

Paddock House

Wellington Road
Eye
Suffolk IP23 7BG

Architectural Management

Architecture and Heritage Consultants

HERITAGE STATEMENT FOR A NEW HOUSING SCHEME



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1.0 Introduction and Purpose

This Heritage Statement is produced to accompany a Planning Application by Icen Homes for a new 16 unit housing scheme to replace the existing Paddock House Wellbeing Centre. The object of the Heritage Statement is to consider the impact of the development upon the setting of the nearest Listed buildings and of the Conservation Area.

The site under consideration is Paddock House, Wellington Road, Eye, Suffolk IP23 7BE.

It is produced by Ian Alderton of Architectural Management Ltd. upon commission by Mid Suffolk authority.

This report is to be read in conjunction with the architectural proposals produced by Ingleton Wood architects.

The general format of this report will be;

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

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

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

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

2.0 Preamble

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

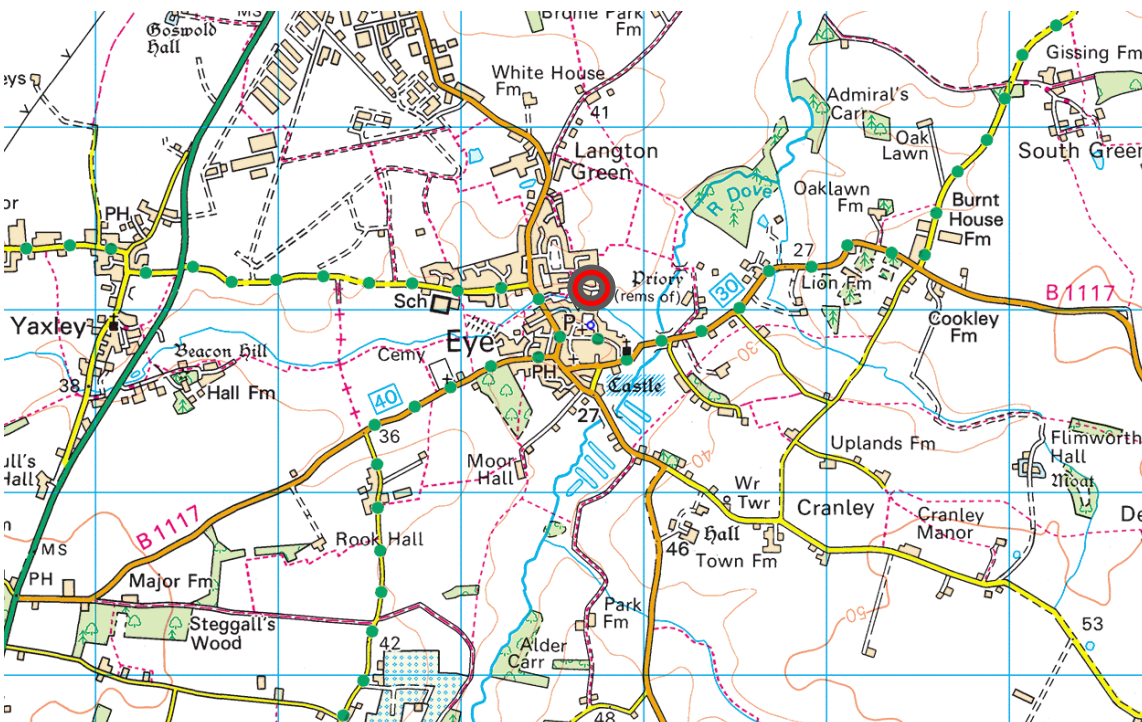
The application site does not contain any Listed Buildings but is within the vicinity of a several listed buildings and also within the town Conservation Area and could have an impact on their setting. With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development on the setting.

3.0 Location

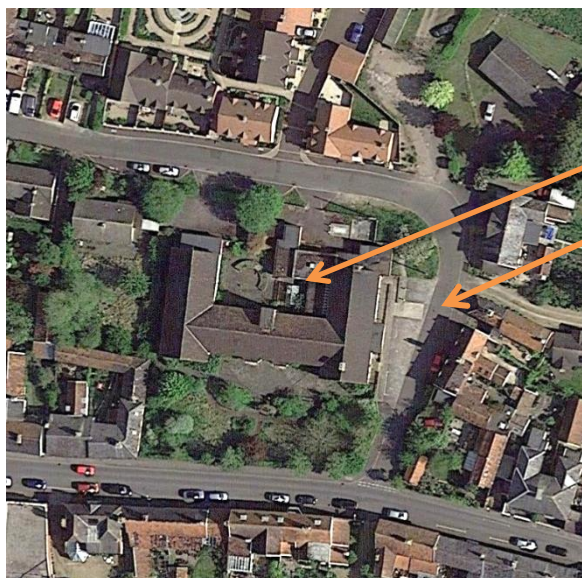


The national location of Eye in Suffolk is shown left.

The site is located towards the eastern side of the town of Eye in Suffolk. The position is identified below.



4.0 General Description of the Application Site



The Site (Paddock House)

Wellington Road

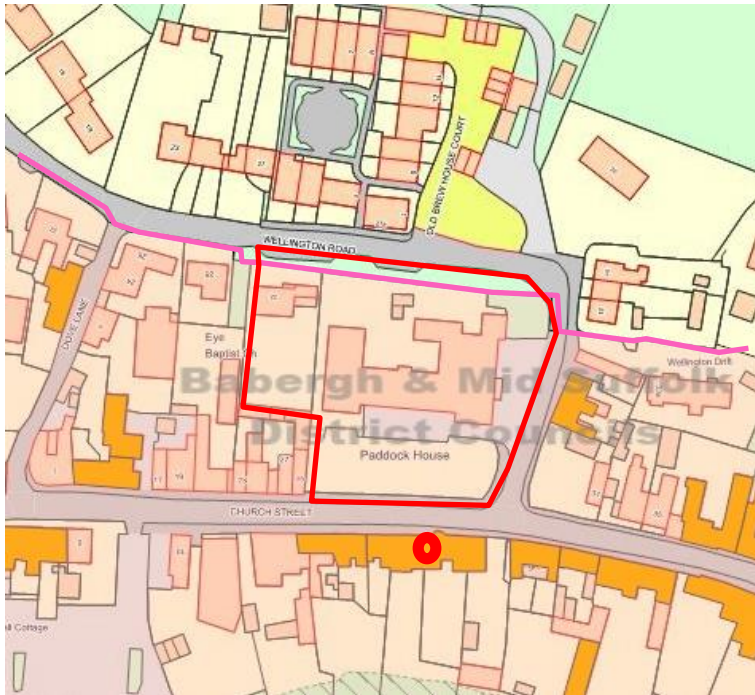
The application site is bounded on the north and east side by Wellington Road and on the south side by Church Street. It is within the Eye Conservation Area.

The site itself is currently occupied by a modern two storey U shaped building, set deeply into the site from Church Street, with a separate smaller building on Wellington Road. The buildings are now redundant and boarded up but were, until recently, a day care facility. Prior to that it was a residential care facility for up to 30 residents. Before it was built, the area was used as Allotments for the town.

The image right shows the extent of the site. To the eastern side of the site is Wellington Road, a residential street. There is a small parking area on the roadside outside Paddock House. To the north Wellington Road curves around the site and remains very much a residential street, where the houses are set relatively close to the road. In the late 2000's the brewery and maltings opposite was replaced with a 16 unit housing development. To the west of the site, it borders with the gardens of the adjacent houses and in the south west corner the boundary is formed by the extent of the outhouses to the rear of properties on Church Street. To the south is a more open aspect, with an open grassed area with numerous trees, providing a break between the developed area and Church Road. Church Road is again very much a residential street, at this location, with houses set on the back of path line. It narrows considerably after it passes the site going eastwards. All of the properties on the south side of Church Street, opposite the site, are listed.



Eye Town Conservation Area



The image left (an extract from the Mid Suffolk interactive planning website) shows the listed buildings surrounding the site, marked in orange. The Conservation Area is shaded pink, with the pink line denoting the boundary.

The site is roughly outlined in red.

The majority of the listed buildings line Church Street, shown to the bottom of the image, with a pair of cottages to the east of the site on Wellington Road.

All of the buildings noted are Grade II listed.

The listed building marked with a red dot was formerly named Paddock House.

5.0 The Existing Building

Paddock House



The existing building is generally a two storey building of U shaped form, with a single storey building to the north west. There are a number of smaller ancillary buildings presumably for services and storage and several single storey flat roofed attachments.

The image left shows the Wellington Road elevation of the existing building, set back from the pavement and with a feature tree on the corner.

The building appears to date from around the 1960's. There is evidence of other facilities in Suffolk having a very similar form and appearance and appears to be the 'Local Authority' style of the time.

It is constructed in buff brick under a brown roman tile roof, with tile hanging to the upper parts of the walls of the principal elevations.

The building is not currently in use and is boarded up. It has security fencing around the site (image right).



The image left shows the front range, with the grassed area and trees (out of shot) between it and Church Road.

The image right shows the view northwards along Wellington Road from Church Road.



The image left shows the view east along Wellington Road, to the north of the site. Paddock House is to the right of the image and the new maltings development is on the left.

6.0 Heritage Assets

There are no Listed buildings within the application site. The adjacent heritage assets of note are:

- 14 – 28 Church Road to the south of the proposal site on the opposite side of the road
- 35/36 Wellington Road to the east of the proposal site on the opposite side of the road
- The town Conservation Area

Church Road



The image left shows No's. 22 to 14 Church Road. These are directly opposite the proposal site.



The image right shows No's. 24 – 28 Church Road. These are to the south east of the proposal site.

Wellington Road



The image left shows 35/36 Wellington Road. The two cottages are opposite the eastern side of the site.



The image right shows the church tower which can be seen in rare glimpses from the north side of the site on Wellington Road.

Eye Town Conservation Area



The proposal site is within the Town Conservation Area.

The immediate environs of this part of the CA are predominately in residential use along this part of Church Street and Wellington Road. There is no particular characteristic to describe in this part as it is varied, with a mixture of historic and late C20th housing (especially the most recent new development on the maltings site directly to the north). The buildings on the south side of the street (opposite the site) tend to be set on the back edge of the pavement and be closely spaced or terraced, creating a dense enclave of housing, which narrows and intensifies as one passes the site going eastwards..

The image above shows Church Road, opposite the south side of the site. The trees on the left of the image are those in the foreground of the proposal site.



The image left shows the view westwards along Church Road, with the proposal site on the right of the image behind the trees.

The image right is looking eastwards along Wellington Road with the proposal site on the right of the image. The boundary of the Conservation Area runs along the back edge of the right hand path.



7.0 Description of the Proposals

The proposed application is for a 16 residential units generally set in terraces which follow the road pattern. This provides a formal street frontage, some close to the path and some retaining an open space set back to Church Road. The overall form is of two storeys with steeply pitched roofs and a mixture of brick and render finish. Windows are generally small with the properties having cottage type proportions.

The proposal can be read from the Ingleton Wood drawings. Below is the overall site plan.



The proposals comprise 16 units of one, two and three bedrooms.

The mature trees to the street frontage and to the north east corner of the site are retained as is the open and green nature of the site frontage. The front picket fence is removed to enhance the sense of openness. Car parking is located within the central courtyard, shielding it from view from outside. All of the houses are outward looking, with the exception of the south facing gable of Plot 4 to the south of the east range, with private garden space behind, enhancing the traditional sense of step terraced street housing.

8.0 Impact Assessment

Criteria for Assessment

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

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

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

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

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

The following assessment is limited to considering the effects occasioned upon the setting of the heritage assets by the proposed development.

* ICOMOS (May 2010) Draft Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.

Impact upon the Heritage Assets

Houses on Church Road

The character and the context of the immediate site environs will experience very little overall change due to the proposed development. Where once existed a two storey building opposite their location, there will be others in its place. The location of the proposed building upon the site stands slightly forward of the original building line and the overall frontage is split into a range of three terraced houses and the end of the terrace which returns along Wellington Road. The apparent bulk and length of the frontage is much reduced from the existing building.

All of the houses opposite the site are listed buildings, which contribute very positively to the street scene with a variety of form, ages and styles. The open green space and trees also make a positive contribution to the setting. The replacement of the existing utilitarian building with a modern, more vibrant design which retains the open space and trees will positively enhance the area and the outlook of the listed buildings.

	Heritage Value of immediate setting	Level of Change	Overall Impact upon setting
Listed buildings on Church Road	Medium	Minor	Slight

Overall the setting of the listed houses on Church Road is considered to have a **Medium** heritage value. The overall impact due to the proposed development is **Slight**. This impact should be read as entirely positive.

Houses on Wellington Road

There are only two listed cottages on the road, being directly opposite the site. The character and the context of the immediate site environs will experience considerable overall change due to the proposed development. The separation distance between the houses and the new development is reduced from the present situation by the removal of the street side parking area. The existing elevation of Paddock House is rather uninspiring, with a flat roofed entrance and return ramped approach. The replacement building will inject a sense of a residential street scene with the range set closer to the path and stepped with the fall of the land.

	Heritage Value of immediate setting	Level of Change	Overall Impact upon setting
Listed buildings on Wellington Road	Low/Medium	Moderate	Slight/Moderate

Overall the setting of the listed houses on Wellington Road is considered to have a **Low/Medium** heritage value. The overall impact due to the proposed development is **Slight/Moderate**. This impact should be read as entirely positive.

The Conservation Area

The proposed buildings will offer a marked improvement over the existing, rather utilitarian, set of buildings.

The front range will improve the diversity of the aesthetic and retain the open green space, enhancing the setting overall.

The rear range of the proposed building will project a quite different feel from the existing building (which presents very much the service end of its layout) along Wellington Road. The proposal provides a more formal street scene of terraced houses set back from the pathway with small front gardens. This creates a vista eastwards along the road toward the Victorian building at the end. The retention of the single tree which turns the corner, and the longer range view of the church tower at the corner in the road, is a positive benefit.

The character and the context of the immediate environs will experience some change due to the proposed development.

	Heritage Value of immediate setting	Level of Change	Overall Impact upon setting
Conservation Area	Medium	Moderate	Moderate

Overall the setting of this part of the Conservation Area is considered to have a **Medium** heritage value. The overall impact due to the proposed development is **Moderate**. This impact should be read as entirely positive and also in relation to the level of impact occasioned by the existing site and buildings, it is considered to represent a reduced level of impact.

9.0 Conclusion

In line with the evolving and ever increasing needs of the community, suitable places have to be found for new houses, both in towns and in rural communities. The challenge is to find ways to minimise the impact upon important sites and buildings.

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

In the NPPF paragraph 192 it states that, in determining applications, local planning authorities should take account of;

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

This report has analysed the factors which prevail in the area and those which will be occasioned by the proposal and has determined that generally a minor to moderate change will be occasioned to the historic setting, resulting in a slight to moderate impact. The change and the impact results in a beneficial outcome. The replacement of a somewhat dated building with a new development which will provide a significant contribution to local housing needs and one which is in a sustainable location, has a very positive public benefit.

Appendix

Extract from Listing Description for 35/36 Wellington Road.

Name: 35 AND 36, WELLINGTON ROAD

List Entry number: 1096779

Grade: II **Date first listed:** 12 February 1998

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Eye

Two houses. c1730, with later alterations. Rendered and colourwashed timber frame with red-brick skin to south (No.36). Mixed red and black-glazed pantiles. One storey and dormer attic. C19 plank door to extreme left of elevation and a C20 plank door to extreme right. No.35 with additional 4-panelled door. Four 2-light and one 3-light late C19 casements. Gabled roof with 4 gabled dormers fitted with C19 and C20 2-light casements. Central ridge stack. INTERIOR (No.35 only): late C17 timberwork re-used in C20. Rebuilt fireplace.

Listing NGR: TM1473773906

Extract from Listing Description for 14 – 18 Church Street.

Name: 14, 16 AND 18, CHURCH STREET

List Entry number: 1316605

Grade: II **Date first listed:** 12 February 1998

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Eye

Range of 3 houses. Mid C17 timber frame clad with late C19 red brick skin. Roof of black-glazed pantiles. 2 storeys. 5-window range. Two 4-panelled doors (to Nos 14 and 18) with a plank door left of centre leading to passageway to rear where is entry to No.16. Passageway with exposed timber studwork. Nos.14 and 16 each with two 2-light late C19 casements to ground floor, No.18 with one similar 3-light casement either side of door. Five 2-light casements to first floor. All door and window openings with rendered and painted skewback arches. Gabled roof. Internal gable-end stacks and ridge stack, each with 2 octagonal flues. INTERIOR: original range one room deep: C19 and C20 rear extensions. Winder staircases by stacks, which have open inglenook fireplaces. Tie beams on arched braces. Late C19 king post roof.

Listing NGR: TM1467873868

Extract from Listing Description for 20/22 Church Street.

Name: 20 AND 22, CHURCH STREET

List Entry number: 1316606

Grade: II **Date first listed:** 15 June 1951

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Eye

Formerly known as: Paddock House CHURCH STREET. Two houses. Early C17, remodelled early C18 and with later alterations. Roughcast and colourwashed timber frame. Pantiled roof. EXTERIOR: 2 storeys and dormer attic. 4-window range. Two 6-panelled doors with upper two panels glazed, that to No.20 late C18, to No.22 C20. Doorcase to No.20 with open pediment on consoles. Between doors in centre of elevation a single-storey canted bay window added C19, with C20 leaded casements. One early C20 cross casement to left of elevation, one 2-light and one 4-light late C19 casements to right of elevation. First floor fenestration from right to left: one 4-light C19 casement, one 2-light C19 casement, small late C19 oriel window with 1/1 and 2/2 horned sashes, one 2/2 horned sash. Gabled roof with 4 flat-topped C20 dormers fitted with casements. Ridge stack left of centre. External gable-end stack to west. East gable with single-storey lean-to outshut with a 3-light C20 casement. INTERIOR (No.20 only described): early C17 sunk-quadrant moulded bridging beam in entrance hall. Blocked arched doorway formerly leading into No.22: panelled jambs with capitals below keyblocked round arch. Staircase lobby approached via a 4-centred archway. Small-framed dado panelling of masons' mitre. Closed-string early C17 staircase: turned balusters on square-section bases. Moulded handrails. String with pulvinated frieze carved with incised diamond and oval patterns. Square newel posts enriched with raised oval and diamond decoration. West ground-floor room has one wall with large-framed early C18 panelling. Panelled boxed bridging beams. Bolection-moulded chimneypiece with pulvinated frieze. Rafter and purlin roof of early C18.

Listing NGR: TM1468973871

Extract from Listing Description for 24/26 Church Street.

Name: 24 AND 26, CHURCH STREET

List Entry number: 1316607

Grade: II **Date first listed:** 20 October 1971

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Eye

Two houses. Early C17, with later alterations. Roughcast and colourwashed timber frame. Pantiled roof. 2 storeys. 3-window range. 3 doors, all with eared timber surrounds: door to No.24 4-panelled and C20, in centre 3-panelled C19, to No.26 with glazed C20 panel. Three 3-light casements to ground floor. Jettied first floor with applied C19 moulding over bressumer. Two 3-light and one 2-light C19 casements. Gabled roof. Central ridge stack. INTERIOR: not inspected but likely to be of interest.

Listing NGR: TM1472573868

Extract from Listing Description for 28 Church Street.

Name: 28, CHURCH STREET

List Entry number: 1316608

Grade: II **Date first listed:** 12 February 1998

County	District	District Type	Parish
Suffolk	Mid Suffolk	District Authority	Eye

House and shop. Late C13 hall house, upper floor rebuilt early C18 probably following fire; later alterations. Roughcast and colourwashed timber frame. Slate roof. 2 storeys on high plinth course. 3-window range. Double timber carriage doors to west end. Centre with one plank door and one C20 half-glazed door, the latter serving shop with a plate-glass display window to right of the door. Over doors a sloping hood decorated with split dentils of Greek derivation. One late C20 3-light casement to left of elevation. First floor with 3 early C18 6/6 sashes with thick glazing bars, set within flush frames with exposed boxes. Gabled roof. Internal gable-end stack to west. C19 stack on front roof slope to east. INTERIOR: one complete and one half arched screens passage doorways of late C13 remain, both blocked. Hall side (west) of doorways are chamfered. Timber frame of heavy scantling. Winder staircase to south-east corner. Upper floor of thin scantling, rebuilt early C18 (studs in west wall are C17, belonging to adjacent property). C19 roof.

Listing NGR: TM1473273867