



HERITAGE STATEMENT FOR

THOBY PRIORY

MOUNTNESSING

Corrie Newell BA Arch Hons RIBA ARB IHBC

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1. INTRODUCTION

This Heritage Statement is to be read in conjunction with the Planning Application, existing and proposed plans and other supporting documentation for redevelopment of Plots 01-04 including enclosure, vehicle covers, racking and hard standing.

Corrie Newell is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation, and has over 30 years' experience working with listed buildings.

2. SUMMARY OF PROPOSAL

- 2.1 The Site comprises land at Thoby Priory, Mountnessing. The current application is for the redevelopment of Plots 01-04 to:
- Provide working areas within the western plots 02-04
 - Provide storage and parking within Plot 01
 - Works to subdivide part of Plot 01 including separate access path, green space, fencing and noticeboard for the protection and interpretation of the Monument.
- 2.2 The land has a longstanding established use as a scrapyards, which includes uses of light industrial, car breaking, material and vehicle storage. For some decades it has been in multiple ownerships.
- 2.3 The current owner has recently acquired additional plots within the Site and has substantially tidied and removed much scrap material and rubbish from these areas. The application accompanies separate applications as part of a plan of work to tidy the Site and to improve its overall safety and management.
- 2.4 This Heritage Statement provides a statement of significance of the heritage asset and setting, assessment of the effect of the proposed works on that significance, and a conclusion of the impact of works and any relevant mitigation, in accordance with the requirements within a letter from Brentwood Borough Council dated 23 August 2022 (22/01194/HHA).
- 2.5 The proposals have been developed in conjunction with a brief from Dr Jess Tipper of Historic England and Pre-Application discussions with both Historic England and Brentwood Planning department as described in the accompanying Planning Statement.

3. RELEVANT HERITAGE ASSETS

- 3.1 The current application site comprises 4 enclosed parcels of land which incorporate part of Thoby Priory Ruins and the wider setting of the ruins.

Figure 1. Historic England map of the Thoby Priory Ruins 2023.

The site extent is outlined in purple.



Designation

Listed Building

- 3.3 **Thoby Priory Ruins** were listed Grade II on 29 December 1952 (List number 1293183). The description within the latest amendment of 9 December 1994 is:

“Ruins of Augustinian Priory. C14 and C15. Flint rubble and red brick in English bond. Section about 15m long of S wall of presbytery, aligned E-W, turning N for one metre at E end, with diagonal buttress at corner. Abuts on an early C19 brick wall to E, not of special architectural or historic interest. Includes 2 windows with 2-centred arches, splayed to the N, the tracery missing. The W window is much obscured by creeper at time of inspection, June 1989. The E window is C15, of red bricks 0.23m long by 0.10m wide by 0.06m deep, cut to shape, blocked with red bricks in English bond to a height of 2m. The rubble contains Roman brick and tile, and has bonding courses of red brick similar to that of the E window. Some dressings of clunch, much eroded, and limestone. The priory was founded in the first half of the C12 and suppressed in 1525.”

Scheduled Ancient Monument

- 3.4 Thoby Priory Ruins and an area approximately 25m by 12.5m around them has been designated as a Scheduled Monument (SAM 124 Ref 1005560). The entry does not include a current description.
- 3.5 The upstanding Priory remains comprise a section of c.15m of the south wall of the Presbytery with parts of the nave arch and a west window. Photographs show that the remains are less extensive than the list description. Part of the window collapsed in late 2022 and its reinstatement is to be agreed as part of a phased scheme of access, investigation and repair.
- 3.6 As the extent of the monument does not follow above-ground features, Dr Jess Tipper of Historic England has provided mapping of the relevant SAM area over historic and modern layouts. The monument is defined by the red boundary as follows:

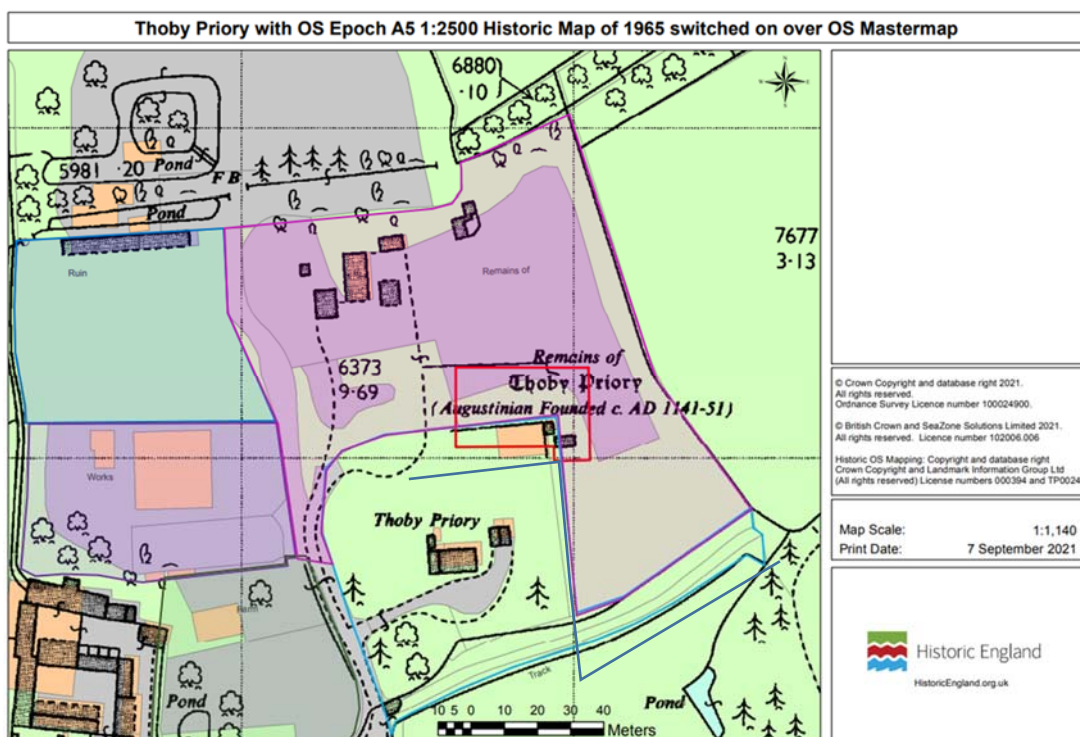


Figure 2. Area of SAM identified by red boundary. Base map Historic England.



Figure 3. Proposed layout with Plot identification as follows:

Plot 01 Pink

Plot 02 Blue

Plot 03 Purple

Plot 04 Green

The Monument is identified with a green outline.

Documentary Evidence

Summary

- 3.7 The Heritage Environment records are of historic structures and below ground remains which have been found within archaeological areas 1 and 2 (CgMs Figure 2 below). These remains are of both the Priory and the former Thoby Priory House, and are within Plot 01 and the adjacent enclosure to its south annotated as 'Thoby Priory' which is in separate ownership.
- 3.8 The surveys found no historic remains where trial pits were conducted beyond this identified area, and therefore concluded that there is low potential for finds within the areas of Plots 02-04. The historic maps of the C18 onwards show these areas comprised the former gardens and parkland.

Heritage Environment Record

- 3.10 The National Record of the Historic Environment (NRHE) holds an entry on the building, as follows:

“Remains of a 12th century Augustinian monastery, formerly called Ginges Priory. This was a small priory, with probably never more than four to five canons, founded 1141-51. It was suppressed in 1525 for Wolsey's college at Oxford. The area now forms part of a scrap yard and the water features have been partially destroyed by tipping. Identification of these as a moat or fishpond complex connected with the priory is now uncertain. The structural remains consist of the south walk of the presbytery, rebuilt in the 15th century. It is circa 15m long, and contains two windows, although no architectural features remain in the windows.”

- 3.11 There are 3 entries for Thoby Priory in the Essex Heritage Environment Record, as follows:

Thoby Priory SMR 5300

“In the early Victorian period the garden of Thoby Priory house (see 5302) was landscaped-a secluded lawn, winding paths between old ponds, miniature moat with bridge and hump-backed island, orchard. Bulldozed away. <1> Moat probably the one referred to on 5299?”

Site Assessment: remaining masonry very overgrown and crumbling. Rubbish/scrap metal against S side. Moat has been filled in. <2> Vegetation should be removed and elevations drawn -?probably without consolidation majority priority should be to record before more crumbles <3>. <4>. AP ref <14>

Archaeological evaluations by trial trenching in 2001 and 2002 showed that post medieval activity extended to the northeast corner of the development area. The trenching identified a number of ditches, drains and rubbish pits thought to be associated with Thoby Priory House. <15>-<16>”...

Thoby Priory SMR 5301.

This holds additional information on the Priory and 2001-2002 trial trenches, as follows:

Archaeological evaluation by trial trenching in December 2001 and July 2002 by ECC Field Archaeology Unit located the remains of the post-dissolution manor house and medieval foundations of the Priory church. All the structural remains appear to be well preserved with minimal modern disturbance. The trenching in 2002 revealed 29 graves, concentrated in an area to the south-west of the church. These are assumed to be contemporary with the priory, as suggested by medieval pottery recovered from two of the grave fills. All human remains were left in situ. <12> - <13>

Thoby Priory House SMR 5302

This record is held on the Post-Dissolution house which was burnt out in the C19, rebuilt in 1897 and demolished in 1953. It was located by trial trenching in 2001-2002.

Building At Risk

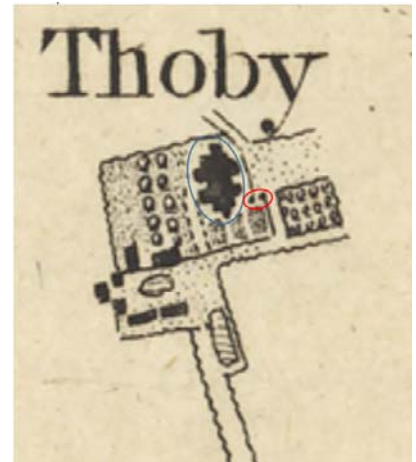
- 3.12 Thoby Priory Ruins are on the Building At Risk Register with Category A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- 3.13 The current owner has provided heras fencing as temporary protection to the standing monument. This current application follows clarification of the GPS plotted extent of the monument by Dr Jess Tipper of Historic England. The application proposals include the provision of permanent solutions for the ruins and underground remains to prevent further deterioration and loss of fabric, and to improve access to the monument, as agreed in principle with Historic England as part of the Pre-Application process.

Maps

- 3.14 The maps show the post-dissolution house and buildings that replaced the Priory. Part of the Priory was incorporated within the lost structure of the southern range of the house.

Right: Figure 4. 1777 Chapman and André Map. North is generally upwards.

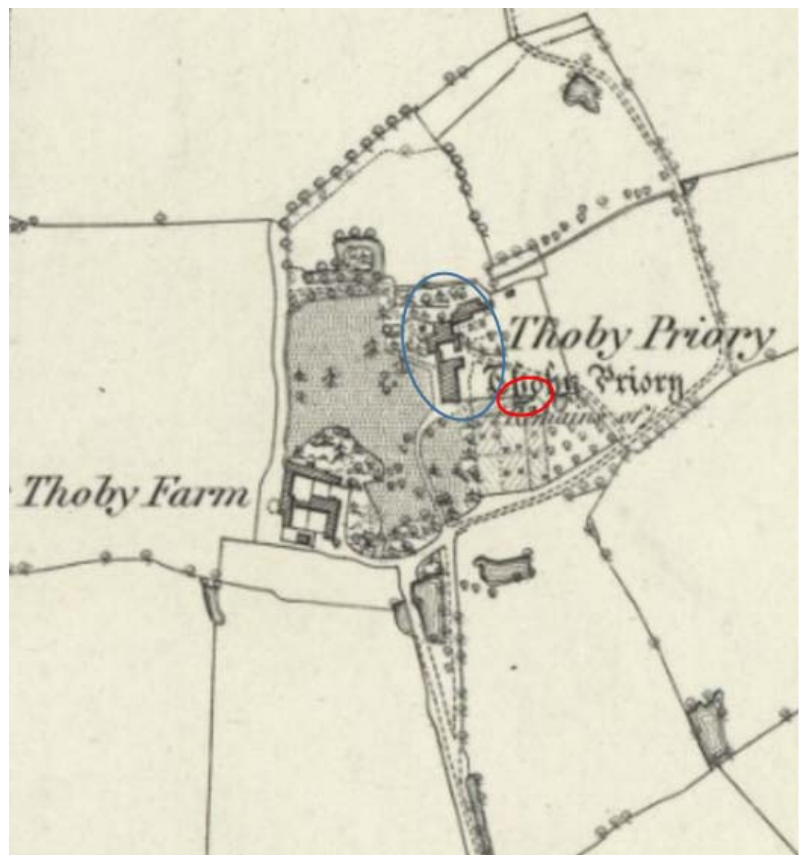
- 3.15 The Chapman and Andre map shows the former Thoby Priory House (circled blue), the SAM Priory Ruins (circled red), and orchards, formal gardens, farmstead and ponds.



- 3.16 In 1861, the house, farmstead, gardens, ponds and entrance were remodelled whilst owned by Henry Prescott Blencowe.

Figure 5. 1881 Ordnance Survey Map. Surveyed 1871 to 1873.

- 3.17 In circa 1894, the house was again remodelled after the fire.



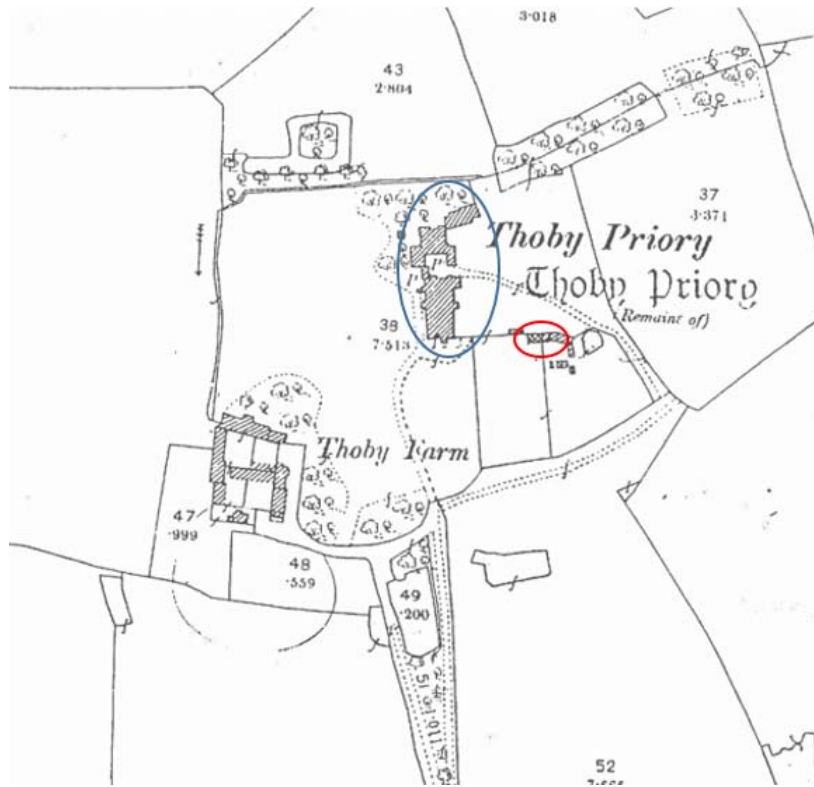


Figure 6. 1897 Ordnance Survey Map. Surveyed 1895.



Figure 7. Circa 1906 photograph of Thoby Priory House from the south-west (Andrew Smith)



Figure 8. 1920 Ordnance Survey Map. Surveyed 1915.

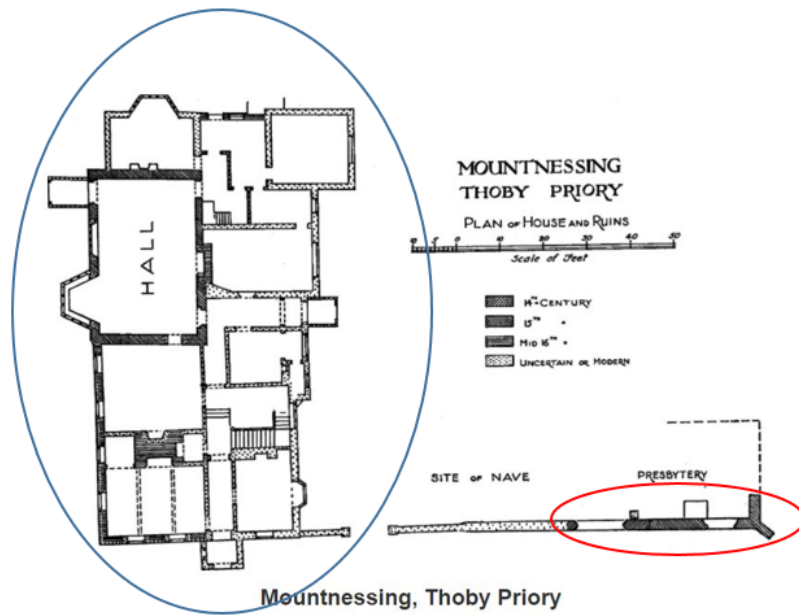


Figure 9. 1923 RCHM survey of Thoby priory House (left) and Priory Ruins (right).



Figure 10. 1923 RCHM survey Plate 75 of Thoby Priory Ruins.



Figure 11. Circa 1950 photograph of Thoby Priory House. Priory Ruins on right. (LostHeritage.Org.UK)



Figure 12. 1946ca Ordnance Survey Map. Surveyed 1938. NLS. Essex nLXXI.NE.

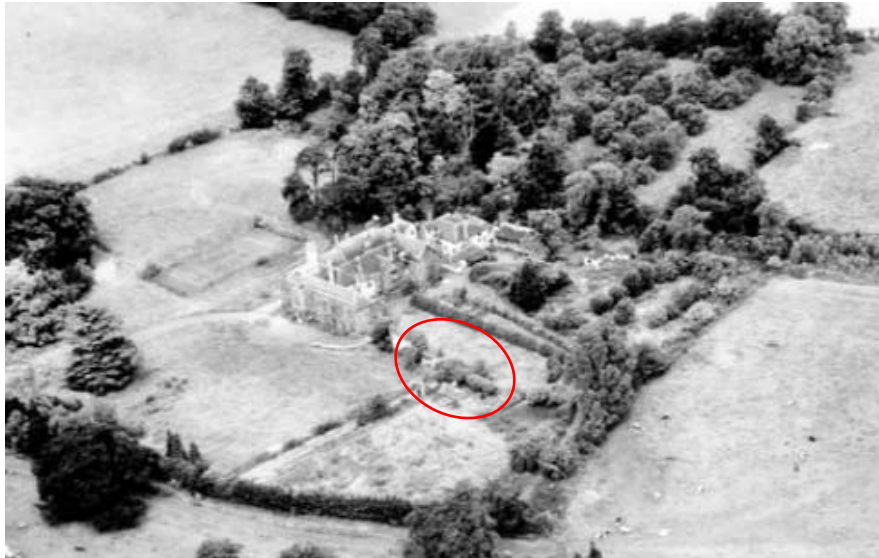


Fig 13. 1952 Aerial. Ruins front right. Cambridge University Collection of Aerial Photography HJ66.

The position of the monument is circled. Plot 01 incorporates the foreground D-shaped enclosure, main buildings and gardens to the right.

Plots 02 and 03 are within the former parkland beyond the tennis court.

Plot 04 is within the former wooded area on the far left.

- 3.18 The 1952 aerial and ca1946 map show the extent of development within the Green Belt, for the purposes of assessing the 'original building' as it existed on 1 July 1948, as defined in the NPPF glossary.**

The 1952 photograph shows that the majority of the footprint and volume of 1 July 1948 was at least two storey.

- 3.19 In 1953 the house was demolished (EHCR 5301). The section of Priory wall was Scheduled in 1961.
- 3.20 In 1960s a replacement house was built to the south of the Priory ruins. The replacement house and buildings associated with the initial breakers yard are shown on the 1965 Ordnance Survey map (Figure 2).
- 3.21 The 1965 Ordnance survey map includes the long range of buildings along the northern edge of Plot 02. These do not show on the 1952 aerial and earlier maps, and therefore date from between 1952 and 1965, when the site was first in the current industrial / car breaking use.
- 3.22 Further buildings were constructed along the southern edge of plot 02 prior to 1999.
- 3.23 A survey of that date (15/00527/OUT THBSRV01/1 - SURVEY DRAWING 2 below) includes buildings along both boundaries, roadside hoarding and fencing dividing Plot 4 into 4 plots. The northern buildings are annotated as corrugated iron huts. One of the buildings along the southern boundary is annotated as a brick building.

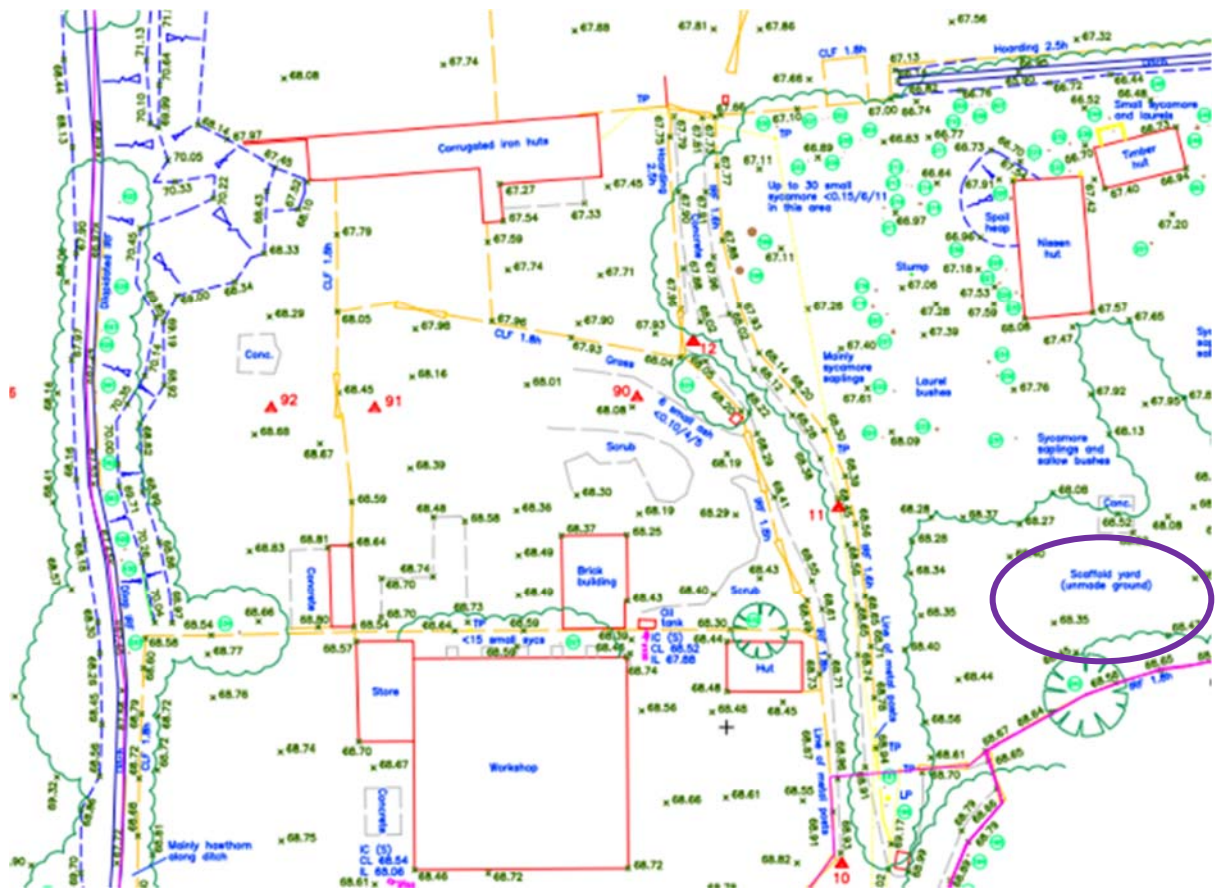


Figure 14. 1999 survey by IC Ward (15/00527/OUT) of Plot 02 and the buildings within adjoining Plots 01 (right) and 03 (including workshop below). The annotation adjacent Thoby Priory (circled purple) states 'scaffold yard (unmade ground)'.

Figure 15. 2000 Google Aerial showing the extent of the scrapyard. Comparison with the drawn survey the previous year shows that trees obscured a number of the buildings that were located in Plot 01 and the centre of the site.





Google Aerial

*(Above) Figure 16.
October 2006*

*(Right) Figure 17.
2010.*

*The Monument is
outlined.*

*The largest
buildings are
along the western
plots. Those on
Plot 01 are visible
below trees.*

*Comparison with
the 1999 survey
indicates that the
apparent
greenness of the
earlier Aerial of
2000 was
undergrowth over
previously
developed land,
such as the
scaffolding yard*





Figure 18. 2015 Aerial (from DAS 15/00527/OUT) showing the fire of January 2015 within Plot 02, the structures along its northern and eastern edges, and the buildings on the western edge of Plot 01 and hard surfacing the full extent of its eastern boundary.

3.25 The Officer Report of 2015 for 15/00527/OUT confirmed the use was established. It compared extant and proposed footprints and volumes and confirmed the existing condition was as follows:

“the extent of built/storage footprint is 34,905sq.m. (approximately 75% of the site)...

- the existing buildings range up to 10m in height ...

- it is estimated that the volume of development on site (including external storage) is some 105,000cu.m” (Page 25).

3.26 The Design and Access Statement submitted with the application had concluded an extant built/storage footprint of 51,000 square metres, approximately 90% of the site, at a height of up to 10 metres. The extant volume was estimated at some 153,000 cubic metres (DAS 3.1).

The difference is likely to be the footprint and volume which was lost during the 2015 fire on Plot 02 and could potentially be replaced i.e. 16,095sq.m. (approximately 15% of the site) and a volume of 48,000cu.m.



Figure 19. September 2017. This shows the hardsurfacing similar to that in 2015. Plot 01 was a vehicle breaking yard with crushed vehicles in the NE corner, a building within the Monument and hard-surfacing north and east of Thoby Priory. Plot 02 was either still used for burning or it had recently ceased. Plot 03 was the most heavily developed apart from Plots beyond the application boundary.



Figure 20. March 2022.

Photographs of Thoby Priory Monument March 2023:



Figures 21a-c. Thoby Priory wall and remains of window arch.

Photographs of Thoby Priory in 2021, showing the extent of the former window arch:



Figure 22. Priory Ruin West Window

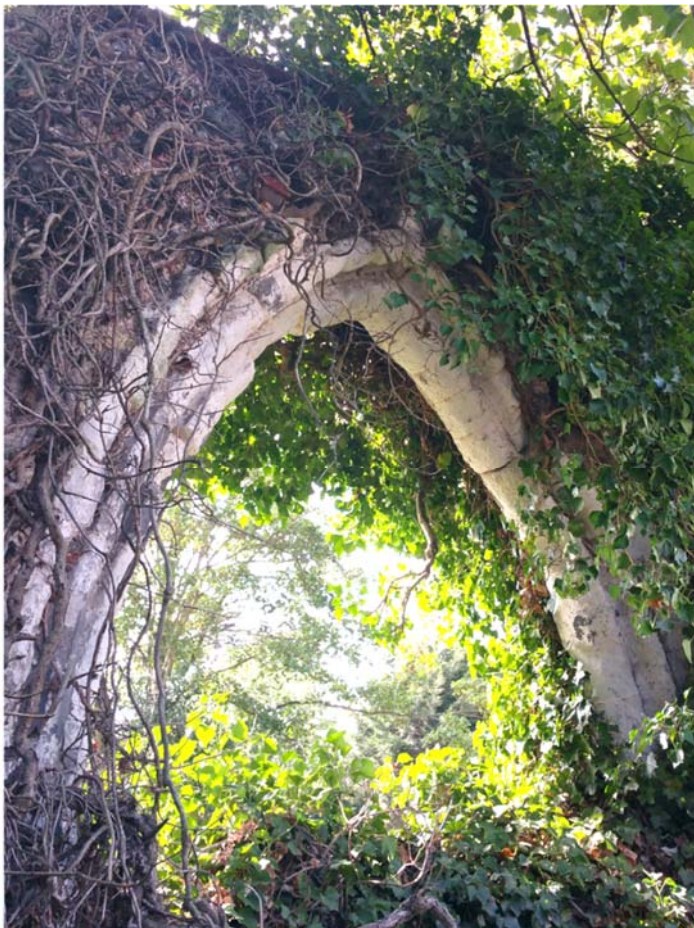


Figure 23 (Left):
West window arch mouldings detail



Figure 24.

Priory Ruin and West Window, showing protective fencing and gap to the nearest storage unit.



Figure 25. East elevation of the Priory Ruin abutting the C18 garden wall.



Figure 26. Fallen masonry detail



Figure 27. Dated brick within the C18 garden wall – “__ Crofs 1772”

4.0 HERITAGE SIGNIFICANCE

Level of significance

- 4.1 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest.

Archaeological interest – significance of remains

- 4.2 The latest published assessment of the site was provided within the CgMs Archaeological Desk based assessment produced in September 2014.

It summarised the previous evidence including:

- RCHM Survey of Thoby Priory House (the Mansion House) in 1923 (RCHM, 1923, An Inventory of the Historical Monuments of Essex, Volume IV)
- A desktop assessment carried out in 1999.
- 23 trenches excavated in 2001 and 2002, and
- 2 further trenches dug in 2014.

- 4.3 Based on these findings, the Site was divided into a series of areas of varying potential for finds. These reflect their significance and can be divided into areas of high, medium and low archaeological significance on the map (CgMs Figure 2 below):

High significance (coloured blue). Part of Plot 01 and adjacent land in separate ownership.

The Scheduled Monument and known extent of the Priory foundations and cemetery. North of the extant wall, the remains were found directly below the demolition layer. (May 2002 Report conclusions Chapter 7 Page 30). To the north of the standing remains, Trench 15 of the 2002 investigation revealed the structural remains of the chancel, a northern nave arch and a probable north aisle foundation. The area within the rectangle south of this is the SAM and the walls within that are the Listed Building.

Remains of national importance. They require preservation in-situ.

Medium significance (yellow). Part of Plot 01.

The undesignated remains of the Mansion House and associated features. Whilst located on the site of the original Manor, the earliest survival was from the C16/C17 and the majority of this building was from the late C19, with further changes in C20 (2002 excavation).

These remains were assessed as being of local to regional importance. Although not requiring preservation in situ in any future development the remains, if impacted by development proposals, would require the implementation of a full programme of archaeological investigation, post excavation and publication in mitigation of such impact. (2014 report para 4.4.4).

Low significance (green). Plots 02, 03 and 04 are included in this area.

This area was part of the historic curtilage and historic maps show that there were supporting structures, water features and landscape features associated with the Manor.

An area of the Site is also noted as having not been investigated, but this area was not thought to contain any substantive remains associated with the Priory or post Medieval Mansion House.

No significance

- 4.4 Part of the Site within the area of High Significance comprises a modern house and garden, with modern garden boundaries attached to the Priory Ruins. These modern elements are of no heritage significance. The modern house and garden are in an area of separate ownership.

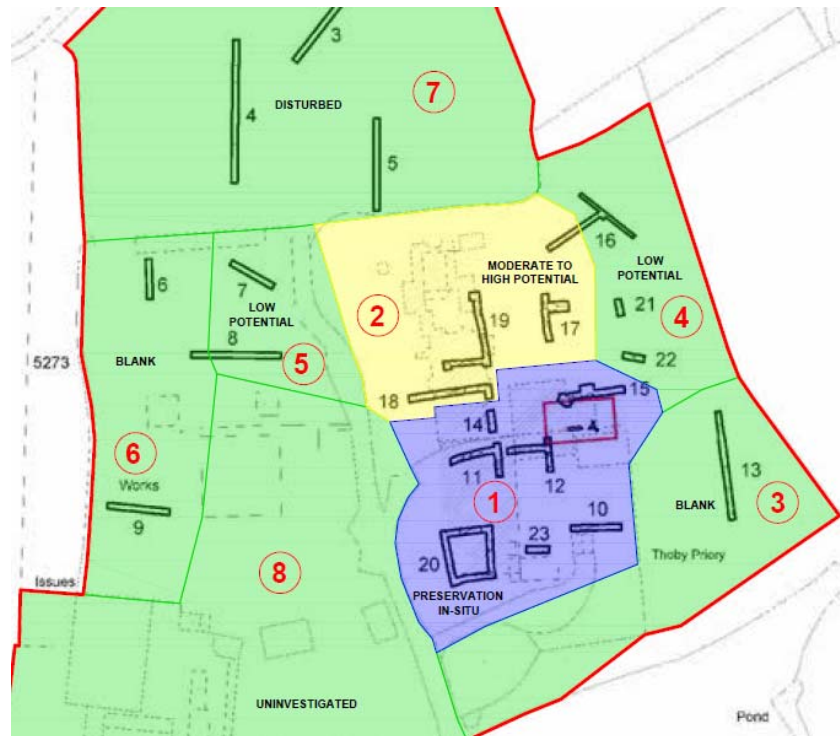


Figure 28. Figure 2 of 2014 CgMs Report, showing the location of previous investigations.

Architectural and artistic interest

- The architectural form of the standing Priory Ruins, their distinctive outline and their architectural textures and details have high aesthetic value.
- Some limited landscape elements survive, mainly as external field boundaries between the scarpyard and the surrounding fields, and a number of ponds. These have low visual interest and 15/00527/OUT established the trees were of poor quality. The visual interest of the drive and ponds has improved through current restoration and management.
- The post 1953 elements associated with the modern industrial / car breaking use are of negative aesthetic and architectural interest.

Historic Interest

- The standing Priory Ruins have high historical value, supported by documentary records.
- The surviving C18 garden wall and underground remains of Thoby Priory House have a medium level of value supported by documents and social history during ownership of the site by the Berners, Page, Prescott and Blencowe families, after dissolution of the Priory.
- The WW2 history of Priory House anecdotally included periods as a training centre for the Land Army and as a German Prisoner of War Camp. All the most likely standing structures associated with the war no longer exist.

Contribution of features potentially affected by proposals

- 4.5 The Monument and its setting are designated heritage assets and overall have a high level of significance.

The key interest of the Monument is as a fragment of the former medieval Priory and this has high significance. It includes the archaeological interest of the Priory remains which are both above and below ground.

The purpose of the works are informed by Pre-Application advice from Historic England, to remove detractors, enhance the setting and to preserve fabric, longevity and interpretation of the scheduled monument. It includes to reinstate the former west window arch photographed in 2021, to carry out investigation and a conservation scheme, and to reduce future risk to above ground and underground remains.

- 4.6 The Late C18 brick boundary wall and C18/C19 brick and tile alterations to the Priory remains are designated by being attached, but comprise post-dissolution changes of medium significance as part of the later Mansion House, ancillary building/s and landscape.

The interest is as part of the later evolution of the site and it does not contribute to the interpretation of the Priory. It is not worthy of designation in its own right, due to its lesser interest, later date, and fragmentary nature.

The purpose of any works within this application is to preserve and enhance its fabric, longevity and setting to include preservation of the dated brick.

- 4.7 The C18/C19 alterations and landscape elements beyond the boundary of the Monument are fragmentary. There is potentially limited below-ground survival of the house and its ancillary structures confirmed by archaeological trenches and Ordnance Survey maps. The elements of this phase are not worthy of designation in their own right, due to their lesser interest, later date, and fragmentary nature. They do not contribute to the understanding of the Priory remains.

Under 15/00527/OUT, it was agreed by the Council and statutory consultee (Essex County Council) that the undesignated remains of the Mansion House and associated features are assessed as being of local to regional importance and do not require preservation in-situ.

- 4.8 The C20 remains and setting as an authorised scrapyards and breakers yard do not contribute to the value of the heritage asset and detract substantially from the setting of the monument. The potential for improvement to the setting has been considered in detail as part of the Pre-Application enquiry and these proposals are designed to preserve the established use, but reduce the proximity and pressure on the designated remains and setting and provide a practical means of safely accessing and appreciating the monument.

- 4.9 The longstanding clutter associated with the established use has had a negative contribution to the setting. The ongoing tidying of the site, of which surfacing and fencing is a part, will mitigate that harm and continue to benefit the approach and setting to the monument.

- 4.10 Typical photographs of the insanitary unattractive former setting before the current owner carried out this work are shown on drawing 2-4c 22-601/123.

5. POLICIES:

Statutory framework

- 5.1 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be paid to the desirability of preserving the listed building or its setting or any features of architectural or historic interest which it possesses.
- 5.2 Consent under the Ancient Monuments and Archaeological Areas Act 1979 is required for carrying out any works that might affect the site of a scheduled monument.
- 5.3 As the building is both Scheduled and Listed, ancient monuments legislation takes precedence by virtue of Section 61 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Scheduled Monument Consent rather than Listed Building Consent is required for the works. This SMC is part of a separate planning procedure now handled by Historic England. The relevant Guidance for these aspects is
<https://historicengland.org.uk/content/docs/planning/smc-notes-applicants-pdf/>
- 5.4 The current planning application proposes works within the setting of the Listed Building and Scheduled Monument, including works to increase public amenity of the scheduled monument and securing of its conservation and interpretation.
- 5.5 Associated repair works to the monument are subject to a scheme of investigation and management according to a Brief provided by Dr Jess Tipper on 30th May 2023, which is reproduced in Appendix 1. This may be secured by condition.

Relevant Local Plan Policies

5.6 Policy BE16: Conservation and Enhancement of Historic Environment

A. All Designated Assets

1. Great weight will be given to the preservation of a designated heritage asset and its setting. Development proposals affecting a designated asset, including a listed building, conservation area, registered parks and gardens, or scheduled monument, will be required to:
 - a. sustain and wherever possible enhance the significance of the assets and its settings (including views into and out of conservation areas and their settings);
 - b. be supported by a Heritage Statement providing sufficient information on the significance of the heritage asset (according to its importance), the potential impacts of the proposal on the character and significance of the asset and its setting, and how the proposal has been designed to take these factors into account. The Statement should make an assessment of the impact of the development on the asset and its setting and the level of harm that is likely to result, if any, from the proposed development;
 - c. provide clear justification for any works that would lead to any harm to the asset.

C. Non-Designated Heritage Assets

Development proposals that affect non-designated heritage assets and their settings, including protected lanes, should seek to preserve and wherever possible enhance the asset and its setting. When considering proposals which are likely to cause harm to such an asset consideration will be given to:

- a. the significance of the asset and its setting; and
- b. the extent to which the scale of any harm or loss harm has been minimised.

6. PROPOSALS:

6.1 These comprise:

- The removal of all structures and hard surfacing from the Monument and Monument working area. The proposals include a new enclosure around the Monument with provision for interpretation, managed public access and an open public space beyond the standing remains and boundaries of the below-ground monument, with additional space to provide an attractive path and estate fenced areas beyond the monument. The treatment of the periphery of the site is indicated on drawing 2-4c 22-601 124 (photo bottom right). This would provide greater understanding and access to the Monument than has existed for over 50 years.
- The SAM is to be protected and enhanced by a scheme of repair and restoration in accordance with Pre-Application discussion with Historic England and part of Scheduled Monument Consent. It is proposed that the elements of repair are conditioned similarly to the Cala housing scheme 15/00527/OUT and an indicative Draft Schedule is attached in Appendix 1 to incorporate the scope of works in accordance with a Pre-Application brief from Historic England.
- The demolition of the scrapyards buildings and the removal of the tall racking units and shipping containers within Plot 01, in order to reduce development pressure on the setting of the Monument. Limited smaller structures including WCs, a reduced racking unit clad in green metal sheeting and low level storage racks are located on the north and western boundaries, well away from the Monument and the remainder of the site is to be used for parking and reverted to grass. This restores the context to a semi-rural setting that predates 2000.
- The larger buildings and breakage use are to be limited to the western Plots 02, 03 and 04, well away from the Monument. The numerous poor quality C20 buildings and sheds and temporary buildings within this western edge of the site are to be replaced with improved buildings and the sound larger buildings are to be reclad in metal in green to better merge into the surroundings. This treatment is typically indicated on drawing 2-4c 22-601 124 (photographs bottom left and centre).
- Existing and proposed palisade metal security fencing is to be provided to replace poorer quality fencing and painted dark green to better merge into the surroundings. This treatment is typically indicated on drawing 2-4c 22-601 124 (photograph right 3rd row from top).
- Existing failed hardstanding is to be renewed to incorporate drainage.

7. IMPACT

7.1 The application identifies the presence and significance of the designated and undesignated heritage assets. The objective was supported through the Pre-Application process and is to provide environmental protection, avoid harm to the heritage assets, and provide for their preservation and understanding in the long term:

- The proposals are within the existing established use, and enable the work to be carried out in a manner that is safer, tidier and more sympathetic to the environment.
- This application provides a holistic approach to the conflicts of the established use and the setting and needs of the Monument and seeks to find a solution to protect the Monument in future and to reinstate the window arch which was a key visual element of the remains. The improved setting, access and treatment of the Monument is a substantial enhancement.
- The application provides a more sympathetic layout of buildings across the site, with reduced development within Plot 01 and adjacent the Monument. It removes scrapyards from within the Monument and reinstates a green rural setting surrounding the Monument to significantly improve the setting.
- The proposed works are located well away from the designated asset and the working areas are separated by the roadway. They are restricted to the low significance green CgMs area where no historic finds were present; and are not within the areas shown blue or yellow where archaeological finds are expected.
- The proposed buildings generally replace groups of previous C20 buildings in their location and they use neutral recessive colours which limit visibility.
- The undesignated landscape assets of hedges, trees and ponds are retained. The amenity and visual setting have been improved through the substantial clearance of rubbish and debris and the replacement of tatty C20 buildings with organised storage and work areas.

8. CONCLUSION

- 8.1 There is no heritage harm as the impact on the setting of the Monument is lessened.
- 8.2 The proposal complies with the Local Plan policy BE16, which is consistent with NPPF and the statutory requirements under 1979 and 1990 Acts respectively.
- 8.3 The proposal for the scrapyards buildings is in accordance with the lawful established use and the design has been mitigated by removing the buildings within the most sensitive locations and providing a more efficient and more attractive group of buildings within the less sensitive locations.
- 8.4 There are significant public benefits associated with the proposals, in protecting and providing greater access and understanding of the heritage assets.

10th August 2023

APPENDIX 1 – INDICATIVE PROPOSED SCHEDULE OF WORK TO THE MONUMENT:

Subject to agreement with Historic England under Scheduled Monument Consent (SMC):

- 1.1 Provide a clear protected working area for the extent of the area plotted by Historic England and outlined green on 2-4c drawing 22-601/105, to incorporate the Monument within the applicant's ownership, the access route and at least 2 metres clearance around the Monument. Clearance is to include the removal of structures, tyres and storage from the working area and the assessment and removal of any asbestos.
- 1.2 Cut off the ivy and foliage to allow it to die back so that it can be carefully removed from (and without damaging) the wall. Following removal of surface foliage, allow for attendance by Jag Manku or other conservation-accredited Structural Engineer agreed by Historic England to assess the extent to which the ivy is holding the standing remains together and the protection necessary where this occurs.
- 1.3 Carefully remove the accessible ivy and self-seeded trees and spot-treat at ground level. The tree work is to be carried out by an accredited tree removal specialist and great care is required with the removal close to the standing remains. Make contact with the adjoining owner to allow her to remove the ivy and self-seeded trees adjacent the Monument within her property.
- 1.4 Carefully remove all fallen masonry within the applicant's reasonable control to expose the standing remains. Move the fallen remains to the working area and lay out voussoirs from the fallen window arch and sound building stones and brickwork to interpret its former layout under supervision by the conservation-accredited Structural Engineer. Protect, record and number the voussoirs and similar building stones in accordance with good practice as agreed with Historic England and the County Archaeologist. Provide a separate area set aside for rubble and separate rubble stonework and brickwork for reconstruction.
- 1.5 Once the rubble piles have been removed from the Monument, create a level surface, scaffold and provide access necessary for the removal of remaining trees and for propping and shoring the standing structure, in accordance with a scheme designed and/or supervised by the conservation Structural Engineer and agreed in advance with Historic England. Install as agreed.
- 1.6 Once the standing structure is propped, carry out archaeological record investigation and recording, analysis and reporting to a brief agreed with Historic England.
- 1.7 Carry out a mortar sample analysis on at least 3 representative areas of the standing wall.
- 1.8 Agree a design scheme and methodology for the protection and repairs in accordance with a Scheduled Monument Consent based on the assessment and proposals for reinstatement and repair by the conservation-accredited Structural Engineer in conjunction with Corrie Newell or other accredited Historic Buildings consultant or Archaeologist agreed by Historic England.
- 1.9 Investigate and allow to remove the concrete base to the working area (no greater depth than the 300mm depth of built-up ground concluded by the 2014 CgMs survey or as otherwise agreed with Historic England and the County Archaeologist by investigation or ground penetrating radar (GPR)).
- 1.10 Provide a scheme of landscape remediation and enhancement in accordance with the plan 2-4c 22-601/107 or as otherwise agreed with Historic England in writing. Allow for good quality black estate railings, native hedge, grass /wildflower seed meadow on suitable topsoil, oak bench and interpretation board on metal lectern (<https://www.fwdp.co.uk/lecterns/> or similar).
- 1.11 Provide a scheme for Maintenance and Management for agreement with Historic England.