

89 High Street Billerica  
Heritage Statement  
January 2024

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**Report**

Heritage Statement

**Site**

89 High Street Billericay

**Client**

Klara 89 Ltd

**Planning Authority**

Basildon Council

**Grid reference**

TQ 67416 94609

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**Report Status**

Approved

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This private parking area is to be retained as part of the proposals.

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## Executive Summary

This heritage statement considers 89 High Street Billericay (the subject building) and the potential impact of the two related proposed developments comprising an extension to the subject building and a pair of semi-detached houses in the rear part of the site on the setting and significance of those designated and non-designated heritage assets located in its vicinity.

In accordance with Paragraph 200 of the *National Planning Policy Framework* (NPPF December 2023) and Local Plan policies BAS TC1, BAS TC6, BAS BE12 and BAS BE17, this report first identifies and describes the historical development of the subject building and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposals on that significance.

In summary, the proposals are compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF (December 2023) and relevant local plan policies BAS TC1, BAS TC6, BAS BE12 and BAS BE17.

An assessment of the potential impact of the proposed developments on those designated assets most proximate to the site has concluded that whilst representing a change within the immediate and wider urban setting of these assets, their significance will be maintained.

The subject building and wider site are located within Billericay Conservation Area and specifically the High Street character area. An assessment on the potential impact of the proposals on the character and appearance of the Conservation Area as a whole has concluded that through the high quality design of the proposals and with the use of a considered palette of materials which are sympathetic to the local vernacular, the proposals represent a cumulative enhancement to the Conservation Area in this location. It is considered that that the proposed development will not harm the character and appearance of the Conservation Area as a whole and will maintain the significance of those designated and non-designated built heritage assets in the immediate vicinity.

Although not listed or Locally Listed the subject building is noted on the Billericay Conservation Area Townscape Appraisal Map as being a Building of Townscape Value. This is largely due to its age and the prominence of its façade and cross gable within the street scape of High Street, with the building representative of the style of several buildings that were constructed during the late Victorian period in the town.

An assessment of the potential effect of the proposed developments on the significance and setting of the subject building has concluded that these will not be harmed by the proposals. The design proposals are such, that key views north and south along High Street will be maintained. The design ensures that the pitched roof and ridge height of the proposed first floor addition to the subject building will

respect the current roof scape and maintain the varying roof heights characteristic along High Street.

## 1.0 Introduction

- 1.1** This Heritage Statement considers two separate planning applications both located within the curtilage of 89 High Street, Billericay (Figure 1). Hereinafter we refer collectively to both as “The Sites” which is located at National Grid Reference TQ 67416 94609.
- 1.2** In accordance with the Paragraph 200 of the *National Planning Policy Framework* (NPPF December 2023) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3** A site visit was undertaken on 9<sup>th</sup> January 2024 when the conditions were sunny and visibility was good.
- 1.4** The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

### Location and Description

- 1.5** The Proposed Developments are located at 89 High Street, Billericay, Essex (hereinafter referred to as “The Site”. The Subject Building is shown in Plates 1-6.
- 1.6** The Subject Building is raised in red brick in an English bond and dates from the late 19<sup>th</sup> century. Formerly a branch of Lloyds Bank, the building is now unoccupied. The subject building is 1.5 storeys in height including an attic space, has a rectangular planform and a pitched clay tile roof with cross gables. The prominent jettied High Street facing gable has mock-Tudor cladding and painted pargetting at its apex. A smaller brick cross-gable is located at its corner above the main entrance to the building. The rear (north-west) elevation of the building consists of a single storey brick extension. Immediately beyond this is a tarmacked car park which comprises the “Housing Site”. The building’s fenestration consists of segmented glazed timber sliding sashes, many of which date from the late 19<sup>th</sup> century.



**Plate 1** View north along High Street showing the principal elevation of 89 High Street (middle arrow), the Grade II listed 'Offices of North Thames Gas Board' (left arrow) and the Grade II listed 75 – 79 High Street (right arrow).



**Plate 2** View of the principal south-east elevation of 89 High Street with the single storey extension to the building evident along the northern flank of Rose Lane (arrowed).





**Plate 3** View north-east showing the rear (north-west) elevations 89 High Street (left arrow) and the Grade II listed 'Offices of North Thames Gas Board' (right arrow) which can be glimpsed through the existing vegetation. Note this view is taken from the existing car park which is included within the site boundary. This private parking area is to be retained as part of the proposals.



**Plate 4** View east across the car park to the rear of 89 High Street which will be developed as part of the proposals.



**Plate 5** View north-west on the ground floor of 89 High Street illustrating the lack of remaining historic fabric.



**Plate 6** View south-east on the first floor of 89 High Street illustrating the lack of remaining historic fabric.



## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

**2.1** The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

**2.2** Section 66(1) states:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

**2.3** Section 69 of the Act requires local authorities to define Conservation Areas as any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

**2.4** Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework* December 2023 (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

**2.5** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.



- 2.6** Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11** The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

**2.14** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

**2.15** Paragraph 18a-013 concludes:

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*

**2.16** The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*

**2.17** Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow*

*from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

**2.18** Paragraph 209 states:

*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

**2.19** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### Local Planning Policy

**2.20** Planning policy for the subject building is provided by the saved policies of the adopted Basildon District Local Plan 1998 (saved 2007). It contains the following policies relevant to this assessment:

#### *Policy BAS TC1*

*Within the town centres, as identified on the Proposals Map, development appropriate to a town centre, including retailing, offices, recreational or community facilities and residential (where it forms an ancillary part of a mixed use scheme) will be encouraged. All proposals will be assessed by reference to other relevant policies in the plan, especially Policies BAS SH3, BAS SH4 and BAS SH5, and the following criteria:-*

- i. The proposal should not result in a significant net loss of retailing floorspace;*
- ii. Car parking should be provided in accordance with the Council's Car Parking Standards in Appendix Three (viii);*
- iii. The surrounding roads should be adequate to accommodate the increase in vehicle traffic generation. A Traffic Impact Assessment may be required;*
- iv. Servicing and turning areas should be provided on the site so that the development is able to function properly, and traffic danger and congestion are avoided;*

- v. *The design, form, scale and materials used in any development are sympathetic and appropriate to the area;*
- vi. *In the case of Billericay Town Centre, regard will be given to the Conservation Area status of the town centre and the concentration of Listed Buildings;*
- vii. *The development should not result in the loss of any public open space or amenity area.*

#### **Policy BAS TC6**

*Planning permission for new residential development within the town centres will normally only be allowed where it forms part of a mixed use scheme. Residential development or change of use to residential will not normally be allowed at ground floor level within established shop frontages.*

*Residential development should provide private car parking in accordance with the Council's Car Parking Standards(ix) in Appendix Three.*

#### **Policy BAS BE12**

*Planning permission for new residential development, and for the alteration and extension of existing dwellings, will be refused if it causes material harm in any of the following ways:-*

- i. *Harm to the character of the surrounding area, including the street scene;*
- ii. *Overlooking;*
- iii. *Noise or disturbance to the occupants of neighbouring dwellings;*
- iv. *Overshadowing or over-dominance; and*
- v. *Traffic danger or congestion.*

#### **Policy BAS BE17**

*In determining planning applications for new shop fronts, the Council will have regard to their scale, design and likely impact on the existing and adjoining premises.*

*New shop fronts within Conservation Areas or relating to a Listed Building will, in addition, be assessed with regard to the other policies set out in this plan, and the Development Control Guidelines.*

- a. Where appropriate the Council will seek from the developer improvements to public transport accessibility;*
- b. It should not give rise to problems of access, road safety and traffic congestion;*
- c. It should not harm the visual character of the area or cause unreasonable loss of amenity to adjoining land uses;*
- d. It should not materially prejudice the provision of other land uses, particularly the supply of land for industrial, housing and community uses, including open space;*
- e. Adequate controls should be installed to limit the emission of noise, pollutants, discharge and smells which could be associated with the proposed use; and*
- g. The criteria set out in Policy BAS SH10(v) and other policies applicable in this plan. Large out of centre developments should preferably be combined with existing out of centre developments. Large retail developments should include recycling facilities.*

### Supplementary Planning Guidance

- 2.21** As part of this report, reference has been made to the Billericay Conservation Area Shop Front and Design Guide SPD.

### Other Guidance

*Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 2.22** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;

- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)*

- 2.23** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.24** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.25** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
  3. Assessing the effects of proposed development on the significance of a heritage asset;
  4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
  5. Making and documenting the decision and monitoring outcomes
- 2.26** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

### 3.0 Historical Context and Location of Heritage Assets

#### Introduction

- 3.1** The following section presents a historical development of The Sites and Subject Building and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2** The location of designated and non-designated heritage assets within and surrounding The Sites are also discussed below; these are shown on Figure 2.

#### Historical Background

- 3.3** Billericay is a town and civil parish in the borough of Basildon, Essex. It was historically part of the manor and parish of Great Burstead, until becoming an independent parish in 1937.
- 3.4** The origin of the name Billericay is obscure: it is first mentioned in a manorial document of 1291 as Byllyrica. It may derive from bellerica, the Latin term for a dyehouse or tannery (Mills, 2003).
- 3.5** The Domesday Survey recorded that Great Burstead was the land of Odo of Bayeux and contained 118 households (DB Phillimore reference: Essex 18,2). When Odo was disgraced, the Manor reverted to the Crown. It was granted to the Marshall family, then granted to Richard Siward, and in turn given to the abbey of Stratford Longthorne (Alsford, 2018).
- 3.6** The Cistercian monastery of Stratford Langthorne was granted lands and the church in Great Burstead in 1189. A market and the right of free warren were also granted in Burstead in 1254, leading to the development of Billericay as a market town. The Abbey relocated to Great Burstead in 1338 when its main premises was affected by flooding. It was invaded and pillaged during the Peasants' Revolt of 1381. The Abbey held the Manor of Great Burstead, including Billericay, until the Dissolution (Page & Round, 1907, p. 129).
- 3.7** The Battle of Billericay took place in 1381 in the aftermath of the Peasants' Revolt. The battle may have taken place in Norsey Wood to the east of Billericay (Whybra, 2018; NHLE 1019485).
- 3.8** The church of St Mary Magdalene was built as a chantry chapel, probably in the 14th century (NHLE 1170075).
- 3.9** In 1539 the manorial estate was granted to Sir Richard Rych. His descendants sold it to Sir John Petre in 1600, and the descendants of the Petre/Peter family held Great Burstead into the 20th century (White, 1848). They had seats at Ingatestone Hall and Thorndon Hall in Essex (ERO D/DP M1-1645).

- 3.10** The town's position near the Tilbury Crossing over the Thames led to the establishment of many inns, most importantly The Crown. Billericay benefitted from the traffic of pilgrims travelling to shrines at Walsingham and Canterbury, and glimpses of medieval prosperity can be seen in surviving 15th century buildings along the High Street (e.g. The Red Lion, NHLE 1338406). The local historian Wynford Grant located several of these historic inns in the vicinity of the subject building: the White Lion was located on the site of Shelley's at 77 High Street as early as 1685, and the Hare & Hounds was apparently nearby (Grant, 1962, p. 8; p. 12; p. 14).
- 3.11** The earliest detailed map of Billericay is John Coffyn's map of 1681 (ERO D/DQt 159) (Figure 3). The map is not to scale and was intended to show the extent of lands owned by Joseph Fishpoole of the White Hart Inn in Billericay. On the right side of the map Billericay High Street is shown, with some buildings and labels. The church and the present Chapel Street are shown connecting to the High Street. Some buildings are shown on the west side of the High Street, and labels show 'White Lion', 'Mr Fishpole', 'Mr Finch' etc. The majority of this land is marked 'The Land of Divers Men' and the ownership of the study site cannot be ascertained.
- 3.12** The 1777 Andre & Chapman Map (not shown) was a detailed county survey of Essex which includes a view of Billericay. It was a linear settlement with built development along the High Street. The Church of Mary Magdalene and the junction with Chapel Street can be seen.
- 3.13** Most mapping from the later 18<sup>th</sup> century was at a county level and show the configuration of Billericay along the linear High Street, but do not show the topography of the town in detail.
- 3.14** In the 19<sup>th</sup> century Billericay retained its mostly rural character as a market town and there was minimal development save for the built-up High Street. The 1874 Ordnance Survey map (Figure 5) shows that the core of the town was unchanged. Three roads are shown connecting the High Street with Western Road, which roughly match the layout of lanes in that area today. By the time of the 1874 mapping, the previous building on the site has been demolished and the current building had been constructed.
- 3.15** The railway arrived in Billericay in 1889 as a branch line of the Great Eastern Railway (Bremner, 2013) and is visible to the north of High Street on the 1896 Ordnance Survey mapping.
- 3.16** The mapping of 1922 (Figure 7) and 1937 (Figure 8) illustrates that the built form of the town is still largely concentrated along High Street with the land beyond remaining relatively undeveloped and characterised by open fields, garden plots and orchard.



- 3.17** The population of Billericay grew radically in the post-war years, transitioning from a market town of 1,418 people in 1881 to a London overspill area of over 40,000 people today (Kelly, 1882, p. 27; Billericay Conservation Area Character Appraisal, 2010, p. 10). The increase in residential development to the east and west of the site is illustrated in the mapping of 1955 (Figure 9). The land to the north of the site however remains largely undeveloped until the late 20<sup>th</sup> century (Figures 12 – 13).

### Summary: 89 High Street Billericay

- 3.18** The 1839 Great Burstead Tithe Map (Figure 4) shows the subject building. The site of the present 89 High Street falls into Plot 588. In the apportionment this plot was recorded as “House and Garden” which was owned by John Barrell and occupied by William Tomson. The tithe shows a small L-shaped building fronting the high street with a sub-rectangular garden plot to its rear.
- 3.19** To the immediate south-west in Plot 585 is an L-shaped building facing onto the high street, marked in pink. This building would be located on the site of the present 91 High Street. Recorded as ‘House Yard & Garden’, the plot was owned by Elizabeth Wood and occupied by George Sach. Land ownership along the High Street was piecemeal by nature, reflecting its long-established role as a commercial street lined with diverse shops and cottages.
- 3.20** The earlier building which occupied the site was demolished and the current building was constructed sometime in the late 19<sup>th</sup> century. The Billericay Group’s 1953 publication ‘Billericay and its High Street’, describes the subject building as follows (p. 30):

*Lloyds Bank (No. 89) was built in the late 19th century in red brick and stucco on the site of two very old properties dating from about the 16th century. A photograph shows them occupied by John Smith an Ironmonger and Watchmaker and John Dennis, a Hairdresser. The building as rebuilt was the residence and business premises for many years of Mr. Taylor, Corn Merchant, the Granary being at the rear and now converted as the residence of his widow and son.*

### Heritage Assets

#### Listed Buildings

- 3.21** Within a 300m radius of The Sites there are two Grade II\* listed buildings and 32 Grade II listed buildings. Owing to the limited intervisibility through intervening built form and local topography, only those assets most proximate to the subject building or with a higher listing denoting their increased

sensitivity to change within their environs, require separate assessment. Those assessed are as follows:

- Grade II 75-79 High Street (NHLE 1122227)
- Grade II 72 High Street (NHLE 1306211)
- Grade II 74A, 74 and 74B High Street (NHLE 1338384)
- Grade II 93 and 95 High Street (NHLE 1338405)
- Grade II Offices of North Thames Gas Board (NHLE 1122228)
- Grade II\* Church of Mary Magdalene (NHLE 1170075)
- Grade II Church House (NHLE 1122265)

**3.22** Other listed buildings in the wider vicinity are largely screened by the existing built form and other intervening landscape features, and the proposals would not change their settings nor harm their significance. They will however be considered as part of the impact assessment on the wider Billericay Conservation Area. These buildings are listed in full in Appendix A.

### *Conservation Areas*

**3.23** The Sites are located centrally within the Billericay Conservation Area which extends from Crown Road in the north, along the High Street and Chapel Street to Sun Street in the south, continuing south along Laindon Road.

### *Non-Designated Heritage Assets*

**3.24** The Billericay Conservation Area Shop Front and Design Guide contains a Local List of Non-designated Heritage Assets. Although not currently included on the Local List, the subject building (89 High Street) is noted within the Billericay Conservation Area Townscape Appraisal Map as being a building of Townscape Value.

## 4.0 Proposed Development and Potential Impact on Heritage Assets

### Background

- 4.1** This section identifies and assesses the impacts of the Proposed Developments on the significance of the heritage assets located within and in the vicinity of the subject building. In assessing the heritage impacts of the Proposed Developments, the relevant policies cited in section 2.0 have been referenced.

### The Proposed Developments

- 4.2** The design proposals are comprised of two separate standalone developments which are directly related and will be developed alongside one another. The first application (hereinafter referred to as "Planning Application 1" comprises a mixed use development of seven residential units with private outdoor amenity space and communal landscaping and approximately 168m<sup>2</sup> of commercial use floor space. This would involve the extension of the existing building (the subject building), to improve the current usable area and to house seven residential units whilst maintaining the commercial use. 7no. windows are proposed at ground floor level on the southern elevation of the subject building. The redundant ATM on the principal south-east elevation would also be removed and the large timber window reinstated. The second application (hereinafter referred to as "Planning Application 2") includes the erection of two, three bed houses in the rear of the site (i.e. the Housing Site) with associated parking and landscaping.

### Potential Impacts on Heritage Assets

- 4.3** As noted in paragraphs 3.21 and 3.22, there are a number of listed buildings located in the immediate and wider vicinity of the Sites. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

### *Listed Buildings in the vicinity*

- 4.4** In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

**Church of St. Mary Magdalene (Plate 7) Grade II\* (NHLE 1170075) and Church House Grade II (NHLE 1122265)**



**Plate 7** View south-west showing the north elevation of the Grade II\* listed Church of St. Mary Magdalene at the junction of High Street and Chapel Street. The subject building is located c. 80m south-west of this location (arrowed).

- 4.5** Due to their close proximity to each other, their similar distance from the subject building and that they form part of a group, these assets will be assessed collectively. They are described in their listings as follows:

**Church of St. Mary Magdalene (NHLE 1170075) is located c. 80m north-east of the subject building.**

*DATES/ARCHITECTS: The tower is the oldest part of the church and dates to the C15. The chapel to which it was attached was entirely rebuilt c. 1785 and was further extended in 1845-6 by the surveyor William Fry when the W ends of the aisles were rebuilt in brick to match the tower and the interior was refitted with N, S and W galleries. It was restored in 1950 to designs by G S Amos. In the 1950s the church was linked to the adjacent Church House to the S. It was repaired again by Laurence King in 1974-5 when it was stripped of many of its furnishings and was renovated as a multi-use space c. 2006-7.*

*MATERIALS: Brick with tiled roof. Gallery on cast iron columns.*

*PLAN: Wide nave with shallow bowed N and E apses, W tower flanked by lower N and S staircases. Galleries on N, S and W.*

*EXTERIOR: The C15 W tower has a moulded W door set in a square frame, with contemporary Spanish blue and white tiles in the spandrels. The W window is of 2 lights and has cusped brick tracery, with a clock on a projecting open bracket above. There are pairs of uncusped lights in each face of the upper*

*stage below a pinnacled, crow-stepped parapet set on a band of trefoiled arches. The west ends of the N and S aisles were extended alongside the tower c.1845 to form staircases. Their parapets copy the tower, and they have C15-style windows. The upper stage of the tower is abutted to N and S by the pitched roof of the 1780's rebuilding, the slopes of which create a pedimented effect to the W end.*

*The C18 nave is also of brick and has Georgian style windows with arched heads at upper and lower level, except in the apses which have only one set of arched windows. There are pilaster buttresses on the corners.*

*INTERIOR: The interior is a very plain preaching box. The walls are plastered and painted and have a string course forming a cornice in the apses and linking the heads of the upper windows. The galleries stand on slended cast-iron columns. The altar stands in the E spse. EC's and a kitchen were added in the early C21, by when all of the remaining liturgical fittings save the altar had been removed.*

*PRINCIPAL FIXTURES Turned altar rails in E apse. Reredos with pilasters, entablature and riddel posts in N apse as a monument to Rev. W S Smith (incumbent 1928-52).*

**Church House (NHLE 1122265) is located c. 60 m to the north-east of the subject building.**

*A C18 and later red brick house with a plain parapet on the front. 2 storeys. 3 window range, double-hung sashes with glazing bars, in stuccoed flat arches. A central 6-panel butt and bead door has narrow fluted pilasters. Roof tiled, hipped at the north end. A rainwater head bears the date 1804.*

- 4.6** The significance of these heritage assets derives principally from their early date and the intactness of their built fabric which generates their historic and architectural special interest. The earliest parts of the church date from the 15<sup>th</sup> century, the subsequent sequence of building phases can be interpreted, and the high-quality craftsmanship and materiality of the building in each phase is evident. The church derives communal (illustrative) value from its historic and present-day function and both buildings contribute towards the group value of the buildings within the historic core of the town which is located along High Street. Owing to the church's location on slightly higher ground at the northern end of High Street, and its relatively substantial tower, it has some landmark status in terms of impact on its wider environs.
- 4.7** The Church of St. Mary Magdalene and Church House have their frontage onto the eastern flank of High Street and their plots extends to the east where they flank Chapel Street. Immediately to the north and east of the assets are a number of Grade II listed buildings which endow the setting of both the church and Church House with high levels of illustrative and architectural

value. The wider environs of the assets comprise a mix of commercial and residential development including the subject building. The subject building does not form part of any historic ownership ties with the church or Church House and makes a very limited contribution to the setting of the assets in terms of the provision of historic context. The location of the assets on the eastern flank of High Street is such that they share intervisibility and some co-visibility with the subject building. There are also glimpsed views of the very top of the church tower when looking north from the rear car park of the subject building. In its present state the subject building is considered to make a neutral contribution to the assets' wider setting in terms of historic urban context.

#### *Impact of the development*

- 4.8** The significance of the assets relates principally to their early date of construction and the intactness of their built fabric which generates their historic and architectural special interest. Due to the orientation of the assets and their position at the northern end of High Street, they do share a level of intervisibility and co-visibility with the subject building which includes glimpsed views of the church tower from the rear car park of the subject building. However, it's considered that the subject building makes an overall neutral contribution to the assets' wider setting in terms of historic urban context. The assets share a greater relationship to the grouping of listed buildings situated around the junction of Chapel Street and at the northern end High Street. Although there will be a change within their wider urban context, these changes will be largely imperceptible with alterations taking place internally and to the rear of the subject building. For this reason, it is considered that the Proposed Developments as they stand will not impact on the setting or significance of the assets.

#### **75-79 High Street (Plate 1) Grade II (NHLE 1122227)**

- 4.9** Located c. 45m north-east of the subject building on the north-western flank of High Street, its listing description describes the asset as follows:

*A C18 timber-framed and plastered house with later alterations. Now faced with roughcast on the upper part and weatherboarding on the base. 2 storeys. 1:2:1 window range, casements with glazing bars. The centre part, of 2 window range is raised slightly and has a cart entrance. The wings have small C20 shops. Roof tiled (C20).*

- 4.10** The significance of this heritage assets derives principally from its early date and the intactness of its built fabric which generates its special historic and architectural interest. The retention of the historic plan form of the building is key in terms of understanding the vernacular character and historic usage pattern of the building. The asset also contributes to the group value of the



other historic residential and commercial properties that are characteristic along High Street.

- 4.11** The asset's principal elevation flanks the north-western western side of High Street and forms an integral part of the streetscape in this location when travelling along High Street from the south and north. The asset is principally experienced when approaching from these directions. The subject building, which is located to the south-west of the asset is considered to form a small part of its urban setting.
- 4.12** Due to the orientation of the asset's principal (east) elevation, it shares limited to no intervisibility with the subject building or Housing Site. It does share some co-visibility when approaching from the north and south along High Street. The asset is principally experienced in the context of the streetscape of High Street, which comprises a mixture of commercial and residential properties. Although the subject building forms part of this, it's considered that in its present state, it makes an overall neutral contribution to the setting of the asset, with no contribution to its significance.

#### *Impact of Development Proposal*

- 4.13** The asset's principal elevation flanks the north-western side of High Street and forms an integral part of the streetscape in this location as you approach along the road from the south and north past the junction with Chapel Street. The asset is principally experienced when approaching from these directions. The subject building, which is located c. 45m to the south-west of the asset forms a small part of its urban setting. However, due to the orientation of the asset with its principal elevation facing east, it shares limited to no intervisibility with the subject building, but some co-visibility when approaching from the north and south. In its present state the subject building is considered to make a neutral contribution to the asset's setting. The proposals would maintain the current façade, prominent cross gable and chimney stacks of the subject building. The proposed internal alteration, those to the rear of the subject building, and the proposed houses on the Housing Site will be largely imperceptible within the street scene that the asset is experienced in. For this reason, it is considered that the Proposed Developments as they stand will not impact on the setting or significance of the asset.

#### **72 High Street Grade II (Plate 8) (NHLE 1306211) and 74A, 74 and 74B High Street Grade II (NHLE 1338384)**

- 4.14** Due to their close proximity to each other, their similar age and distance from the subject building, these assets will be assessed collectively. They are described in their listings as follows:

**72 High Street located opposite the subject building on the east side of the High Street, c. 20 metres to the south-east:**

*The remaining gable of a C17 timber-framed and plastered house. 2 storeys. 1 window range, double-hung sash with glazing bars. The ground storey has a C20 shopfront. Roof tiled.*

**74A, 74 and 74B High Street located opposite the subject building on the east side of the High Street, c. 20 metres to the south-east:**

*A C18 red brick front. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars, in painted reveals. The centre window on the first storey is blocked (with painted glazing). The ground storey has 3 central doorways with fanlights, an early C19 bow shop window at the south end and a C20 bow shop window in C18-C19 style at the north end. Roof tiled, mansard (C20), with 2 segmental headed dormers.*



**Plate 8** View north-east adjacent the principal elevation of 89 High Street illustrating the intervisibility it shares with 72 High Street (left arrow) and 74A, 74 and 74B High Street (right arrow).

- 4.15** The significance of these heritage assets derives principally from their early date and the intactness of their built fabric which generates their special historic and architectural interest. The retention of the historic plan forms of the buildings are key in terms of understanding the vernacular character and historic usage pattern of the building. The juxtaposition of the two buildings in terms of building design is illustrative of the change in style of construction and availability new materials at the beginning of the 18<sup>th</sup> century. The assets



also contribute to the group value of the other historic residential and commercial properties that are characteristic along High Street.

- 4.16** The assets' principal elevations flank the south-eastern side of High Street and form an integral part of the streetscape in this location as you approach along the street from the south and north. The assets are principally experienced when approaching from these directions. The subject building, which is located immediately to the west of the assets is considered to form part of their urban setting. The subject building and the assets share direct intervisibility and co-visibility when approaching along High Street with the assets being principally experienced within the context of the High Street's streetscape. As a Building of Townscape Value, the subject building is considered to positively contribute to the urban setting of the assets. Due to the intervening built form of the subject building, the assets do not share a visual link with the Housing Site to the rear of the subject building.

*Impact of Development Proposal*

- 4.17** The assets' principal elevations flank the south-eastern side of High Street and form an integral part of the streetscape in this location as you approach along the road from the south and north. The subject building, which is located to the west of the assets is considered to positively contribute to the urban setting of the assets. With their principal elevations fronting High Street, the assets share intervisibility and co-visibility with the subject building when approaching from the north and south. The proposed internal alterations and those to the rear of the subject building, including the development within the Housing Site will be largely imperceptible within the street scene that the assets are experienced in. The proposals will however maintain the important south-east frontage of the subject building which will be further enhanced with the removal of the redundant ATM and the reinstatement of the large, segmented timber framed window. For this reason, it is considered that the Proposed Developments as they stand will preserve the setting and significance of the assets.

**Office of North Thames Gas Board (Plates 1 - 3) Grade II (NHLE 1122228) and 93 and 95 High Street Grade II (NHLE 1338405)**

- 4.18** Due to their close proximity to each other, their similar age and distance from the subject building, these assets will be assessed collectively. They are described in their listings as follows:

**Office of North Thames Gas Board located immediately south-west of the subject building:**

*A board on the front of the building states "This house was the original meeting place of the Billericay dissenters who were licensed to worship here on April 2<sup>nd</sup> 1672 with liberty of conscience". Originally a C16-C17 timber-*

*framed and plastered house with cross wings at the north and south ends. Much altered in the C18 and later and renovated in the C19. At the rear the house is faced with weatherboarding. The windows are double-hung dashes with glazing bars, those on the 1<sup>st</sup> storey of the wings have louvred shutters. The ground storey has a splayed bay with a dentilled cornice. The door is C20. Roof tiled.*

**93 and 95 High Street located c. 25m south-west of the subject building:**

*A C18 timber-framed and plastered building adjoining the south end of No 91. Altered in the C19 and later. Renovated in the C20. Two storeys. Five window range, double-hung sashes with glazing bars. The ground storey has a cart entrance at the north end and two C20 shop fronts. Roof tiled (C20).*

**4.19** It should be noted that the National Grid Reference for the Office of North Thames Gas Board is incorrect on the Historic England website and currently locates the asset in the location of 81 – 87 High Street. It is in fact located c. 20m south of this location, on the south side of Rose Lane. Historic England have been contacted (5.1.22) and the relevant photographic evidence has been supplied so this can be rectified. The significance of these heritage assets derives principally from their early date and the intactness of their built fabric which generates their special historic and architectural interest. The retention of the historic plan form of the buildings is key in terms of understanding the vernacular character and historic usage pattern of the buildings. However, these are likely to have been substantially altered to accommodate retail activities on the ground floor. The assets also contribute to the group value of the other historic residential and commercial properties that are characteristic along High Street.

**4.20** Located to the immediate south-west of the subject building, the setting of these heritage assets principally relates to their location on the north-western flank of High Street of which they form an integral part of the historic streetscape. The assets are principally experienced when approaching from the north and south along High Street. The subject building, which is located to the north-east of the assets is considered to form part of their immediate urban setting. Due to the orientation of the asset's principal south-east elevations, they share very limited to no intervisibility with the subject building. From the rear of the 'Office of North Thames Gas Board' there is a limited level of intervisibility with the south-west elevation of the subject building and the neighbouring Housing Site. (Plate 9).



**Plate 9** View south-west from the 2<sup>nd</sup> floor of the subject building illustrating the limited intervisibility between the subject building and 'Office of North Thames Gas Board' (arrowed). Note the view from the asset is partly obscured by its single storey modern extension.

- 4.21** Due to the intervening built form, there is no intervisibility from the rear elevation of 93 and 95 High Street and the subject building. There is co-visibility between the Proposed Developments and the assets when approaching along High Street and some when viewed from the public car park to their west, although the assets are largely screened by mature trees (Plate 3). The assets are principally experienced in the context of the streetscape of High Street, which comprises a mixture of commercial and residential properties. The subject building forms part of this streetscape and is considered to positively contribute the urban setting of the assets when viewed from High Street.

#### *Impacts of the development*

- 4.22** The assets' principal elevations flank the western side of High Street and form an integral part of the streetscape in this location as you approach along the road from the south and north. The assets are principally experienced when approaching from these directions. The subject building, which is located to their north-east forms part of their immediate setting. However, due to the orientation of the assets with their principal elevations facing south-east, they share limited to no intervisibility with the subject building. They do however share a level of co-visibility when approaching along High Street and some when viewed from the public car park to their west, although the assets are largely screened by mature trees. In its present state the subject building is

considered to make a positive contribution to the assets' setting when viewed from High Street.

- 4.23** The proposed internal alterations and those to the rear of the subject building and the adjacent Housing Site will be largely imperceptible within the street scene that the assets are principally experienced in. In secondary views of the assets from the public car park to the west, the design approach is such that the pitched roof and ridge height of the proposed first floor addition to the subject building will respect the current roof scape. The setbacks of the proposed first floor addition from the edges of the existing single storey extension will help further in reducing its massing.
- 4.24** The proposals include the construction of two, three-bedroom houses in the car park to the immediate west of the subject building within the Housing Site related to Planning Application 2. In its present state, the car park is considered to make a neutral contribution to the setting of the assets, being largely screened by a low brick wall in views from the west. Due to the proposed location of the houses directly behind the subject building, they are unlikely to be overly apparent in views from High Street and will have a similar ridge height to that of the subject building. Furthermore, the considered design of the buildings and the palette of materials to be used, such as weatherboarding and slate tiling, are responsive to the local vernacular. This also includes architectural detailing that acknowledge the subject building such as prominent gables, chimney stacks and pitched roofs.
- 4.25** Whilst the Proposed Developments represent a change within the setting of the assets, it is not considered that either proposal will negatively impact on way the assets are principally experienced, which is within the streetscape of High Street. In secondary filtered views of the assets from the west, they are currently seen in context with several large commercial buildings. The greater massing of these buildings in comparison to that of the assets and their use of construction materials which are unsympathetic to the local vernacular are considered to negatively contribute to the setting. Through high quality design and a considered palette of materials which are sympathetic to the local vernacular, the proposals represent an enhancement to the setting of the assets in this location. For this reason, it is considered that the proposals as they stand will not be harmful to the assets setting and will preserve their significance.

### *Conservation Areas*

- 4.26** The Billericay Conservation Area was designated in 1969 and covers an area of c. 20 ha. The Billericay Conservation Area Character Appraisal (2011) is used as a basis for reference and broadly summarises its character as follows:

- *Billericay is a town of archaeological and historical importance, comprising a small Roman town and a medieval and post-medieval market town.*
- *The surviving street layout originates from the development of the town in the medieval period and is therefore of great importance.*
- *Billericay is a bustling and lively and prosperous shopping area.*
- *The town occupies a ridge and land falls away steeply either side of the High Street.*
- *The long High Street is lined mostly with shops and commercial premises, close together without significant gaps.*
- *Lanes and yards lead off the High Street often to small courtyards.*
- *Traditional buildings are small and low, contrasting sharply with twentieth century infilling, which frequently detracts.*
- *Early buildings often are timber framed with cross wings, sometimes jettied, which are gable end on to the road and most are listed buildings.*
- *Eighteenth and nineteenth century buildings are usually flat-fronted (without projections) and of red brick (and some grey brick) with plain tile roofs or natural slate. The brickwork is in Flemish bond and hung sash windows are set in reveals.*
- *The church of St. Mary Magdalen is an important landmark and the area to the north, including the north end of Chapel Street comprises a continuous group of listed buildings, many weatherboarded in the Essex style.*
- *Chapel Street is less densely built up, but the presence of a car park and rear servicing is eroding its character.*
- *Sun Street is a busy through route with imposing early nineteenth century terraces clad in pebbledash or cockle shell harling with slate roofs.*
- *Norsey Road has terraces of brick and weatherboarded cottages on the roadside, many of which are listed and form an attractive group.*
- *Away from the High Street, trees soften the built area and there are fine views out of the town from open spaces at the Festival Gardens, Mill Meadows and Sun Corner.*

**4.27** The Conservation Area is divided into to 6 distinct character areas. Of these, the subject building is located within the High Street Character Area and the appraisal outlines the environs most proximate to the Sites as follows:

*Then the arrival at the triangle in front of the Church at the junction with Chapel Street and views alongside the Chequers to distant hills and also past timber framed buildings on the east side of Chapel Street. The character here is of an attractive, historic place, pleasing to the eye. The appearance of the pebble dashed shops at Nos. 45 and 47 is unfortunate. The render clearly obscures an attractive historic building as the parapet, tiled roof behind and the single eight over eight pane remaining sash window testify.*

*High Street gently descends to the south towards a curve in the road. Despite the presence of a number of jarring twentieth century runs of shops, the overall appearance is of small scale buildings, gabled cross wings and variety in roof heights, but all modest.*

- 4.28** The setting of the Conservation Area relates principally to the surrounding urban, residential and commercial built form located to its east and west, while being largely severed to development in the north by the railway line. The southeast corner of the Conservation Area borders extensive woodland interspersed with tree lined field parcels. Development to the west of the A176 surrounds Queen Elizabeth II Field, a large open grassed area interspersed with mature trees and hedgerows. Both areas are noted as providing positive views out of the Conservation Area. Beyond this, the wider setting is one of an extensive rural landscape divided into distinct agricultural field parcels.

#### *Impact of Development Proposal*

- 4.29** The sites are both located within the High Street Character Area of the Billericay Conservation Area. The appraisal outlines a number of positive key views which include views northwards along High Street towards The Church of St. Mary Magdalene, before the road slopes down toward the railway. It also makes reference to the streetscape as you travel southwards along High Street and refers to a number of “jarring twentieth century runs of shops”. Although the subject building is not specifically mentioned within the appraisal, it is noted on the Townscape Appraisal Map as being a Building of Townscape Value. This is largely due to its age and the prominence of its façade and cross gable, the style of which represents several buildings that were constructed during the late Victorian period in the town. Planning Application 1 will maintain this important frontage and will further enhance it with the removal of the redundant ATM and reinstatement of the large, segmented timber framed window that it is currently set into.
- 4.30** With the proposed additions to the subject building being restricted to the existing rear single storey extension, important views north and south along High Street will be maintained. As previously noted, the design approach is such that the pitched roof and ridge height of the proposed first floor addition to the subject building will respect the current roof scape and maintain the varying roof heights characteristic along High Street. The removal of the redundant ATM and reinstatement of the large timber window on the principal south-east elevation of the subject building is considered to be a further enhancement opportunity provided by the proposals.
- 4.31** The car park to the rear of the subject building within the Housing Site is considered to make a relatively negative contribution to the character and appearance of the Conservation Area and as outlined above, does not positively contribute to the setting of any built heritage assets in the vicinity. Planning Application 2 proposes the construction of two, three-bedroom



houses in this car park. However, due to their positioning immediately behind the subject building they are unlikely to be overly apparent in views from High Street. Through high quality design and a considered palette of materials which are sympathetic to the local vernacular, the proposals represent an enhancement to the Conservation Area in this location. For this reason, it is not considered that the proposals as they stand will be harmful to the special character and appearance of the Conservation Area as a whole and will maintain the significance of those designated and non-designated built heritage assets in the immediate vicinity.

### Potential Impacts on Non-Designated Heritage Assets

- 4.32** As noted in paragraph 3.24, the subject building (Plates 1 – 6) which is not included on the Local List but is noted within the Billericay Conservation Area Townscape Appraisal Map as being a Building of Townscape Value.
- 4.33** The subject building is located on the corner of Rose Lane. It is a red-brick late-19<sup>th</sup> century bank building built on an L-shaped plan. It is of two storeys with an attic and gabled clay tile roof. It has a large front-facing gable with timber studding and painted pargetting at its apex. There is also a small front-facing gable on the corner over the porch and main entrance door. It has timber six-over-two pane sash windows on the first floor and shop windows at street level, one of which has a redundant ATM set into it. The building extends along Rose Lane and there is a car park to the rear.
- 4.34** The significance of the subject building derives principally from its age and the intactness of its historic external built fabric which generates its architectural and historic interest. The retention of the historic planform of the building is key in terms of understanding the vernacular character and historic usage pattern of the building, though it was significantly extended to the west sometime during the mid-20<sup>th</sup> century and the internal spaces have been altered to accommodate offices at first floor and an open plan commercial area on the ground floor. The building also contributes to the group value of the other historic commercial properties that are characteristic along High Street. It is largely for these reasons that the Conservation Area Townscape Appraisal Map notes it as being a Building of Townscape Value.
- 4.35** The setting of the subject building principally relates to its location on the north-western flank of High Street forming an integral part of the overall historic streetscape. The building is principally experienced when approaching from the north and south along High Street. There are several historic buildings in close proximity to the subject building as well more modern commercial premises that form part of its immediate urban setting. The rear (western) part of its immediate setting is formed by the Housing Site which comprises a tarmacked car park with a larger car park to beyond this which are both considered to negatively contribute to the overall setting of

the subject building. The subject building and its principal south-east elevation is primarily experienced in the context of the streetscape of High Street, which comprises a mixture of commercial and residential properties.

#### *Impact of Development Proposal*

- 4.36** The significance of the subject building derives principally from its age and the intactness of its external historic built fabric which generates its architectural and historic interest. The retention of the historic planform of the building is key in terms of understanding the vernacular character and historic usage pattern of the building. As previously noted, internally the building has undergone substantial changes to its room layout to accommodate office and commercial space with little historic fabric, fixtures and fittings remaining. It is considered that the proposed internal alterations to the building will not negatively impact on the limited significance the subject building.
- 4.37** The subject building is noted on the Townscape Appraisal Map as being a Building of Townscape Value. This is largely due to its age and the prominence of its façade and cross gable, the style of which represents several buildings that were constructed during the late Victorian period in the town. The proposals will maintain this important frontage and will further enhance it with the removal of the redundant ATM and reinstatement of the large, segmented timber framed window that it is currently set into. Furthermore, the proposed additions to the subject building will be restricted to the existing rear single storey extension. As such, important views north and south along High Street will be maintained. The design approach ensures that the pitched roof and ridge height of the proposed first floor addition to the subject building will respect the current roof scape and maintain the varying roof heights characteristic along High Street.
- 4.38** The car park to the rear (west) of the subject building within the Housing Site is considered to make a negative contribution to the setting of the subject building in this location. Planning Application 2 proposes the construction of two, three-bedroom houses in this car park. However, due to their positioning immediately behind the subject building they are unlikely to be overly apparent in views from High Street. Though the proposed development will represent a change within this part of subject building's setting, through high quality design and a considered palette of materials which are sympathetic to the local vernacular, it is considered that the proposed development of two semi-detached houses within the Housing Site will not harm the moderate significance of the subject building and will still allow an appreciation of the principal south-east elevation when viewed within the street scape of High Street.



## 5.0 Summary and Conclusions

- 5.1** In summary, the Proposed Developments are both compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF (December 2023) and relevant local plan policies BAS TC1, BAS TC6, BAS BE12 and BAS BE17.
- 5.2** Within a 300m radius of the Sites there are two Grade II\* listed buildings and 32 Grade II listed buildings. Owing to the limited intervisibility through intervening built form and local topography, only those assets most proximate to the subject building or with a higher listing denoting their increased sensitivity to change within their environs, require separate assessment. Those assessed are as follows:
- Grade II 75-79 High Street (NHLE 1122227)
  - Grade II 72 High Street (NHLE 1306211)
  - Grade II 74A, 74 and 74B High Street (NHLE 1338384)
  - Grade II 93 and 95 High Street (NHLE 1338405)
  - Grade II Offices of North Thames Gas Board (NHLE 1122228)
  - Grade II\* Church of St. Mary Magdalene (NHLE 1170075)
  - Grade II Church House (NHLE 1122265)
- 5.3** An assessment of the potential impact of the Proposed Developments on the above designated built heritage assets has concluded that whilst representing a change within the immediate and wider urban setting of these assets, their significance will be maintained.
- 5.4** Both application sites are located within Billericay Conservation Area and specifically the High Street character area. An assessment on the potential impact of the Proposed Developments on the character and appearance of the Conservation as a whole has concluded that through the high quality design of the proposals and with the use of a considered palette of materials which are sympathetic to the local vernacular, both Proposed Developments represent an enhancement to the Conservation Area in this location. For these reasons, it is not considered that the Proposed Developments as they stand will be harmful to the special character and appearance of the Conservation Area as a whole and will maintain the significance of those designated and non-designated built heritage assets in the immediate vicinity.
- 5.5** Although not listed or Locally Listed the subject building is noted on the Billericay Conservation Area Townscape Appraisal Map as being a Building of Townscape Value. This is largely due to its age and the prominence of its façade and cross gable within the street scape of High Street, with the building representative of the style of several buildings that were constructed during the late Victorian period in the town.
- 5.6** An assessment of the potential effect of the Proposed Developments on the significance and setting of the subject building has concluded that these will

not be harmed by the proposals. The design proposals are such, that key views north and south along High Steet will be maintained. The design ensures that the pitched roof and ridge height of the proposed first floor addition to the subject building as part of Planning Application 1 will respect the current roof scape and maintain the varying roof heights characteristic along High Street.

## Archive

Essex Record Office D/DP M1-1645. Estate and Family Records: Petre Family of Ingatestone and West Horndon. Catalogue record:

[https://www.essexarchivesonline.co.uk/Result\\_Details.aspx?DocID=324505](https://www.essexarchivesonline.co.uk/Result_Details.aspx?DocID=324505)

[Accessed 4 January 2022]

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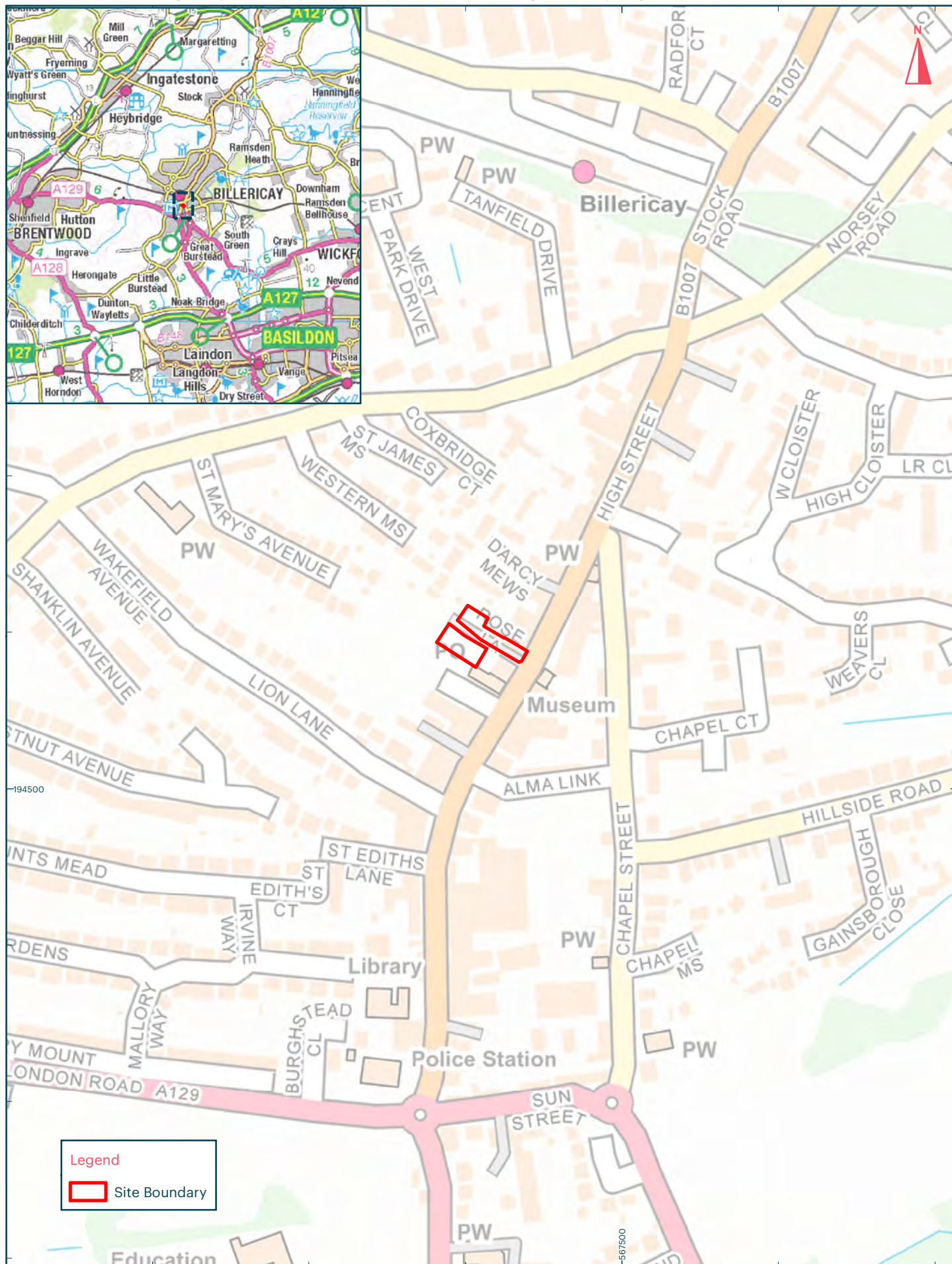
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## Appendix A

NHLE List Entry:	Name of asset scoped out for individual assessment:
1122211	THE OLD VICARAGE AND ATTACHED WALL, GATEPIERS AND GATE
1122229	131 AND 133, HIGH STREET
1122230	THREE HORSESHOES HOUSE
1122248	ST AUBYN'S
1122249	11 AND 13, CHAPEL STREET
1122262	12, HIGH STREET
1122263	24, HIGH STREET
1122264	The Chequers Inn including 1 Chapel Street
1122266	98, HIGH STREET
1122267	108, HIGH STREET
1122268	41, HIGH STREET
1122269	57-61, HIGH STREET
1170052	22, HIGH STREET
1170061	38, HIGH STREET
1170121	43, HIGH STREET
1170126	63, HIGH STREET
1235002	K6 TELEPHONE KIOSK (ADJOINING NUMBER 96)
1306221	FOXCROFT
1338376	7 AND 9, CHAPEL STREET
1338383	40, HIGH STREET
1338385	106, HIGH STREET
1338386	51, HIGH STREET
1338398	54 AND 56, CHAPEL STREET
1338399	6, 8 AND 10, NORSEY ROAD
1338406	THE RED LION INN
1338407	137, HIGH STREET
1431204	Billericay War Memorial





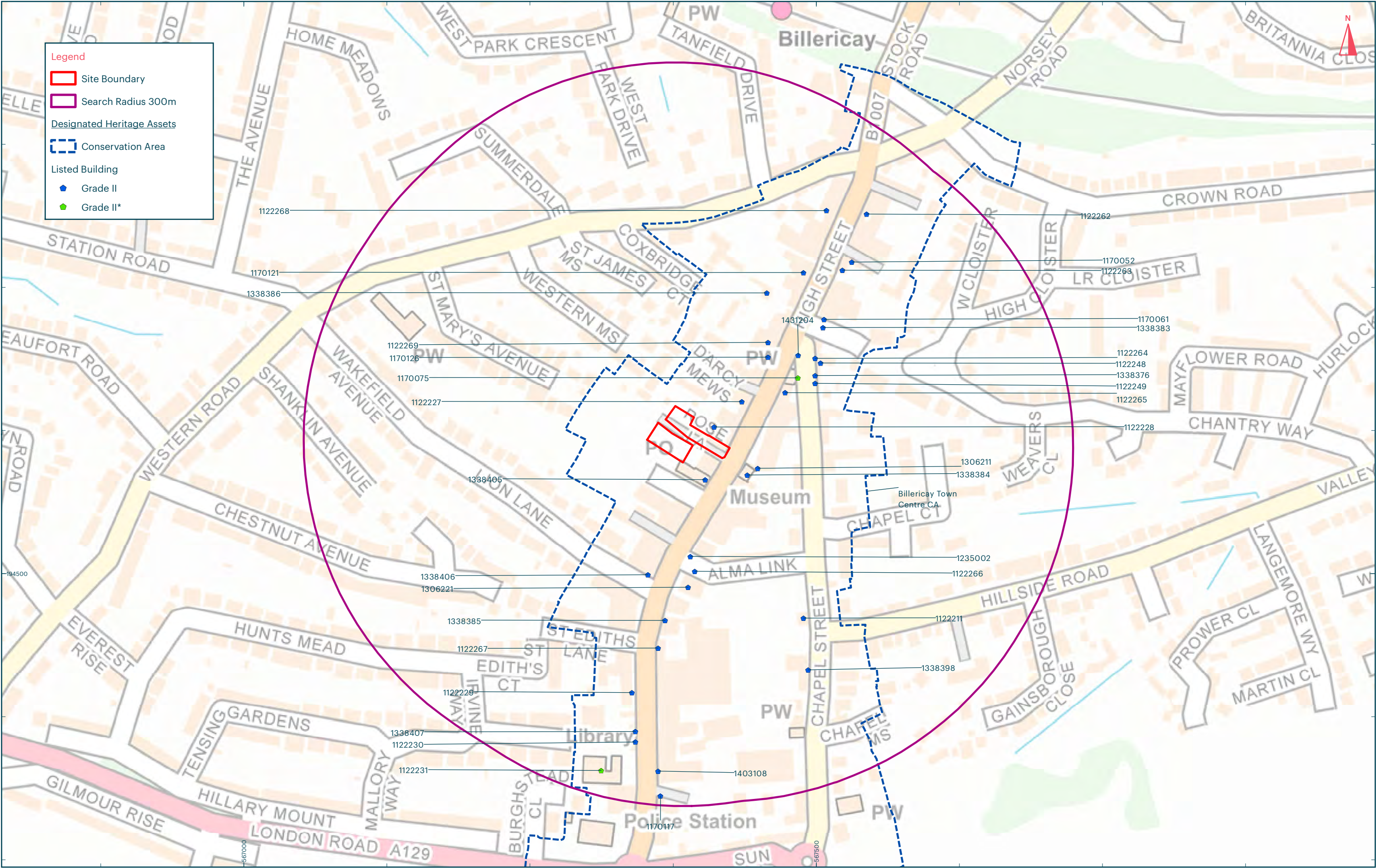
**Title:**  
Figure 1: Site Location  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:4,000

0 100m

**orion.**





**Title:**  
Figure 2: Designated Heritage Assets within 300m of the Site Centre

**Address:**  
89 High Street, Billericay

Scale at A3: 1:3,000

0 100m







**Title:**  
Figure 3: 1681 Coffyn Billericay Map  
**Address:**  
89 High Street, Billericay

Not to scale.

**orion.**





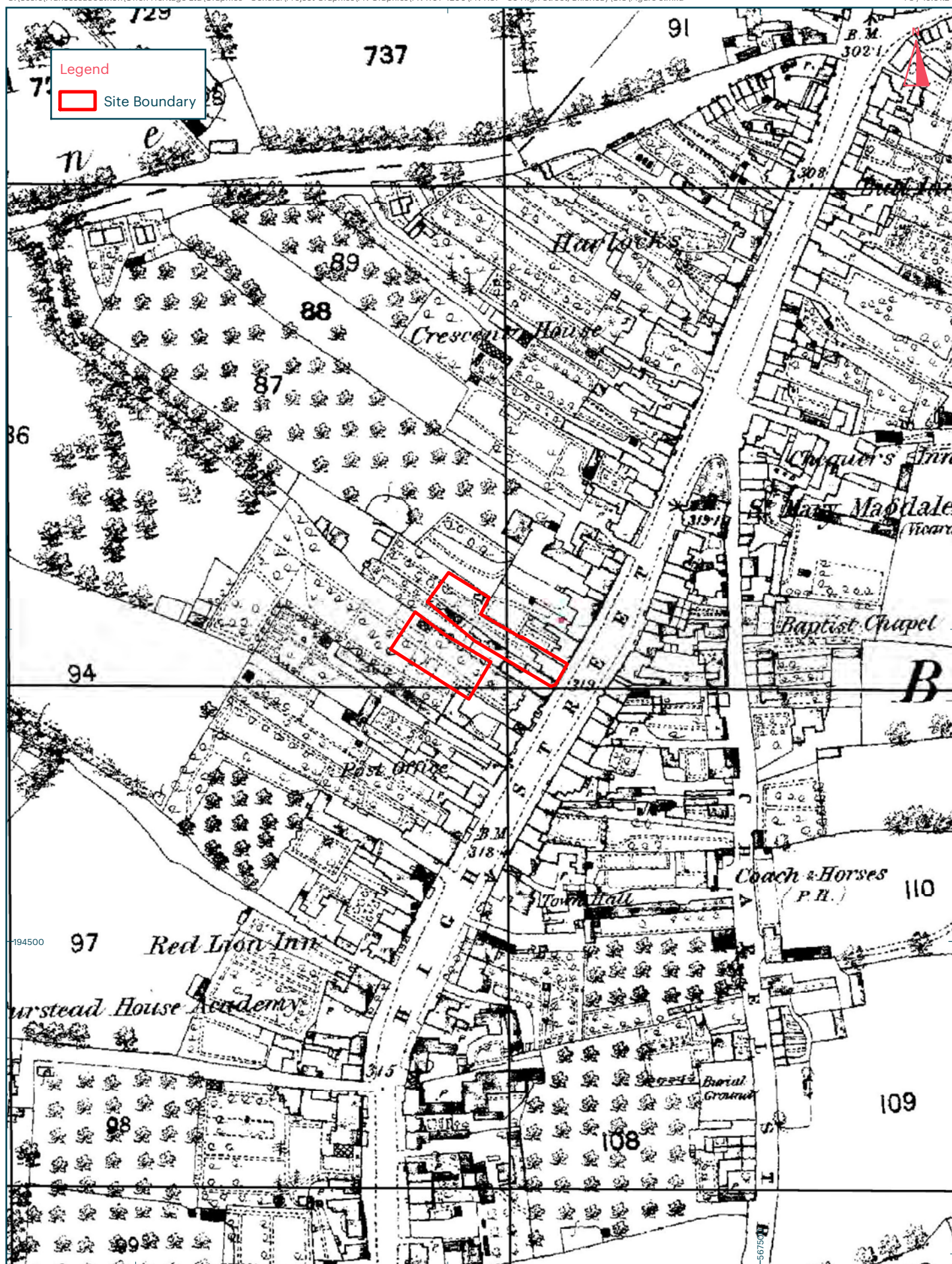
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Figure 4: 1839 Great Burstead Tithe Map  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000



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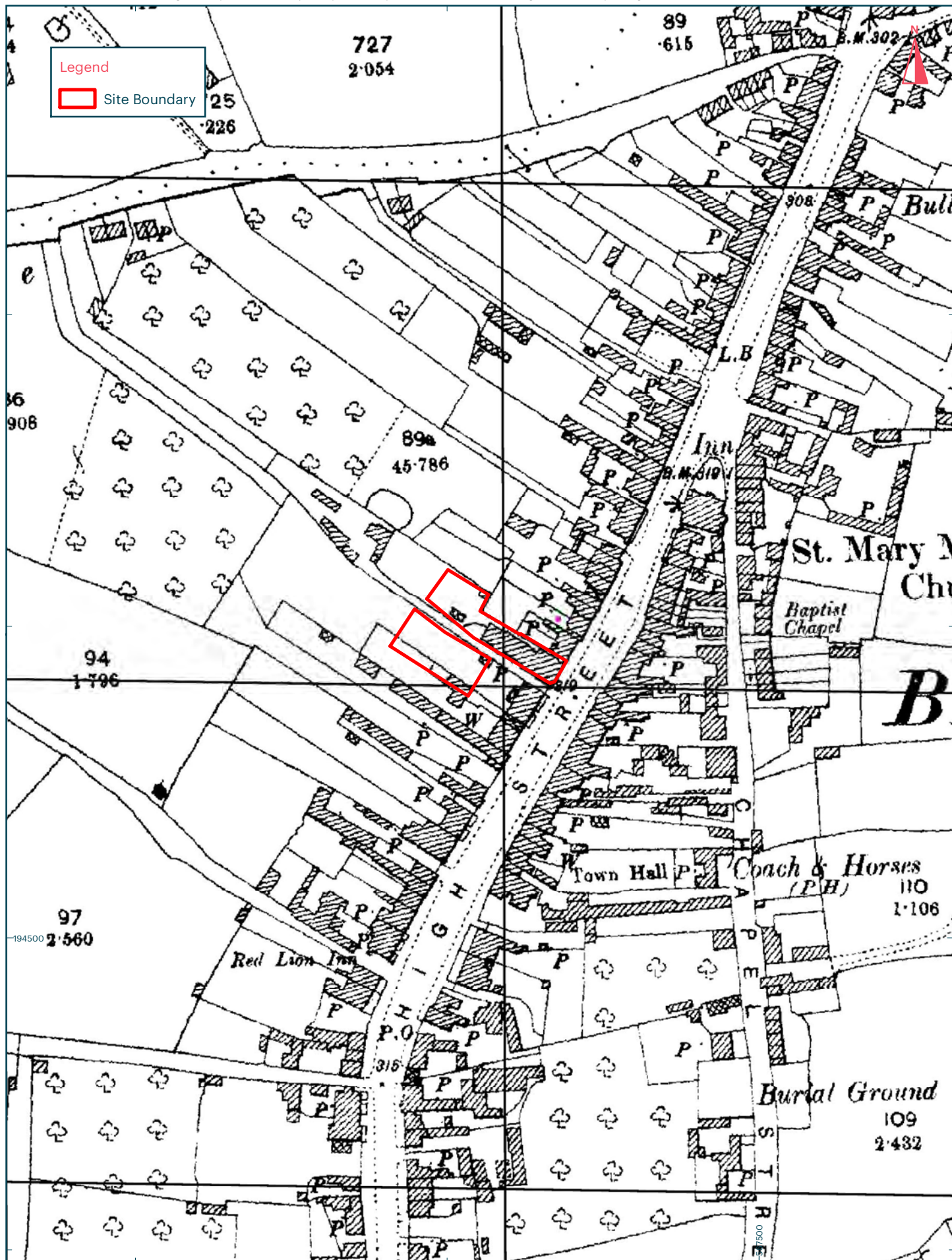
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Figure 5: 1874 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000



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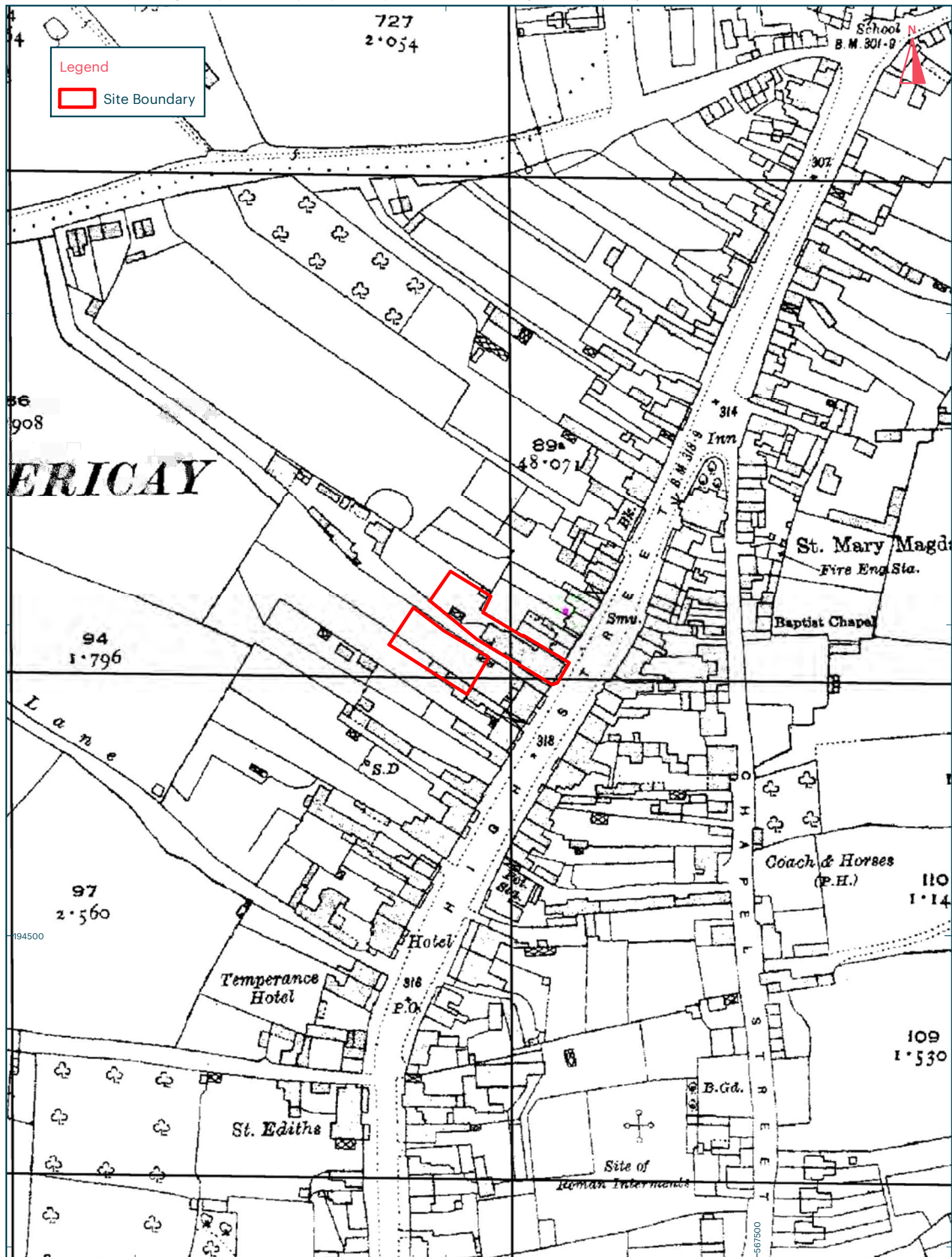
**Title:**  
Figure 6: 1896 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000



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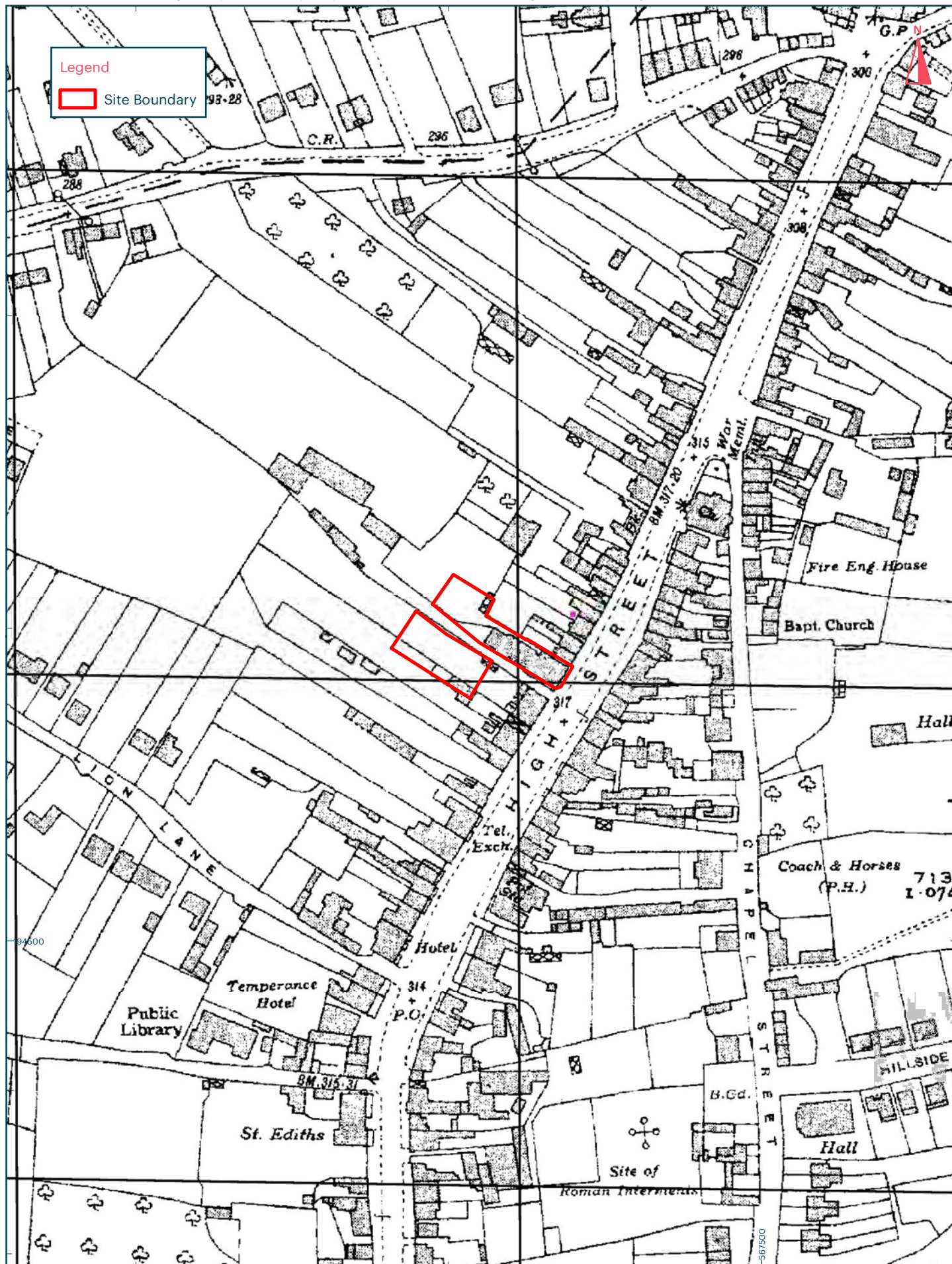
**Title:**  
Figure 7: 1922 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000



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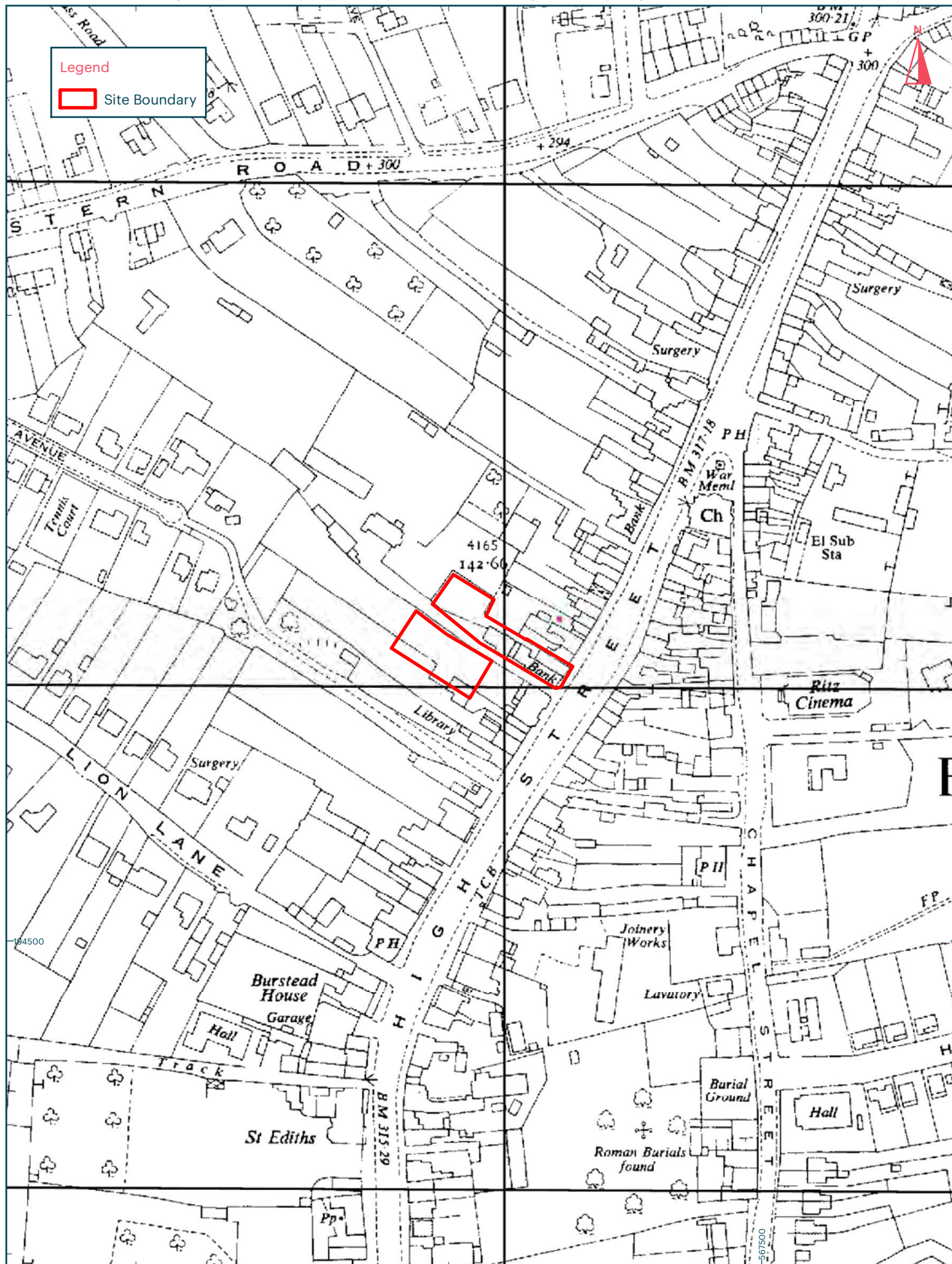
**Title:**  
Figure 8: 1937 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000

0 50m

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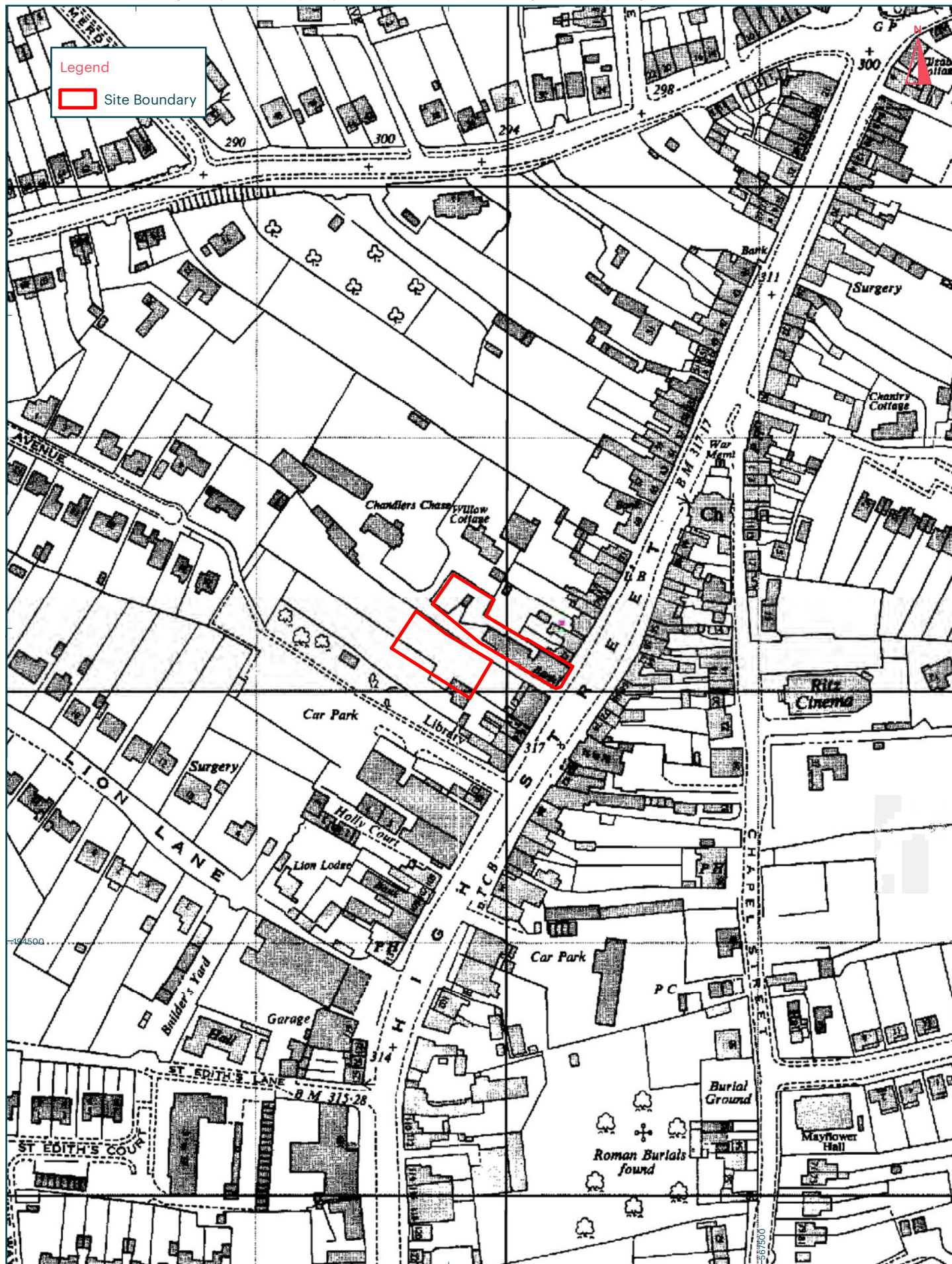
**Title:**  
Figure 9: 1955 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000

0 50m

**orion.**





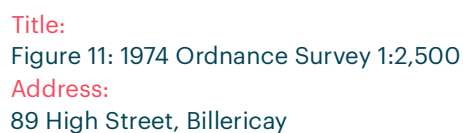
**Title:**  
Figure 10: 1967 Ordnance Survey 1:2,500  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000

0 50m

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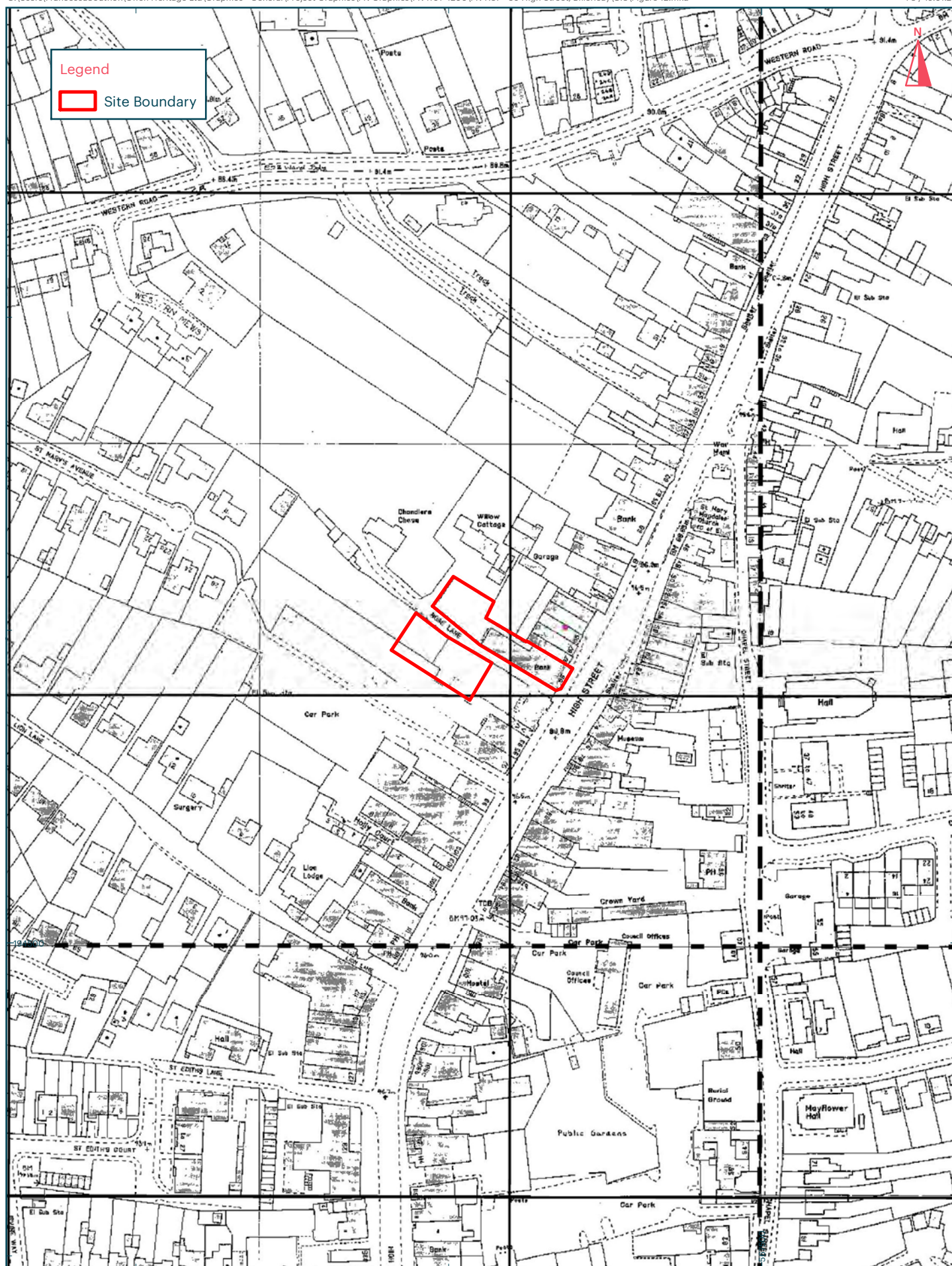




0 50m

orion.





**Title:**  
Figure 12: 1982 – 1991 Ordnance Survey 1:1,250  
**Address:**  
89 High Street, Billericay

Scale at A4: 1:2,000

0 50m

**orion.**





0 50m

