

Heritage Impact Assessment

Proposed development of Land : North Felixstowe Garden Neighbourhood



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Cover photograph 01 : View to west across the site from Hyem's Lane

1.0 Introduction

1.1 This report considers the impact of the proposed development of land to the north of Felixstowe, which is a proposed site allocation ref : SCLP12.3, referred to as North Felixstowe Garden Neighbourhood, within the first draft of the Suffolk Coastal Local Plan, July 2018. It identifies those heritage assets affected by the development, makes an assessment of their significance, including the contribution of setting and sets out the impact of the proposed development on their significance, including measures to be taken into consideration in designing the proposed scheme in order to minimise any harm to their significance.

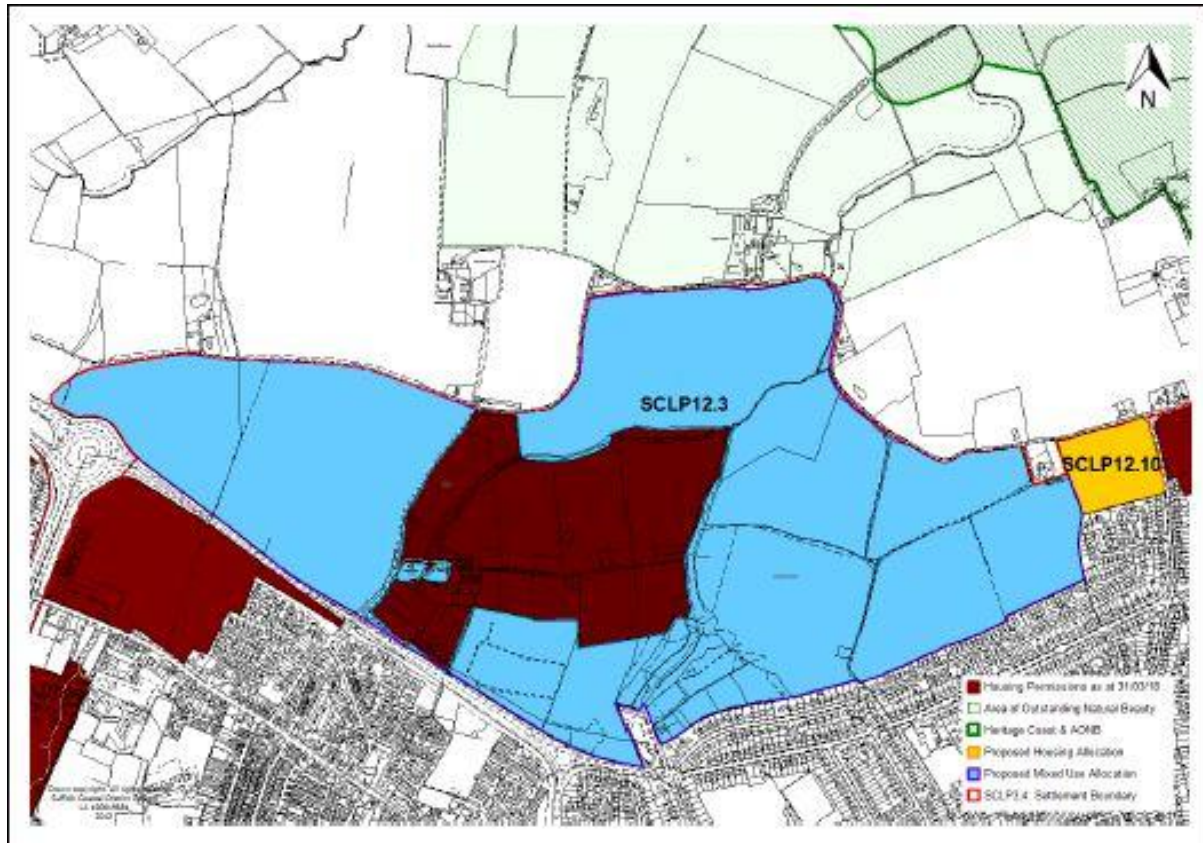
1.2 It has been commissioned by Suffolk Coastal District Council following consultation on the first draft of the Local Plan, which includes proposed site allocations for new development. The Plan is now being reviewed to take account of responses to the initial consultation which identified the need for a Heritage Impact Assessment in order to justify the allocation and assess the impact of the proposed development on heritage assets.

1.3 The report has been prepared by David Edleston who is a member of the Royal Institute of British Architects and the Institute of Historic Building Conservation. He has over 30 years experience in dealing with design and development affecting the historic built environment in both the public and private sectors, including acting as an expert witness on cultural heritage at several major public inquiries; listed building casework; Conservation Area designation, character appraisals and enhancement schemes; preparation of design guidance and adoption as SPDs; Heritage Statements; Statements of Significance and Heritage Impact Assessments.

2.0 The Site and its Context

2.1 The site is approximately 143 hectares of mainly agricultural land to the north of the existing built up area of Felixstowe. The A154 Candlet Road forms the south western boundary of the site and the existing residential development to the rear of Links Avenue forms the boundary to the south east. Gulpher Road winds through the undulating landscape and crosses the western part of the site and forms the northern boundary. The site also includes a further area of land to the west of Gulpher Road. The north boundary of the site adjoins the Suffolk Coast and Heaths AONB.

2.2 The site lies partly within Landscape Character Area J5 : Deben Estuary and partly within M2 : Trimley & Foxhall Estate Farmland, as identified in the Suffolk Coastal Landscape Character Assessment, July 2018. The Settlement Sensitivity Assessment, July 2018 for Felixstowe identifies the site as within peripheral area FE1 and notes its historic rural character especially along Gulpher Road.



02 : First Draft Local Plan : Proposed site allocation SCLP12.3 for North Felixstowe Garden Neighbourhood © Suffolk Coastal District Council



03 : Aerial view of the proposed site to the north of the A154 and the existing urban edge of Old Felixstowe © Google Maps



04 : View to north along Gulpher Road with the site to the right and Gulpher Hall behind the trees to the right. 05 : View across the site looking east from Gulpher Road. 06 : View across the site looking north west from Hyem's Lane.



07 : View looking west from the north west corner of the site.

3.0 Proposed Development

3.1 The proposed development is for the creation of the North Felixstowe Garden Neighbourhood. This is to provide new opportunities for a leisure centre, housing, employment and community facilities, focused around the principles of an inclusive community, integrated with Felixstowe and the surrounding countryside by enhancing green infrastructure networks. Policy SCLP12.2 within the Draft Local Plan sets out the overall Strategy for Felixstowe and Policy SCLP12.3 provides details for the development of the Garden Neighbourhood, which is to include up to 2,000 dwellings; retirement dwellings comprising a care home/extra care/sheltered dwellings; a new leisure centre; a new primary school; a community hub and employment land along with the provision of appropriate green infrastructure and open space.

3.2 Outline planning permission was granted in 2017, by the Secretary of State, for a mixed use development (DC/15/1128/OUT) with up to 560 dwellings (included in the total figure of up to 2,000 dwellings), in the vicinity of Cowpasture Farm to the north of Candlet Road and to the east of Gulpher Road, as identified on the site plan at figure 02 (coloured brown in the centre of the site). In addition, a further area adjoining the eastern boundary has already been allocated for housing in the Felixstowe Peninsula Area Action Plan (2017) and is proposed to be carried forward through the Local Plan Review (SCLP12.10 in the First Draft Local Plan).

3.3 An indicative masterplan has been drawn up to illustrate a possible layout for the Garden Neighbourhood focussed on the creation of a community around the provision of green infrastructure. However, it is intended to refine the masterplan as necessary, which will be informed by responses to the consultation.

Policy SCLP12.2: Strategy for Felixstowe

The vision for Felixstowe will be to retain its role as a major centre with a comprehensive range of services and facilities which supports the community of Felixstowe and the neighbouring settlements on the Peninsula. Infrastructure improvements are required over the plan period to meet future needs as well as enhancing the quality of life of existing communities and visitors.

Over the plan period a thriving seaside town and port which is attractive to residents of all ages, and welcoming to visitors who wish to experience the town's beautiful coastal location, built heritage, vibrant and diverse retail centre and healthy outdoor lifestyle will be achieved.

The strategy will seek to ensure that:

- a) Employment opportunities are maintained to support the operations of the Port of Felixstowe and a wider range of employment types and sites are created across the town;
- b) Services and facilities support the needs of local residents, visitors and those in surrounding communities;
- c) Dementia friendly environments are created throughout the town;
- d) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities;
- e) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road;
- f) The resort continues to flourish and opportunities for regeneration are brought forward;
- g) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;
- h) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;
- i) The risk of flooding is carefully overseen through partnership working, mitigation and management; and
- j) Residential opportunities are provided to meet the needs of an ageing population and changing demographic over the plan period.

The creation of the North Felixstowe Garden Neighbourhood will provide new opportunities for a leisure centre, housing, employment, and community facilities, focused around the principles of an inclusive community, and integration with Felixstowe and the surrounding countryside through enhancing green infrastructure networks.

08 : First Draft Local Plan Policy SCLP12.2: Strategy for Felixstowe

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

Approximately 143ha of land is identified for a Garden Neighbourhood to the north of Felixstowe, as shown on the Policies Map, for a comprehensive leisure led development comprising leisure, green infrastructure, community facilities and employment land alongside residential development comprising a mix of housing types, sizes and tenures in a design which creates a dementia friendly environment. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.

Critical to the success of this development will be the integration of the new Garden Neighbourhood with the existing community of Felixstowe and surrounding area, as well as taking into account the location of the site adjacent to the Suffolk Coast and Heaths AONB.

The Master Plan should be informed by community engagement and include:

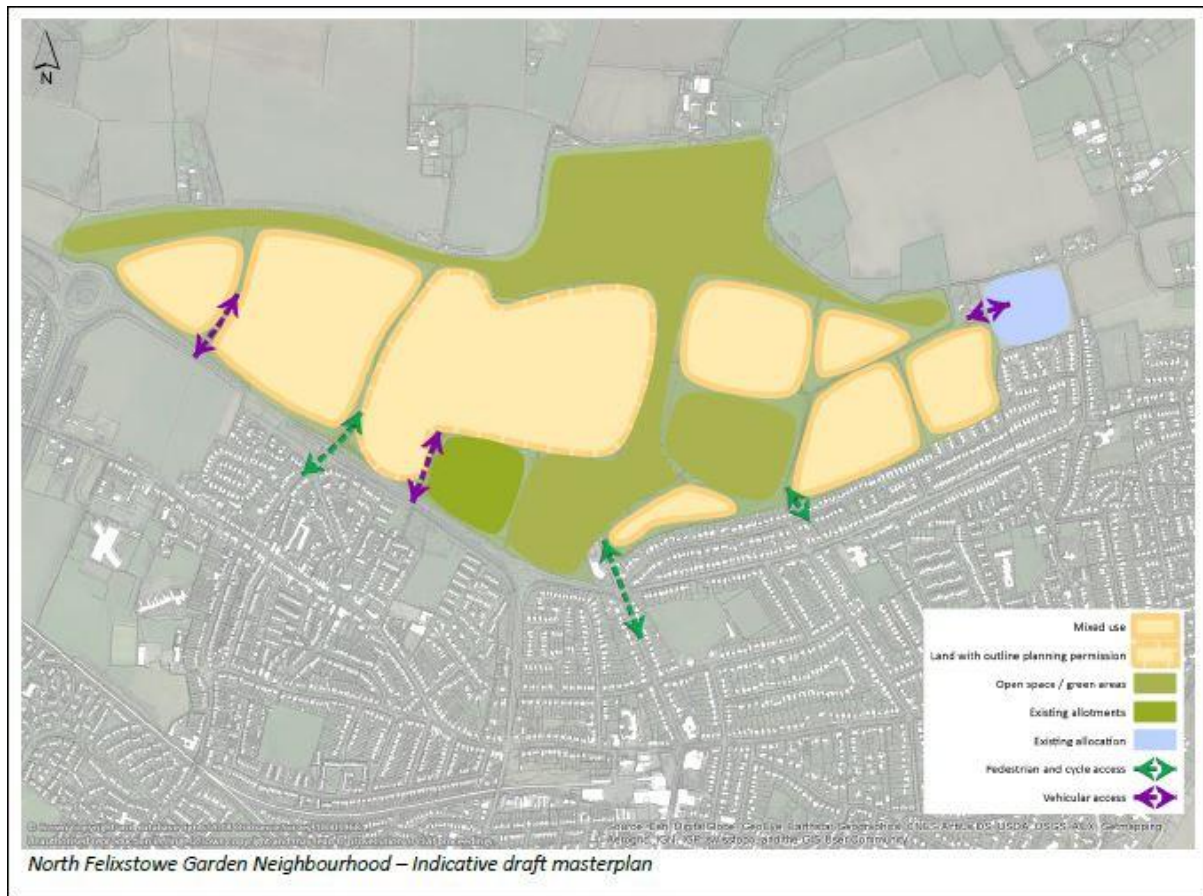
- a) A new leisure centre in a location which is easily accessible for the existing community;
- b) Provision of a primary school including early years provision;
- c) Appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- d) Appropriate open space provision for both informal and formal recreational opportunities.
- e) Public rights of way on the site should be preserved and enhanced;
- f) Biodiversity networks and habitats to be preserved and enhanced;
- g) Community Hub comprising a variety of services and facilities* to be created in a central location ;
- h) Provision of new vehicular access points off Candlet Road supported by further access for pedestrian and cycle traffic in other locations;
- i) Design and layout that supports a dementia friendly environment;
- j) Employment land;
- k) Retirement dwellings comprising a care home / extra care / sheltered dwellings; and
- l) Up to 2,000 dwellings, providing a mix of dwelling types, sizes and tenures including housing to meet the needs of older people and self build plots, and provision of affordable housing.

Contributions will also be required towards any necessary off-site infrastructure requirements, including health provision and water recycling.

Any necessary off-site transport improvements will need to be provided.

* for the purposes of this policy services and facilities could include convenience store, shops, meeting places, education facilities, care facilities and medical facilities.

09 : First Draft Local Plan Policy SCLP12.3 Criteria for development of the site



10 : First Draft Local Plan Indicative Masterplan : showing possible areas of mixed use development around green infrastructure; land in the centre of the site with outline planning permission; the existing allocation to the east of the site; areas of open/ green space, particularly along the northern boundary; vehicular access points off the A154 and to the north east, along with pedestrian and cycle access in various locations.

4.0 Relevant Policies & Guidance

4.1 In relation to heritage assets the following policies and guidance are considered to be relevant when assessing the impact of the proposed development :

4.2 **National Planning Practice Guidance : Conserving & enhancing the historic environment** sets out the main legislative framework for planning and the historic environment and states : 'Any decisions relating to listed buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan'.

4.3 **Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990** states 'In considering whether to grant planning permission for

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

4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty on local planning authorities in relation to the exercise of planning functions affecting Conservation Areas which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.5 National Planning Policy Framework, (revised July 2018), Section 16 :
Conserving & enhancing the historic environment

4.6 Historic England Guidance : Historic Environment Good Practice Advice in Planning : GPA2 'Managing Significance in Decision-Taking in the Historic Environment' July 2015 and GPA3 'The Setting of Heritage Assets' Dec 2017.
Guidance in GPA3 sets out a stepped approach to assessment :

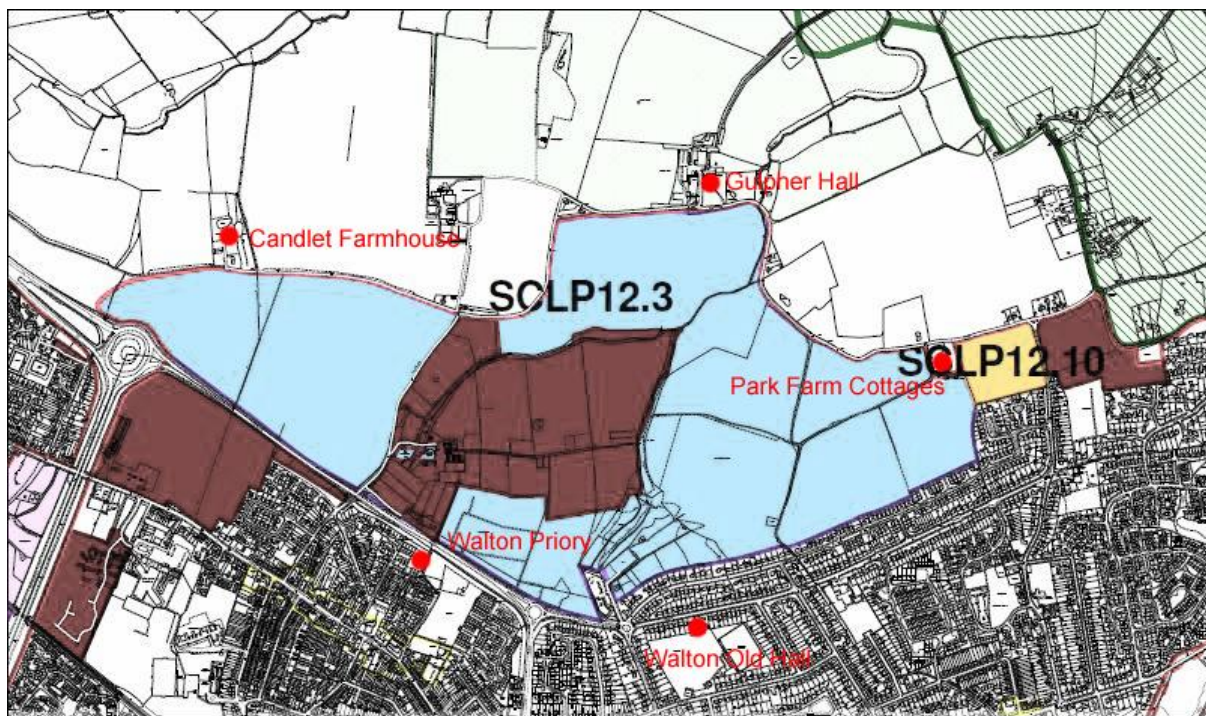
- Step 1 : Identifying the heritage assets affected & their settings
- Step 2 : Assessing whether, how & to what degree settings make a contribution to the significance of the heritage asset(s)
- Step 3 : Assessing the effect of the proposed development on the significance of the asset(s)
- Step 4 : Maximising enhancement & minimising harm
- Step 5 : Making & documenting the decision & monitoring outcomes

5.0 Identification of heritage assets affected and their settings

5.1 Step 1 of the Historic England Guidance 'The Setting of Heritage Assets', advises that the starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. The Suffolk Historic Environment Record and the National Heritage List for England have been consulted. A site visit was also undertaken on 11 October 2018 in order to assist with the identification of those heritage assets potentially affected by the proposed development and the assessment of their significance, including the contribution of setting and to view the proposed development site and its context.

5.2 There are no designated heritage assets within the proposed development site. However there are several designated heritage assets surrounding the site and the following are in close proximity :-

- **Candlet Farmhouse, Sprites Hall Lane, Trimley St Mary** : listed Grade II lies to the north west of the site.
- **Gulpher Hall, Gulpher Road, Felixstowe** : listed Grade II and adjoins the northern boundary of the site.
- **Park Farm Cottages, Hyem's Lane, Felixstowe** : listed Grade II and adjoins the north eastern boundary of the site.
- **Walton Priory (site of)** : scheduled monument lies to the south of the site off Candlet Road.
- **Walton Old Hall (site of)** : scheduled monument on Colneis Road to the south of the site.



11 : Location of designated heritage assets adjacent to the site

5.3 The Suffolk Historic Environment Record also shows several heritage assets within and surrounding the site. These are either below ground archaeological areas or find spots and as such, do not form part of this assessment. It is recommended that specialist archaeological advice is sought if further assessment is required.

5.4 In identifying the extent of setting of each of the designated heritage assets noted above, the site of Walton Priory now lies within modern development and its

setting is defined by surrounding residential buildings and the A154 Candlet Road with its boundary trees to the north east. The remains of Walton Old Hall are now surrounded by modern residential development which form the northern suburbs of Felixstowe. Its setting is tightly defined by the boundaries of dwellings to the east and west and development along Colneis Road to the north, together with the open sports ground to the south. Neither the site of Walton Priory nor the site of Walton Old Hall can be appreciated in views from or including the proposed development site, which therefore does not lie within their settings.

5.5 There are numerous views both from within and across the proposed development site of Gulpher Hall and its associated outbuildings and Park Farm Cottages. There are also several views from both buildings towards the site. There is some potential for glimpsed views both to and from the proposed development site of Candlet Farmhouse and its outbuildings. As these buildings can be experienced to varying degrees across, from or towards the proposed site, including views from several rights of way which cross the site, development will therefore affect the setting of Candlet Farmhouse, Gulpher Hall and Park Farm Cottages.

6.0 Assessment of significance and the contribution of settings

6.1 Step 2 of the Historic England Guidance 'The Setting of Heritage Assets', is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. This should initially address the key attributes of the heritage asset itself and then consider :

- the physical surroundings of the asset, including its relationship with other heritage assets
- the way the asset is appreciated
- the asset's associations and patterns of use

6.2 'Significance' is defined in the NPPF glossary as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*

6.3 'Setting' is also defined in the NPPF glossary 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'*.

6.4 The significance of each of the heritage assets identified is derived principally from their architectural and historic interest. This will be considered initially followed by an assessment of their settings and how this contributes to their significance.

6.5 **Candlelet Farmhouse** : Dating from the early 17th century, the timber framed structure of this Grade II listed farmhouse, makes an important contribution to its significance. The building is of a 'T' shaped plan form with a lobby entrance and is possibly a rebuild of an earlier 16th century hall house. Externally, it is rendered and part brick faced with a plain tiled roof. Key architectural features which also contribute to the significance of the building include a ridge chimney with 3 hexagonal attached brick stacks, 19th century casement windows and a brick entrance porch with a plain tiled roof and decorative barge boards. There are also a number of outbuildings associated with the farmhouse, including a timber framed and weather boarded building close to the southern boundary, which also contribute to the significance as a group. The land is part of the Trimley Estate, having been purchased in 1933 by Trinity College, Cambridge. This includes land and buildings in the parishes of Trimley St Mary, Trimley St Martin, Kirton and Walton which formed part of the Orwell Park Estate owned by Mr Prettyman and was sold after his death. Historically, the Prettyman family has owned the estate since the 1340s.

6.6 **Gulpher Hall** : The main range of this Grade II listed building is of red brick with a plain tiled roof which dates from the late 18th century. A 17th century wing to the rear is timber framed and linked to the main range by a gault brick single storey range with a slate roof. The building has been altered and extended during the 19th and 20th centuries. Key architectural features contributing to its significance include various sash windows with glazing bars, a tripartite sash to the ground floor, a central sash with a semicircular head and radial glazing bars, a canted bay added in the 19th century, dormers with sashes, panelled central door with a fanlight and a 20th century porch. There are several brick outbuildings to the west with brick pilasters, plinth and corbelled eaves which contribute to the significance as a group.



12 : Gulpher Hall looking north along the access drive from Gulpher Road;

13 : View to north through the surrounding trees from Gulpher Road

6.7 Park Farm Cottages : The building is of an 'L' shaped plan form with hipped, plain tiled roofs. It comprises a main range and a later crosswing, with a 17th century or earlier timber framed core which was encased in brick during the 18th and 19th centuries. Architectural features contributing to its significance include a variety of timber and metal casement windows with segmental brick arches to the ground floor, an 18th century casement with leaded lights to the first floor and brick chimney stacks. There are a number of single storey outbuildings to the south and east forming a courtyard arrangement which are historically associated with the farm cottages and make a minor contribution to the significance as a group.

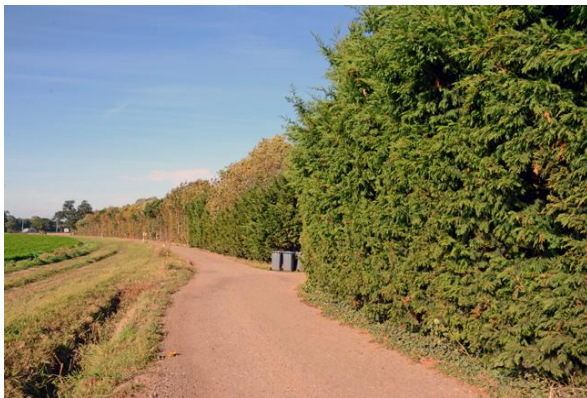


14 : Park Farm Cottages looking south east from Hyem's Lane 15 : View of Park Farm Cottages looking to west.

6.8 Having considered the significance of the heritage assets affected, the Historic England Guidance on 'The Setting of Heritage Assets', provides a checklist of potential attributes of a setting to assist with assessing the extent that setting contributes to significance. It is necessary to consider the physical surroundings of the assets and the way in which they are appreciated. It is also important to note that setting is dynamic and the relationship between an asset and its surroundings changes as one moves around. The attributes of the setting of the heritage assets identified in relation to their physical surroundings include : other heritage assets; land use; green space, trees and vegetation; openness, enclosure and boundaries; history and degree of change over time. Key elements in relation to experience of the assets include the surrounding landscape character; views from, towards, across and including the assets; associative relationships between heritage assets.

6.9 Setting of Candlet Farmhouse : Candlet Farmhouse lies off a track which forms the north western boundary of the site. It is in a secluded location surrounded by a tall, predominantly coniferous hedge, with the entrance being enclosed by a timber fence and gates and the farmhouse itself is not visible. There are however, glimpses of the outbuildings associated with the farm, which are close to the boundary, through the surrounding hedge. Reference to late 19th century OS maps

show the group of buildings screened by a wooded area immediately to the east but an open aspect to the north, west and south. Open, arable farmland surrounds the group on all sides and forms the setting, with the only main change over time being the planting to the southern boundary which provides some degree of screening. The ability to experience glimpses of the group from the south is subject to some seasonal changes to the planted boundary. As the surrounding land is farmed, agricultural land, the setting of the buildings will also be subject to some seasonal changes in character. Nevertheless, the group has important historic associations with the use of the surrounding land, with this open setting making a key contribution to their significance.



16 & 17 : Planting to the boundary and entrance to Candlet Farmhouse from the track which forms the northern boundary of the proposed development site.



18 : Glimpse of outbuildings to Candlet Farmhouse through the boundary planting looking north from the access track. The ability to appreciate the farmhouse and its outbuildings is subject to some seasonal variation in the surrounding planting.

6.10 Setting of Gulpher Hall : Gulpher Hall and its range of brick outbuildings lies immediately to the north of Gulpher Road which winds around the northern boundary of the proposed development site. This group of buildings sits within a cluster of mature trees, with a range of outbuildings and the boundary wall fronting the road. Gulpher Hall is set back from the road but can be glimpsed through the trees from the road, in views from the east and west and from within the proposed development

site to the south. The buildings will become more visible during the winter months. The group is experienced in an open, gently undulating landscape of arable farmland which is subject to seasonal changes in appearance. This forms their setting to the north south and west, with Gulpher Lodge adjoining the eastern boundary and a few scattered dwellings along Gulpher Road to the east. The 1881 edition OS map illustrates the group referred to as Gulpher Farm, surrounded by open farmland, with the only changes to their setting since then, being the group of dwellings to the east on Gulpher Road and Gulpher Lodge immediately adjacent to the eastern boundary first shown on the 1938 OS map. The group has long historic associations with the use of the surrounding farmland and this open setting which has remained relatively unchanged over time makes an important contribution to their significance.



19 : View to north east across the site with Gulpher Hall located in the group of trees.



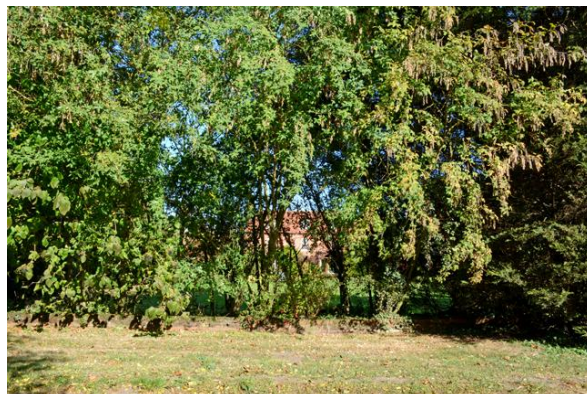
20 : View to east across the site with scattered dwellings beyond Gulpher Hall.



21 : View to north west from Gulpher Road. Gulpher Hall can be seen through the trees which will become more visible during the winter months.



22 - 27 : Setting of the brick outbuildings which lie to the west of Gulpher Hall seen when travelling along Gulpher Road. Gulpher Hall can be glimpsed through the trees to the east when passing the access drive into the farm.



28 : Gulpher Lodge adjoining to the east 29 : Glimpse of the Hall from Gulpher Road

6.11 Setting of Park Farm Cottages : Park Farm Cottages sit in an open, undulating landscape, adjoining the north east boundary of the proposed development site with access off Hyem's Lane, a track running south from Gulpher Road. There are views towards the cottages from and across the proposed development site to the west and south as well as views from the cottages into the site. There are views towards the cottages across the adjoining open land looking to the west from Ferry Road. The 1881 OS maps shows the cottages and outbuildings referred to as Park Farm, surrounded by open farmland and one of a group of farmsteads with Quinton Farm a short distance to the south west along Hyem's Lane and Laurel Farm to the north east. Although the open farmland setting to the north and to the west still remains, changes overtime have meant that residential development along Ferry Road to the east and on the northern fringes of Felixstowe have encroached on this open character as illustrated from the 1966 OS map onwards. Park Farm Cottages and outbuildings have a long, historic relationship with the use of the surrounding farmland and the remaining open setting, with its seasonal changes in appearance, makes an important contribution to the significance of the group.



30 : View to south east from Hyem's Lane 31 : View to east from the proposed site



32 : View to east From Gulpher Road with the proposed site on the right illustrating the surrounding farmland as the setting of Park Farm Cottages.



33 & 34 : Farmland setting of Park Farm Cottages looking to west from Ferry Road.

6.12 The character of the landscape which surrounds Candlet Farmhouse, Gulpher Hall and Park Farm Cottages is an important element contributing positively to the way in which they are experienced, especially in relation to key views, the sense of openness, trees and vegetation, along with seasonal changes. Those aspects of the setting of each of these heritage assets identified and described above are therefore considered to make an important contribution to their significance.

7.0 Impact assessment of proposed development

7.1 Step 3 of the Historic England Guidance 'The Setting of Heritage Assets' is to identify the range of effects a development may have on setting and evaluate the resultant degree of harm or benefit to the significance of the heritage assets. Step 4 of the guidance is to consider the way that the development has been designed in order to maximise enhancement and minimise harm. These two stages will be considered together in order to evaluate the overall impact of the proposed

development. Using the checklist for assessing the effect of the proposed development, the following elements are considered to be relevant :-

- Location and siting : proximity to asset; extent of development; position in relation to landform and key views
- Form and appearance : prominence, dominance, or conspicuousness; competition with or distraction from the asset; dimensions, scale and massing
- Other effects : change to built surroundings and spaces; change to skyline; changes to general character

7.2 With regard to the assessment of impact, Paragraph 193 of the NPPF (2018) states :-

'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.'

7.3 Paragraph 194 goes on to say :-

'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. Substantial harm to or loss of :

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notablygrade I and II listed buildings.....should be wholly exceptional.'*

7.4 Where a degree of harm is identified as a result of new development, Paragraph 195 states :-

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply :-

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

7.5 Paragraph 196 states :-

'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.'

7.6 Paragraph 200 states :-

'Local planning authorities should look for opportunities for new development within Conservation Areas....., and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

7.7 The assessment undertaken above shows that development of the site has the potential to impact on the setting of the following designated heritage assets :-

- **Candlet Farmhouse, Trimley St Mary** : Grade II listed building
- **Gulpher Hall, Gulpher Road, Felixstowe** : Grade II listed building
- **Park Farm Cottages, Hyem's Lane, Felixstowe** : Grade II listed building

This assessment concludes that the setting of these heritage assets makes an important contribution to their significance. It also notes in particular a number of key aspects of their setting, enabling them to be experienced in an open, arable landscape, which in the majority of cases still remains today. There is an important visual relationship between each heritage asset and its surrounding rural landscape, together with a long established historic association in terms of the use of the land.

7.8 The Settlement Sensitivity Assessment for the area to the north of Felixstowe (FE1) notes that its sensitivity lies in its historic rural character, especially along Gulpher Road and that land around the junction of Candlet Road and the A14 is sensitive to development which appears visually prominent on this higher land which is likely to further undermine perceptions of separation between Felixstowe and Trimley St Mary.

7.9 Although there are limited views of Candlet Farmhouse, there is an important and long established historic relationship between the group of buildings and the surrounding open agricultural farmland which forms its setting. The proposed site lies immediately to the south and development will change the character of this area

and is likely to result in some degree of harm to the significance of Candlet Farmhouse. However, any harm can be minimised through the inclusion of sufficient open space to retain an appropriate setting for the farmhouse and its associated group of outbuildings.

7.10 There are many views of Gulpher Hall and its associated outbuildings across the surrounding, undulating open farmland, which historically forms its setting, including views from the proposed site which lies immediately to the south. Development will change the character of this area which is likely to result in some degree of harm to the significance of Gulpher Hall. There is scope to minimise any harm through the consideration of the key views and the retention of sufficient open space within the development site to maintain the important relationship between the buildings and the immediate surrounding land.

7.11 Park Farm Cottages are seen in a number of views from the surrounding open farmland which forms their setting at present. However, residential development to the south and east from the mid 20th century onwards has already eroded their former open rural setting. In addition, the land adjoining to the east, between the cottages and Ferry Road has already been allocated for housing, which will result in further loss of their open rural setting. Development on the proposed site to the south and the west has the potential to enclose the cottages on three sides resulting in some harm to their significance. The retention of an area of open space to form a suitable setting for the cottages should be considered to minimise the degree of harm and avoid the creation of continuous development surrounding the cottages.

7.12 The Indicative masterplan included within the Draft Local Plan illustrates areas of mixed use development with a continuous open space/green area along the northern boundary line together with the whole of the northern portion of the site bounded to the west, north and east by Gulpher Road. Although this is in draft form at present, impacts on the heritage assets identified are considered to be as follows :-

- Although some green space is shown immediately to the south of Candlet Farmhouse, the proximity of the proposed mixed use development is considered to have a harmful impact due to the extent of loss of open space.
- The large area of open space shown to the north is considered to be sufficient to maintain the existing open setting to Gulpher Hall and its associated outbuildings, particularly when seen in views from the east and west and when seen from within the proposed development site.
- Although a green/open space is shown to the west of Park Farm Cottages, mixed use development is shown adjoining the southern boundary, forming continuous development with the existing urban edge to Felixstowe and the

allocated site to the east. The degree of enclosure surrounding Park Farm Cottages as a consequence is considered to have a harmful impact.

- In addition a new vehicular access point is proposed adjacent to Park Farm Cottages linking the allocated site to the east and the proposed development site. When considered in conjunction with the proximity of the proposed mixed used development, it is considered that this will result in an additional degree of harm arising from the change from a rural and open character to one which is considerably more urban.
- As the setting of these designated heritage assets is farmed, agricultural land, change of use to residential will result in the loss of seasonal character, which will also be the case with any open space incorporated into an urban design masterplan.

8.0 Conclusions and Recommendations

8.1 The proposed development site falls within the setting of Candlet Farmhouse, Gulpher Hall and Park Farm Cottages, all Grade II listed buildings. As described in Section 6.0 of this report, the setting of each of these heritage assets makes an important contribution to their significance.

8.2 Development of the proposed site has the potential to cause some degree of harm to the significance of Candlet Farmhouse, Gulpher Hall and Park Farm Cottages, which in terms of the National Planning Policy Framework will be less than substantial harm. However, there is scope to minimise any harm to a level which is likely to be acceptable through design and layout of the development which retains areas of open space, to provide appropriate settings for each building, although careful consideration should be given to the concerns noted in paragraph 7.12 above, about the loss of seasonal character as a result of change of use of the land.

8.3 It is therefore recommended that the masterplan in the First Draft Local Plan is amended to include the following :-

- The proposed area of open/green space to the south of Candlet Farmhouse should be increased and the mixed use development set further to the south. An area of at least twice the width of that currently shown on the masterplan in the First Draft Local Plan should be retained as open space to provide an appropriate setting for Candlet Farmhouse and its associated outbuildings. Any form of built development should be avoided within this area and any landscaping or recreational use should ensure that the existing open character is retained as this makes an important contribution to their significance. Consideration should also be given to the scale and height of any buildings to the south, together with the use of tree planting to create a

green, rural edge to the open setting and provide screening to the development beyond.

- Although the area of open/green space proposed within the north portion of the site is considered to be sufficient to retain an appropriate setting for Gulpher Hall and its outbuildings, the inclusion of tree planting to the boundary of any development to the south should also be considered to provide a rural edge. Any future use and landscaping of this space should ensure the retention of the open character of the area together with key views of Gulpher Hall and its associated group. These include views to the north from within the proposed site; views across the site to the north east from Gulpher Lane (see *photo 19*) together with views across the site to the north west from Gulpher Lane (see *photo 21*).
- Development around Park Farm Cottages should avoid continuous enclosure by buildings to the south and east and an additional area of open space should be retained to the south of the cottages in order to achieve this. A space similar in area to that proposed in the masterplan in the First Draft Local Plan to the west of the cottages, should be included to the south/south west to provide an appropriate setting. Any future uses and landscaping of this area should ensure that the existing open character is retained and planting provided to the perimeter to create a soft, rural edge and screen the development beyond. An alternative vehicular access point should also be considered further away from the cottages, in order to minimise the harmful impact on their setting.

Appendix A : Statutory list descriptions

Candlet Farmhouse

List entry number : 1030922

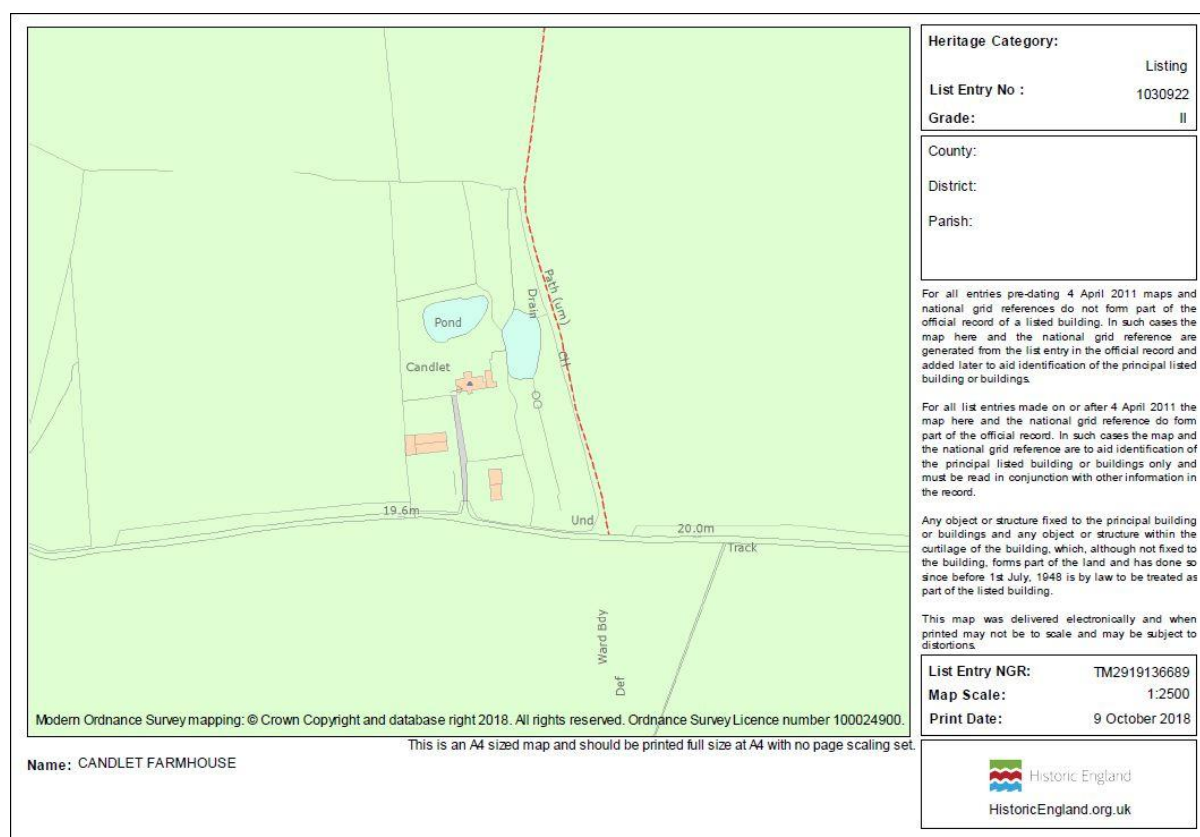
Grade : II

Date first listed : 25 May 1983

Date of most recent amendment : 29 July 1983

TM 23 NE TRIMLEY ST MARY 2/15 Candlet Farmhouse II

Farmhouse, early C17 (probably rebuild of earlier c.C16 hall house). Timber framed and plastered part brick faced with plain tiled roof and 3 hexagonal attached brick stacks on ridge. 'T' plan with lobby entrance. 2 storeys. Scattered fenestration mostly C19 casements. Brick entrance porch with plain tiled roof and cut barge board. Boarded door.



Location Plan : Candlet Farmhouse, Trimley St Mary © Historic England

Gulpher Hall, Felixstowe

List entry number : 1030408

Grade : II

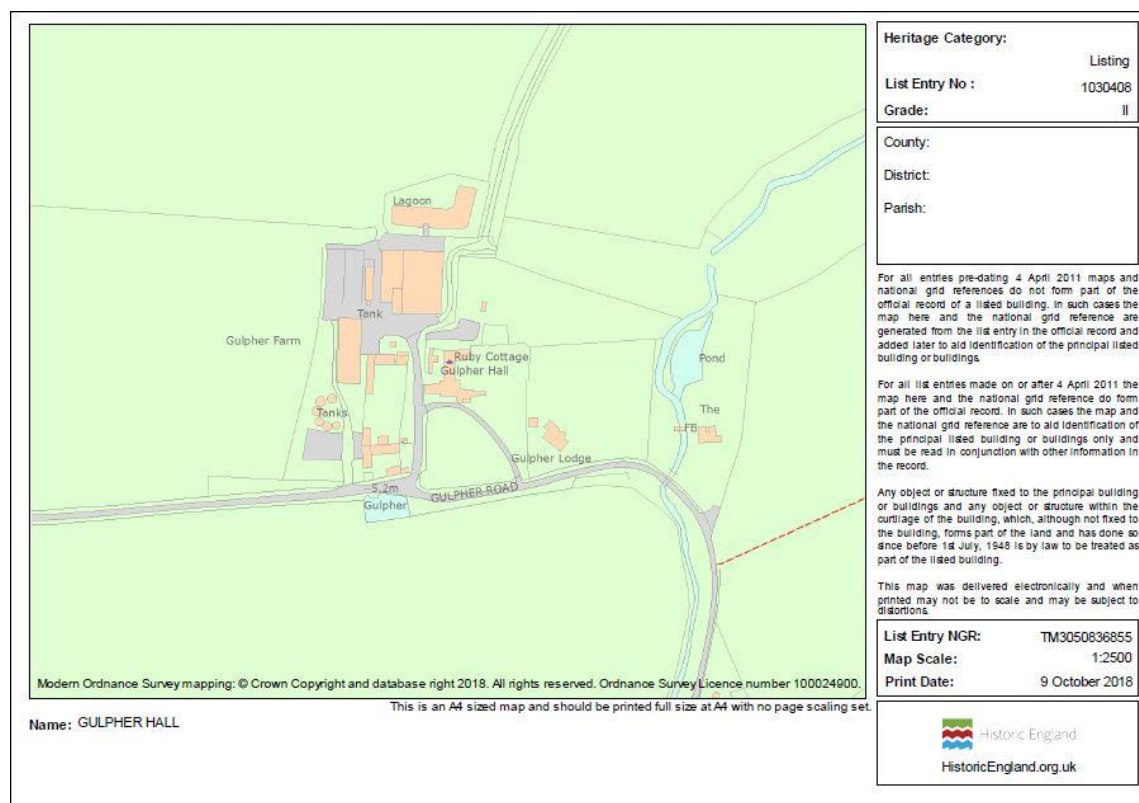
Date first listed : 10 February 1986

FELIXSTOWE GULPHER ROAD TM 33 NW 2/11 Gulpher Hall II

House. Late C18 with C17 wing to rear. Main range red brick, plaintile roofs. Rear wing timber framed and linked to main range by gault brick slate roofed single storey range. Main range 2 storeys and attic, 3 windows. Ground floor has tripartite sash to left, C19 canted bay to right. 1st floor: sash with glazing bars to left; central sash with glazing bars with semicircular head having radial glazing bars; French window to right opening onto balcony over vanted bay. 3 attic dormers sashes with glazing bars. Central doorway: door-case of fielded panelled reveals, door of 6 panels below fanlight with glazing bars. C20 porch. 1st floor brick band; pilaster strps accent centre bay; wood modillion eaves cornice. Brick internal end stacks. No access to interior.



Gulpher Hall looking to north from the access drive.



Location Plan : Gulpher Hall, Felixstowe © Historic England

Park Farm Cottages, Felixstowe

List entry number : 1377368

Grade II

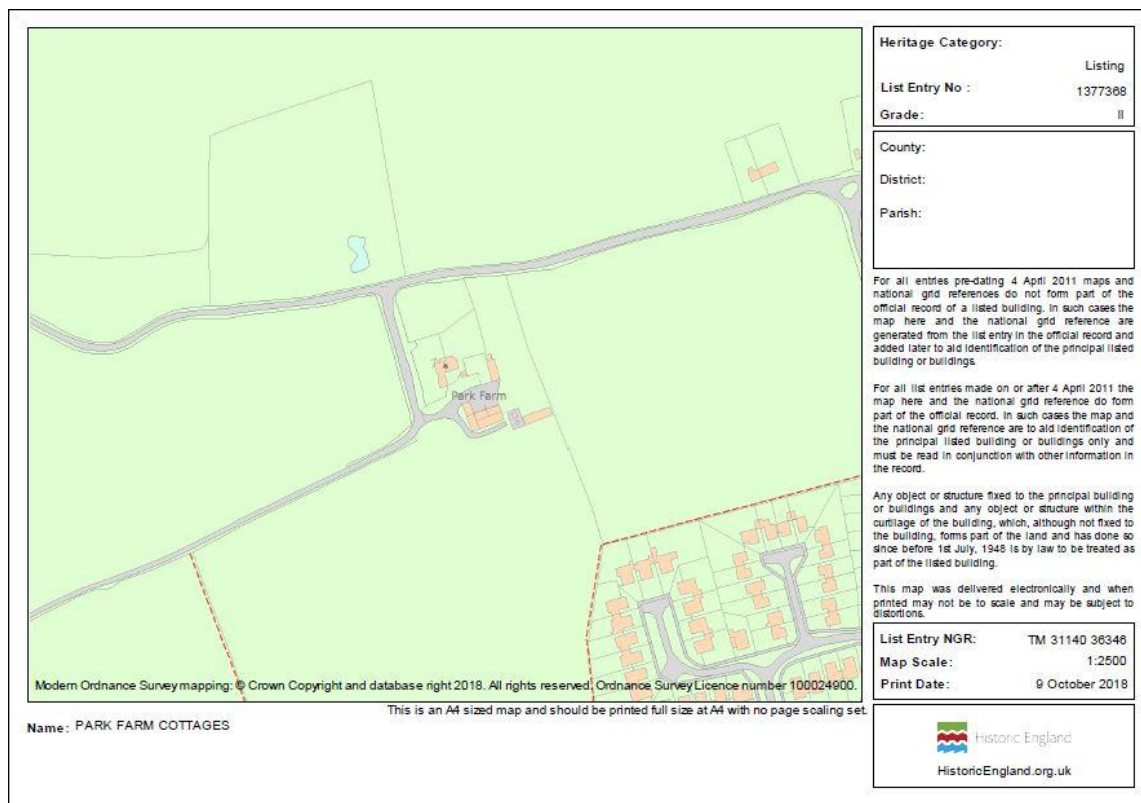
Date first listed : 10 February 1986

FELIXSTOWE HYEM'S LANE TM 2/12 nos. 1 and 2 Park Farm Cottages II

House divided in two. Core C17 or earlier timber frame, encased in brick, C18 and C19. Plaintile hipped roof. L plan consisting of main range and later crosswing. 2 storeys, scattered fenestration, timber and metal casements, those to ground floor beneath segmental arches. One C18 1st floor casement with leaded lights. Main wing has opposed entrances with one boarded and one C20 glazed door. Brick stacks: one off centre on main ridge, one externally on each end wall of main range. Interior: 1st floor window. late C17 or early C18 casement, now blocked by later crosswing. Tie beams have cut away arches to allow passage to upper storey rooms. Remaining roof structure not visible.



Park Farm Cottages looking to south east from Hyem's Lane.



Location Plan : Park Farm Cottages, Felixstowe © Historic England

Walton Priory (site of), Felixstowe

Scheduled Monument List entry number : 1006029

Suffolk Historic Environment Record

SHER Number : FEX 031

Summary

Scheduled Monument - Site of Benedictine Priory

Monument Types

- PRIORY (Medieval - 1066 AD to 1539 AD)

Designated Status

- Scheduled Ancient Monument SF134 : WALTON PRIORY (SITE OF)

Description

Site of Benedictine Priory. Moved from Priory of St Felix (FEX 030?) in C13. An Abbey barn survived until 1911 when it was ruined by fire (S5). 'Abbey Barn' still shown on 1975 OS map.

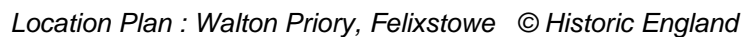
Nothing visible above ground, but quantities of stone etc., revealed and removed by farmer (S1). Trial excavation by IPSMG revealed 5ft wide E-W running rubble-ashlar wall, 200 ft to SE of spot marked by OS when two Dutch brown mottled glaze floor tile fragments of C14-C16 were found at TM 2970 3580 (S6).

OS position doubtful, trials by IPSMG shows area to SE has buildings - shown as square area on 6 inch map. (New road passes close by). Carved stone voussoir found in 1936, 2ft deep (S7).

1981 : The site of the Benedictine cell at Walton was stripped in 1971 and found to consist of a small but substantial house of stone and rubble walls dated on documentary and architectural evidence to the C14. Land to W now developed as bungalow estate. Trees planted to N. Site under grass, slight undulation noted (S1). Scheduled area built on to NW, SW & SE, according to 1992 1:1250 plan (W noted in (S1)?)(S2). Details in (S3). 1991 : Said to be maintained and in church grounds (S4).



Site of Walton Priory with residential development to west and trees planted along A154 to the north



Scheduled Monument List entry number : 1006028

SHER Number : FEX 037

Scheduled Monument - Walton Old Hall (remains of) - site extends beyond scheduled area.

- HOUSE (13th century to 14th century - 1201 AD to 1300 AD)

- Scheduled Ancient Monument SF133 : WALTON OLD HALL, SITE OF

Walton Old Hall (remains of). Ruins consist of a large hall at least 19m long x 8m wide, aligned north-south. This has squared buttresses and an external porch. Abutting onto the north-west corner of the hall is another room, at least 8m long x 4m wide, parts of which are still covered by a mound of earth.

The walls are 4ft wide and up to 6ft high, consisting of a 2ft high freestone base surmounted by a core of septaria, in 2ft layers, faced with mortar and having Caen stone corners (S1).

The hall was built by the Bigod family, Earls of Norfolk, circa 1291 (listed in court rolls as work on the 'Stone Room') and was ruinous by 1514 (then referred to as the 'Corte House') (S1). The upper part of the N wall blew down in a gale in 1881 (S2). For other early references see (S10). Edward III stayed here in 1338, 1339 and 1340 whilst preparing to invade France (S2).

Late C13 Saintonge Ware jug from Walton Old Hall site, N of ruin, 1936 (S3).

1961 : Two parallel walls running NW/SE discovered under S side of Colneis Road (opposite numbers 23 & 21) during road construction, at least 4ft deep, as well as very well constructed curving feature (latrine?). Walls also reported under front gardens of No 23, under back garden of No 24 (plan & section and one sherd - J M Jeffery, 5/10/1961. Following disturbance by Gas board). Details in (S9). (Note : these areas are outside the Scheduled area - see revised [Dec 2009] HBSMR mapping which extended to include these areas though full extent of site still unknown.

1967-1968 : Felgate's excavations, EADT cutting 22.2,67 gives details of Felgate's application to excavate and the difficulties raised by professional archaeologists. Basil Brown did not comment on this - cutting in archive (S5), For transcription of Felgate's journal of the excavations see (S11). For copies of Felgate's dig notes etc (S13) see parish file and for list of finds taken to Felixstowe Museum in 2001 see (S14 - also in parish file).

25 Sept 1968 : Scheduled (S6).

1981 : Site of C13 Royal manor, now mostly under playing fields. Partial excavation & clearance 1966-1968 has revealed a hall? 54 ft x 22 ft with a chamber block (/) at the E end. Built of septaria with Caen stone dressings. In parts walls are six feet high (S6).

1991 : Said to be falling and in need of preservation (S7).

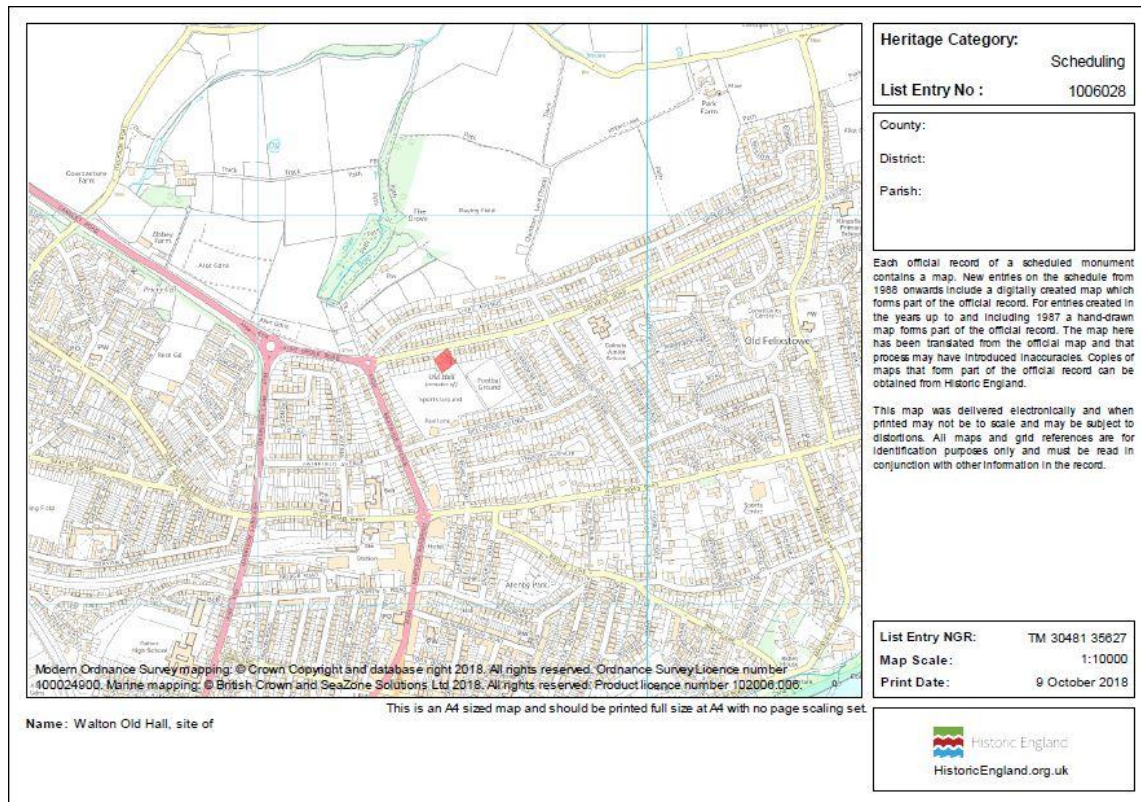
March 2003 : geophysical survey by GSB Prospection of part of playing field to S of Colneis Road revealed possible estate boundary ditches but no obvious buried walls - details in (S12).

For further C18, C19, C20 details see (S8).

Stonework located at Felixstowe Museum and sections of stone mouldings with T M Felgate.



Remains of Walton Old Hall looking to north and north east.



Location Plan : Walton Old Hall, Felixstowe © Historic England

Appendix B : References

- National Planning Policy Framework, DCLG, July 2018
- National Planning Practice Guidance : Conserving and enhancing the historic environment, DCLG, 2014
- Planning (Listed Buildings & Conservation Areas) Act 1990
- Historic Environment Good Practice Advice in Planning : GPA2 'Managing Significance in Decision-Taking in the Historic Environment', Historic England, July 2015
- Historic Environment Good Practice Advice in Planning : GPA3 'The Setting of Heritage Assets', Historic England, Dec 2017
- Conservation Principles, Policies and Guidance; Historic England, April 2008
- Suffolk Coastal Local Plan, First Draft Local Plan, July 2018
- Suffolk Coastal Landscape Character Assessment, Final Report, July 2008
- Settlement Sensitivity Assessment Volume 2, Suffolk Coastal, July 2018
- Suffolk Historic Environment Record
- National Heritage List for England : Felixstowe & Trimley St Mary
www.historicengland.org.uk/listing/the-list
- Historic England Images of England www.imagesofengland.org.uk :
Felixstowe & Trimley St Mary
- Historical Map Archive : www.old-maps.co.uk Ordnance Survey County
Series Maps Suffolk : Felixstowe & Trimley St Mary