

**Heritage & Planning Statement in support of a Planning application at
Ashdon, High Street, Thorpe Le Soken, Colchester, Essex, CO16 0EA**



Introduction

This statement accompanies an application for a new brick wall & railings to the front of the dwelling.

The site is located on the south side of the B1033 High Street in the centre of Thorpe Le Soken, the house is the western most end of a short run of terraced dwellings and is a Grade II Listed Building, it has a garden which extends around and behind the adjoining property.

The site is bounded by the public highway (footpath) on the northern side, the connected dwelling to the eastern side and by adjoining gardens/surgery car park to the west side, to the south is a bowling green.

The surrounding area is characterised by a mixture of detached, semi-detached and terraced properties, with some being residential and other commercial. There are numerous Listed Buildings to the north-west and south-east, including both adjacent neighbouring properties. The site falls within the Settlement Development Boundary of Thorpe-le-Soken and also within the Thorpe-le-Soken Conservation Area.

Description of Proposal

The application proposes to replace the existing low brick wall constructed in stretcher bond with an extremely small traditional front garden wall in soft red bricks (stretcher bond) with black powder coated railings, see appendix A.

Listed Building

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations, although views of or from an asset will play an important part in the assessment of impacts on setting the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places, For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The setting of a Listed Building is a material planning consideration when considering planning applications, Adopted Policy states that proposals for development that would adversely affect the setting of a Listed Building including group value and long-distance views will not be permitted, Policy PPL9 reflects these considerations.

Paragraph 197 of the NPPF requires the Local Planning Authority, when determining applications for development, to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF requires that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

When considering the impact of a proposed development on 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 the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Listing Information.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1308410

Date first listed: 06-May-1985

List Entry Name: ASHDON AND HOMELEIGH

Statutory Address 1: ASHDON, HIGH STREET

Statutory Address 2: HOMELEIGH, HIGH STREET

Details

THORPE-LE-SOKEN TM 1622-1722 8/87 7.5.85 HIGH STREET (south-west side) Ashdon and Homeleigh (Tendring Estates)

GV II

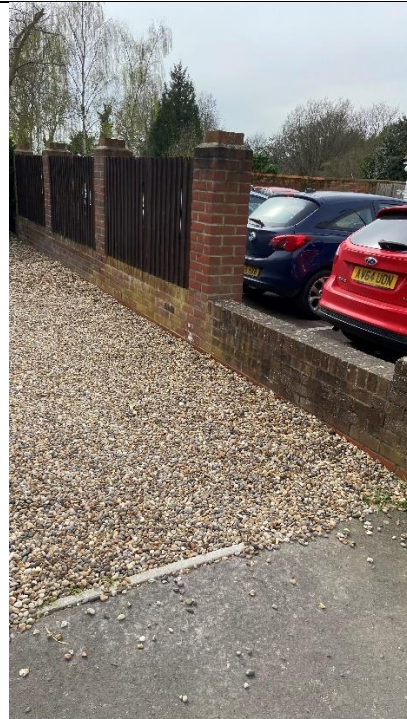
House, now office and 2 houses. Circa 1600, altered in C19 and C20. Timber framed, partly clad with red brick in Flemish bond, partly plastered, roofed with handmade red clay tiles. 3 bays facing NE with central stack, forming a lobby-entrance, and rear wing, forming an irregular T-plan. C19 2-storey lean-to extension in right rear angle. Stair tower to rear of left end, and C20 2-storey extension beyond. Small C20 flat-roofed single-storey extension between rear wings. 2 storeys and attics. 5-window range of late C19 sashes of 4 lights in earlier apertures with flat brick arches. Central door of 6 fielded panels with early C19 fluted architrave and moulded flat canopy. At left end of front elevation, early C19 flush 6-panel door, the top 2 panels glazed, with similar but smaller architrave and canopy. In left ground floor room (now an office), chamfered transverse and axial beams with broach stops, joists plastered to the soffits, and wide wood-burning hearth with chamfered mantel beam, reduced. Oak panelling reported to be modern in this room behind present wall surfaces. Remainder of interior mainly concealed by modern finishes.



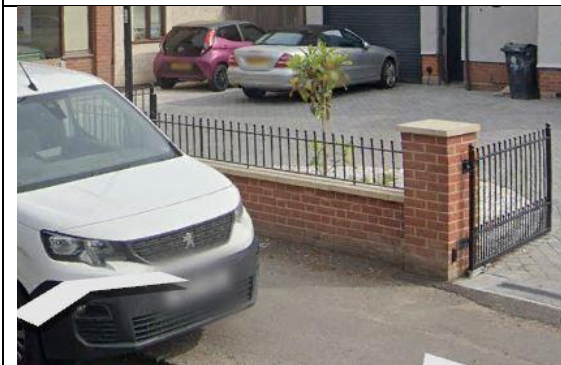
Appendix A



Existing front



Brick wall and piers to driveway



Example of brick & railings on neighbouring dwelling



Style of wall and railings to be constructed.