

Heritage Impact Assessment



Longwood
Church Field,
Walberswick,
Cart Lodge Applicatio

On behalf of
Mr Peter Watson

March 2024



Project Information

Site Address	Longwood, Church Field, Walberswick
Development Proposal	Proposed cart lodge
Client	Mr Peter Watson
Local Authority	East Suffolk District Council
Type of report	Heritage Impact Assessment

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Report Revision:

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1 Introduction

This Heritage Impact Assessment has been prepared in support of an application for the construction of a two-bay Cart Lodge.

This application follows on from a successful application for alterations and extensions to the existing bungalow on site, and alterations to access. Research from an earlier HIA, prepared by Stacey Weiser to support that application, has been incorporated into this report.

The report assesses the impact of this proposal on the adjacent heritage assets, which include a Grade I church and the adjacent Conservation Area boundary.

The site and surroundings were visited by Parker Planning Services on the 15th June 2023.

This Heritage Statement should be read in accordance with architectural plans and other supporting documents, which form this planning application.

All drawings relating to the current proposal are courtesy of Plaice Design Company Ltd.

Historic England's Conservation Principles are key factors in this instance:

"Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change. Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change".

2 Brief History of Walberswick

Walberswick is a historic village on the east coast that shares a harbour with its neighbour, Southwold. There is only one way into and out of the village, with a dead end at the harbour. This location has arguably helped preserve the historic form of the village.

The name Walberswick derives from the landowner, a Saxon called Walhbert or Waldbert. Old English was added to that- 'wic' or 'wyc' which means harbour or sheltered area.

Walberswick was a thriving fishing village and a key spot in the maritime trading business from the 12th century onward. It traded on goods such as bacon, cheese, timber, corn and fish. There was competition however from the adjacent village of Dunwich, which is 3 miles south. But by the late 13th century Dunwich was unable to compete due to coastal erosion and silting up of the waters.

The village obviously grew very wealthy from trading, which is evident from the size of its former church, now ruinous. Built in the 15th century the church was apparently 124 feet long. It would have been very impressive and demonstrates the status

the village had. Unfortunately, over time Walberswick suffered the same fate as Dunwich and trade ceased.

The village decreased in size and wealth as a result of the loss of trade and maintaining the large church became untenable. It is alleged that in the 17th century the village was forced to pull the building down and sell the lead and three out of the four church bells to fund building a smaller church, which still exists today.

It is thought that the current church of St Andrew's is at least the 3rd or 4th church in the village. There was supposedly a church located at the bottom of Stocks Lane which was taken down in 1473. The existing large ruin might have been the second church built, with the third (or current) church being built off of the remains of the tower that currently sits within the larger church ruins.

The village's location and scenery attracted artists, including Charles Rennie Mackintosh and Philip Wilson Steer.

Also due to its strategic location, there were several World War II defences built around the area. These included pillboxes, landmines, and flame fougasse installations.

Today the village is a holiday destination. It benefits from being located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). Holiday makers and day trippers enjoy the coastal views, nature and walks through the village. A key stopping point is the current St Andrew's church whose ruins sit within an open and green space.

3 Brief History of the site

Historic cartography can assist in understanding historic patterns of use, ownership and development.

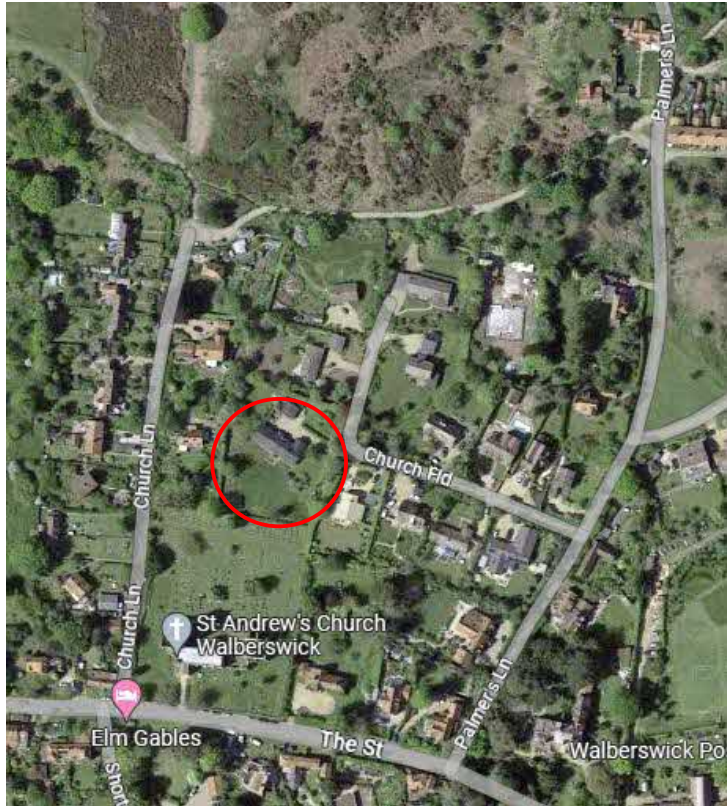


Figure 1 Current aerial view of site, Google Maps

The aerial view of the site shows the church within its historic boundaries. Longwood was built in the 1960s and is located north of the church and graveyard. It sits within a mid-20th

century development of houses, most of which are set away from the church within their plots. Beyond the development to the north remains the Walberswick Commons. Longwood's boundary is also the northern most edge of the Conservation Area.

The 1841 Tithe map shows a smattering of houses located along The Street. The church can be seen, as can the common (located north of the church). Palmers Lane can be seen at this time.



Figure 2 Tithe map 1841, The Genealogist www.thegenealogist.co.uk/

The amount of development during this period is limited. The 1884 OS map shows several buildings along the main road. Development continued along the main road up towards the harbour.

The early maps show the development of the wider village, but not within the context of the site, as this wasn't developed until the late 20th century.



Figure 3 1884 OS map, 6 inch, National Library of Scotland

The 1904 map shows Tower House (now subdivided) has been constructed on the corner of Palmer's Lane and The Street, with its coach house to the rear. The subsequent OS maps of 1927, 1948 and 1951 show development to the south of The Street, but the area between the Church and the Common remains undeveloped. On the 1948 map, there begins to be ad hoc dwellings developed along the west of Palmer's Lane.

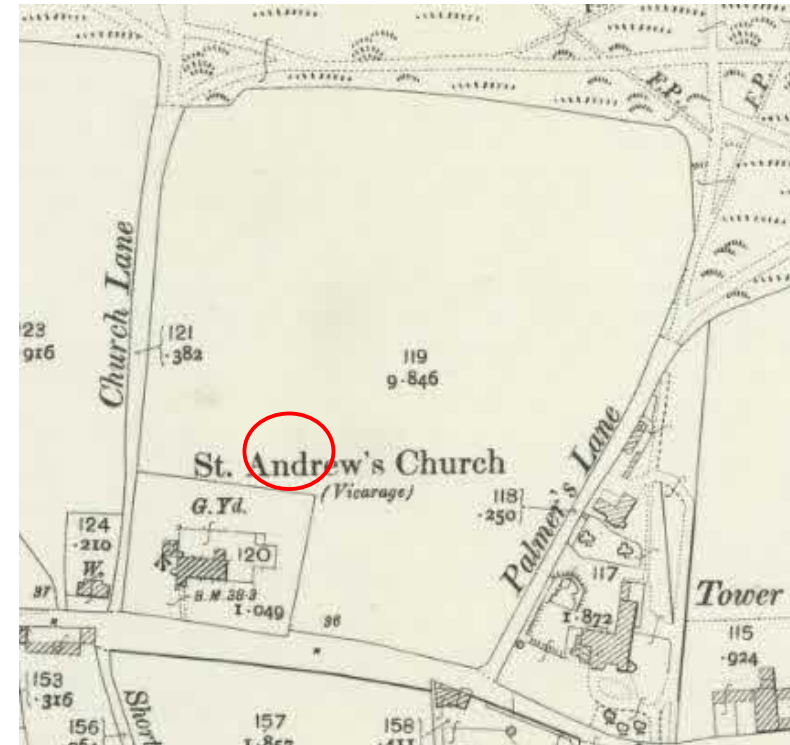


Figure 4 1904 OS map, 25 inch, National Library of Scotland



Figure 5 1927 OS map, 25 inch, National Library of Scotland



Figure 6 1948 OS map, 6 inch, National Library of Scotland

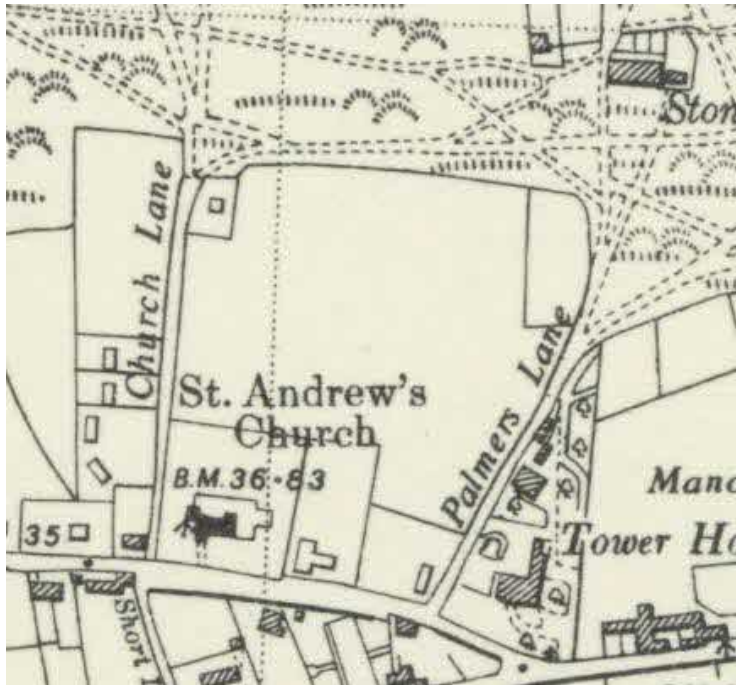


Figure 7 1951 OS map, 6 inch, National Library of Scotland

Between the early 1950s and mid-1970s the site north of the church was developed. St Andrew's Church was listed in December 1966, possibly as a result of the development of the northern sites and to ensure its immediate setting remained untouched.



Figure 8 1976 OS map, from previous application's heritage report, website used is no longer available

The 1976 OS map, copied from another report, is no longer available. However, it does demonstrate the amount of development allowed north of the church and the Conservation Area. This separated the Church from the Common setting.

The existing building, called Longwood, is a Colt House. It is a single-storey bungalow style. It was built in the 1960s in a large open plot. It is mainly laid to lawn, but there are pockets of trees and hedges. The access is off Church Field, which is an unadopted road. The majority of the existing windows are Crittal.

Colt Houses, which are still being built today, began in 1919 when William H Colt founded the company. He started by manufacturing high quality poultry houses. The unique design offered incredible ventilation. In fact, they were of such high quality that soon clients were asking for him to make them into holiday homes.

This led to the introduction of timber framing and cladding of the buildings. In 1925 Jack O'Hea joined the company. They started to use cedar shingles imported from Canada for the roofs and siding. The partnership only lasted until 1931 when O'Hea wanted to take the company international. He started Colt International and William Colt kept the domestic business.

Colt Houses represent a significant chapter in the history of British residential architecture and the movement towards prefabrication and modular construction. They were at the

forefront of using timber for prefabricated construction, marking a departure from the traditional brick and stone building methods prevalent in the UK. This innovative approach not only allowed for quicker assembly but also introduced a level of flexibility and adaptability in house design that was relatively novel for the time. The use of prefabricated sections meant that homes could be produced more efficiently and economically, addressing housing needs post-World War I.

The design of Colt Houses often reflected the Arts and Crafts movement, emphasizing craftsmanship, simplicity, and the use of natural materials. The architectural significance of Colt Houses also lies in their contribution to the development of the bungalow as a popular house type in Britain. Wood, being a renewable resource, also positioned Colt Houses as an early example of environmentally conscious design, especially compared to the energy-intensive production of traditional brick and concrete.

The following are images of the building and its context.



Figure 9 Front elevation, north side, church can be glimpsed in the background



Figure 11 Side elevation, northeast



Figure 10 Side elevation, southwest



Figure 12 Rear elevation, south side



Figure 13 Side elevation of garage, east side



Figure 15 Front of garage, southern elevation



Figure 14 Side and rear of garage, northeast side, with house adjacent



Figure 16 View up current access, house to left and garage to right



Figure 17 View from inside garden looking towards church, note substantial hedge and fencing in between



Figure 19 View from in front of ruin/church looking towards Longwood, there is the potential to see Longwoods briefly, but not the proposed cart lodge



Figure 18 View from within churchyard looking toward Longwood, the roof of can be seen, proposed location of the cart lodge is highlighted



Figure 20 View from The Street looking though ruin towards Longwood. Plot cannot be seen.

4 Assessment of Heritage Assets, their setting and significance

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. However, the NPPF suggests different values for assessment to Historic England.

Historic England consider the aspects that reflect worth are the following values that people associate with a place: Aesthetic value, Communal value, Evidential value, and Historical value.

Historic England Guidance requires assessment of the degree to which an asset’s setting makes a contribution to the significance of the asset. Setting is subjective but it incorporates the asset’s visual surroundings, its relationship with any other assets, the ways in which the asset is appreciated, together with any historical association or patterns of use.

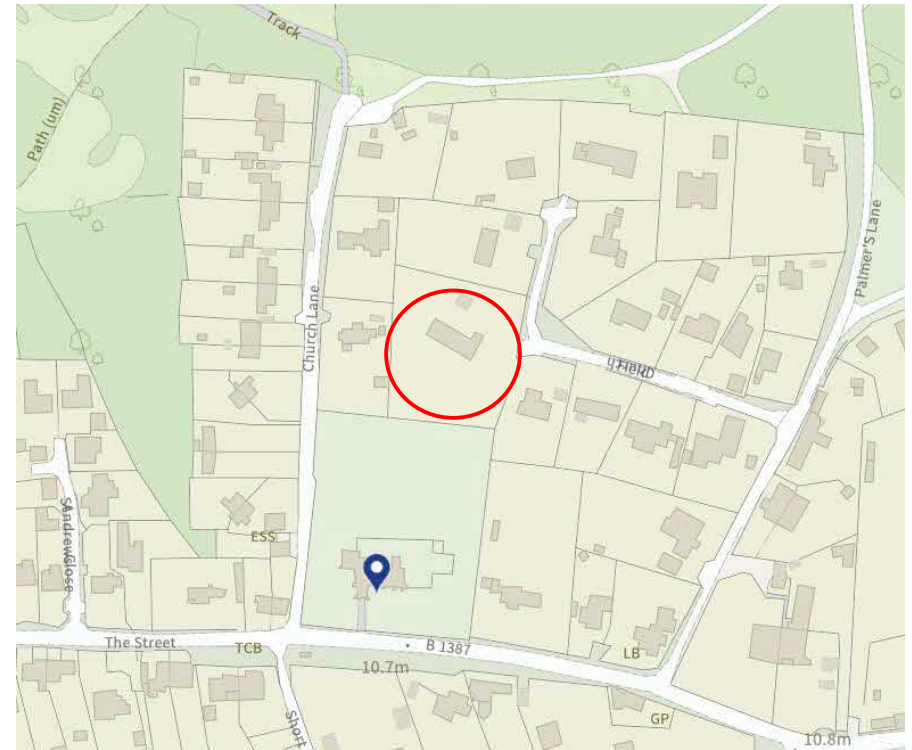


Figure 21 NHLE heritage asset map, Historic England

The site is located adjacent to the Grade I Listed church. Its southern boundary abuts the outer boundary of the Conservation Area. There are several HERs in the area. There are no other listed buildings near the site.

Historic Environment Record

The Suffolk Heritage Explorer map shows the location of the HERs adjacent to and within the site itself. There is a total of four, which are:

- Churchyard

- The site of former common

- Monitoring of ground works as part of planning condition from 2011

- Area is of high archaeological potential

The descriptions of these are in section 8.

The historic environment records are of evidential value as they may be useful in better understanding the past and how the land was used. However, several of them relate to potential archaeological remains. There is nothing above ground to assess.

The site is potentially most impacted from Monument record WLB 080. This states a high potential for archaeology. Any implications can be covered by an archaeological condition in any associated planning consents.

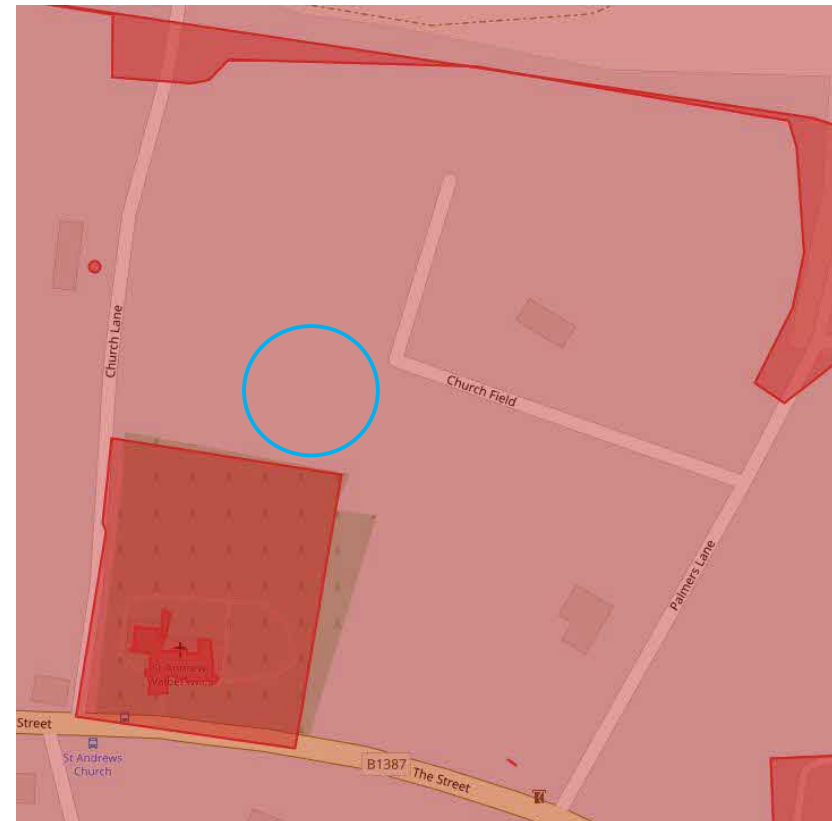


Figure 22 Suffolk Heritage Explorer map, denoting HERs

The Walberswick Conservation Area

The Conservation Area boundary sits on the southern border of the site. The site is in the blue circle. Whilst the map includes locations of important views, given the distance and intervening vegetation and planting, these views only include glimpse of the site and no views of the proposed cart lodge.

The Conservation Area has been designated to protect the most significant parts of the village, their character and setting. It is of high significance and through views, setting and context are all highly valued.

- ⋯⋯⋯ Conservation Area Boundary
- ⋯⋯⋯ Part of the Southwold Harbour & Walberswick Quay Conservation Area (Waveney District Council)
- Listed Buildings
- Unlisted buildings that make a positive contribution
- Important Open/Green/Tree Space
- ← Important Views
- + Historic Environment Record Site
- ⋯⋯⋯ Definitive Footpath
- WHOLE MAP AREA Suffolk Coast and Heaths Area of Outstanding Natural Beauty
- - - - - Parish/District Boundary
- ⋯⋯⋯ Important Wall

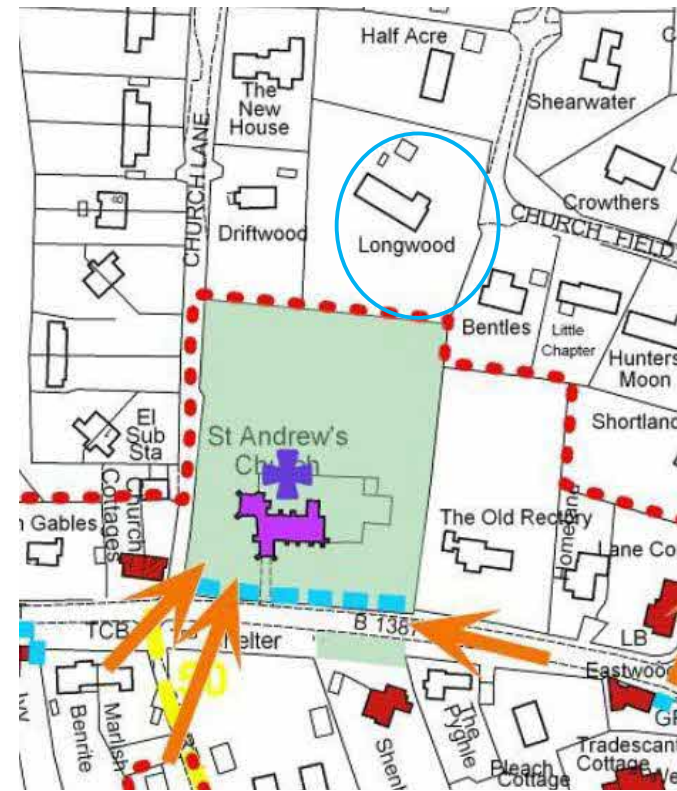


Figure 23 Walberswick Conservation Area boundary, December 2013, East Suffolk, the site is in the blue circle

The Conservation Area appraisal states that Walberswick is a semi-isolated village. The centre of the village is defined by the large green space. Architecturally the village has a variety of building types and ages. One of the main features of the village is the large Grade I listed church and its older ruins within its large open churchyard. Significant growth and development occurred during the 20th century.

Church of St Andrew, Walberswick

The church is of very high significance given its age and history. This is reflected in its Listing at Grade I. There is historic, archaeological, communal and aesthetic value. The context and wider setting of the site are of high value as well. The large and open churchyard make a positive contribution to the significance of the asset.

The church, which featured 18-bay clerestories and 6-bay aisles to both the north and south, now sees only its tower, porch, and the westernmost four bays of the south aisle in use. The rest is in ruins. Constructed from random flint and brick, with knapped flint accentuating the tower, porch facade, and parts of the nave, the church is further defined by stone dressings and a lead roof. The tower, which began construction in 1426, is particularly notable for its crenellated parapet, flushwork decoration on its diagonal buttresses and a variety of windows. The majority of the church in situ today dates back to the late 15th century.

The south aisle is distinguished by its tall windows and the use of flushwork on its buttresses and parapet, while the porch features a room above and a niche with a modern figure of St. Andrew. Inside, the church retains its original shallow-pitch roof, a 15th-century octagonal font, a finely carved pulpit, and parts of a rood screen, alongside chancel benches that incorporate 15th-century traceried ends. The interior also houses three early 16th-century marble floor slabs. The Listing notes that the grade of Listing is predominantly due to the evidential value of medieval work present.



Figure 24 Image of the church tower and ruin from site boundary, looking south



Figure 25 Image from within ruins of church looking west



Figure 26 The ruined part of the church, from The Street

Walberswick, St Andrew's Church And Ruins 1891



Photo Ref: 28355

Walberswick, St Andrew's Church c.1965



Photo Ref: W7085

Figures 27 and 28 Images of church and ruins, Francis Frith website

The Francis Frith image from 1891 shows the ruins engulfed by vegetation. The image 1965 showing the building as it stands today, with the ruins actively managed and protected.

5 Proposed Development

The owner of the house has previously submitted applications for various proposals. The most recent application was for a front extension, including accommodation and a garden store on the footprint of the existing garage. This included a new shed, replacement porch, upgrading the thermal performance of the whole property and associated landscaping and driveway improvements.

This proposal follows on from that application and is for the construction of a 2-bay cart lodge. It will be located amongst existing and proposed trees, hedges and shrubbery on the site. The placement of the cart lodge considers both the practical use of the structure, allowing for ease of turning and parking, along with reducing the impact on the setting of the nearby the Grade I listed church and the boundary of the Conservation Area. It has been placed at the furthest possible position from the heritage assets.

The proposed cart lodge is to be constructed with materials to match the existing bungalow, such as light red/brown brick, with cedar horizontal boarding painted to match the existing bungalow. It will have matching rainwater goods, and soffits,

fascias and barge boards. The roof will be constructed with natural 'Welsh' slate roof tiles.

A further component of the proposal is new planting, including a series of laurels, intended to unite the proposal with the existing landscape and soften the south elevation.

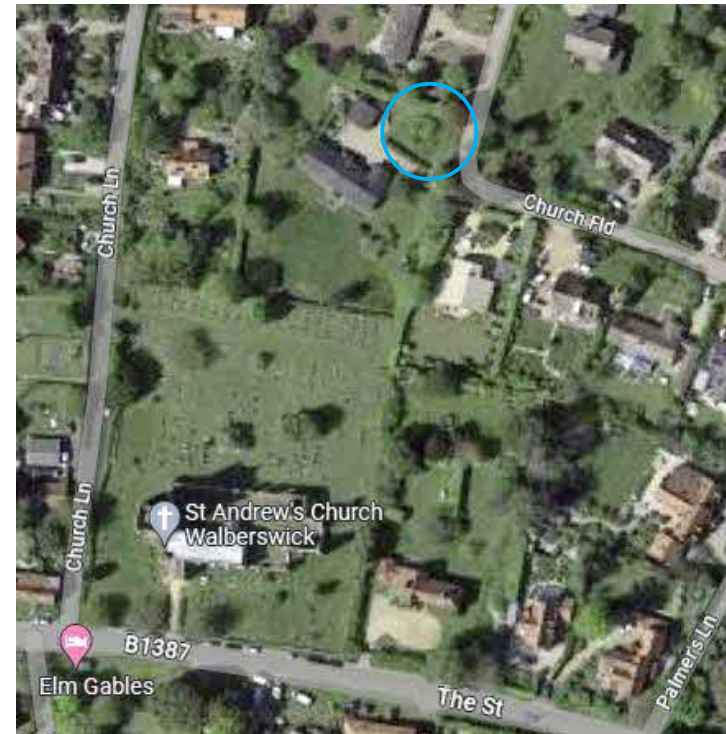


Figure 25 Aerial view of site, Google



Figure 30 Approved site plan from application reference DC/23/3765/FUL

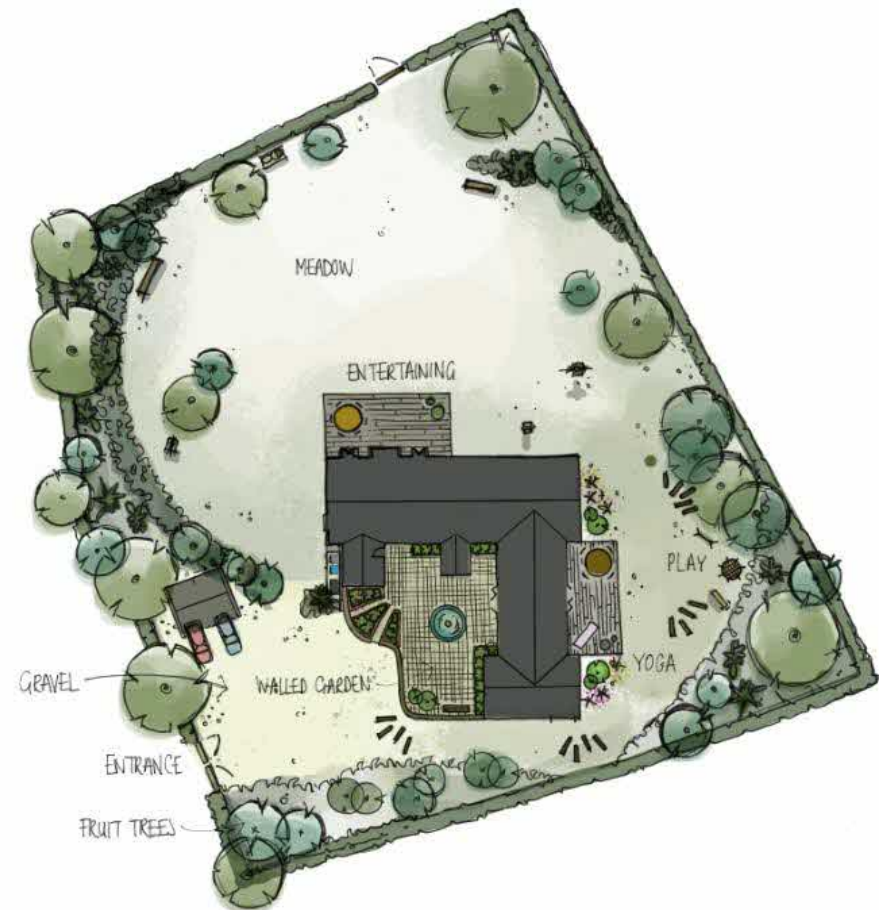


Figure 31 Proposed site plan showing position of cart lodge

The proposed site plan shows that the cart lodge will be well screened by vegetation, reducing views from the church and Conservation Area boundary.



Figure 26 Approved south west elevation from application reference DC/23/3765FUL



Figure 33 Proposed south west elevation

6 Assessment of Impact of proposed development on significance and setting

There are two heritage assets adjacent to the site, the Conservation Area boundary and the church. There are also several HERs, however the scheme is not considered to have an impact on these. They are therefore not considered further within these proposals.

The Church of St Andrew

The church, its churchyard, ruins and its wider setting are all of high significance. Both the NPPF and local plan policies require that any proposals take this into account.

The proposed drawings demonstrate how the proposal is to be well screened by existing and newly planted foliage, minimising visibility from the churchyard. The cart lodge will be smaller than the existing, contemporary buildings it is positioned between.

The roof of the cart lodge may be visible from the top of the church tower looking across the village, but the overall mass

and profile will blend in with the 20th century single-storey development around it. There will be minimal changes to the existing view from this location. It is unlikely the cart lodge would be seen at ground level.

The proposal is of a small scale and matches the profile of the existing building on site, and will therefore not alter how the church, or its setting is perceived or experienced.

The existing current conditions of the visual relationship between the church and Longwood is to remain largely the same as it is today, as a result of both the proposed location being well screened by foliage and vegetation, and the proposed cart lodge matching the existing profile of the bungalow.

The Conservation Area

The boundary of the Conservation Area follows along the boundary of the site, along its south side. The entire churchyard is included within the Conservation Area.

The map regression demonstrates the development of the enclave off of Church Field. The land had previously been

agricultural land between the church and the common. However, during the mid-20th century, the land was developed, predominantly with bungalows of individual design. The Conservation Area was adopted in 1998, after the Church Field area had been developed, and with this area specifically excluded.

The setting and character of the Conservation Area is of significance. It helps define what is special about Walberswick. Adjacent to Longwood are taller buildings, some with solar panels that face both the Conservation Area and the church, so the setting of the Conservation Area has already accommodated a degree of change.

The proposal will be well screened from the Conservation Area boundary due to its placement amongst existing and proposed trees, hedges and shrubbery. The proposed cart lodge will result in less than substantial harm to the Conservation Area. Figure 18 demonstrates that, due to the existing vegetation and small height of the proposed cart lodge, at most, only the roof would ever be visible from within the Conservation Area.

Summary

The Setting of Heritage Assets by Historic England, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), states at paragraph 22 that when considering developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings. In this instance, the setting of the proposal is small.

The proposal will not alter the tranquillity and peacefulness of the wider context of both assets. The proposal is small scale and of a profile matching the existing bungalow and will not compete with or distract from the heritage assets.

7 Conclusion

The proposal to erect a two bay cart lodge will be a modest alteration to the existing site. The proposed additional planting will, along with the existing foliage, provide natural screening of the structure, and provide additional enhancements to the site's setting and enjoyment.

Level of potential harm

The proposal will result in less than substantial harm, at the lowest end of the scale, to the setting of the church, and the Conservation Area.

Harm v public benefit

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits can be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. It clarifies that benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Due to the small scale, there are no public benefits associated with this proposal. However, the harm is minimal and screened from view from both the Conservation area and the Listed asset. The development at Church Field is extant and this proposal does not increase the impact of it upon the assets.

Conclusion

The proposal at Longwood is considered to comply with local and national policies. There are no heritage assets on the site. The proposal will result in a very low level of harm to the setting of nearby heritage assets. Consideration has been given to ensure the proposal matches the existing profile of the bungalow, and that it is united with the existing landscape.

8 Records

List Descriptions

TM 47 SE WALBERSWICK THE STREET

4/52 St. Andrew's Church 7.12.66 (Formerly listed as Church of - St. Andrew) Grade I

Parish church. Originally nave and chancel with 18-bay clerestorey, 6-bay north and south aisles, west tower and south porch; only the tower, porch and westernmost 4 bays of the south aisle are now in use, the remainder being in ruins.

Random flint with some random brick, knapped flint to tower, porch facade and part of nave; stone dressings; lead roof.

Very fine tower, commenced 1426, not quite square on plan:

4 stages with string course between them, crenellated parapet; plinth and diagonal buttresses with flushwork decoration; west doorway with quatrefoil flushwork frieze above, 4-light west window, 2-light windows at second stage level, sanctus bell window on east face, 3-light bell chamber openings; ornate parapet with carved string course to base, stone quatrefoils, stone frieze carved with shields and panelled flushwork; crocketed pinnacles. Remainder of church late C15. South aisle with tall 3-light windows to north and south and 4-light windows to east and west, those to the north and east re-set within C18 stone walling; flushwork to

buttresses and parapet. Porch with room above, flushwork to lower part of facade, stone parapet; niche above entrance with modern figure of St. Andrew; good tierceron vault; original doors with remains of tracery decoration. Ruined part of south aisle with priest's doorway and remains of ogee piscina; another piscina with trefoil arch to south nave; 3 clerestorey window openings survive to south and one to north. Interior with original shallow-pitch roof; C15 octagonal font with carved bowl and stem; fine C15 pulpit richly carved with quatrefoils; lower part of C15 rood screen with traceried panels; some chancel benches with re-used C15 traceried ends with poppyheads; 3 early C16 marble floor slabs. Graded I for medieval work, especially tower.

Listing NGR: TM4898374725

Historic Environment Record

CHURCH OF ST ANDREW, WALBERSWICK

Description: Site/SMR Code: WLB014. Three trenches excavated within the nave for a new disabled toilet, recording in situ burials and the vetiges of a sandstone threshold at the north doorway. Information from OASIS Online Form.

Parish: WALBERSWICK

District: SUFFOLK COASTAL

County: SUFFOLK

Grid reference: TM4897074730

Map reference: [EPSG:27700] 648970, 274730

Period/Subjects: MEDIEVAL - CHURCH

UNCERTAIN – BURIAL

Church Heritage Record

Name: Walberswick: St Andrew

Church Code: 633385

Type of record: Church

Grid Reference: TM 489 747

Map Sheet: TM47SE

Location: Suffolk County Walberswick

Protected Status Listed Building (I): 1283823

Monument record WLB 014 - Churchyard, Church of St

Andrew,

Summary

Churchyard of the medieval church of St Andrew.

Location

Grid reference Centred TM 4899 7474 (82m by 96m) Centred

on

Map sheet TM47SE

Civil Parish WALBERSWICK, SUFFOLK COASTAL, SUFFOLK

Type and Period (1)

CHURCHYARD (Medieval - 1066 AD to 1539 AD)

Monument record WLB 080 - Walberswick

Summary

Area of high archaeological potential defining area of probable settlement from the Saxon to medieval periods.

Location

Grid reference Centred TM 4916 7439 (1300m by 984m)

Map sheet TM47SE

Civil Parish WALBERSWICK, SUFFOLK COASTAL, SUFFOLK

Type and Period (2)

SETTLEMENT (Saxon - 410 AD to 1065 AD)

TOWN (Medieval - 1066 AD to 1539 AD)

Monument record WLB 025 - Walberswick Common

Summary

Site of a common

Location

Grid reference Centred TM 475 747 (3719m by 2248m)

Map sheet TM47SE

Civil Parish WALBERSWICK, SUFFOLK COASTAL, SUFFOLK

Type and Period (1)

COMMON LAND (Medieval to IPS: Post Medieval - 1066 AD to
1900 AD)

9 References and Bibliography

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