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HERITAGE IMPACT ASSESSMENT

In respect of

Proposed Extension to Existing Co-op Store, Market Square,
Newent

On behalf of

Mid-Counties Co-operative Society

AHC REF: 9637

Date: December 2023

www.assetheritage.co.uk

Annexe Offices, Linton Road, Oxford, OX2 6UD T: 01865 310563

Asset Heritage Consulting Ltd. Registration No: 07502061

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GOULD SINGLETON ARCHITECTS DRAWINGS CONSIDERED IN THIS ASSESSMENT

Date	Drawing No	Drawing Title
November 2023	17-1622/L	OS Location Plan
November 2023	17-1622/200	Existing Plans & Elevations Existing Block Plan
November 2023	17-1622/302	Existing Site Plan
November 2023	17-1622/300	Proposed Plans & Elevations
November 2023	17-1622/301	Proposed Site Plan
November 2023	17-1622/303	Retaining Wall Details

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1.0 INTRODUCTION

- 1.1 This report, prepared by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd. is a revised and updated version of a Heritage Impact Assessment originally prepared in January 2018 by Sarah Watt and RICS Certified Historic Building Professional, Peter Cross, PGDipCHE FRICS MAPM, on behalf of the Mid-Counties Co-operative Society. The 2018 report was prepared to accompany an application for the construction of a single-storey extension to an existing Co-op store in Newent; this application (ref: P1656/18/FUL) was approved on 25th January 2019.
- 1.2 For various reasons, the application now needs to be resubmitted and an updated Heritage Impact Assessment is required to be submitted with the application. The proposals remain identical to those originally approved on 25th January 2019, the only material change to the Site since the 2019 approval was issued being the approved construction of an external acoustic enclosure to house refrigeration plant (ref: P0821/23/FUL, approved on 14th August 2023).
- 1.3 The Officer's Report on the approved application included the assessment of the Council's Conservation Officer, who concluded that, 'It is considered if the proposals are viewed they will be read in conjunction with the established use of the site. It is felt that the proposals will help to conserve the character and appearance of the area and also that of the designated conservation area that it borders for Newent in the future.'
- 1.4 The application site (hereafter referred to as 'the Site') is located within the Newent Conservation Area with numerous historic buildings, many of them listed, in the vicinity. The Site is close to the centre of the town and currently comprises a modern Co-op Supermarket with adjacent parking spaces and service yard.
- 1.5 The 2018 report assessed the contribution the buildings in the vicinity of the Site make to the setting of the historic market town centre. It then considered the impact that the proposed scheme will have on that historic setting, providing a reasoned justification in heritage terms for the proposed development. The assessment contained in the 2018 report has been reviewed and updated as necessary herein.



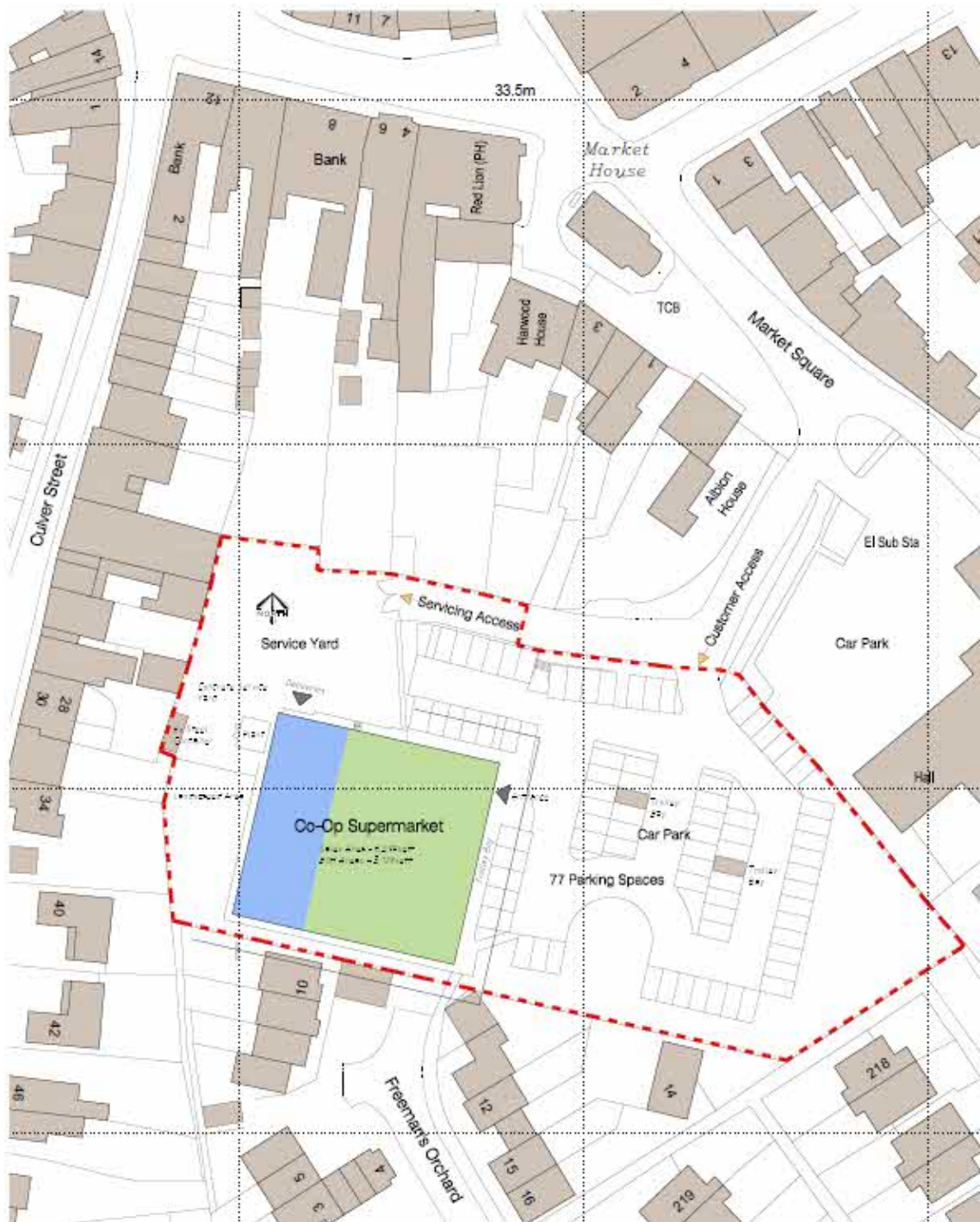
The existing Supermarket – east and north elevations and part of car park from access/servicing road.

- 1.6 The assessment is made in accordance with paragraph 194 of the National Planning Policy Framework 2021 (NPPF), which requires applicants *'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'*.
- 1.7 The primary legislation affecting listed buildings and conservation areas arises from the Planning (Listed Buildings and Conservation Areas) Act 1990 (The LBA 1990). Section 66(1) of that Act requires that special regard is given to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) provides similar provisions for the desirability of preserving or enhancing the character and appearance of a Conservation Area.

- 1.8 The assessment focuses only on those buildings of historic and architectural significance within the immediate vicinity of the Site, and those which could reasonably be anticipated to be affected by the proposals. We have not assessed nor reported in detail on the numerous other buildings of historic significance within the town which are unlikely to be affected. This omission does not intend to imply that such buildings are of any less significance, either individually or as a group, but is so that the report complies with the NPPF and is 'no more than is sufficient to understand the potential impact on their significance'.

2.0 HISTORICAL CONTEXT

2.1 The application site is located almost at the centre of the historic market town of Newent being approx. 8 miles to the northwest of Gloucester.



Existing Block Plan
Extract from Gould Singleton Architects Drawing Number 17/16222/200 (Not to Scale)

- 2.2 The centre of the town was designated as a Conservation Area (CA) in 1979 and a Draft Conservation Area Character Appraisal (CACA) was prepared by John Fisher on behalf of the Forest of Dean District Council in 2000 (amended May 2001). The CACA is referred to throughout the HIA, and the considerable degree of historic information available in the web pages of British History On-Line [www.british-history.ac.uk] specifically the Victoria County History (A History of the County of Gloucester: Volume 12 originally published by Boydell & Brewer for Victoria County History, Woodbridge, 2010) has been referred to freely in this HIA.
- 2.3 The small market town of Newent has a long history – it is believed that there was a settlement in the area in Roman times being a staging post on the ancient route between Wales and Gloucester. The town appears in the 1086 Domesday Book as Noent – it is believed that the name derives from the Celtic name meaning “new Place” although there is some conjecture that it may in fact relate to a former “New Inn” in the town.
- 2.4 The town had a Priory in the 11th century being a cell of the Benedictine Cormeilles Abbey of Normandy being included in an endowment from William FitzOsbern, 1st Earl of Hereford. The Priory was located in the site now occupied by the Old Court House adjacent the Parish Church. Newent Lake, to the north of the Church, has been formed from the former monastic fishponds. Henry III conferred the Priory to the College of Fotheringhay in Northampton in 1411.
- 2.5 The Parish Church of St Mary dates from the 13th century but the site has been used since the Anglo-Saxon period.
- 2.6 The Hereford and Gloucester Canal was enabled under an act of parliament in 1791 with work starting in 1793 from Gloucester. The canal arrived at Newent in 1795 and reached the Hereford basin in 1845. The canal was primarily intended to service the various industries of the area at that time including coal mining (with three colliery sites to the west of the town). The canal was never fully utilised and was replaced by a branch of the Great Western Railway in 1885, utilising part of the canal bed, until this closed in 1959.

- 2.7 The adopted Core Strategy (the principal document in the Local Plan for the Forest of Dean) identifies Newent as a place with a need to 'improve the range and offer in the town centre and provide for increased retail space within the existing centre, to provide for the continuing needs of the community as changes take place. To retain and enhance the character of the town centre, especially the Conservation Area'. All new development must be sustainable and retain the character of the Conservation Area and listed buildings whilst providing a wider range of employment opportunities.

3.0 THE APPLICATION SITE AND SETTING OF THE LISTED BUILDINGS

- 3.1 The application site is a fully developed parcel of land comprising the existing Co-op Supermarket together with hard landscaped customer car park and Service Yard. The Site has vehicular access from the town's Market Square/Bury Bar Lane by way of a modern, macadamed access road used by customers, staff and delivery vehicles. There is also a pedestrian footpath extending in a dog-leg plan from Market Square to the Site running between Albion House, to the east, and 1 Market Square, to the west.
- 3.2 A large, modern (20th-century) Memorial Hall is located adjacent the northeast corner of the Site with its own car park, with an electricity sub-station near to the entrance. The south and southeast parts of the Site are bounded by an estate of modern housing. Market Square is located to the north of the Site with the historic Market House forming the primary focus of the Square, with the rear gardens of the properties on the south side of the Square adjoining the north boundary of the Site (from Albion House to No 4 Market Square – Harwood House). Broad Street extends to the west from the Square and although the buildings are positioned further to the north than in Market Square some of these rear gardens also extend to the north boundary of the Site (Red Lion Inn, Nos 4, 6 & 8 Broad Street). Culver Road runs north-south to the west of the Site with a number of properties that again have rear gardens adjoining the Site (20 - 40 evens).



The Memorial Hall adjacent the northeast corner of the Site



Modern housing beyond the south boundary of the Site

- 3.3 Church Street extends in a northeast direction from the Market Square to the town's historic Parish Church of St Mary's. The church itself is remote from the Site, and

there is no direct line of sight from one to the other, with the important exception of the spire which can be viewed from various points around the town and from within the Site, and which clearly forms an important part of the townscape.

3.4 Many of the buildings within the town are of historic significance, particularly those around Market Square and extending along Church Street. Most of them have been added to the statutory list and contribute to the special character of this area of the town which has been recognised by the establishment of the Conservation Area. The Site therefore stands within the CA and close to many buildings of historic significance.

3.5 In contrast to the historic centre of the town the neighbouring properties to the northeast (Memorial Hall) through to the southwest corner of the Site are all modern/contemporary.

3.6 We have visited the Site and have carefully made an assessment of those properties of special historic and architectural interest which have the potential to be affected by the proposals – we have not included every historically significant building as this would not contribute anything further to the assessment. We have sought to provide a proportionate assessment in accordance with the requirements of the NPPF (Para.194). Accordingly the individual buildings we have considered are:

- a. 32 Culver Street (Grade II)
- b. 4&6 Broad Street (Grade II)
- c. 8 Broad Street – Bank (Grade II)
- d. The Wye Inn (former Red Lion Hotel) (Grade II)
- e. Harwood House (Grade II)
- f. Albion House (Grade II)
- g. 1 Market Square (Undesignated)
- h. Market Hall (Grade II)
- i. K6 Telephone Box (Grade II)
- j. Newent Conservation Area
- k. St Mary’s Church (Grade I) and churchyard monuments

3.7 Although many other buildings are of individual significance and may contribute to the special character of the Conservation Area they are unlikely to affect, nor be affected by, the proposals.

3.8 We will briefly consider the historic significance of each of the above heritage assets:

3.9 32 Culver Street



32 Culver Street front elevation



32 Culver Street – part of rear elevation from the Site's Service Yard (No 32 is the property with the lower ridgeline)

3.10 32 Culver Street is a one-and-a-half storey house within the attractive and historic road off Broad Street. It is set within a terrace of continuous, but individual properties, on the east side of the road with larger neighbouring properties to each side. It has a smooth rendered front elevation, with a pitched plain tiled roof and a single small gabled dormer to the front. The entrance is a simple four light panelled door with a modest pitched canopy over. The property has an enclosed rear garden which extends to the brick boundary wall of the Site.

3.11 The property was added to the statutory list in 1992 at Grade II. The list entry states:

'House. C17, with mid C19 alterations. Rendered over timber frame; mid C19 brick to rear; C19 brick left end stack and internal stack to rear outshut. C17 two-unit plan with mid C19 rear service outshut. One-storey and attic; 2-Window range. Mid C19 six panelled door under gabled hood to centre. Mid

C20 two-light window to right and mid C19 three-light transomed window with central opening casement. Gabled dormer to left has late C19 / early C20 two-light casement and canted dormer to right has mid C19 one-light casement. Plank door to rear. Interior noted as having C17 timber-framing to exterior walls and partition flanking central passage, cased beams and 2-bay collar-truss roof with butt purlins. Mid C19 scullery with copper, plank doors and fireplaces.'

3.12 As a Grade II listed property we consider this to have Medium value of significance.

3.13 **4&6 Broad Street**



Front/north elevation of 4&6 Broad Street



Rear/south elevation of 4&6 Broad Street from the Site

3.14 4&6 Broad Street comprises a two-storey building plus attic. It is located between the Red Lion, to the east, and No 8 Broad Street (Bank) to the west. It has a smooth rendered front elevation with two windows to the first floor. The ground floor is a shop with a large window and customer entrance door. The main property entrance is to the west of the front elevation comprising a six-panelled door within an ornate surround and pediment over with a fanlight.

3.15 The roof is pitched and hipped and clad with plain tiles. There is a single hipped dormer to the front.

3.16 The property was added to the statutory list in 1954 at Grade II. The list entry states:

'Former house and shop, now shop; mid to late C18; render lined as ashlar, tiled roof. Two windows wide, 2 room deep, long rear wing: 2 storeys with attics. Late C20 shop front on left; on right door, 6 fielded panels, semi-circular fanlight, ribbed pilasters with paterae at top, bracket to open pediment. First floor 2 sash windows; coved plaster cornice above, returned on left over No 2 (q.v.). Hipped roof; hipped dormer with sash window, sashes one pane high. Stump of brick chimney on left return, against tall stack apparently part of No 2.'

3.17 As a Grade II listed property we consider it to have Medium value of significance.

3.18 **8 Broad Street**



Front/north elevation of 8 Broad Street



Rear/south elevations of 8 Broad Street from the Site

3.19 8 Broad Street is an imposing building with a symmetrical five bay front façade in classical style. The elevations are mostly in facing brickwork but with numerous stone embellishments to quoins, lintels, and eaves. The principal, central bay includes a sharp gable (pediment) to the roof with stone embellishments and half-round window (Diocletian) above a Palladian window to the first floor (piano nobile). The roof is pitched and clad with plain tiles with two hipped roof dormers. The pair of entrance doors stand within a fluted Doric surround with open pediment above, and large half-round light. The building is located within a large rectangular plot which extends towards the north boundary of the Site.

3.20 The property was added to the statutory list in 1954 at Grade II. The list entry states:

'Bank; early C18; Flemish bond brickwork, rusticated stone quoins, tiled roof. Five windows wide, 2 rooms deep, 2 storeys with attics. Symmetrical facade, centre breaking forward slightly. Door up 4 stone steps, paired doors, each with 4 fielded panels; semi-circular fanlight, with intersecting glazing bars, moulded surround with keystone. Either side attached Roman Doric fluted columns, with behind plain Doric pilasters. Doric architrave and frieze to columns and pilasters; open pediment with mutiles. Two sash windows each side, weight boxes flush with brick work, single- pane sashes, flat rubbed brick arches. First floor centre Venetian window, sashes, central one 4 panes wide. Two sash windows either side, all to first floor with thick glazing bars and rubbed brick arches. Modillion eaves cornice, carried up to form pediment in centre. Diocletian window in pediment, with cartouche over. A hipped dormer each side, modillion eaves, 2-light casement window. Square brick chimneys behind ridge on each gable. Roof has small, central valley. Interior: panelled shutters to ground floor and Venetian window. Front room on right some panelling; semi-circular headed cupboard on gable wall, separate top and bottom panelled doors, false keystone, flanked fluted Doric pilasters. Stairs have fluted newels, spiral balusters, swept moulded handrail, matching dado panelling. Semi-circular headed window to stairs at rear, 6 panes wide. Modillion plaster cornice to landing, runs from front to back of house. Panelled seat below Venetian window. Six-panel doors off landing. (D.Verrey, Gloucestershire, the Vale and the Forest of Dean, 1970).'

3.21 As a Grade II listed property we consider it has a Medium value of significance.

3.22 **The Wye Inn (former Red Lion Hotel)**



Red Lion – north elevation



Red Lion – south elevation from the Site

3.23 The Wye Inn (listed as the Red Lion Hotel) is located on the corner of Market Square and Broad Street. It comprises a two storey building with facing brickwork elevations in Flemish bond, with pairs of sash windows under stone lintels, and a hipped roof clad in plain tiles. A brick chimney extends to the east elevation.

3.24 The property was added to the statutory list in 1954 at Grade II. The list entry states:

'Former Inn, now Public House; early and mid C19; Flemish bond brickwork, slate roof to Broad Street, large concrete tiles to Market Square. Three windows wide to Broad Street, 4 bays to Market Square, 2 storeys. Front to Broad Street: brick plinth, 3 paired single-pane sash windows, under flat, rubbed brick arches. Between second and third windows from left 6-panel door up 3 steps; upper panels fielded, bottom flush; panelled reveals, moulded surround, flat hood on shaped brackets. First floor windows as below, iron arm with 2 stays for inn sign. Post and end of supporting beam from former jettied timber-framed building, against No 4. Coved plaster cornice, hipped roof. Tall brick chimney against No 4 (q.v.). Left return to Market Square; on right projecting brick chimney, with low, triangular, brick-topped infill on right. To left, 2-light casement window, flat rendered lintel; double doors, top-half glazed, moulded surround, flat hood with shaped brackets. On left cambered brick-on-end arch to cellar hatch. Beyond large, canted bay, late C20 windows on 2 faces, third brick; hipped slate roof. Slight

projection beyond, 3 brick piers, stone Doric caps, deep, rendered lintel over. First bay wide, double boarded doors, boarding set diagonally, fretwork grills in upper half: second bay narrow, brick below, rendered panel above. First floor 16-pane sash, cambered head over door, ditto over right half of bay: coved plaster cornice up to projection. Three semi-circular headed sash windows over Doric piers: continuous sill on top of lintel, shaped consoles with swags and skulls below springing to each arch. Arches and alternate bricks in reveals painted. Hipped roof, higher for last extension. Two brick chimneys behind ridge towards right of centre, third on ridge at junction to 3 window section.'

3.25 As a Grade II listed property we consider it to have a Medium value of significance.

3.26 **Harwood House**



North elevation – part of Market Hall to left and the Red Lion to the right. South elevation from the Site

3.27 Harwood House is located at the west end of the short terrace of properties 1-4 Market Square with the Wye Inn to the west, and the Market Hall directly to the north. It is of two storeys plus attic, and comprises a timber-framed front elevation, with two sets of principal windows, a central glazed entrance under a pitched, gabled canopy, with a steep roof clad in plain clay tiles pierced only by two small dormers each with full width windows and squat hipped roofs. There is a boarded door with half-round head to the east of the front elevation.

3.28 The property was added to the statutory list in 1985 at Grade II. The list entry states:

'House: early-mid C17, altered probably early C19; rough render to facade, plain render to plinth, tiled roof: brick-nogged timber- framing to right gable, weatherboarding over. 3-window wide, L- plan, 2 storeys and attics, 2 rooms deep. Central front door, single stone step, half-glazed with marginal lights over 2 flush panels, plain rectangular fanlight. Moulded surround, consoles and shaped brackets to open pediment. On right C20 three-light mullion and transom window, flat head: below flat head to boarded cellar opening. On left 21-pane shop window, between pilasters to ground, flat top with brackets, deep fascia and weatherboard. To left boarded door to side passage, steep segmental head. First floor a 3-light mullion and transom window, flat head, over each ground floor window; small, 4-pane window over side entry. Moulded timber eaves: two 3-light hipped dormers, iron opening casement, leaded lights. Large chimney in angle with rear wing: lean-to to rest of rear. Plain brick chimney from eaves at right end, front. Internally heavy chamfers to ceiling beams, ground floor: large, ashlar base to chimney. Split balusters to stairs, probably repositioned. Roof 2 long bays, cut tie-beam truss. Front wall to attic exposed timber-framing internally, square panels, and panels with multiple diagonal timbers. Originally a large, timber-framed house, later refronted.'

3.29 As a Grade II listed property we consider it to have a Medium value of significance.

3.30 Albion House



Albion House – Market Square elevations



Albion House - south elevations from existing vehicular access road.

3.31 Albion House is a large detached property standing on a corner plot with the vehicular entrance to the Site, to the east and south, and the pedestrian footpath to the west. Much of the plot is enclosed by a brick wall. It comprises a classical three bay house to the front attached to a two-storey 'cottage' wing to the south.

3.32 The property was added to the statutory list in 1985 at Grade II. The list entry states:

'Detached house: mid C19. Flemish-bond, tuck pointed brickwork, slate roof. Three-window wide, 2-room deep, L-plan, 2 storeys. Central front door up 1 stone step: 4 panels, top 2 semi-circular heads: plain rectangular fanlight. Plain rendered surround, ornate consoles to moulded flat head. Either side sash window, moulded jambs, plain sill, projecting moulded flat head. On left below brick-on-end flat-headed opening to cellar, iron grille. Three windows first floor, as below, but head moulded as jambs. Shaped brackets to eaves, off moulding below. Hipped roof, lead hips and ridge: plain gable chimneys. Part of rear wing timber- framed, brick nogging.'

3.33 As a Grade II listed property we consider it to have a Medium value of significance

3.34 **1 Market Square**



1 Market Square – centre – with Albion House to the left



Rear and side of 1 Market Square from the pedestrian footpath.

3.35 1 Market Square is at the east end of the short terrace (1 – 4 Market Square) and occupies a plot adjacent the pedestrian footpath. It comprises a three-storey house of

facing brickwork in Flemish bond, with a single line of sash windows to the front and a panelled entrance door with an ornate half-circle light over. The main roof is pitched and slate-covered to the front with simple brick parapet. The rear roof is clad in plain tiles with a partial catslide, and a large brick chimney.

3.36 The property is not a designated heritage asset but was the birthplace of one of Britain's most influential record and music producers, Joe Meek (1929-1967). He was an innovative pioneer in early electronic recording techniques and is probably most well known for the hit record Telstar. The birthplace is marked by a Blue Plaque erected by The Heritage Foundation and The Joe Meek Society.

3.37 Whilst the property is not of any greater architectural significance than others in the terrace it has some cultural significance in respect of its being connected with the unique musical innovator Joe Meek. Consequently we consider it to have a Low-Medium value of significance.

3.38 Market Hall



Market Hall northeast and southwest elevations. Note the GII Listed K6 Telephone Box



Market Hall northwest elevation – note external staircase to right and stone water trough.

3.39 An annual fair in the town was approved by Henry III in 1226 and this was extended to a weekly market from 1253. The 17th-century Market Hall (refurbished during the first half of 2023) is a focal point of the town being a striking two-storey detached building at the centre of the Square, at the junction of Broad Street, Church Street and Bury Bar Lane. It has an open ground-floor storey, with a framework of braced

timber posts supporting the close studded timbered upper level. An external staircase provides access to the first floor. The building has a steeply pitched gabled roof clad with plain clay tiles, and decorative timber bargeboards. A five-sided apse has been added to the southeast elevation. A stone water trough was introduced to the west of the Hall in the early 20th century as a memorial to Richard Foley Onslow.

3.40 The property was added to the statutory list in 1954 at Grade II. The list entry states:

'Market House; late C16 or early C17, restored 1864 for R.F.Onslow. Heavy timber posts on stone bases, ground floor; close-studded timber-framing, white-rendered infill above: tiled roof. 3-bay hall, small semi-octagonal extension one end: 2 storeys. Ground floor slight chamfer to posts, row down centre of building, curved braces to bressumers: posts to semi-octagon much smaller section. First floor close studding, no centre rail: straight braces corner posts to bressumer: 4-light timber window, flat head, trefoil- heads to lancets. Gable over centre north-east face: raised on small, square panels, curved corner decoration. Diagonal timbers form diamond-set square pattern, carved bargeboards, timber finial, iron weathervane. Extension 1 lancet per face, hipped roof. Right return as north-east face, but heavy jowls to posts: gable close studded up to collar, V-struts above. Wooden steps up to external door south-west face. Internally, open below. Upper hall boarded, panelled sloping ceiling: cambered tie-beams to 2 trusses; measured drawing exhibited in hall shows 2 pairs angle struts, collar and V-struts over. Extension forms separate room; added 1864. Photograph of c1840 painting in hall shows exterior largely unaltered by restoration. Scheduled as an Ancient Monument, AM No 114.(Kelly's, Gloucestershire Directory, 1885.)'

3.41 As a Grade II listed property the building would have at least a Medium value of significance. However in view of the age, the architectural appearance, and its prominence in the town centre, we would consider it to hold a High value of significance.

3.42 **K6 Telephone Box**



K6 Telephone Box – note the proximity to the Market Hall and the timber-framed properties on the far side of the Square (2 and 4 Church Street)

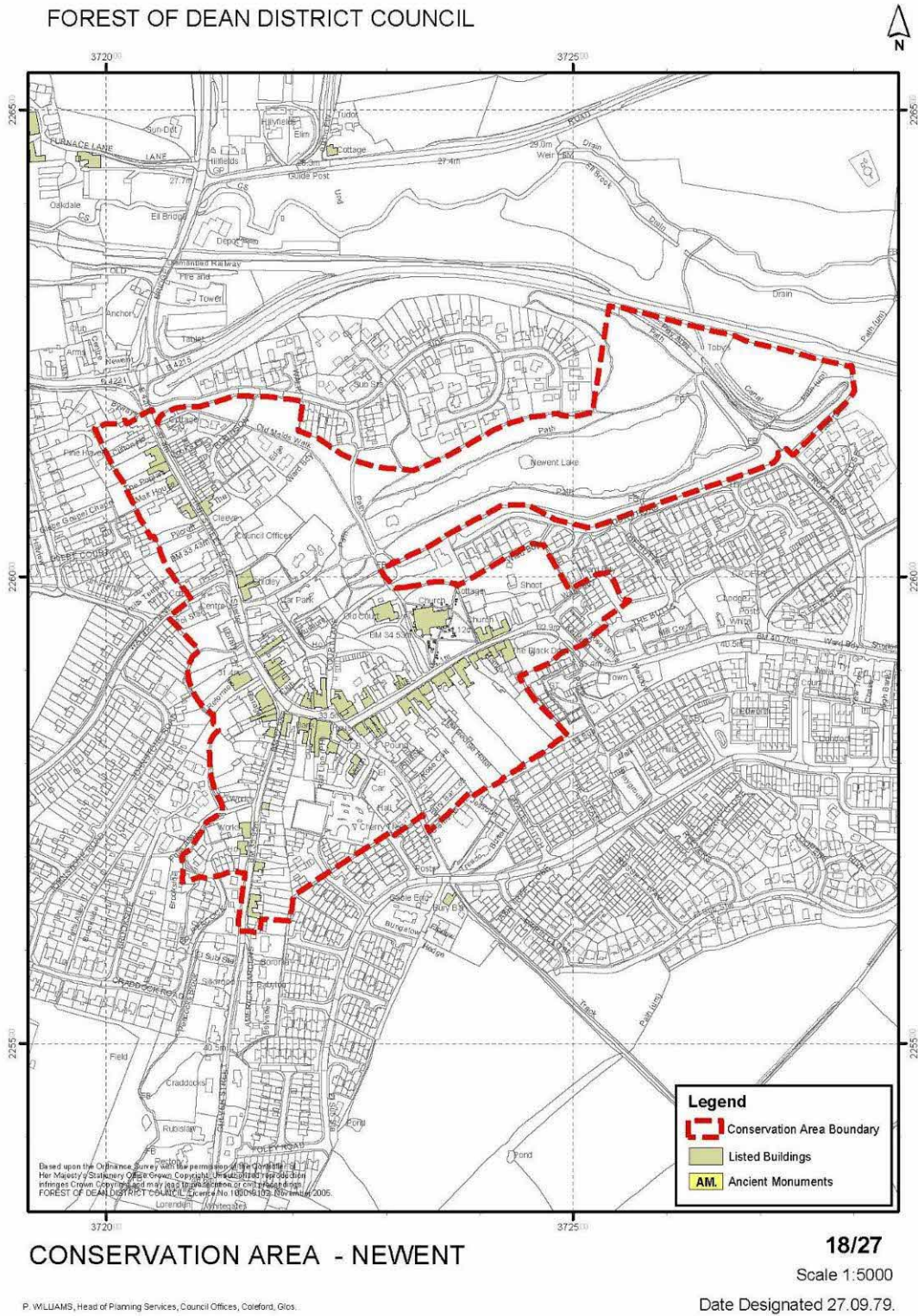
3.43 The K6 Telephone Box is located adjacent the east end of the Market Hall.

3.44 The box was added to the statutory list in 1989 at Grade II. The list entry states:

'Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.'

3.45 As a Grade II listed building we consider it to have a Medium value of significance.

3.46 Newent Conservation Area



Newent Conservation Area (Not to Scale)
 [www.fdean.gov.uk]

- 3.47 The central part of the town was identified as having special architectural quality requiring preservation and was designated as a Conservation Area in 1979. A Draft Conservation Area Character Assessment (CACA) was published in 2000 and amended in May 2001. The CA comprises the historic core of the town which is based on a medieval street pattern defined by burgage plots.
- 3.48 Most buildings within the CA are of 17th- to 19th-century construction but many have older fabric embedded within their structure. This reflects the early development and importance of the town as a medieval Borough.
- 3.49 The CACA identifies several industries in the town's history. A glass industry was established in the 16th/17th century when Huguenots from Surrey/Sussex relocated to the area, which required plentiful supplies of the raw materials to support the process. There was coalmining throughout the 19th century with three colliery sites to the west of the town. An important iron furnace was operated between 1639 and 1751 in Furnace Lane, and other industries included sandstone and limestone extraction and lime and charcoal burning. There were also several brickworks.
- 3.50 There is an abundance of the local vernacular forms of construction within the CA comprising external walls of facing brickwork and timber frames, and steeply pitched roofs mostly with plain clay tiles. Many of the Georgian facades include classical detailing such as the doorway pediments and pilasters, carved brackets to the eaves, etc.
- 3.51 The CACA considers a key characteristic of the town to be its 'close knit and enclosed street pattern'. It notes that there are few viewpoints of the outside countryside from within the CA but most of the modern developments are also not too intrusive.
- 3.52 The area around Broad Street/Market Square/Bury Bar is described as 'The heart of the town, with mainly commercial frontages and three storey buildings', but notes that 'this part of the CA suffers some unresolved land use issues.'



Market Square

- 3.53 *Culver Street/Puffs Alley is described as 'A quiet corner of the CA consisting almost entirely of two storey domestic buildings with some good C17 examples of brick and timber frame'.*
- 3.54 One of the most important landmarks in the town is identified in the CACA as the 14th-century tower and spire of St Mary's Church which we have noted is visible from within parts of the Site.

3.55 St Mary's Church, Churchyard and Memorials



St Mary's Church and Churchyard

- 3.56 St Mary's Church stands a little distance from the Site on the west side of Church Street. Immediately southwest of the church is the 17th-century Old Court House (GII) and to the northwest are the open land and lake of the former priory. The Church is set back from the road, within an enclosed churchyard.
- 3.57 The parish church has 13th-, 14th- and 15th-century elements with a 1675 nave by Edward Taylor, F Jones and J Hill. It was restored in the 19th century and a vestry added in the 20th century.
- 3.58 The church comprises fine ashlar walls of locally quarried Gorsley sandstone. It has a 14th-century square tower to its west end supporting a slender octagonal stone spire which were rebuilt in 1968. The spire can be seen from various vantage points around the town including from some points within the Site.
- 3.59 The Church was added to the statutory list in 1954 at Grade I and many of the monuments have individually been added at Grade II. The Church, churchyard and monuments make a huge contribution to the special character of the Conservation Area and are considered to have a High value of significance.

4.0 IMPACT ASSESSMENT

4.1 There are two main issues to consider in relation to the impact of the proposed extension to the existing Co-op store on the setting of the listed buildings and the special character of the Conservation Area. The first is the layout, location and scale of the proposed extension and the second is the design and materials that are proposed.

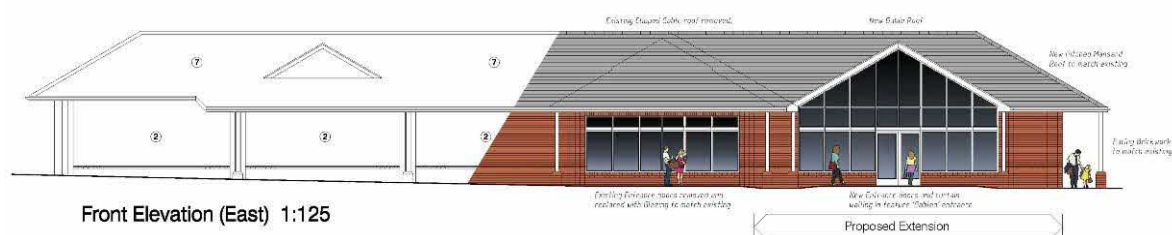


Proposed Extension Plan – extract from Gould Singleton Architects Drawing No 17-1622/300 (Not to Scale)

4.2 It is proposed to extend the existing Supermarket to the north to provide additional retail floorspace and Back-of-House (BoH) facilities. The customer entrance will be relocated into the new part of the extension, but remaining on the east side of the building.

4.3 The extension will occupy part of the Site that is currently hard-landscaped, providing part of the trolley bay, customer car parking and the Service Yard. The design will have no effect on the vehicular access to the Site, either for private vehicles or commercial delivery vehicles, and the turning provision for large delivery vehicles remains unchanged.

4.4 The extension will reposition the north elevation of the retail section of the Supermarket some 13m further to the north. This remains in the order of 10m from the existing north boundary. The considerably smaller Back-of-House element of the proposed extension will extend some 5.6m to the north and be around 16m from the existing north boundary. The proposals do not alter the alignment of either the west or east elevations, and the south elevation is entirely unaltered.



Extract from Gould Singleton Drawing No 17-1622/20a
Proposed Front/East Elevation (Not to Scale)

4.5 It is proposed that the extended parts of the Supermarket will adopt the form and fabric of the existing building namely a mansard roof clad in slate, external elevations of facing cavity brickwork and polyester powder coated curtain walling and entrance doors (Colour grey RAL 7043), and a powder coated aluminium eaves/facia/soffit system. The repositioned customer entrance will include full height glazing beneath a gable feature to the roof.

4.6 The height of the extension will match that of the existing building so that it will appear as an integrated part of the building's envelope. When completed the extension should not be readily discernible from the existing building.

4.7 The scheme as submitted in 2018 had been substantially revised following pre-application discussions in order to reflect officers' concerns about the original siting of

the extension to the west of the building where it may have had a harmful impact on an adjacent listed building (32 Culver Street). The scheme was entirely revised to address the officers' concerns, relocating the proposed extension solely to the north of the building, in an area of existing hard-landscaping and remaining well within the curtilage of the Site. The vehicular and pedestrian routes to and from the Site, and the way in which the Supermarket relates to the town, are unchanged. This all remains the same under the resubmitted proposals.

4.8 It has been noted above that there are many important historic buildings in the town, and many of these contribute to the special character of the Conservation Area. Some of these are located just to the north and west of the Site and have the potential for harm to arise from unsuitable or unsympathetic development of the Site. It will be noted from the Site Plan, and the descriptions within this HIA, that most of these buildings front onto, or are wholly within, Market Square, or Broad Street and as such are facing away from the Site, which forms part of their backdrop. Most also have long gardens which further isolates them from the activities of the Supermarket.

4.9 Albion House is possibly the listed building which may be most affected by the proposed extension, but even here its setting is unlikely to change at all. It already occupies an 'island' site with the vehicular access and pedestrian paths on each side. Its primary elevation, though, is to the north and Market Square and this is entirely unaffected.



Rear elevations, gardens and brick boundary walls from the north of the Site – Albion House to the extreme right, Harwood House to the left. Note the viewpoint of the spire of St Mary’s Church.

- 4.10 Similarly, none of the other buildings of historic interest to the north of the Site will be compromised by the proposals, and they will continue to contribute in the same way to the special character of the Conservation Area.
- 4.11 To the west of the Site, the Grade II listed 32 Culver Street will not experience any detrimental impact whatsoever – the extension does not bring any part of the Supermarket building closer than the existing building.
- 4.12 It was noted in a letter dated 11 August 2010 considering an earlier application on the site [P1471/10/FUL - Forest of Dean District Council’s website Planning pages] that the Council’s Senior Archaeological Officer stated: ‘No significant archaeological deposits were found during the 1997-1998 investigations. On that basis it would seem that there is low potential for the current application site to contain significant archaeological remains.’ In view of the proposal being entirely within the previously

developed, hard-landscaped part of the Site there would appear to be little potential for any archaeological remains to be found.

- 4.13 The church is some distance from the Site but we have identified that there are some good views towards its spire available from some viewpoints within the Site. The proposals do not affect any of these viewpoints and the spire will continue to be seen by users and visitors to the Supermarket. Clearly the position is not reciprocated and the church does not have any direct visual connection with the Site, so the extension will have no visual impact upon it.
- 4.14 In summary, the proposals remain as previously approved. The increase of the building envelope will have no impact upon any of the identified historic buildings nor will it be detrimental to the special character of the Conservation Area. The additional accommodation of the store will help it better serve the community without harming any heritage assets and is entirely compatible with the preservation of the setting of the listed buildings.
- 4.15 There is therefore no material reason in heritage terms why the resubmitted application should not now be approved.

5.0 CONCLUSION

- 5.1 For the reasons set out in the body of this report, we are firmly of the view that the proposed development of the application site is entirely compatible with the preservation of the setting of the listed buildings in the vicinity and their features of special and historic interest, and will have no detrimental impact on the character and appearance of the Newent Conservation Area.
- 5.2 As such, it is our considered opinion that the proposals comply with the advice on conserving and enhancing the historic environment contained in the NPPF and the related Planning Practice Guidance; the relevant policies of the adopted Core Strategy which sets out the strategic vision for the district; and, most importantly of all, the statutory test set by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 REFERENCES:

- Forest of Dean District Council Core Strategy (adopted 23 February 2012)
[www.fdean.gov.uk]
Newent CACA Draft 2001 – John Fisher BA MA MRTPI MIHBC Forest of Dean DC
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National Planning Policy Framework 2021 – Department for Communities and
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