

# Heritage Statement

Land at 1 High Street and 5-7 Valley Road, Leiston

Western House Developments

March 2024



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## Issue Sheet

Document Prepared for: Western House Developments

### Heritage Statement:

Land at 1 High Street and 5-7 Valley Road, Leiston

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**Date:** March 2024

**Revision:** V1.0

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## Non-Technical Summary

Lanpro Services Limited was commissioned by Western House Developments to produce a Heritage Statement to support the demolition of a vacant commercial unit and the construction of 4no. residential dwellings on land at 1 High Street and 5-7 Valley Road, Leiston (NGR 644474 262718). It is located within the administrative boundary of East Suffolk Council. The site straddles the eastern boarder of the Leiston Conservation Area, with the western portion within the boundary and the eastern portion outside of the boundary.

It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage statement does not consider below ground (archaeological) remains.

The proposed works have been sensitively designed to limit the impact on the Leiston Conservation Area as far as possible, whilst enabling the construction of four new dwellings within the study site. This will be achieved through focused interventions, mainly comprising the removal of the commercial property, the construction of four new dwellings and the retention of open space at the centre of the rear plot to Veldor House.

The proposed works have been sensitively designed to limit the impact on the Leiston Conservation Area, whilst enabling the construction of four new dwellings within the study site. The design mainly comprises the removal of the commercial property, the construction of four new dwellings and the retention of a large proportions of the open space that currently forms the garden to Veldor House at the centre of the rear plot to Veldor House. The new dwellings have been designed to be appropriate to this location within the setting of the conservation area, both in terms of form (massing, scale and footprint) and materiality. In the case of the proposed two and half storey building, the design incorporates features that will activate the street frontage and will emphasises continuity with street scene along Valley Road. Although it is acknowledged that the proposals will introduce a degree of physical change into the conservation area, the design is intended to respond positively to the character of the conservation area and provide beneficial effects where possible. For instance the designs will improve the condition of the open space, which is currently an overgrown garden, to the rear of Veldor House and provide a better street frontage to Valley Road. Overall, although the proposals will constitute a physical change to the conservation area, the contribution made by the study site to the character and appearance of the conservation area will be sustained.

As a result of the heritage-led design, there will be no impact on the significance of any designated and non-designated assets which will be sustained by the proposals.

## 1 Introduction

- 1.1.1 This heritage statement has been prepared by Lanpro Services Limited on behalf of Western House Developments to support the demolition of a vacant commercial unit and the construction of 4no. residential dwellings on land at 1 High Street and 5-7 Valley Road, Leiston (NGR 644474 262718) (hereafter to referred as the 'study site'). It is located within the administrative boundary of East Suffolk Council.
- 1.1.2 For the purpose of the planning application, part of the study site is referred to as no.1 High Street (& 5 – 7 Valley Road) to ensure consistency with previous applications and approvals, although it is recognised that this property is also referred to as Veldor House and 1 – 4 Valley Road, within the Leiston Conservation Area Appraisal.
- 1.1.3 This heritage statement has been prepared in compliance with the National Planning Policy Framework (NPPF 2023), to identify and provide a description of the significance of heritage assets on or adjacent to the site and the likely effects of development on that significance.
- 1.1.4 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably the recently published HEAN 12: Statements of Heritage Significance (Historic England 2019), GPA3: The Setting of Heritage Assets Historic England 2017) and Conservation Principles (English Heritage 2008) has been consulted to inform the judgements made.
- 1.1.5 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.
- 1.1.6 This heritage statement does not consider below-ground (archaeological) heritage assets.

## 2 Legislation, Policy and Guidance

### 2.1 General

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.1.2 The national policy framework (NPPF, DLUHC 2023) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

### 2.2 Current Legislation

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.2.2 Section 66 of the 1990 Act states that ‘...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’.
- 2.2.3 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
  - Grade II\* buildings are particularly important buildings of more than special interest;
  - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.2.4 In addition to the statutory criteria for listing, i.e. architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest:
- Age and rarity: the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
  - from 1700 to 1840, most buildings are listed;
  - after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
  - particularly careful selection is required for buildings from the period after 1945;



buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

**Aesthetic merits:** the appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

**Selectivity:** where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

**National interest:** the emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

**State of repair:** the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair

2.2.5 Section 72 of the 1990 Act adds that ‘...with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

2.2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.

## 2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (DLUHC 2023), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.3.2 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, and

Conservation of England's heritage assets in a manner appropriate to their significance.

2.3.3 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. Paragraph 200 states that

planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the 'level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal upon their significance'. This is supported by paragraph 201 which states that LPAs should take this into account when considering applications.

- 2.3.4 Paragraphs 205-207 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 205 states that where a development is proposed that would affect the significance of a designated heritage asset 'great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)'. Paragraph 208 emphasises that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits' of the scheme, bearing in mind the great weight highlighted in Paragraph 205.
- 2.3.5 Heritage Assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.
- 2.3.6 A Designated Heritage Asset comprises a 'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'
- 2.3.7 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets,
  - Protects the settings of such designations,
  - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
  - Provides for the recording of sites not significant enough to merit in situ preservation.

## 2.4 Planning Practice Guidance

- 2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

## 2.5 Local Planning Policy

### [Suffolk Council Coastal Local Plan](#)

- 2.5.1 The East Suffolk Council's Suffolk Coastal Local Plan was adopted in September 2020 to cover the Suffolk Coastal District Area including Leiston and the study site. The following policies cover heritage.

#### Policy SCLP11.1: Design Quality

The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.

In so doing, permission will be granted where proposals:

...b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through robust evidence, informed sources and site specific context and analysis;...

#### Policy SCLP11.3: Historic Environment

The Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment.

The policies of the National Planning Policy Framework will be applied in respect of designated and non-designated heritage assets.

All development proposals which have the potential to impact on heritage assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.

#### Policy SCLP11.4: Listed Buildings

Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:

- a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance;
- b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest;
- c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building;
- d) Use high quality materials and methods of construction which complement the character of the building;
- e) Retain the historic internal layout of the building; and
- f) Remove existing features that detract from the building to enhance or better reveal its significance.

#### Policy SCLP11.5: Conservation Areas

Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area.

Proposals for development within a Conservation Area should:

- a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;
- b) Preserve or enhance the character or appearance of the conservation area;
- c) Be of an appropriate design, scale, form, height, massing and position;

- d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and
- e) Use high quality materials and methods of construction which complement the character of the area.

Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above.

Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in Conservation Area Appraisals and Management Plans, will be expected to demonstrate:

- f) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- g) All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

Policy SCLP11.6: Non-Designated Heritage Assets

Proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset.

In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

- a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

Neighborhood Plans can identify Non-Designated Heritage Assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. Buildings or structures identified as Non-Designated Heritage Assets should at least meet the Council’s criteria for identifying Non-Designated Heritage Assets.

[Leiston Neighborhood Plan 2015-2029](#)

- 2.5.2 Leiston Town Council’s Leiston Neighbourhood Plan designated a neighbourhood area for the whole of the Leiston parish area in October 2013 and a strategy was made in March 2017. It does not contain policies specific to heritage.

**2.6 Professional Guidance**

- 2.6.1 The ClfA Standard and Guidance for Historic Environment Desk-based Assessment (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 This documented has also been prepared in accordance with the general guidelines set out in British Standard 7913:2013 Guide to the Conservation of Historic Buildings.

- 2.6.3 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2, 2015) and the Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, 2017).
- 2.6.4 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
  - 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.
- 2.6.5 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. However, NPPF (2023) has since provided a definition of significance dependant on the following four interests: archaeological, architectural and artistic, or historic (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.
- 2.6.6 Historic England's GPA3 recognises that whilst setting is not a heritage asset, 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' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.6.7 The Historic England advice note, Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

### 3 Methodology

#### 3.1 General Introduction

3.1.1 The purpose of a heritage statement is to meet the requirements of the NPPF and any local plans, in order to inform planning decisions when considering proposals that have the potential to have an impact, directly or indirectly, upon a heritage asset. It is not concerned with other planning issues.

3.1.2 The degree of impact on heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

3.1.3 Under the requirements of national and local policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings,
2. understanding the nature and extent of the proposed development,
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

#### 3.2 Information sources

3.2.1 Error! Reference source not found., below, provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding search area, where appropriate, e.g. where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Summary of data sources

Source	Data	Detail
Historic England	Statutory designations and an understanding of their special interest	National Heritage List for England (NHLE), Heritage Gateway
Local Authority	Local plan document and guidance to steer development and conservation	Local Plan, Local Historic Environment Records (HER), Heritage Gateway
Historic Mapping	Indication of the development of settlements and landscape through time	Ordnance Survey (OS) maps from the first edition through to present day, Estate plans, Tithe maps etc.
Online Sources	Web-published local history, grey literature, archival catalogues, social media	British Newspapers Online, The Genealogist, Blackwell's mapping
Archives	Historic archives collections	Historic photographs from the 19 <sup>th</sup> century through to present day
Libraries	Public and private libraries	Secondary literature including architects' monographs, topographical surveys
Client information	Plans, proposals, design intent and known parameters	Plans, elevations and sections of existing buildings, proposed development plans, other technical reports



### 3.3 Site visit

- 3.3.1 A site visit was undertaken in June 2023 in good weather with little cloud cover to provide an assessment of the character of the study site and surrounding search area and appraise the potential impact of the proposed development on any heritage assets (Plates 1-15).

### 3.4 Assessment Criteria

#### Significance

- 3.4.1 NPPF defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 3.4.2 Historic England's Conservation Principles (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2023) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.

Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right

Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.4.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

- 3.4.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

- 3.4.5 In relation to a recognised heritage asset, the production of this HS also takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

- 3.4.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

Table 2: Significance of a heritage asset

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

### Setting

3.4.7 The NPPF defines the setting of a heritage asset 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.

3.4.8 Historic England's GPA3, *The Setting of Heritage Assets Setting (2017)*, was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, to which this HS has adopted steps i) to iv):

- i. identify which heritage assets and their settings are affected,
- ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,
- iii. assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,
- iv. explore the way to maximise enhancement and avoid or minimise harm,
- v. make and document the decision and monitor outcomes.

3.4.9 The production of this HS has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

3.4.10 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

### Definition of Harm



3.4.11 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202).

3.4.12 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.

3.4.13 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Methodology for assessing harm

3.4.14 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest causes by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in HEAN12 (2019):

Assessment of impact:

Effect on fabric

Effect on setting

Cumulative impact

Avoiding harmful impact(s),

Enhancing significance,

Justification for harmful impacts.

Assessment of impact

3.4.15 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Section 8 assesses the effect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to the proposal. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

#### Avoiding Harmful Impact(s)

- 3.4.16 Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

#### Enhancing Significance

- 3.4.17 Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

#### Justification for harmful impacts

- 3.4.18 Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve substantial public benefits that outweigh that harm or weigh the harm against the public benefits, respectively (NPPF paragraph 201 - 203). The proposals will be justified under the NPPF's sustainable development criteria of social, economic or environmental.

## 4 Site appraisal

- 4.1.1 The study site comprises an area of c. 0.25 ha on the northern side of Valley Road in the centre of Leiston (NGR 644474 262718, Figure 1). The site is loosely rectangular in plan and is partly located within the Leiston Conservation Area. The site straddles the eastern boundary of the conservation area with the majority of the site sitting within the conservation area and portion immediately east, outside of the boundary but within its setting. It extends northwards from Valley Road, containing buildings along the street frontage and undeveloped land to the rear. The eastern-most part of the site contains a large, flat roofed, single storey commercial building at no. 3 Valley Road which is located outside of the Leiston Conservation Area. The rest of the study site to the west is located within the Leiston Conservation Area and contains a two-storey red brick building known as Veldor House to the west.
- 4.1.2 The study site is bound by Valley Road to the south, residential housing to the north and by private residential gardens to the east and west. To the south west is the Barclays Bank Building at no. 19 Main Street. Dated to the 18<sup>th</sup> century, this is a former house to the Garrett family and contains two outbuildings immediately west of the study site which collectively are positive contributors to the conservation area.
- 4.1.3 The study site is generally level at 14.5m above Ordnance Datum (aOD).

## 5 Heritage Assets

- 5.1.1 The Historic England National Heritage List for England (NHLE) and the Suffolk County Council Historic Environment Record (HER) have been consulted regarding built heritage assets within the study site and the surrounding 250m search area (Figure 1). The radius of the search area has been determined based on the prevailing circumstances within the surroundings, the nature of the proposals and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is, therefore, consistent with paragraph 200 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.2 The majority of the study site is located within the Leiston Conservation Area. The impact of the proposed development on the special interest of the conservation area will be assessed. The Leiston Conservation Area Appraisal also records one non-designated heritage asset within the study site as a positive contributor to the conservation area: Veldor House at 1-4 Valley Road.
- 5.1.3 There are eight Listed Buildings within the surrounding 250m search area (Figure 1). Of these, one is the Grade II\* listed The Long Shop (NHLE 1287610) c.90m south west of the site and the other seven are Grade II listed buildings. However, due to the nature of the intervening urban context, only two Listed Buildings are considered relevant to this assessment and will be considered within this report. These comprise:
- Works House (Grade II listed, NHLE 1216390),
  - High Green (Grade II listed, NHLE 1287630).
- 5.1.4 In addition to the designated heritage assets, within the surrounding 250m search area, the Suffolk County Council HER and the Leiston Conservation Area Appraisal also record non-designated heritage assets (Figure 1). The Suffolk County Council HER records the non-designated Congregational Chapel built on High Street in 1866, c.175m south of the site. The Leiston Conservation Area Appraisal records 19 non-designated built heritage assets within the search area (not including Veldor House within the study site) as positive contributors to the conservation area. Of these, eight are located within close proximity to, and may have some intervisibility with, the study site. These comprise:
- 4 Valley Road,
  - 3-7 High Street,
  - Barclays Bank (19 Main Street),
  - Council Offices,
  - 13-14 Dinsdale Road,
  - 17 Dinsdale Road,
  - 11-12 Dinsdale Road,
  - 15-16 Dinsdale Road.
- 5.1.5 The remaining non-designated built heritage assets are screened from the study site by intervening built forms and vegetation which forms the urban context of Leiston. These will not be assessed further.

## 6 Historical Development

- 6.1.1 This section provides an overview of the study site and the historical background relevant to an understanding of the site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 6.1.2 The early known development of Leiston is thought to be the Medieval period when it is mentioned in the Domesday book as being under the holdings of Robert Malet. The Medieval origins of Leiston, however, are centred around its religious purposes, being the foundation of the only Premonstratensian order known in Suffolk. Evidence of this early history are survived by two scheduled monuments that comprise the first and second sites of Leiston Abbey outside of the modern-day township of Leiston. The first site and now scheduled monument (NHLE 1215753) was located approximately 4km north east of Leiston Town Centre and was founded in 1182 for 26 canons of the order by Ranulph de Glanville, Chief Justiciary to Henry II. This site was prone to flooding and the canons were granted a papal licence to move to the second site in 1363 which currently comprises the Leiston Abbey Scheduled Monument (NHLE 1014520) and St Mary's Abbey (NHLE 1215753) approximately 1.5km north of Leiston town centre. While Leiston was granted a market and fair as early as the 14<sup>th</sup> century, it would not be until the mid-late 18<sup>th</sup> and 19<sup>th</sup> centuries when Leiston as we know it developed around agricultural manufacture as its key industry.
- 6.1.3 From the mid-late 18<sup>th</sup> century Leiston was home to a forge owned by William Cracey which was likely to have stood on or near the location of the old Town Work on the corner of Main Street and High Street (East Suffolk Council 2014). Richard Garrett I (1755-1839), a Suffolk born industrialist, came to Leiston in 1778 to become joint owner of the forge which at the time had 8-10 employees. By 1783, Garrett I was the sole owner of the forge and early manufacture was focused on bladed agricultural farm equipment such as scythes, sickles and chaff cutters (Long Shop Museum 2023). At this time, most of the town's trade was conducted via coastal shipping through the Slaughden Quay at Aldeburgh which was faster safer and more convenient than road transportation by horse and cart on the turnpike roads through Leiston (East Suffolk Council 2014, p. 4).
- 6.1.4 By 1805, Garrett's son Richard Garrett II (1779-1837) took over the family business. Under his leadership the company began manufacturing high quality threshing machines patented by John Ball. The company expanded rapidly, with a workforce rising to approximately 60 people (Long Shop Museum 2023). As a result, Leiston expanded around this core industry, both with industrial buildings to house the works and with residential buildings to house the workers. The Garretts' family business is described as 'general ironworks and agricultural implement manufactory' on billheads of the 1830s (East Suffolk Council 2014).



Plate 13. Richard Garrett II (1779-1837). Image: The Long Shop Museum

- 6.1.5 By 1836, Richard Garrett III (1807-1866) took control of the family business and started the manufacture of portable steam engines. Garrett III built the Long Shop in Leiston which was the first example of flow-line manufacturing. Garrett III successfully sold his idea to the Great Exhibition in London while also advocating for the introduction of rail to Leiston (Long Shop Museum 2023).
- 6.1.6 The earliest map consulted for this work is the 1842 Tithe map of Leiston (Figure 2) which shows the extent to which it had already grown around the Garrett business prior to the introduction of rail. Leiston is shown as already a well-established town centred around the Leiston Works with two long buildings aligned north-south to the south of modern-day Main Street. The study site, according to the Tithe apportionment, is given over to meadow and is owned and occupied by Richard Debney and is undeveloped. Within the wider search area, the building at 19 Main Street now a branch of Barclays Bank has been constructed which at this time was in use as a home to the Garrett family (East Suffolk Council 2014). Dinsdale Road has not yet been laid out, however, there is an extensive row of buildings to its east which back onto Garrett Works Railway line, now almost entirely removed except for one section on Main Road – 14 of these builders were owned by the Garrett family according to the tithe apportionment. Immediately south of the site on the opposite side of Valley Road no. 3-7, 4 and 9-11 High Street have been constructed. So too are the Grade II listed Works House to the south west of the site. All assets constructed by this time, are in some way associated to the towns manufacturing industry, and by association the Garrett Works.
- 6.1.7 By 1853, Richard Garrett IV (1829-1884) became partner with his brother Frank Garrett Snr. Garrett IV was a member of the Institution of Civil Engineers and the Institution of Mechanical Engineers. He was able to keep the Garretts at the forefront of the agricultural machinery industry through his innovations to the threshing machine (Long Shop Museum 2023).

- 6.1.8 Rail was introduced to Leiston by the East Suffolk Railway in the 1859 with the branch line between Aldeburgh and Saxmundham as well as the Leiston Railway Station and goods. Following the introduction of rail and with a booming industry, Leiston grew rapidly with both industrial buildings and residential housing. This is reflected in historic mapping.
- 6.1.9 The Ordnance Survey 6" map of 1881 (Figure 3) shows significant expansion of Leiston and its industry following the introduction of rail. Within the study site, Veldor House at 1-4 Valley Road has been constructed to the south. There is a small outbuilding located within the south eastern part of the site. To the north, the site is occupied as gardens, primarily by the former Garrett home at 19 Main Street which is by this time is in use as a vicarage. An outbuilding has been constructed to the immediate west of the site boundary. Dinsdale Road (depicted as Foundry Lane) has been laid out and the building at 17 Dinsdale Road has been constructed. So too has the Leiston Town Hall and Library. The significant development of wider Leiston and the Leiston Works has included the Grade II listed assets The Long Shop and High Green as well as the non-designated Congregational Chapel.
- 6.1.10 By 1884, Frank Garrett Snr (1845-1918) became the sole partner upon his brother's death and continued to keep the company at the forefront of its industry. He introduced and extended the corrugated firebox crown, which was important to the steam engine mechanism. By 1890, Colonel Sir Frank Garrett Jnr (1869-1952) began as works manager.
- 6.1.11 The Ordnance Survey 6" map of 1903 (Figure 4) shows significant expansion on the outskirts of Leiston. Large housing developments comprising semi-detached houses have been constructed to the north of the study site, to the south of Sizewell Road and to the west of Station Road. Within the study site there are only minor alterations with the introduction of new outbuildings to the rear of Veldor House. Outside of the study site, the semi-detached houses on either side of Dinsdale Road by the Garrett family which are currently positive contributors to the conservation area.
- 6.1.12 The Ordnance Survey 6" map of 1927 (Figure 5) shows no change to the study site. Within the wider search area, the building at 17 Dinsdale Road has been converted into a bank. Elsewhere, the town has expanded further to include a large industrial estate to the north west and further residential housing to the south on Haylings Road. Additional industrial and commercial buildings to Leiston perhaps signifies the changing nature of Leiston's core industries – the Garrett family business ceased being an exclusively family business during The Great Depression, when it went into insolvency and was bought out in 1932.
- 6.1.13 The Ordnance Survey 6" map of 1970 (Figure 6) shows that the large single storey retail building has been constructed within the eastern-most part of the site boundary and only minor alterations in the wider search area. The company, which was in business for over 200 years closed in 1980 (East Suffolk Council 2014, p. 6). This negatively effected the economy of Leiston and much of the industrial buildings were demolished for housing throughout the 1980s. However, the core of the old factory was retained and converted into a museum and houses.
- 6.1.14 The Ordnance Survey 1:2,500 map of 1985 (Figure 7) shows that the rear ranges of Veldor House have been altered to their current form with an angular extension to the north east and a new building has been constructed on the site. Elsewhere, there is no significant alterations to the wider search area and few alterations up until the present day. Today, The Long Shop is now a popular visitor attraction and the works have been successfully redeveloped to attract new industry to the town.



## 7 Statement of Significance

- 7.1.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 200, NPPF 2023) is, therefore, fundamental to understanding the scope for and acceptability of change.
- 7.1.2 Based on the above evidence in Sections 5 and 6 and the on-site assessment, and in accordance with Steps 1 and 2 contained in GPA3: The Setting of Heritage Assets (Historic England 2017), the following section contains an assessment of the significance of those heritage assets considered to be potentially sensitive to or impacted by the proposals.
- 7.1.3 One designated heritage asset has the potential to be directly affected by the proposed development, the Leiston Conservation Area (Figure 2). The impact of the proposed development on the special interest of the conservation area will be assessed.
- 7.1.4 One non-designated heritage asset will be directly affected by the proposed development, Veldor House at 1-4 Valley Road located within the study site. This will be considered in more detail below.
- 7.1.5 A further two designated heritage assets and eight non-designated heritage assets that are positive contributors to the conservation area have the potential to be indirectly impacted by the proposed development. All assets will be considered in more detail below.

### 7.2 Built Heritage Assets located within the study site

#### Leiston Conservation Area

- 7.2.1 The study site is located straddling the eastern boundary of the Leiston Conservation Area. The conservation area encompasses the core of Leiston town centre which is centred on Main Street and includes the surviving buildings of the old Garrett's Town Works site to the south, council offices and workers cottages to the north and the large high-quality built forms lining Station Road to the west.



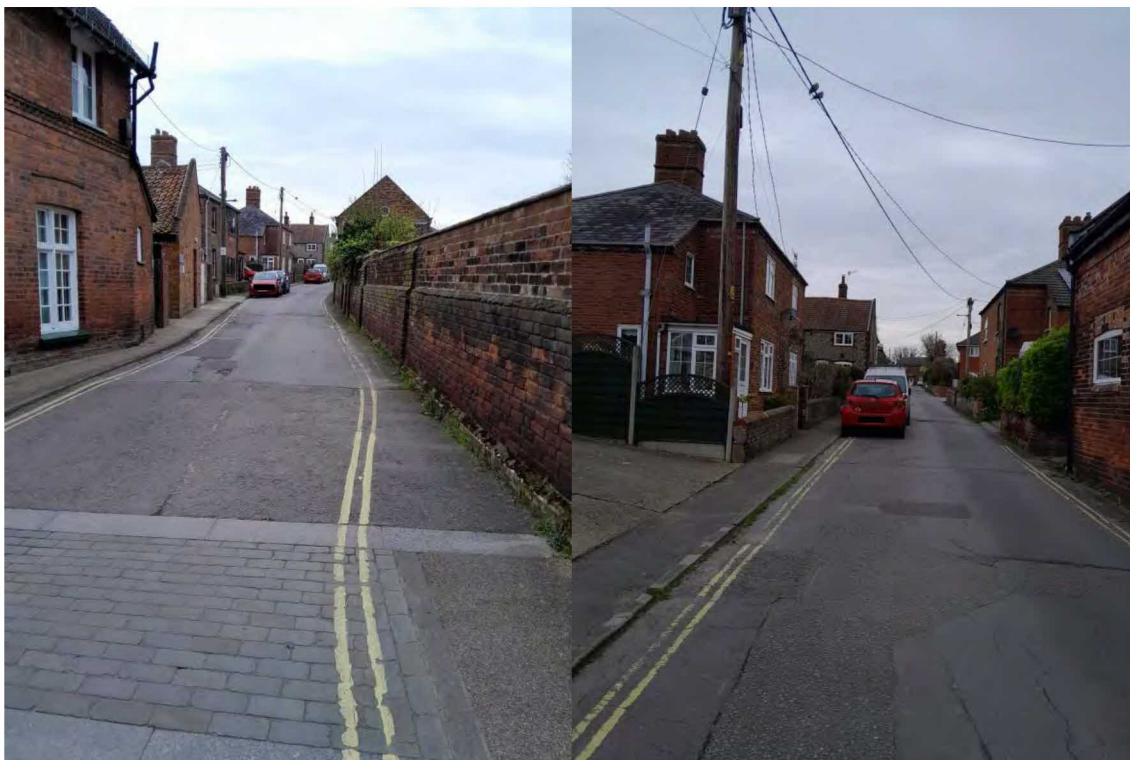


Plate 14: Views looking north and south along Valley Road

7.2.2

The character and appearance of the conservation area is defined by its historical development as a manufacturing town closely linked to the Gerrett engineering company that was established on Main Street in the late 18<sup>th</sup> century. The Garretts of Leiston, primarily throughout the 19<sup>th</sup> century, exerted a strong influence over the prosperity and fortunes of the town and its rural hinterland. They were directly responsible for constructing many of the important buildings in Leiston. Alongside their industrial premises, commercial premises, such as the Grade II\* listed The Long Shop (NHLE 1287610), were also constructed in order to manage the business such as the non-designated Colonial House to the north west of the conservation area. As the primary employer of the town for over 200 years, many of the residential houses in Leiston were also constructed by the Gerrett family to house the workers. The conservation area is also benefitted by clusters of mature trees and green spaces which give the predominantly urban town grain a verdant and green character.



Plate 15: View looking south towards High Street and view towards the Engineers Arms on Main Street

- 7.2.3 The Leiston Conservation Area Appraisal identifies 20 buildings within the conservation area that make a positive contribution to the significance of the conservation area. Of these, one is located within the study site and a further eight have the potential to be impacted by the proposed development. For the purposes of this assessment, these positive contributors have been considered as non-designated heritage assets and have been assessed as part of the conservation area.
- 7.2.4 The prevailing building material within the conservation area is red brick as a result of the towns development being closely linked the 19<sup>th</sup> century industrial expansion, undertaken mainly by the impetus of the Garret family. Examples of red brick construction can be found on Dinsdale Road, including the Council Offices and Barclays Bank, with the Council Offices in particular having some detailed decorative dressings in red brick. Red brick construction can also be found in the more domestic forms of the workers housing along Dinsdale road. Other building materials can be found within the conservation area, including the more vernacular flint construction on of 6 Dinsdale Road and 4 Valley Road. Works House is constructed from Buff Brick with stone dressings.
- 7.2.5 There is a degree of variation in the built form of the conservation area, despite many of the buildings being constructed by the Garretts. For instance, clay pantiles, slate and clay tiles are all roof constructions found within the conservation area. Window form is also varied, with a range of styles and appearances, ranging from the ornate six over six pain sashes found in Works House, to the large glazed openings of the shop front in Veldor House. The conservation area has a modest scale in terms of height, with most buildings having between one and two storeys often with attic levels. There are some exceptions including Works House which is three storeys.
- 7.2.6 The conservation area is mainly characterised by the tight urban grain of its town centre location. On Main Street and High Street, the buildings sit against the pavement, aside from Barclays Bank and the Council Offices which have car parks in front. Although the buildings on Dinsdale Road have a more domestic appearance, they still sit close to the pavement line. Open spaces are mainly comprised of gardens to the rear of the properties and are not visible from the roads. This includes the site, which is partially made up of an open garden space to the rear of Veldor House. The notable exceptions to this rule are High Green and Waterloo Park which sit in prominent locations off Main Street and Station Road respectively.
- 7.2.7 The conservation area is approached from a number of routes, with the main routes comprising Station Road, Waterloo Avenue, Park Hill and High Street. Dinsdale Road and Valley Road are secondary approaches, being narrower roads with a greater number of domestic rather than commercial properties. Veldor House and the adjacent commercial property are experienced as the conservation area is approached from the east along Valley Road. Valley Road is predominantly a residential road, with a mixture of terraced and semi detached buildings sitting directly against the pavement or set back a short way to form small front yards. There are frequent openings within the street scene to allow access to the rears of many of the properties and there is a medium sized car park on the south side of the road a short distance east of the site. In the approach from this direction, the conservation area with its mixture of commercial, civic, industrial as well as domestic architecture, is not really appreciable until you reach the junction between Valley Road and High Street/Main Street. Valley Road is experienced as a principally residential approach to the conservation area. Veldor House is experienced as a flanking element to the street scene in views west along Valley Road, positioned at the point the character changes.

[Veldor House, 1-4 Valley Road \(adjacent to the study site\)](#)

Description

- 7.2.8 Veldor House is identified in the Conservation Area Appraisal as a positive contributor to the character and appearance of the conservation area. As a non-designated heritage asset, it is considered to be of low (local) significance.
- 7.2.9 Veldor House is a red brick building located within the study site to the north of Valley Road at the junction of High Street. Historic mapping suggests that it was constructed between 1842 and 1881. Comprised of two storeys, it contains ornate shop fronts to the south and to the west with bay and sash windows and a shallow-pitched hipped slate roof. These elements present aesthetic and architectural interest to the junctions of High Street and Valley Road which compliment the character of the local townscape.



Plate 16: View of Veldor House, taken from Valley Road

- 7.2.10 The outbuildings to the rear of Veldor House comprise a rectangular range to the north east of the main building footprint which was constructed between 1970 and 1985 and replaced earlier outbuildings which had been there since the 19<sup>th</sup> century. At this time, a large garden to the rear, which was previously under the ownership of the former Garrett home at 19 Main Road (Barclays Bank), became part of this parcel of land. This garden currently contains mature trees which are recognised by the Leiston Conservation Area Appraisal to be of some importance to the conservation area.



- 7.2.11 The building derives limited significance from its architectural and historic interest as a structure with some aesthetic design elements that also demonstrates the industrial development of Leiston in the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- 7.2.12 The building derives some significance from the relationship to the garden to its rear, however, the space only became the garden to Veldor House in the late 20<sup>th</sup> century. Previously, Veldor House was surrounded by small out buildings and the current garden was previously part of the grounds of a Mission Church. As such, the building derives only limited significance from the garden to its rear.

#### Setting

- 7.2.13 The asset is defined by its position on Valley Road and experienced as a mid-late 19<sup>th</sup> century shop in the centre of Leiston. It was constructed during a period of significant growth in Leiston as the town developed together with its industry of agricultural manufacture centred around the Leiston Works. It therefore contains some historic interest to Leiston. Despite modern development within the vicinity of the site, predominantly to the east of the study site in the form of modern residential housing and retail building, the asset maintains its prominence to Valley Road, and importantly its relationship to wider Leiston and industrial history. The asset derives significance from this historic interest despite being altered northwards to the rear. It is considered to be a positive contributor to the conservation area due to its aesthetic and architectural prominence.

### **Built Heritage Assets located outside of the study site and within the Leiston Conservation Area**

#### **Works House (Grade II listed, NHLE 1216390)**

#### Description

- 7.2.14 As a Grade II listed building, it is not considered to be a designated heritage asset of the highest significance (NPPF, para. 206), and is therefore considered to be of medium significance. The building known as Works House located at 14 and 16 Main Street c.40m south west of site comprises a classical pair of early 19<sup>th</sup> century houses loosely dated to the early 1920s. The main façade faces north to Main Street in Suffolk white brick over three storeys in a slate roof. At ground floor level, stairs lead to ornate central doorways recessed within an entablature, each unit flanked by a large ornate sash window with hoods. At first and second floor levels there are four sash windows, also in hoods. Doric columns flank the central doorways and the central sash windows above on the first floor.



Plate 17: View towards Works House from the opposite side of Main Street

- 7.2.15 To the rear, an earlier range retains 16<sup>th</sup> or 17<sup>th</sup> century fabric within a double span pantile roof (East Suffolk Council 2014, p. 17). The main street facing part of the structure was rebuilt for the Garrett family who lived at the premises until the mid-19<sup>th</sup> century, and again during WWI (East Suffolk Council 2014, p. 17). The asset features prominently on Main Street and has aesthetic and architectural interest as an ornate example of early 19<sup>th</sup> century classical architecture.

#### Setting

- 7.2.16 The asset is defined and experienced by its position on Main Street within central Leiston and as a former home to the Garrett family as the Works House. This location, and therefore setting, contributes to significance as a designated heritage asset. Initially constructed in the 16<sup>th</sup> or 17<sup>th</sup> century, it was then readapted in the early 19<sup>th</sup> century during Leiston's expansion as an industrial township by the Garretts who were pivotal in this expansion. The asset therefore has high historic interest to Leiston and its industrial history. The asset derives significance from this historic interest as an original part of the former industrial precinct despite the closure of the company in 1980. The asset also maintains high aesthetic and architectural prominence on Main Street, making an important contribution to the street scene in this central part of Leiston Conservation Area which is also contains the Leiston Council Offices and library opposite.

- 7.2.17 The list entry for the building is included within Appendix 1.

[High Green \(Grade II listed, NHLE 1287630\)](#)

#### Description

- 7.2.18 The building known as High Green located at 4-8 High Street, c.45m south west of the study site, comprises a former workshop dated to the late 19<sup>th</sup> century which was subsequently converted into residential use in 1982. The building is constructed from red brick with a pitched slate roof. It is two storeys in height and is regularly fenestrated with segmental arched surrounds and wooden sashes at both ground and first floor levels. The residential units have been formed by the insertion of interior partitions and the insertion of doorways into some of the ground floor openings. The former industrial use of the building is evident from the simplistic form of the building and from surviving features such as brick buttresses that illustrate heavy machinery was likely operated on the first floor.
- 7.2.19 The building derives some architectural interest from its fortuitous aesthetic value as a building with a simple industrial silhouette, into which residential properties have been relatively sympathetically inserted. It also derives historic interest from its connection to the industrial development of Leiston in the 19<sup>th</sup> century.

#### Setting

- 7.2.20 The building is located to the south of Main Street and to the west of High Street. To the north east is the open space, High Green. To the west, south and east is residential and commercial development characteristic of Leiston town centre. The building is principally experienced from the access path to the immediate north of the building. There are also some glimpsed views of the building from High Street and High Green, although the trees on the green obscure the building to a degree. The tight urban grain of the surrounding context obscures most views of the building from longer distance views. From where the building is visible, it is experienced as a former 19<sup>th</sup> century workshop, now in residential use. The study site does not directly contribute to the significance of the building.



Plate 18: View towards High Green across the open space to the north east

#### [Non designated heritage assets on High Street and Valley Road](#)

##### Description

- 7.2.21 As positive contributors to the conservation area and, therefore, non-designated heritage assets, No. 4 Valley Road and Nos 3-7 High Street are considered to be of low (local) significance. No. 4 Valley Road is positioned just east of the junction with High Street. It is a small residential building, constructed from flint with whitewashed brick quoins and dressings. Nos 3-7 High Street are located to the east of High Green and comprises a small group of shop premises that form an attractive mid-19<sup>th</sup> century terrace.
- 7.2.22 Both assets derive a small degree of significance from their aesthetic value as surviving 19<sup>th</sup> century shop fronts and a domestic property. They also draw significance from their historic value as assets that demonstrate the historical development of Leiston in the 19<sup>th</sup> century.





Plate 19: View of No.s 3-7 High Street

### Setting

7.2.23

Due to the tight urban grain at the heart of Leiston town centre, the buildings are optimally experienced in terms of their principal facades within the streetscape. The assets are also visible as elements of the important views identified in the conservation area appraisal looking east along Main Street and Valley Road, where the assets are characteristic elements of the historic townscape. The buildings do not derive any particular significance from the location of the site, other than in the broader sense, as the site is currently an open green space within the conservation area.



Plate 20: View of Barclays Bank from Main Street

### Non designated heritage assets on Dinsdale Road

#### Description

- 7.2.24 There are a number of buildings identified as positive contributors, and therefore, non-designated heritage assets, on Dinsdale Road. Of these, the most prominent are Barclays Bank (19 Main Street) and Council Offices, which both have principal elevations that face south over car parks and Main Street. The Barclays Bank is a red brick building, originally constructed in the 18<sup>th</sup> century as a family home for the Barrett family. The Council Offices were constructed in the late 19<sup>th</sup> century to be the key civic building within the town. It is red brick with a clay pantile roof, large chimney stacks, small protruding gables and small paned timber window surrounds. The Council Offices retain much of its original appearance.
- 7.2.25 Both of these buildings derive significance from their historical interest as they are representatives of the 18<sup>th</sup> and 19<sup>th</sup> century development of Leiston and in the case of the Barclays Bank, has a direct link to the Garret Family who were key players in that development. The buildings also have some small significance derived from their modest aesthetic value.





Plate 21: Images of detached houses on Dinsdale Road



Plate 22: Council Offices

7.2.26

The remaining assets, 11-17 Dinsdale Road comprise three pairs of semi detached houses at no.s 11-16, a small terrace constructed from flint with brick dressings and no 17, which is a small brick barn that was used as Church of England Mission Hall from the late 19<sup>th</sup> century. Nos 11-17 were originally constructed by the Garret family as workers’ cottages in the late 19<sup>th</sup> century. The conservation area appraisal suggests the cottages may have been designed by the London architect, Frederick Peck (1828-1875), who had married into the family and there are a number of similar cottages in the local area. The cottages were built in red brick with brick detailing and slate roofs. They originally had white painted timber sashes, although changes have been made regularly to these buildings over the years. These assets derive some limited significance from their aesthetic value as relatively well-designed workers’ housing with a consistent appearance. They also derive significance from their historical relationship to the Garrett family and the historical development of Leiston.

- 7.2.27 The brick barn at no. 17 Dinsdale Road has very little architectural interest, but some small historic interest as a surviving historic barn with a former religious use.



Plate 23: View of flint-built terrace on Dinsdale Road

Setting

- 7.2.28 The Council Offices and the Barclays Bank are best experienced from Main Street. They are both set back from Main Street and have secondary elevations that face out onto Dinsdale Road. The Barclays Bank is set within the building's former garden, although it is now used for associated carparking. Both buildings are limited in views from the wider area due to the tight urban grain of Leiston, although they are prominent in views along Main Street and in the case of Barclays Bank, north along High Street.
- 7.2.29 The assets located on Dinsdale Road are mainly appreciable from Dinsdale Road. In views along Dinsdale Road they are visible as analogous buildings and are read as part of the residential expansion of the town.
- 7.2.30 All of these assets derive some small significance in the broader sense from the study site, as it is an open green space, characteristic of many of the rear plots within the conservation area.



## 8 Impact Assessment

### 8.1 Proposed Development

- 8.1.1 The proposed development comprises the construction of four residential properties within the plot of land to the rear of, and adjacent to, Veldor House. To enable this development, the single storey commercial property adjacent to the Veldor House facing out onto Valley Road will be demolished. The formal description of development is as follows:
- 8.1.2 The properties consist of two no. one and a half storey buildings with ground floor and attic storeys and a two storey building with ground floor and first floor, and a two and a half storey building with a ground, first and attic storeys. The two no. one and a half storey buildings are located within the back plot, to the rear of Veldor House, with the two storey building located on the rear of what is currently nos 5–7 Valley Road, and the two and half storey building located facing out onto Valley Road at the front of the site. The three properties in the rear plot are detached and are located at the edges of the property, albeit set back a short way from the boundary and set around a central access route. The green space to the centre of the back plot has been retained as part of the scheme.
- 8.1.3 The proposed materials will be red brick and slate roofs, with composite timber and aluminium fenestration and doors and brick detailing such as ventilation below the eaves. The buildings have been designed with gable ends and small gabled windows at attic level. The majority of the openings have flat headed arches, however some of the doorways have segmental arched heads.
- 8.1.4 The buildings have been designed to be linear, and modest and are not intended to have an overly domestic form. The modest scale, which is noticeably smaller than Veldor House, along with simple window surrounds and segmental arched doorways is intended to be reminiscent of the former outbuildings that surrounded Veldor House. With the intention that the proposals do not overly domesticate the back plot to Veldor House.
- 8.1.5 Full details of the proposed works are set out in the Design and Access Statement that accompanies the application.

### 8.2 Overview of impact

- 8.2.1 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to 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’. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 200 and 201).
- 8.2.2 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a conservation area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 201). For proposals where the harm is ‘less than substantial’, the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme.
- 8.2.3 The proposed development includes the construction of four new residential properties within the back plot of Veldor House and within the footprint of no. 3 Valley Road. Due to the location of the proposals, partially within the boundary of the Leiston Conservation Area and within proximity to a number of heritage assets, the proposals have been designed with regard to both the conservation area and relevant nearby heritage assets.



Plate 24: Rear view of Veldor House from within the study site

#### [Impact on the Leiston Conservation Area](#)

- 8.2.4 The proposals will require some physical change to the conservation area, specifically within the back plot of Veldor House (which sits within the conservation area boundary), where three new dwellings will be constructed, along with a paved access route and space for car parking. However, although this will represent a physical change, the proposals have been designed to reflect the character of the built form with the conservation area, whilst retaining open green space. To this end, the buildings have been designed with an appropriate material palette that responds to the prevailing material use in the conservation area; including red brick construction, gabled pitch roofs, brick surrounds and slate roofs. The buildings have been sited around the perimeter of the plot to retain a sense of central open space. The position and appearance of the buildings has also been purposefully designed to be reminiscent of outbuildings, such as would have been present within the rear plot of Veldor House historically and would have been present in many of the other rear gardens of buildings within the conservation area. As such, although there will be some physical change to the conservation area from the proposals, the character and appearance of the conservation area will be sustained by the proposals.
- 8.2.5 The study site has been identified as an “open/green/tree” space within the conservation area appraisal. However, in its current form, the study site has very little green space and is not maintained. Notwithstanding this, the design of the proposals has incorporated landscaping within a large proportion of green space that seeks to retain extant trees where possible, whilst still enabling car access to the proposed dwellings. In this way, the proposed scheme aims to be of benefit to the conservation area, by enhancing the quality of the green space.



Plate 25: View of the brick wall along the northern boarder of the study site and view over study site towards the north

- 8.2.6 The proposals will retain the historical brick wall at the northern edge of the property that is also identified in the conservation area appraisal. The proposed new dwellings, which will be offset from the property line, will allow the wall to remain visible and appreciable.
- 8.2.7 The proposed demolition of the commercial premises facing south onto Valley Road will have a beneficial effect on the appreciation of the conservation area. Currently, the building is assessed as a detractor within the setting of the conservation area. As it is approached along Valley Road, it appears as a relatively prominent, uncharacteristic, unattractive and vacant building. Additionally, the proposed redevelopment of its site for a new dwelling has been designed to respond positively to the character and composition of other buildings along Valley Road, in terms of scale, mass and design. For instance, the proposed building has a decorative bay window and gable end facing out south directly onto Valley Road. The building’s south elevation is in line with the property line established by the existing buildings to its east. The position and height of the proposed new dwelling in this location will have the added benefit of obscuring the west elevation of the adjacent building, which does not contribute positively to the setting of the conservation area. The adjacent building is modern and has an unadorned double gable that appears above the commercial premises. This unadorned elevation will be obscured by the proposals. Additionally, the proposed materials used within the new dwelling will correspond to the prevailing materials within the setting of the conservation area including red brick and slate. Although the proposed new scheme will introduce a new opening into the streetscape, this is not unusual along Valley Road and, overall, the proposed new dwelling can be considered a positive contribution to the approach into the Leiston Conservation Area.
- 8.2.8 The brick wall positioned immediately east of the Veldor House is proposed to be carefully taken down brick by brick and re-erected with a greater set back from the road. The structure will be photographed prior to its removal and individual bricks marked so as to accurately re-construct. This will ensure that, although there will be some physical change to the conservation area, it can be limited as far as possible and so this element of the proposals will not negatively affect the appearance of the conservation area.





Plate 26: View looking over the site towards the south

#### Impact on the Setting of Built Heritage Assets

- 8.2.9 The proposals will have no impact on the nearby Listed Building described above. There will be no direct intervisibility between the listed buildings and the proposed development, and as such the significance of the listed buildings will be sustained.
- 8.2.10 The proposed construction of three new dwellings within the garden of Veldor House and the demolition of the adjacent flat roofed commercial premises to be replaced by a new dwelling on Valley Road will constitute a physical change to the setting of Veldor House. There may be some small impact to Veldor House from the erection of three dwellings in the garden, as this will change the character of the garden space. However, the impact will be limited as the garden is currently in a poor state and the proposed scheme could be considered to be an improvement to the quality of the space. The garden is also a late 20<sup>th</sup> century addition to Veldor House, having previously been associated with Mission Church. The proposals have also been designed to retain the open green feel of the space as far as possible and, furthermore, the proposed new buildings are intended to respond to the character of the conservation area. The proposals may also have a beneficial effect on the significance Veldor House derives from its setting, as the removal of the commercial property and construction of the new building will improve the fluency of the street scape along Valley Road, which will have a beneficial effect on Veldor House. As such, although there may be a degree of harm to Veldor House, considering the modest significance of the building and the benefits to the building provided by the proposals, on balance the impact would be neutral.



Plate 27: Image of the exterior and interior of the flat roofed commercial building

- 8.2.11 There may be some glimpsed views of the proposed development from Dinsdale Road (where most of the non-designated heritage assets in proximity to the site are located), however, if there are glimpsed views, they will be consistent with the existing views. The majority of trees within the study site will be retained and will enable the study site to continue to be read as open space in those glimpsed views from the surrounding area. The proposed new dwellings to the rear of Veldor House, being only one and half stories will not be prominent in these views. As such, this will not have an impact on the experience or appreciation of any of the non-designated heritage assets on Dinsdale Road or on High Street, beyond that change in the nature of the conservation area described above.
- 8.2.12 No. 4 Valley Road and no. 3-7 High Street will not be impacted by the proposals. They will remain appreciable as non-designated heritage assets, occupying relatively prominent positions on prominent routes into the conservation area.

## 9 Conclusions

- 9.1.1 The proposed works have been sensitively designed to limit the impact on the Leiston Conservation Area, whilst enabling the construction of four new dwellings within the study site. The design mainly comprises the removal of the commercial property, the construction of four new dwellings and the retention of a large proportions of the open space that currently forms the garden to Veldor House at the centre of the rear plot to Veldor House. The new dwellings have been designed to be appropriate to this location within the setting of the conservation area, both in terms of form (massing, scale and footprint) and materiality. In the case of the proposed two and half storey building, the design incorporates features that will activate the street frontage and will emphasises continuity with street scene along Valley Road. Although it is acknowledged that the proposals will introduce a degree of physical change into the conservation area, the design is intended to respond positively to the character of the conservation area and provide beneficial effects where possible. For instance, the designs will improve the condition of the open space, which is currently an overgrown garden, to the rear of Veldor House and provide a better street frontage to Valley Road. Overall, although the proposals will constitute a physical change to the conservation area, the contribution made by the study site to the character and appearance of the conservation area will be sustained.
- 9.1.2 As a result of the heritage led design, there will be no impact on the significance of any of the designated and non-designated assets identified above and so their significance will be sustained by the proposals.
- 9.1.3 The wider economic, social, and environmental public benefits of the scheme beyond those heritage benefits noted above are discussed in more detail in the Design and Access Statement and within the Planning Statement.

### Compliance With Policy

- 9.1.4 Overall, although the proposals will physically change the nature of this portion of the Leiston Conservation Area and its setting, the considered design will avoid impacting the character and appearance of the conservation area, or the significance that any of the identified designated and non-designated heritage assets derive from their surroundings. The proposals are therefore found to be in compliance with local and national policy, including Local Planning Policies SCLP11.1, SCLP11.3, SCLP11.4 and SCLP11.6.



## 10 References

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### Reports and Sources

The Long Shop Museum, 2023, The Garretts: The Leiston Garretts (online) Available at: <https://www.longshopmuseum.co.uk/garrett-family/> [Accessed 20/03/2024]

East Suffolk Council, 2014, Leiston Conservation Area Appraisal (online) Available at: <file:///Y:/1.%20Projects/4348%20-%20High%20Street%20Leiston/03%20Reports/02%20Archaeology%20+%20Heritage/Leiston-Conservation-Area-Appraisal-December-2014.pdf> [Accessed 20/03/2024].

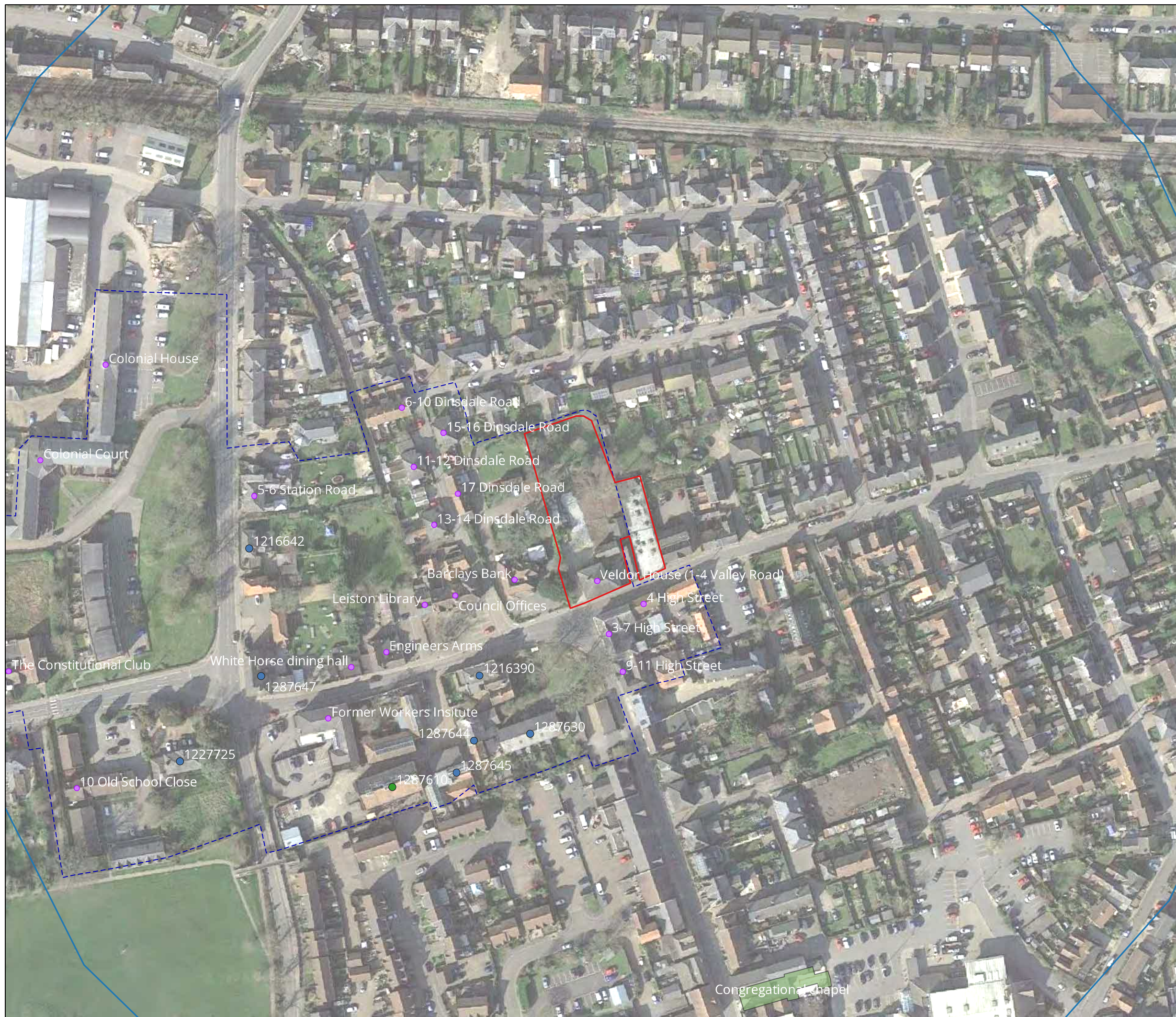




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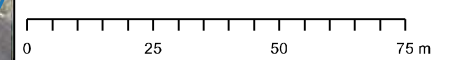
Title:  
Figure 1. Location plan of the study site showing building heritage assets (Imagery © Google 2024)

- Legend:
- Study Site
  - Search Area (250m)
  - Non-designated built heritage assets
  - Congregational Chapel Mn poly 250
  - Leiston Conservaon Area
- Listed buildings
- II
  - II\*



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1500 @ A3





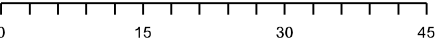


**1 High Street, Leiston**

Title:  
Figure 2. Extract of the Leiston Tithe Map of 1842

Legend:  
 Study Site

Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:800 @ A3





# 1 High Street, Leiston

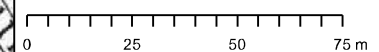
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Figure 3. Extract of the Ordnance Survey 6" map of  
1881

Legend:  
 Study Site



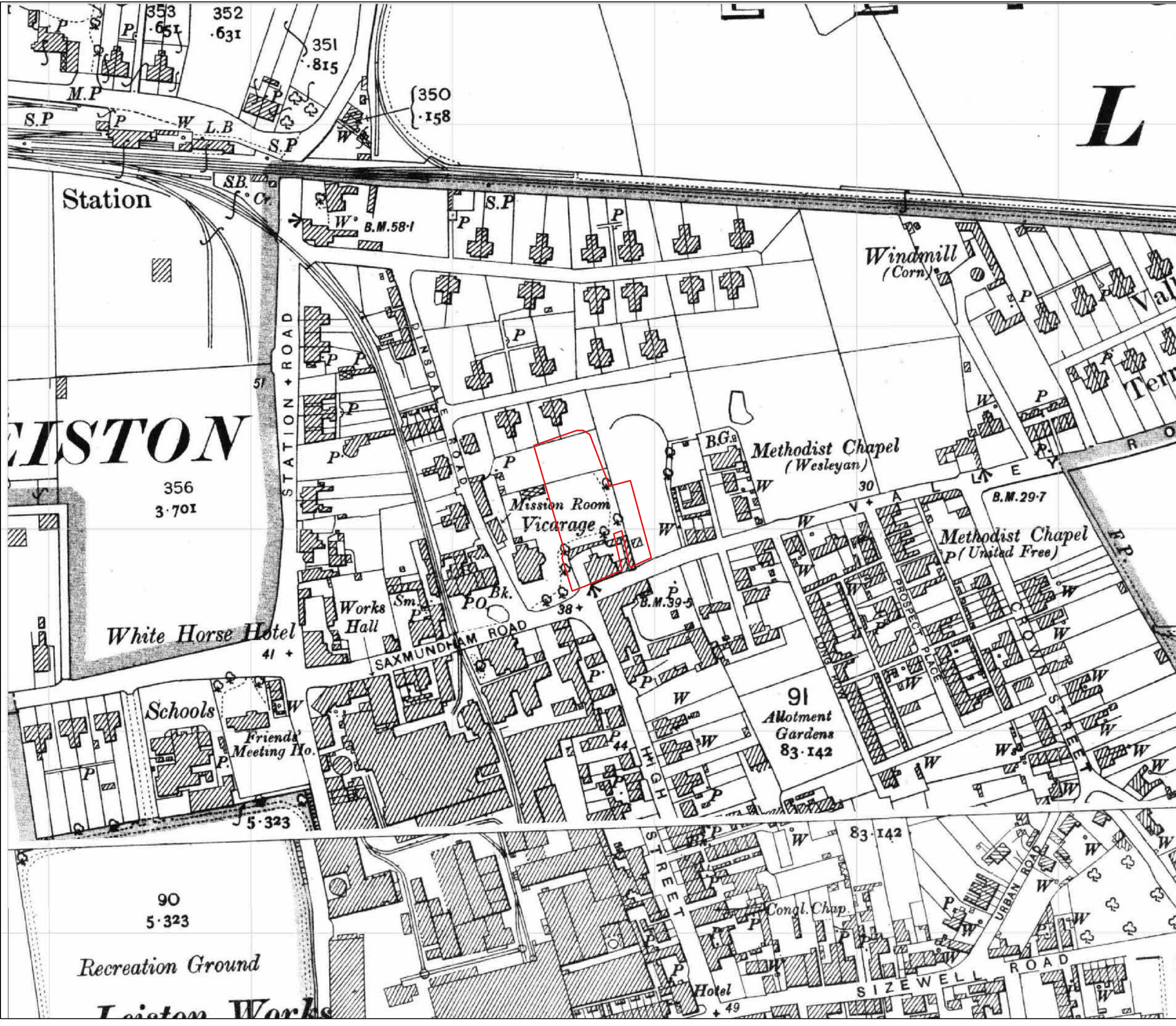
Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3



# Lanpro





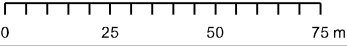
**1 High Street, Leiston**

Title:  
Figure 4. Extract of the Ordnance Survey 6" map of 1903

Legend:  
 Study Site

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3

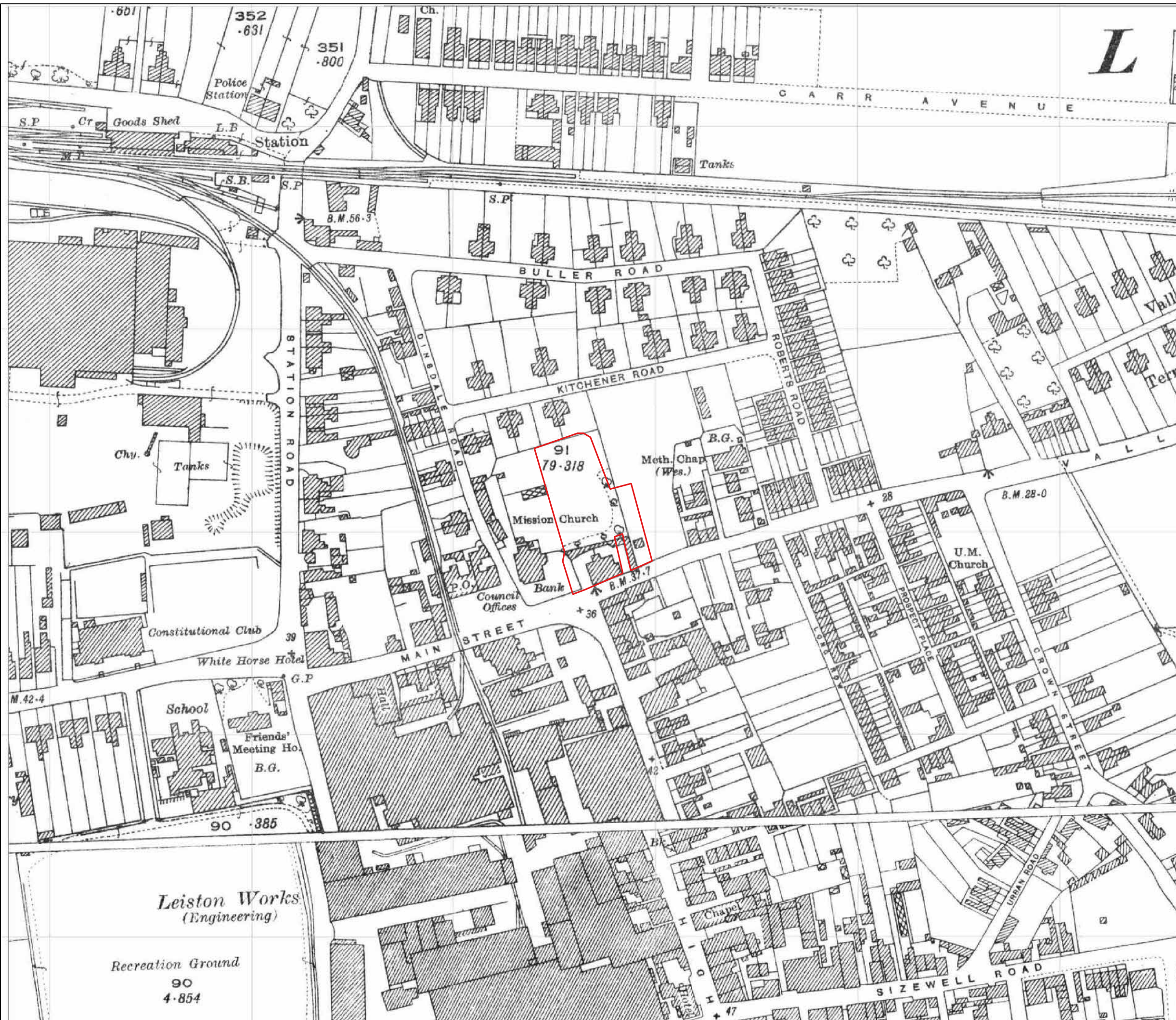




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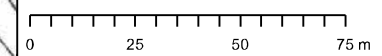
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Figure 5. Extract of the Ordnance Survey 6" map of  
1927

Legend:  
 Study Site



Co-ordinate system: OSGB36 / British National Grid


Scale: 1:1800 @ A3





# 1 High Street, Leiston

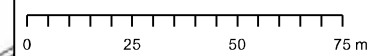
Title:  
Figure 6. Extract of the Ordnance Survey 1:2,500  
map of 1970

Legend:  
 Study Site



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3




# Lanpro



# 1 High Street, Leiston

Title:  
Figure 7. Extract of the Ordnance Survey 1:2,500  
map of 1985

Legend:  
 Study Site



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1800 @ A3





## Appendix 1 List Descriptions

Works House, 14 and 16, Main Street (NHLE 1216390)

Grade II listed

Details

TM 46 SW LEISTON-CUM-SIZEWELL MAIN STREET 4/35 Nos 14 and 16 (Works House) 13.3.51

GV II

Pair of houses. Early C19. Yellow brick with slate roof, double span pantiled roof to rear. 3-storeys. Brick pilasters from first floor to parapet, with stone bases and semi-circular 4-faced cast iron ornamental finial blocks above parapet. Stone bands at first floor level and below parapet. 4 window range, sashes with glazing bars in flush frames with wooden hood moulds. Paired central doorways. 8-panel doors, recessed under entablature supported by 3 wooden Tuscan columns flanked by pilasters. Narrow side light to each door and oblong plain fanlights. The first floor window above the doors are coupled under one frieze and cornice with 4 pilasters. Single-storey wing to right hand side.

Listing NGR: TM4442162642

High Green, 4-8, High Street

Grade II listed

Details

TM 46 SW LEISTON-CUM-SIZEWELL HIGH STREET 4/33 High Green Nos 4 o 8 (consec) 20.1.83

GV II

Originally workshop on ground floor and drawing office on first floor; converted to residential use 1982. Late C19 with early C20 extension to east in matching style. Red brick, timber king post truss roof, slates. 2-storeys. North facade with 7 window range, double-hung sashes, brick arches; modern doorways. East facade with 4 window range, identical pattern to north. Coupled double height window to first floor and attic. Included for group value.

Listing NGR: TM4447962661

