



BUILT HERITAGE STATEMENT

LAND OFF DUKE'S PARK WOODBIDGE SUFFOLK

Planning Authority:
SUFFOLK COAST DISTRICT
COUNCIL

Site centred at:
NGR 25702 47790

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared in order to assess the potential impacts of a proposed residential development at Land off Duke's Park, Woodbridge, Suffolk on the historic built environment, in accordance with Paragraph 128 of the NPPF.

It has been demonstrated that the proposed development has the potential to impact only one built heritage asset, the Grade II Listed Building at 1 Top Street. However, through a suitably designed scheme any potential harm can be reduced to **negligible**.

1.0 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by CgMs Consulting on behalf of Gladman Developments Ltd in order to assess the potential impacts of a proposed residential development on the historic built environment. Specifically the report considers a parcel of Land off Duke's Park, Woodbridge, Suffolk, hereafter referred to as 'the Site' (Figure 1).
- 1.2 The Site is centred on NGR 25714 47793 and is 12.67 hectares in extent. To the south of the Site is located the East Suffolk Railway Line, with the B1438 constituting the eastern half of the northern border of the Site. The eastern border is formed by the rear gardens to the properties to the west of Duke's Park.
- 1.3 The Site itself does not contain any Listed Buildings; however, there are a number of designated heritage assets within the immediate vicinity of the Site. There are four Grade II Listed Buildings within 500 metres of the Site, while Sackford Hall, which is Listed as Grade II* lies c.625 metres north-northwest of the Site. There is also an associated Lodge and Barn within the grounds of the Hall, both of which are Listed as Grade II.
- 1.4 There is a requirement under the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets likely to be affected by development, including consideration of their settings, and demonstrate the likely impact that the proposals will have upon that significance.
- 1.5 The report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies and the application of professional judgement.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 Legislation regarding buildings and areas of special architectural and historic interest is contained within the **Planning (Listed Buildings and Conservation Areas) Act 1990**.
- 2.2 The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.
- 2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of Listed Buildings.

National Planning Policy Framework (NPPF) (March 2012)

- 2.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications the NPPF directs LPAs to apply a presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. This encourages LPAs to approve development proposals that accord with the development plan without delay.
- 2.6 Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

- 2.7 Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 states that new design should respond to local character and history.
- 2.8 Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141) relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy where heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment in a glossary in Annex 2.
- 2.9 Of particular relevance to this report are Paragraphs 132-135 which are concerned with the potential impacts of a proposed development on the significance of a heritage asset. Paragraph 132 states that where a development is proposed, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of an asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

Planning Practice Guidance (PPG) (March 2014)

- 2.10 National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.11 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

- 2.12 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.13 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:
- Evidential value: which derives from the potential of a place to yield evidence about past human activity.
 - Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
 - Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Overview: Historic Environment Good Practice Advice in Planning

- 2.14 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA1: *The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: *Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: *The Setting of Heritage Assets* replaces guidance published in 2011.
- 2.15 At present there are some gaps in guidance, formerly provided by PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging GPA 4: *Enabling Development and Heritage Assets*, and the two Historic Environment Advice Notes

entitled *Conservation Area Designation, Appraisal and Management* (HEA 1) and *Making Changes to Heritage Assets* (HEA 2), for which the consultation process finished on 17 April 2015.

***Historic Environment Good Practice Advice in Planning: Note 1 (GPA1):
The Historic Environment in Local Plans***

- 2.16 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

***Historic Environment Good Practice Advice in Planning: Note 2 (GPA2):
Managing Significance in Decision-Taking in the Historic Environment***

- 2.17 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
- 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 balanced with the need for change; and
 - Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

***Historic Environment Good Practice Advice in Planning: Note 3 (GPA3):
The Setting of Heritage Assets***

- 2.18 This advice note focuses on the management of change within the setting of heritage assets. This guidance updates that previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is largely a continuation of the philosophy and approach of the 2011 document. It does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.19 Setting is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. The guidance emphasises that setting is not a heritage asset or a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset itself. Elements of setting may make a positive, negative or neutral contribution to the significance of a heritage asset.
- 2.20 While setting is largely a visual concept, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors, including historic associations.
- 2.21 This document states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset. It is further stated that the contribution made to an asset's significance by their setting will vary depending on the nature of the asset and its setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, Historic England recommend using a '5-step process' to assess any effects of a proposed development on the setting and significance of a heritage asset:
- Identifying the heritage assets affected and their settings;
 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

- Assessing the effect of the proposed development on the significance of the asset(s);
- Maximising enhancement and minimising harm; and
- Making and documenting the decision and monitoring outcomes.

2.22 Suffolk Coastal District Council defines the local planning policy context for the area, with the Suffolk Coastal District Local Plan: Core Strategy and Development Management Policies: Development Plan Document (July 2013) being the first and central part of the new local plan which is currently being prepared and adopted by the Council. However there are no policies that are directly relevant to built heritage and this report.

2.23 In addition there are a number of saved policies from the Suffolk Coastal Local Plan (adopted February 2001; saved policies July 2013), however, none of these are relevant to this chapter.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

- 3.1.1 The Site is located to the east of Top Street, Woodbridge, Suffolk. The Site is a roughly triangular parcel of land, which is bound by the railway to the south and the B1438 to the north, with the rear gardens of the houses to the west of Duke's Park constituting the eastern boundary of the Site. The Site contains four fields.
- 3.1.2 The Site is split into three distinct areas topographically. The track which runs east-west across the Site divides the southern section of the Site from the northern section. The raised field boundary, which runs north-south through the northern section of the Site, further divides the Site with a northeast section and a northwest section. The south section of the Site is relatively flat, although it slopes slightly down from east to west. The northeast section of the Site is significantly raised, with a steep slope leading up to the high point of the Site, which is the northeast corner. The field boundary, which separates the northeast and northwest sections is also raised. The northwest section of the Site is broadly on the same level as the southern section, although it is slightly lowered.
- 3.1.3 Due to the topography of the Site, the raised railway embankment to the south of the Site and the extensive tree screening to the south of the B1438, there are very limited views both in to and out of the Site. There are some glimpsed views of the Site from Duke's Park, with views available across the gardens of the large detached bungalows. Additionally, there are views available from the south of the Site, both from an opening in the treeline at the southeast boundary of the Site, where the Site meets Sandy Lane, and also from the passengers on the railway line, which affords strong views due to its elevated position. The Site is therefore visually contained.
- 3.1.4 There are no Listed Buildings within the Site; however there are four Listed Buildings within a 500 metre radius of the Site, while Seckford Hall lies c.625 metres north-northwest of the northern boundary of the Site.

3.2 Historic Development

- 3.2.1 Although Woodbridge and the surrounding area were under Roman occupation for approximately 300 years there is very little surviving evidence from this period.

- 3.2.2 The town is recorded in the Domesday Book as *Wudebridge*, in the Hundred of Loes, although the first recorded mention of the town is from 970, under a different spelling. There is uncertainty as to where the name for the town derived, with some suggesting that it is of Saxon origin and meant Woden's town, while others have simply equated the name to a wooden bridge or crossing which was erected over the River Deben to access the settlement.
- 3.2.3 In 1193 Ernald Rufus endowed a Priory of Augustinian Canons with lands at Woodbridge, with a fair subsequently being granted in 1199-1200. Following this the Priory was granted a Market Charter in 1227, with a market house being constructed in 1233.
- 3.2.4 This medieval economy was built upon throughout the Middle Ages with both the market and port expanding through trading in corn, flour and salt as well as linen cloth and timber. This also led to a prominent ship building industry in the town, which grew substantially in the sixteenth and seventeenth centuries, with the ships trading with London and the North East also aiding maritime conflicts under the reign of Elizabeth I.
- 3.2.5 Woodbridge is inextricably linked with Thomas Seckford, a Member of Parliament for Ipswich in the latter half of the sixteenth century. Seckford was responsible for the construction of a number of buildings including the Grade II* Listed Seckford Hall, which was constructed to the west of the town in 1553.
- 3.2.6 The eighteenth century saw the continued prosperity of the town, which is shown as a broadly linear settlement following an historic road (the majority of which appears to now form the B1438) with the River Deben, a vital component of Woodbridge's economy, immediately to the east (Figure 2). The 1837 Martlesham Tithe Map (Figure 3) shows the Site in detail for the first time, with 1 Top Street, alongside other buildings to the east of Top Street. The Site is located between three major roads and is formed of agricultural fields.
- 3.2.7 The nineteenth century saw marked change, with the introduction of the railway altering the economy of the area (first shown on the 1881 Ordnance Survey Map; Figure 4). While Woodbridge remained prosperous, the shipyard closed, with investment focussing on the railway and its associated industries.
- 3.2.8 The coastal location of the town saw it come under attack during the First World War with two Zeppelins bombing the town resulting in the loss of six lives, with the period immediately after the War leading to marked change to Woodbridge,

partly through the rebuilding of built fabric lost during the War and partly through its marked expansion, with the construction of a number of large residential developments altering the size and character of the town and significantly expanding it away from its historic core. This is clearly demonstrated by the construction of Duke's Park (Figure 8) which is present by 1989.

3.3 Assessment of Heritage Assets

3.3.1 Although there are no Listed Buildings within the Site, there are a number of Listed Buildings within the vicinity of the Site. However, due to a lack of intervisibility or any functional link between some of these assets and the Site, they have been discounted. Listed Buildings which have been discounted from this report are:

- Sluice Farmhouse (NHL 1283753; Grade II);
- 5 and 6 The Street (NHL 1030897; Grade II); and
- Creek Farm (NHL 1199932; Grade II).

All of these buildings are located to the south of the railway line, with the embankment screening any views to or from the Site, while it also severs any possible former functional link which the two farmhouses may have once shared with the Site.

3.3.2 The proposed development does, however have the potential to impact on some of the Listed Buildings within the vicinity of the Site and these will be discussed further in the following section.

Seckford Hall

3.3.3 Seckford Hall is a Grade II* Listed Building (NHL 1030755) which is located c.625 metres north-northwest of the northern boundary of the Site (Plate 1). The building was constructed as a country house for Thomas Seckford in c.1553, but has been substantially altered subsequently and is now used as a hotel.

3.3.4 There are two further Listed Buildings within the grounds of Seckford Hall, which are the Barn and Spur Wall (NHL 1377181) and Seckford Hall Lodge (NHL 1377127). These buildings are considered to have a largely shared setting with the Hall and are therefore appraised with the Hall, as a single asset.

- 3.3.5 Seckford Hall is constructed from red brick laid in an English bond with a plain tile roof. It is of two storeys with a basement and attic, and is arranged in an irregular U-plan with its principal elevation facing north. This frontage consists of seven near-symmetrical bays, with a porch bay to the centre with polygonal buttresses to either side and a three-light mullioned window with ovolo-moulded surrounds and transom above. The rest of the windows are of a similar style, with four-light, mullioned and transomed windows to the ground floor, a mixture of three and four-light mullioned and transomed windows to the first floor and two-light mullioned windows to the attic, of which the end two contain transoms. The building has crow-stepped gables fronting the house, with mace finials, while there are a number of large red-brick stacks which are visible from the front of the Hall.
- 3.3.6 The immediate setting of the asset is the grounds in which it is set, which includes the Grade II Listed Barn and the Grade II Listed Lodge which are situated within the grounds of the Hall and share group value with this principal building. There is also a strong functional link between the three assets, which has been maintained through the conversion of the Hall to a hotel, as the buildings are now used as a part of the wider hotel complex, ensuring that they have remained under single ownership since the construction of all of the buildings, and therefore hold both an historic and present day functional association.
- 3.3.7 To the north of the Hall, there is a private driveway, which constitutes the main approach to the Hall and is now partially used as the hotel car park. There are also clear views of both the Lodge and the former Barn from this aspect, as well as views to the manicured lawns which front the asset. The views from the driveway and approach to the Hall positively contribute to its significance, through displaying the grand scale and design of the building, which help to reflect the wealth and influence of Thomas Seckford. These views also allow for an appreciation of the asset's outstanding aesthetic value, with the uniformity of the design captured within this view.
- 3.3.8 To the rear (south) of the asset, there is a large private garden, which includes a fountain and a small pond. This garden is largely enclosed by mature trees which screen distant views to the south, west and east. This southern aspect positively contributes to the significance of the asset through reinforcing its role as a large private house, providing further evidential value and demonstrating its historic function.

3.3.9 Although the Hall is situated on an elevated position compared with the Site, it does sit in a slight bowl, with the steep hill to the south ensuring that there are no distant views available from the asset to the south, or in the opposing direction. This sense of enclosure is further emphasised by the number of mature trees which line the grounds of the Hall. This lack of intervisibility or any apparent functional link therefore ensures that the Site is not considered to fall within the setting of the building, and this asset will not therefore be considered further within this report.

3.3.10 Seckford Hall is a heritage asset of high significance, which is reflected by its formal designation. The significance of the asset derives primarily from its special architectural and historic interest. The building's setting is also an important contributor to its significance, notably the grounds of Seckford Hall and its shared group value with its associated Listed Lodge and Barn. However, the relatively enclosed nature of this immediate setting ensures that the asset's extended setting pays a more limited role in contributing to the significance of Seckford Hall, with the Site not considered to fall within this extended setting.

1 Top Street

3.3.11 This is an unnamed Grade II Listed Building (List Entry No. 1198682) and is located c.20 metres west of the western Site boundary (Plate 2). It is a private house and was constructed in the late eighteenth century.

3.3.12 The house is of red brick with a pantile roof. It is of two storeys with crow-stepped Dutch gables, each with diagonally set square stacks. The frontage is symmetrically arranged, with two three-light wooden casements set either side of a central entrance door, which has a segmental arch above. The windows to the first floor are smaller three-light casements. To the rear of the building (east) there is a projecting gabled range and a dormer to the first floor, both of which appear to be later additions.

3.3.13 The asset has two key elements of setting, which are the aspect from the frontage of the house (to the west) and that to the rear (east). To the west, the asset fronts Top Street, which is a busy arterial road. The view across the road is of a mature treeline and some light industrial units. In the return direction there are clear views available of the asset, though these are limited to close range views only. While the intensity and noise of the road does slightly detract from the building's significance, it does follow the route of a historic road, with the

building being purposefully built to front this road, meaning that the road provides some evidential value. The views of the façade of the house from the opposing side of Top Street allow for further appreciation of the asset and provide some additional aesthetic value, with the building's distinctive crow-stepped gables prominent within this view.

3.3.14 To the rear of the house, there is a small private garden, with a mature tree-line at the rear, which constitutes the western boundary of the Site. The garden includes a small shed, which is of a similar style to the house, though does not appear to be contemporary with it. This aspect makes a positive contribution to the significance of the asset, through reinforcing its function as a private house.

3.3.15 There is little intervisibility between the asset and the Site and very limited ability to experience the significance of the asset from the Site. Although historically being used as open agricultural land, **there is no apparent historic functional association between the Site and the asset**, which does not appear to have served as an agricultural dwelling. In fact, at least during the latter part of the twentieth century, there appears to have been a deliberate and concerted effort to separate the building from the Site, with the provision of tree-planting along the rear boundary of the property visually enclosing the garden of the building and limiting intervisibility between it and the Site.

3.3.16 Views between the two presently are extremely limited and generally restricted to only glimpsed views of the building between gaps in the trees (where present) while the only recognisable feature of the building from within the Site is the south chimney stack (Plate 3), which is present in views of the building from the western area of the Site, along the track that bisects the Site. Although return views could not be exactly verified given the private nature of the asset, it seems probable that return views are similarly limited, with no views likely from the ground floor of the property and at most glimpsed views available from the first floor. Therefore while the Site is considered to fall within the extended setting of this Listed Building, it is not presently possible to fully experience or appreciate the significance of 1 Top Street from within the Site, with notable features such as the building's crow-stepped gables not readily deciphered. Overall, the Site does not make any meaningful contribution to its significance.

3.3.17 1 Top Street is a heritage asset of high significance, with this significance deriving primarily from its special architectural and historic interest. The setting of the building, notably its private domestic curtilage, also makes some positive

contribution to this significance; with the Site forming one element of the asset's extended setting, although there is no evidence of any historic functional association between the asset and the Site.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Proposals

4.1.1 The Site is proposed for residential development of up to 215 dwellings and a convenience store, with associated infrastructure and landscaping. Although this application is for outline consent only, with exact details of the development reserved, it is assumed for the purposes of the assessment of impacts therefore that development on the Site will not exceed two and a half storeys, or equivalent. The Site will have a central green corridor, while the northwest area of the Site, in closest proximity to 1 Top Street, will be planted as woodland.

4.2 Assessment of Potential Impact

4.2.1 This section of the report will assess the potential impact of development on the setting and significance of the heritage assets identified above. It has been demonstrated that the Site does not fall within the setting of Seckford Hall and therefore the proposed development will have no impact on this designated heritage asset. It is not therefore considered further.

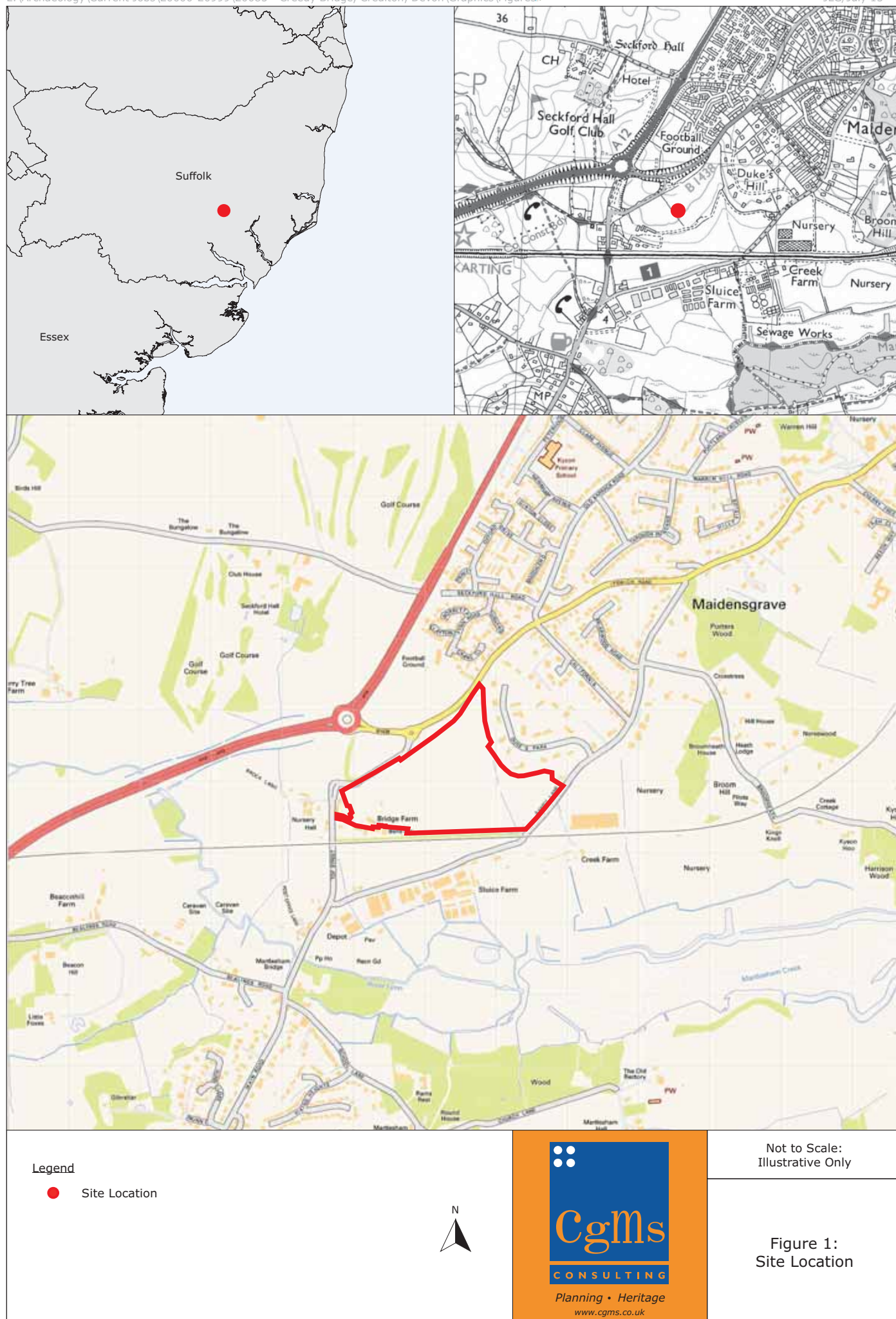
1 Top Street

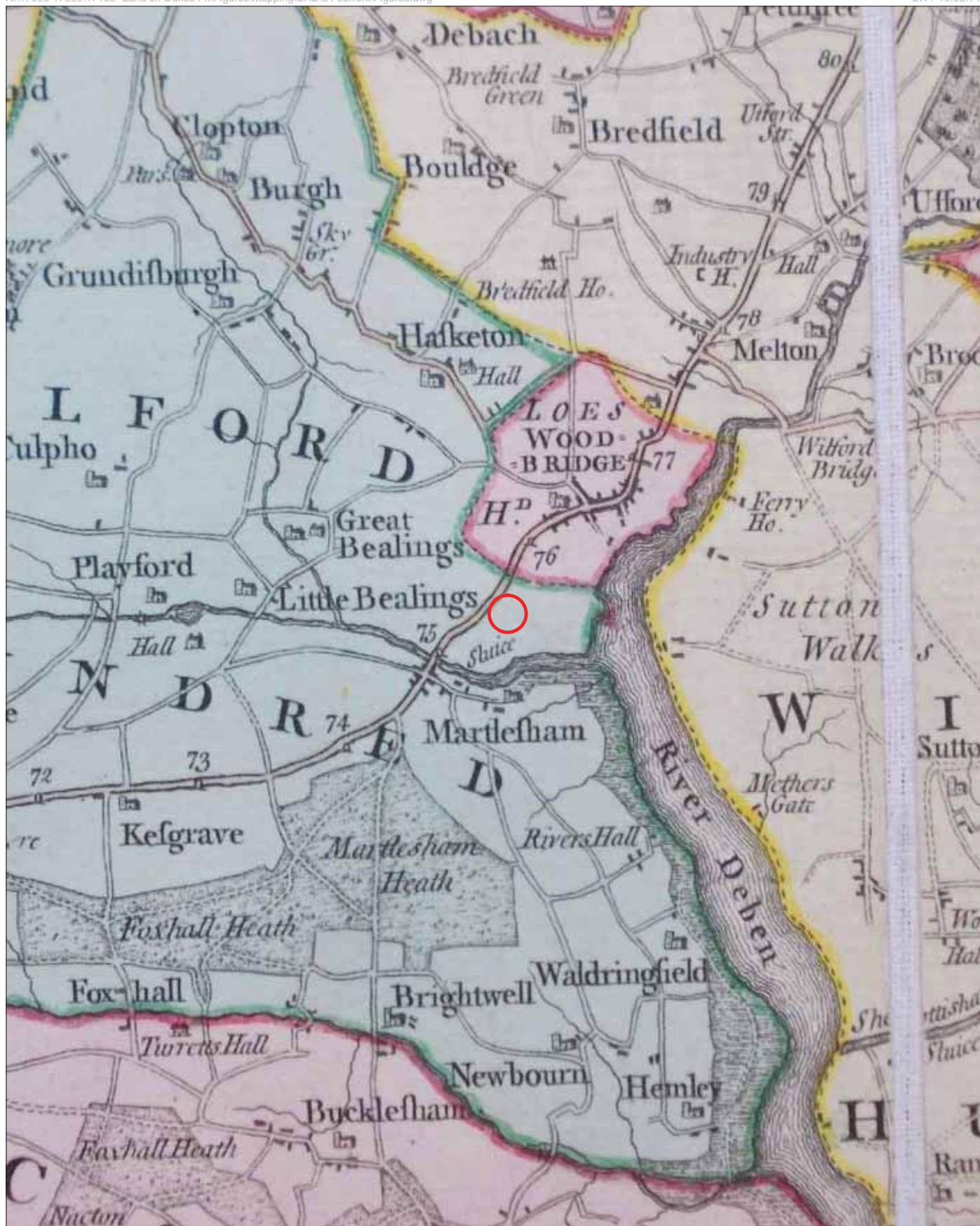
4.2.2 Development of the Site will serve to continue the residential development of Duke's Park, however the provision of tree-planting in the form of a new wooded area to the northwest of the Site and the green spine within the Site, will help to further reduce visibility and therefore help to prevent any visual impact from the new development.

4.2.3 It is unlikely that the visual setting of the building will be markedly changed, with the tree-planting currently present within the asset's garden being supplemented by further planting immediately to the east. Some views of the building from within the Site will however be lost, although at present these are only partial views which do not allow for a full experience of the asset's special interest. Return views, where available, will also be changed with residential development becoming apparent. Overall therefore the proposed development will result in a **negligible impact** to the significance of 1 Top Street.

5.0 CONCLUSIONS

- 5.1 This Built Heritage Statement has been prepared in order to assess the potential impact on the historic built environment arising from a proposed residential development of a parcel of land off Duke's Park, Woodbridge, Suffolk. This assessment is made within the context and requirements of the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy.
- 5.2 The historical development of the Site, in addition to an appraisal of the history and significance of the designated and non-designated heritage assets in its vicinity, has been used to inform the assessment of the potential impacts of the proposals on the historic built environment.
- 5.3 Although there are no Listed Buildings within the Site, there are four Grade II Listed Buildings within 500 metres of the Site, while the Grade II* Seckford Hall lies c.625 metres from the Site.
- 5.4 This Built Heritage Statement has demonstrated that, while the development has the potential to impact on a number of heritage assets within the vicinity of the Site, this will be minimal. There will be no impact on Seckford Hall, Sluice Farmhouse, Creek Farm and 5 and 6 The Street. While the proposed development will have a negligible impact on the significance of 1 Top Street.
- 5.5 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information in regards to Built Heritage considerations relating to the current proposals for the residential development of the Site.





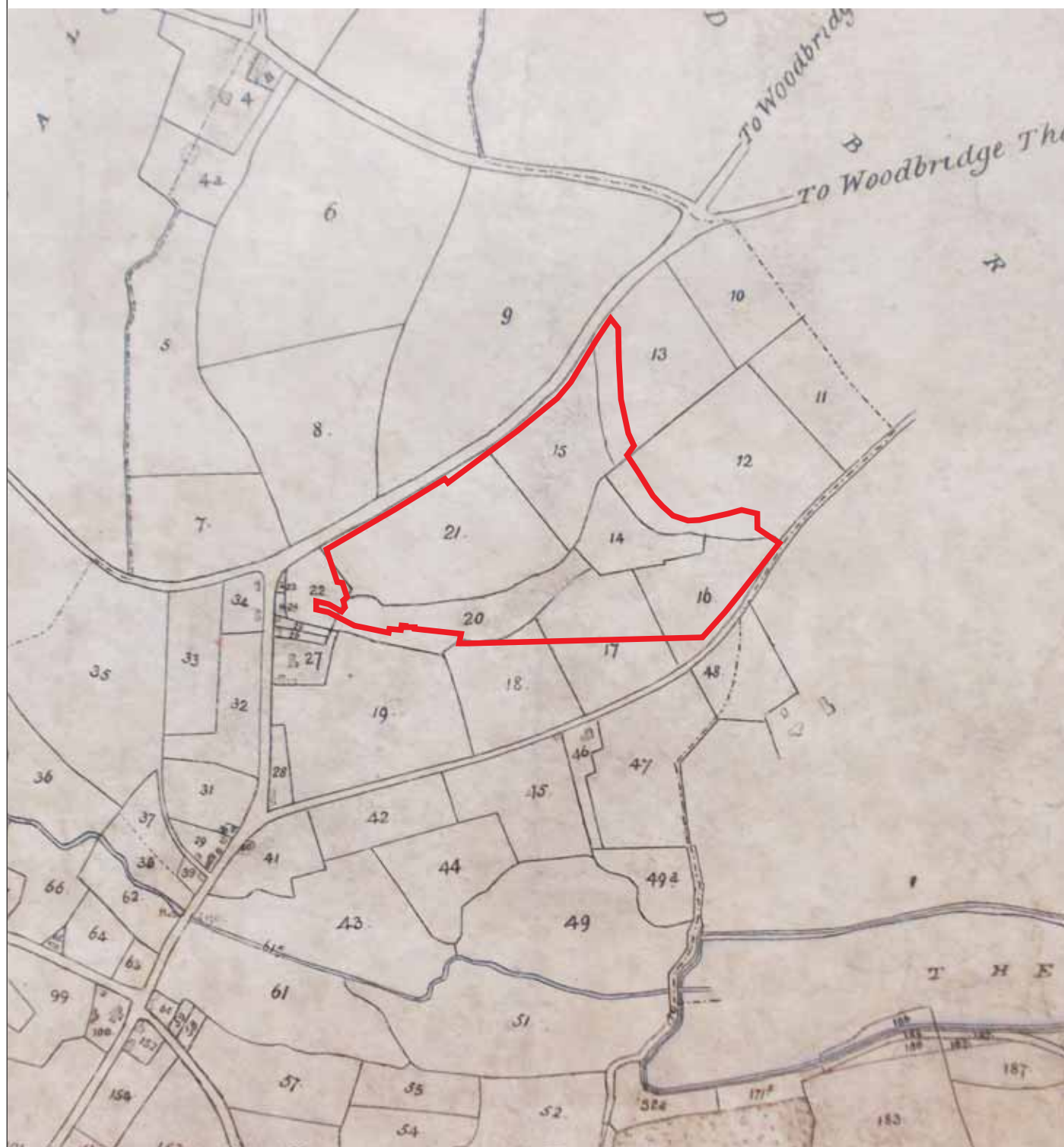
Site Location



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Not to Scale:
Illustrative Only

Figure 2:
1787 Hodgkinson

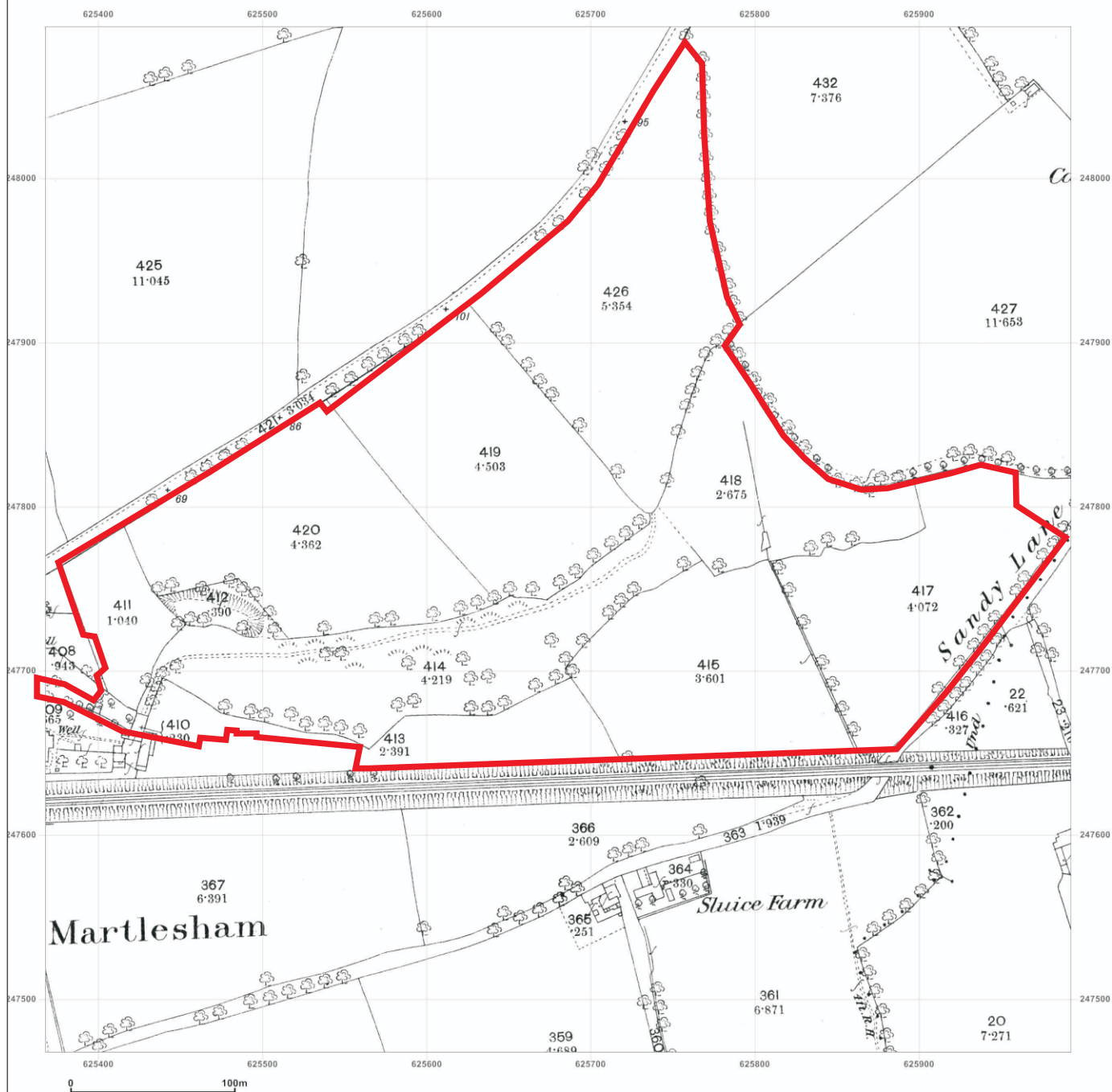


Legend



Not to Scale:
Illustrative Only

Figure 3:
1837 Martlesham Tithe
Map

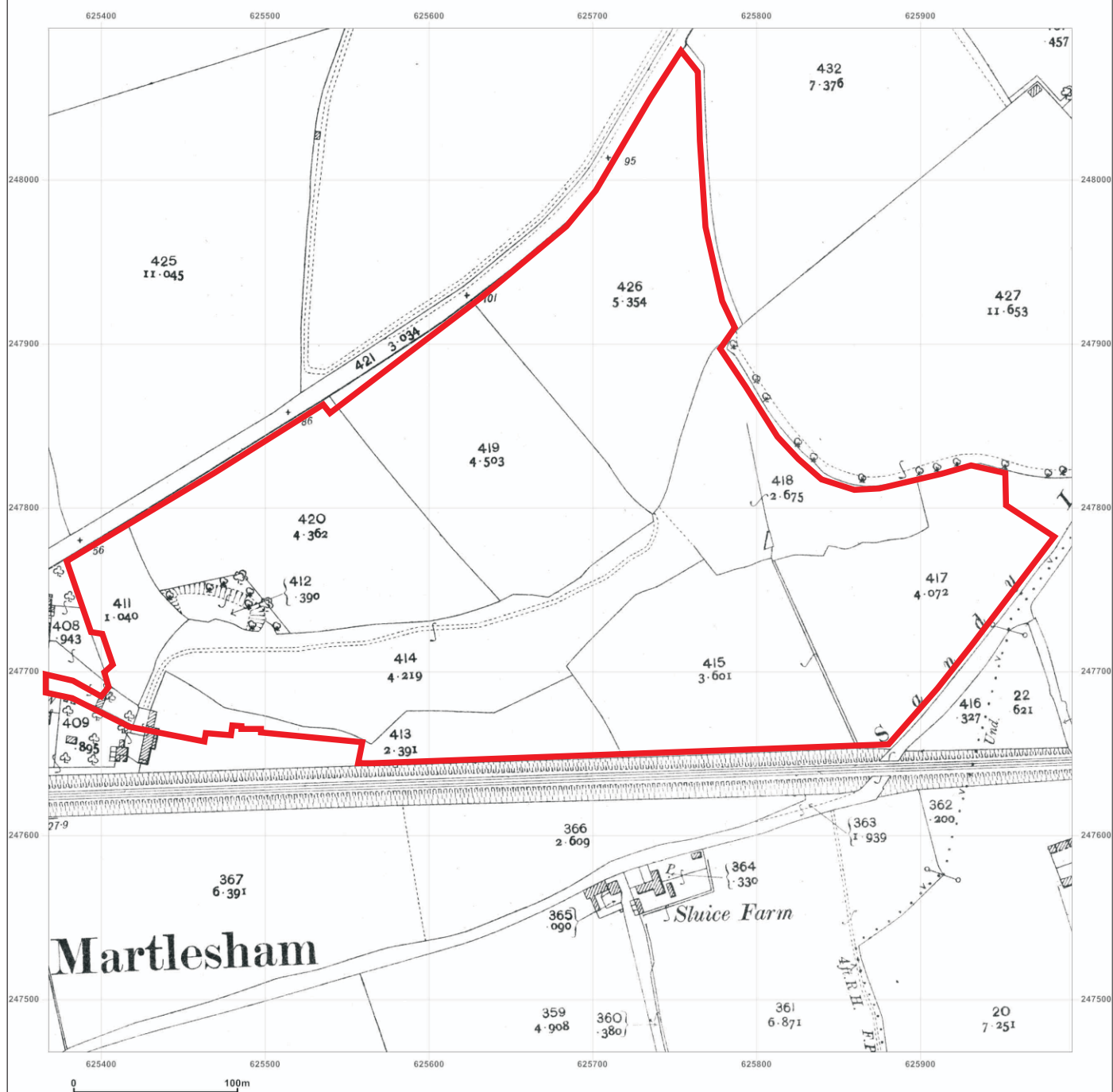


Legend



Not to Scale:
Illustrative Only

Figure 4:
1881 Ordnance Survey



Legend



Not to Scale:
Illustrative Only

Figure 5:
1902 Ordnance Survey



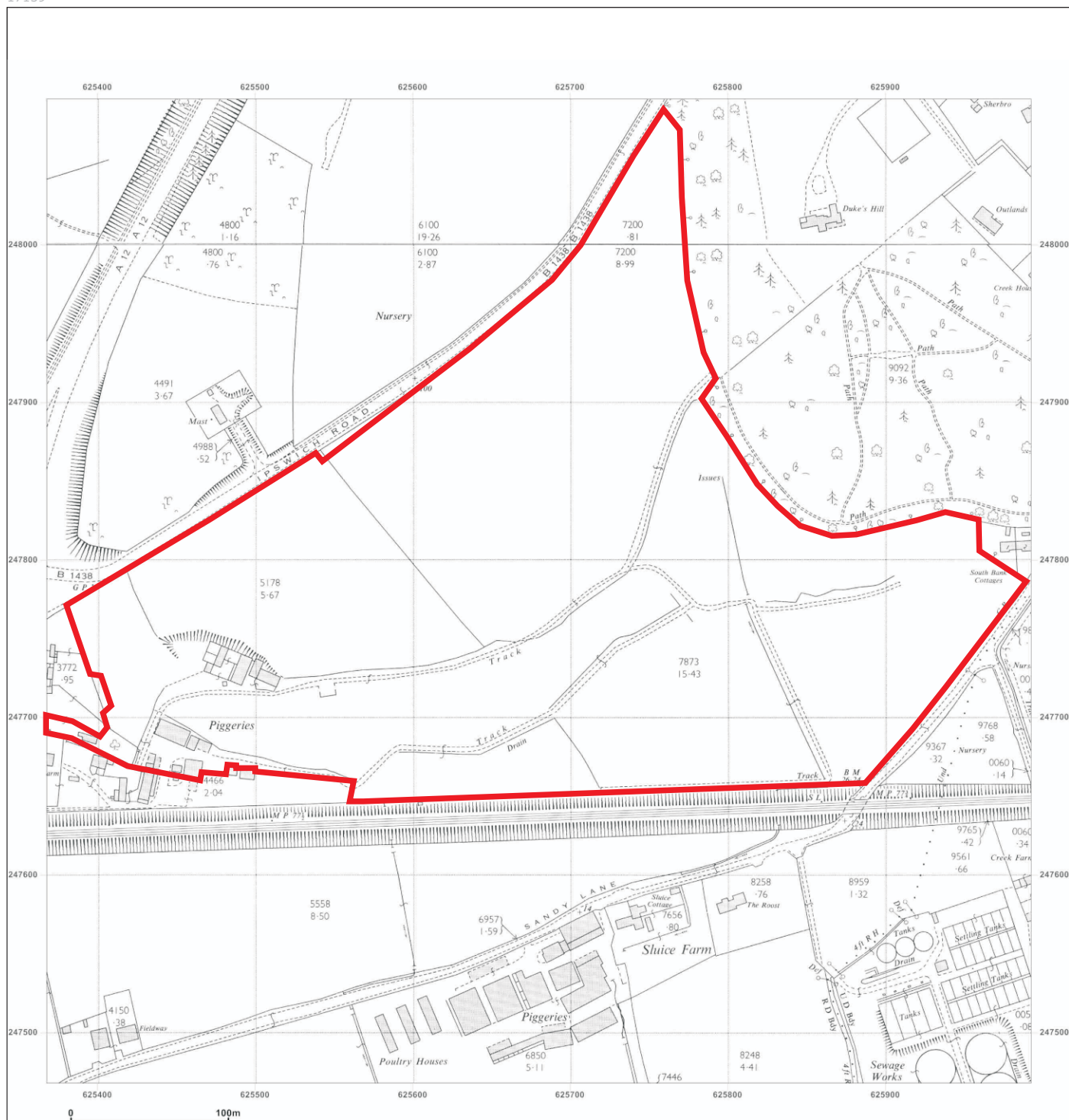
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— Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1927 Ordnance Survey



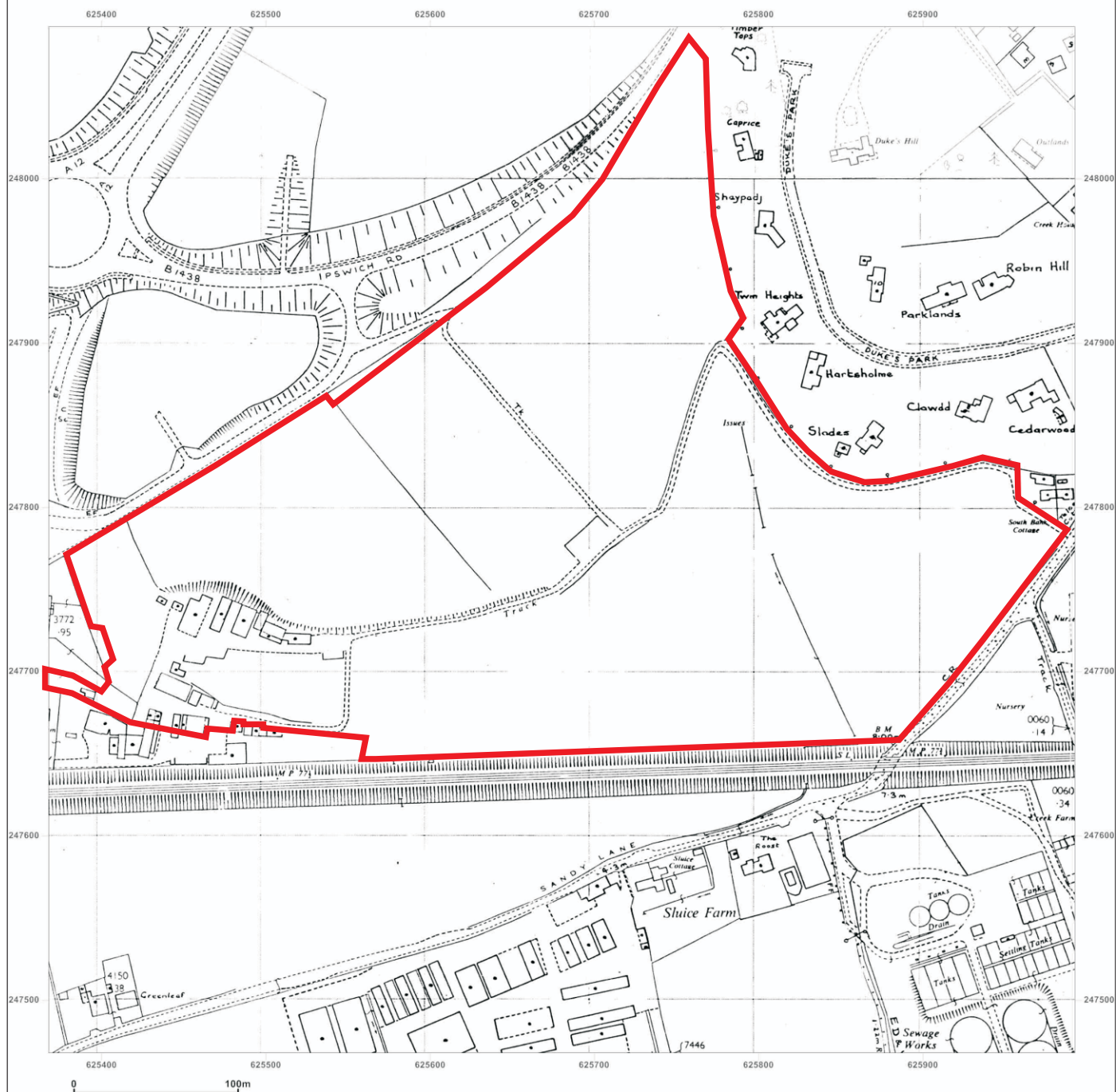
Legend

— Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1968 Ordnance Survey



Legend

— Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1989 Ordnance Survey



Plate 1: Seckford Hall's principal (north) elevation



Plate 2: 1 Top Street's principal (west) elevation



Plate 3: The south chimney stack of 1 Top Street, viewed from within the Site

