including the proposed railings which should be cast iron to match the impressive existing/historic railings here, and the historic façade arrangement and plaster/stucco detailing of the elevations including their balconies and balusters. It maybe, that once archives re-open that further historic information such as drawings can be found to inform these evidence-based proposals. Proposed elevations that are pastiche would not be supported.

Given the development site's maritime location, careful consideration should be given to specifying of finishing materials and wall build up to mitigate the effects of salt spray on the finished building and best practice should be followed here.

10.2 The scheme has been amended to meet the comments and recommendations received. Further research was undertaken and the scheme now represents an accurate facsimile of the original building with the appropriate detailing, as recommended.

10.3 Further comments were received on 30.06.2021 (20/30244/PREAPP). The received advice is supportive of the proposed works, with recommendation to provide further information on the specific elements of the proposals. The excerpt from the letter is below:

"I am supportive in principle of the proposals, however there a level of detail remains to be added to the proposals at an appropriate scale of 1:20 to allow high-level detailing required of any proposal at this site which is not currently provided within the present iteration of proposals. Support for the principle of external restoration only is possible at this time, based on the current iteration of the proposals however they are looking promising and will require further detailing in any future application.

Key elements that remain undetailed or requiring refinement based on historic records, which should be included in any future application are:

- Baluster and plasterwork details, particularly of the east elevation, and visible in historic photos as submitted under this Pre-Application.*
- Detailed drawings, including sections, of typical decorative features such as pilasters corning, aprons, architraves, and other decorative features.*
- Given the maritime location of the proposals, it will be important to detail how rainwater will be managed, to ensure that the building does not become compromised by water ingress.*

10.4 Following the latest pre-application advice, further information is provided and included in the set of documents and drawings.

11.0 IMPACT ASSESSMENT

11.1 Following guidance issued by the National Planning Policy Framework (2019), Historic Environment Good Practice Advice in Planning: 2 by Historic England (March 2015) and Guidance for assessing the world heritage sites, ICOMOS (updated 2013), a methodology is set that allows for evaluation of an impact on the attributes of identified heritage assets and their significance, in a systematic and coherent way.

IMPACT ASSESSMENT CRITERIA

- "negligible" – impacts considered to cause no material change;*
- "minor" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of a low to medium magnitude for short periods of time.*
- "moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.*
- "substantial" - impacts considered to cause a fundamental change in the appreciation of the resource*

The impact of proposals can also be neutral, beneficial, or adverse.

- 11.2 Historic England publications and guidance for the reconstruction of lost heritage assets state following:

"There may be convincing reasons to undertake reconstruction. Such a decision needs to be based on a clear understanding of the significance of the heritage asset. Once you have that, you can give careful consideration of any harm and benefits of reconstruction to this significance."

and

"In England decisions about whether or not to reconstruct are usually made on the basis of the heritage significance of the asset. This significance lies in the heritage values attached to the asset as set out in Historic England's Conservation Principles (2008) This significance lies in the heritage values attached to the asset."

- 11.3 Orwell Terrace is a grade II listed group of buildings, and it holds historic, evidential, aesthetic and communal values which are all of **high significance**. The loss of the prominent end-of the terrace building has harmed this significance, as the asset cannot be experienced as originally intended. Furthermore, the collapse of the building had a substantial harmful impact on the character and setting of this terrace, as well as on the surrounding Conservation Area.

- 11.4 Historic England further advises:

"It is important to recognize that restoration can have both positive and negative impacts on these values. In an extensive heritage asset like a historic town, restoration and in some cases reconstruction of architectural features can often enhance heritage values. The kind of features that could achieve this might be traditional windows and doors and the re-creation of the public realm. However in the case of individual monuments or buildings, reconstruction can enhance some values whilst harming others. [...] Once reconstructed, some 'new' heritage assets can derive high levels of significance by ensuring the events that resulted in the destruction of the original place are not forgotten."

and

"[...] decisions on reconstruction involve finding a balance between the potential impacts, whilst also considering the environmental, social and economic benefits that a proposal might produce."

- 11.5 There will be **no harm** ensuing from the proposed reconstruction of No. 1A Orwell Road - to the surviving terrace, or to the conservation area. On the contrary, the impact will be substantially positive, as it will enhance the existing values of the surviving terrace, and the Dovercourt Conservation Area. The potential impact of the proposed reconstruction is mitigated by its clear benefits including environmental, social and economic, as well as aesthetic and communal.

- 11.6 Historic England states:

"Reconstruction also needs to be based on clear and sufficient evidence if it is to be fully meaningful. The aim is to avoid creating something that never existed in that form and make it

clear what has been newly rebuilt. While there has been successful reconstruction where this principle has not been followed fully, the concept of authenticity is now essential to any consideration of reconstruction."

- 11.7 A set of drawings (in scale) of the collapsed building were found in the Essex Archives. These drawings have been used as a basis for the preparation of the application drawings, and are thought to provide sufficient evidence and information for a successful reconstruction. Furthermore, historic photographs and published sources (including the listing description) offer additional information. In this way it is thought that it is possible to achieve a meaningful reconstruction of this lost heritage asset.

Overall, it is considered that the impact of the reconstruction of this heritage asset will be wholly beneficial.

12.0 COMPLIANCE WITH LEGISLATION, GUIDANCE AND POLICY

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 12.1 The proposals take into account the special architectural and historic interest of the remaining heritage asset – Orwell Terrace and its heritage vales. It also considers the character and appearance of the Dovercourt Conservation Area. The consideration of the potential impact this proposal may have has led to the conclusion that it will be substantially beneficial.

In this way, it is considered that the proposed building does not lead to harm to the significance of the listed building or its setting, thus complying with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

THE NPPF

- 12.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012, revised in 2018 and again in February 2019. It is the principal document that outlines the Government's planning policies for England and how / when these should be applied by the Local Planning Authorities (LPAs). When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. *"These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*

- 12.3 With reference to NPPF Para 189-202

- As recommended by NPPF, an assessment of the significance of the application site and the relevant heritage assets has been provided as part of the application. It is believed that the assessment is proportionate to the importance of the heritage assets being considered. The assessments in this statement have informed the design process, as well as provided a sufficient level of information required to understand the potential impact of the proposal on the significance of the relevant heritage assets.

- The overall impact of the proposals is considered to be substantially beneficial, as it will considerably improve the existing visual /aesthetic character of the subject site and the conservation area.
- "Conservation" is defined in the NPPF as: "*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*"
- The design is based on accurate information – survey drawings of the collapsed building. The significance of the relevant heritage assets (the remaining terrace and the conservation area) will be sustained and enhanced.
- The applicant has appointed conservation consultants with an established reputation in dealing with a range of high quality conservation projects and who were involved in the design and conservation work in all its phases.
- It is considered that by analysing the history of the subject site and the area, its character and context, appraising the significance of the relevant heritage assets, and providing the archival evidence about the former building, this statement provides sufficient information for the planning authority to assess the potential impact of the proposed development on the special historic and architectural interest of the relevant heritage assets.
- The proposed works will enhance the application site, which in its present form is detrimental to the setting of the existing heritage assets.
- The proposals to reconstruct the lost building will restore the original form of Orwell terrace, improving its setting and the setting of the Dovercourt Conservation Area. The impact of the proposals will cause no harm to the special interest of any relevant heritage assets.
- The investment in the reconstruction of this building and returning this historic terrace to its former glory, enabling the community to once again experience it in the original form, is considered to be a tangible public benefit.

NPPG GUIDANCE - DISCUSSION

12.4 With reference to NPPG Paragraphs 003, 009,015, 017, 019 and 020:

- The proposals understand and accept that conservation of heritage assets must be executed in a way that is appropriate to their significance. It is also acknowledged that heritage assets are irreplaceable. Embedded in the proposed works is an understanding of the term '*conservation*' being the '*active process of maintenance and managing change*'.
- It is considered that the significance of the relevant heritage assets and their setting has been properly assessed and has provided information necessary to develop an acceptable proposal. Whilst the application site at present has only associative significance, it is detrimental to the significance of the remaining listed terrace, it is considered that once reinstated it will hold as much significance as the rest of the terrace and will become a heritage asset in its own right.

- The impact on the significance of the relevant heritage assets has been assessed as wholly **beneficial**.
- Public benefits of the scheme derive from the provision of a high quality reconstruction of a once important building, thus enhancing the overall significance of the application site, and securing its optimum viable use. In this way, and according to this definition, the proposals represent tangible public and heritage benefits.

HISTORIC ENGLAND GUIDANCE

- Conservation Principles (2008)

And

- *Making Changes to Heritage Assets Historic England (Advice Note 2) and Historic England Advisory Note On The Reconstruction Of Heritage Assets 2016 (HO-J Draft 01042016)*

12.5 With Reference to Para. 126 and Para 136:

It is considered that the proposals meet the criteria a – e, as evidence based reconstruction is proposed, respecting the form and detail of the original building, thus would not lack integrity.

TENDRING PLANNING POLICY

12.6 With reference to adopted Tendring District Local Plan 2007 and the relevant Heritage Policies EN1, EN17, EN22, EN23, QL9

Policy QL9 – Design of New Buildings

12.7 The reconstruction of No. 1A Orwell Road will be based on the original design. In this way it will maintain and enhance local character and distinctiveness. The original building was part of the planned terrace. Its reconstruction will re-instate the original form of the remaining terrace. The scale, height, form, design, and materials will match the original building. The existing views / skylines will be enhanced.

Policy EN1 – Landscape Character

12.8 The historic Orwell Road terrace is an important feature within numerous views along the Dovercourt seafront. The original end building facing the sea used to be a focal point of the terrace, as it was more exposed to public views than the other end of the terrace. The collapse of this building is a significant loss and is detrimental to the setting of Orwell terrace within the existing landscape, and has a negative impact on existing long and short views within Dovercourt Conservation Area and wider context. Therefore, it is considered that the reconstruction of this lost heritage asset will be beneficial for the historic character of the area and the surrounding landscape/seascape.

Policy EN17 - Development within a Conservation Area

- 12.9 The proposal complies with the policy as it will preserve and enhance (not harm) the character/appearance of the Dovercourt Conservation Area. It will reinstate historic planform and historic features. The proposed building will match the original building in its height, siting, form, massing, proportions, elevation, design, and materials. It will enhance inward or outward views within the conservation area.

Policy EN22 - Extensions or Alterations to a Listed Building & EN 23 - Development within the Proximity of a Listed Building

- 12.10 The proposed reconstruction of No. 1A Orwell Road (formerly known as Banksea House and the Convent), will not result in damage or loss of features of special architectural or historic interest. The reconstructed building will be beneficial to the appearance of the adjacent listed Orwell Terrace, enhancing its setting in long and short views, thus preserving it for the future generations.

- 12.11 With reference to the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), Policies PPL8 - Conversations Areas and PPL9 - Listed Buildings:

Please see above

- 12.12 With Reference to Dovercourt Conservation Area Appraisal, March 2006

The Dovercourt Conservation Area Appraisal identifies Orwell Terrace as one of the parts of Dovercourt that are "most closely associated with its early development as a seaside resort".

"The Orwell Terrace frontage to the park is now a buttressed brick wall which sits on top of an older brick wall and screens a rather rough grassy lane: only vestiges of the original garden frontages of Orwell Terrace remain. The porch and the basement remains of the property at the seaward end of the terrace, while the blank gable of the next house has been rendered with some rough channelling. The site of the end property is surrounded by rough boarding and is a significant visual problem in a prominent location like this. The frontages to Orwell Terrace itself are immensely impressive, with massive and distinctive cast ironwork complementing the stucco elevations."

- 12.13 The appraisal identifies loss of the building as a "negative feature", as follows:

"The collapsed property at the end of Orwell Terrace is a negative feature because of its prominent position, the loss of an interesting building, and the damaging effect on Dovercourt's finest set-piece composition."

- 12.14 In the section addressing suggested enhancements, it states:

"Orwell Terrace: The rebuilding in facsimile of the missing southern end of Orwell Terrace would be a fine enhancement of the Area and the Marine Parade as a whole."

- 12.15 The proposal to recreate lost building will meet the recommended enhancement of the Conservation Area.

13.0 CONCLUSION

- 13.1 The application site is within the curtilage of the Grade II listed buildings of Orwell Terrace, and is within the Dovercourt Conservation Area. The proposal is to reconstruct the building lost due to its collapse in 1994.
- 13.2 The methodology of reconstruction used, follows the recommendation and guidance of Historic England. It is based on the drawings obtained from the Essex Archives, which were prepared by the architect proposing refurbishment of the building, before its collapse.
- 13.3 As required by NPPF, the consideration of the impact and potential 'harm' of the proposal has given weight to the avoidance of "harm" that may reduce the value of the relevant heritage assets. As a result of the analysis of significance and assessment of impact, the conclusion has been reached that the impact will be beneficial and that the return of this lost asset will substantially enhance heritage values of this historic environment.
- 13.4 Historic England "Conservation Principles" and the NPPF define conservation as "managing change." The NPPF recognises that change and adaptation must occur. This can be achieved only with investment in the repair, maintenance, and enhancement of properties, as is the case here. The reconstruction of this building will enhance the existing setting of the neighbouring listed buildings and conservation area. It will ensure the continued residential use of this site which is in keeping with its original use.
- 13.5 The proposed development will substantially improve the character and setting of the surrounding heritage assets, thus complying with the National and Local policies and guidance for urban and landscape design and the historic environment.

Thank you for viewing our Heritage Statement.

**If you have any queries or would like to discuss anything further with us
please don't hesitate to get in contact.**

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