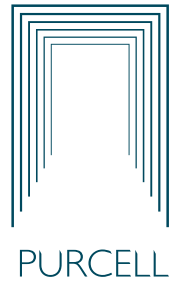


JACKS, 5-6 ST NICHOLAS STREET  
AND 60 CULVER STREET EAST  
HERITAGE IMPACT ASSESSMENT

ISSUE 2  
MAY 2016



**AIMEE HENDERSON AND HATTIE MULHEARN**

On behalf of Purcell ®

St Mary's Hill, Rawstorn Road, Colchester CO3 3JH

aimee.henderson@purcelluk.com

**www.purcelluk.com**

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# I INTRODUCTION

The purpose of this report is to provide a heritage appraisal and impact assessment of the former Jacks store, which comprises numbers 5-6 St. Nicholas Street and 60 Culver Street, hereafter referred to as 'the site'. It has been carried out to inform the evolution of proposals for the site and to assess their potential impact upon the heritage significance of the site and its setting.

The site, which comprises two timber framed ranges connected by a single peg-tile roof is thought to date from the seventeenth century, though it has been successively altered during its lifetime. The building is locally listed and is recognised for the contribution the external elevations make to the character of the Colchester Town Centre Conservation Area in which it is located.

The site is currently in AI use as a charity shop, though it was the home of 'Jacks Famous Supplies Store' from 1946 to 2013 and is something of a local icon. The proposals seek to redevelop the building; through a change of use with the creation of a café space at ground floor level, with seven one bed residential units at first and second floor level and to the rear of the ground floor.

As such, this assessment has been prepared in line with requirements set out by the National Planning Policy Framework (NPPF) for fully understanding the significance of the site's heritage assets in advance of development.

The report will focus on Nos.5-6 St. Nicholas Street, 60 Culver Street and their setting within the Conservation Area. It will provide an appraisal of the history and development of the site within the greater context of Colchester. This will be followed by a Statement of Significance outlining the importance of the site in accordance with the four Historic England (formerly English Heritage) categories outlined in *Conservation Principles* (2008): Evidential Value, Historical Value, Aesthetic Value and Communal Value. The report will conclude with an assessment of the impact of the proposed scheme on the heritage context of the site.

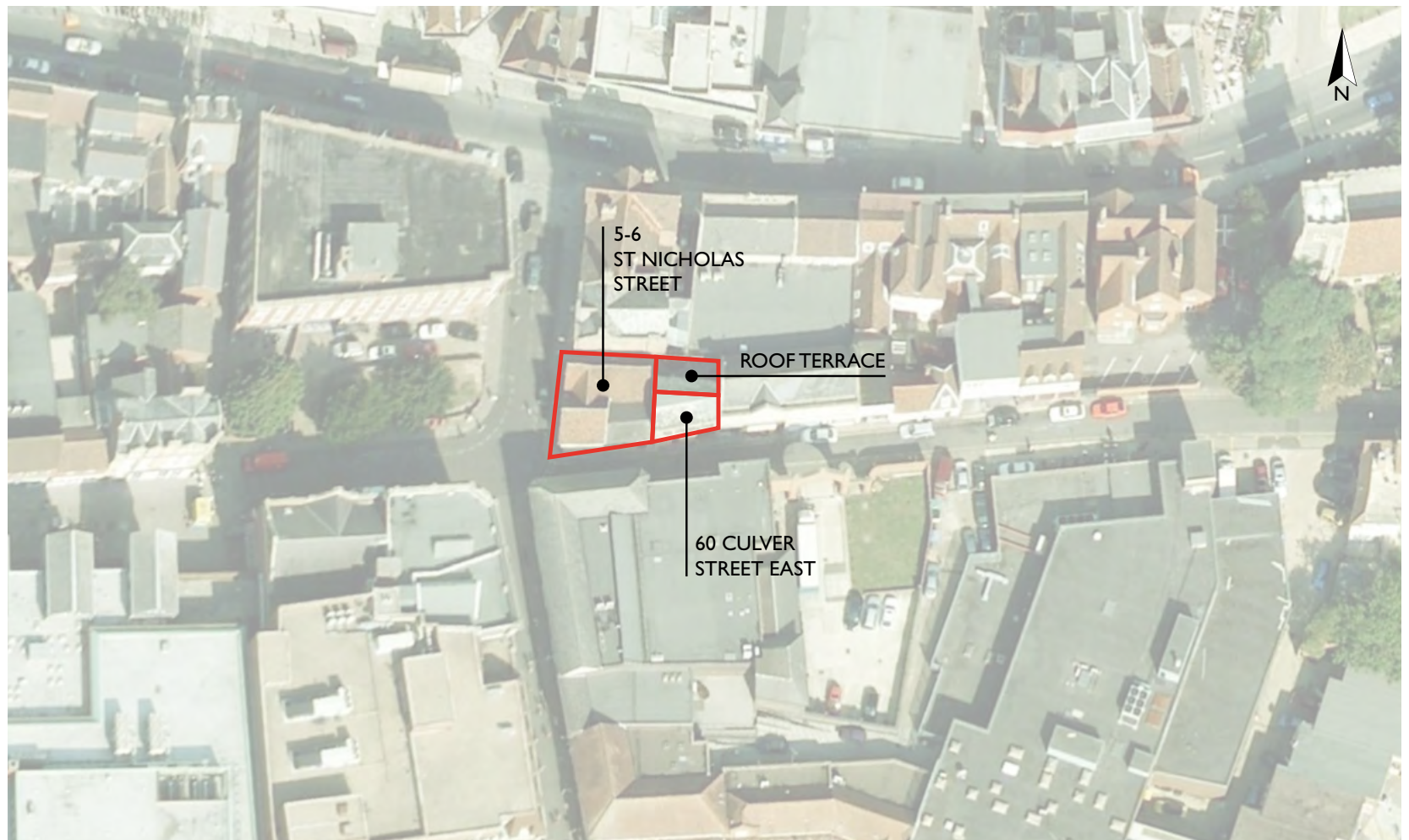
This heritage impact assessment (HIA) has been informed by a desk-based study and archival research at the Essex Record Office to provide a baseline understanding of the site.

This report has been prepared by Aimee Henderson, BA (Hons), MA, Heritage Consultant and Hattie Mulhearn, BA, MA, Assistant Heritage Consultant for Purcell, a firm of Conservation Architects and Heritage Consultants.



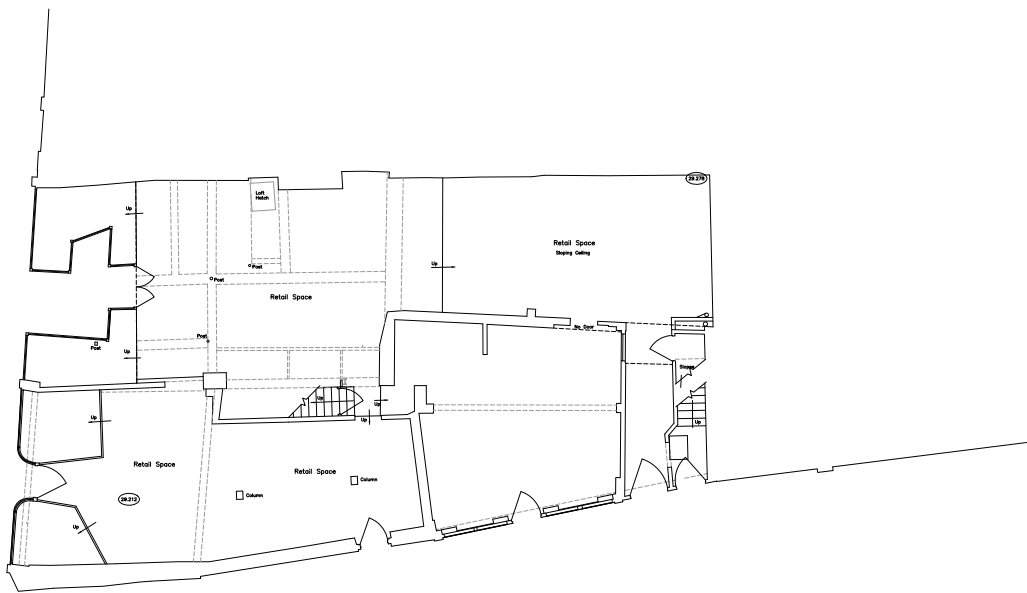


## 2 UNDERSTANDING THE SITE

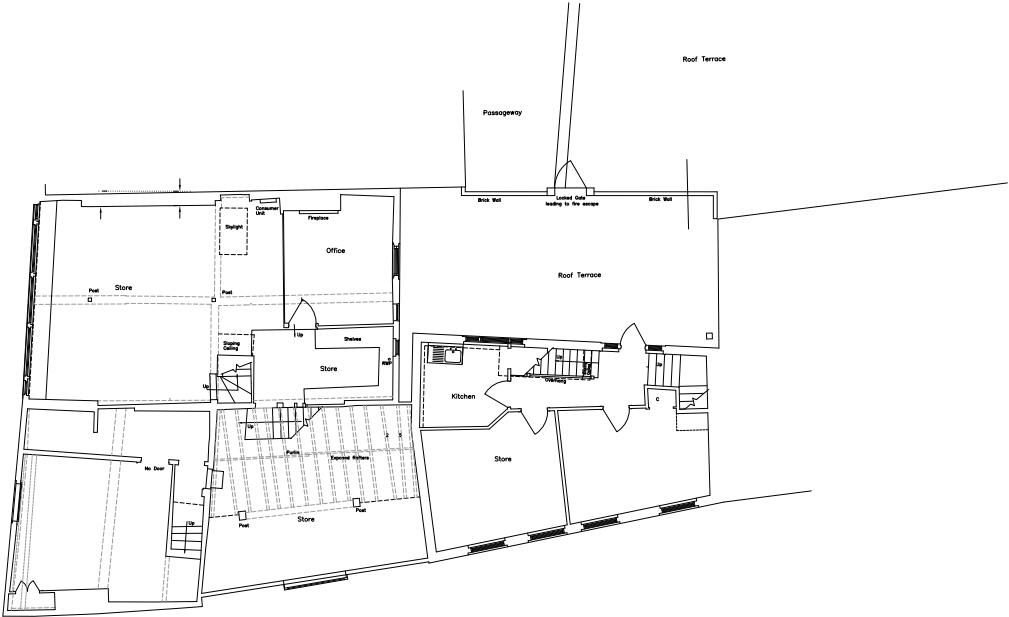


Site plan (© 2016 Infoterra Ltd & Bluesky)

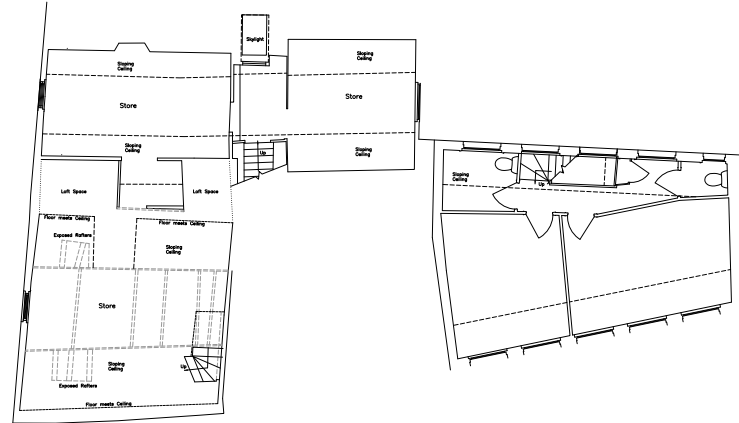
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



## 2.1 SITE DESCRIPTION

Nos.5-6 St Nicholas Street comprises two timber-framed blocks, connected by a single peg-tile roof. The building is two storey plus an attic floor. The layout of this two-storey building is L-shaped, with the north block extending to the east. A single storey wing with attic storey adjoins the south block and fronts Culver Street East.

The building is jettied on the first and second floor and features a shop front at ground floor level and a large first floor quarrel window in the north block and casement window in the south block. There are two sash windows in the attic ends. The site is accessed from St Nicholas Street via a set of double doors in the north block and a single door in the south block.



*St Nicholas Street frontage*



*St Nicholas Street and Culver Street frontages*



The south elevation fronts Culver Street and has been underbuilt in brick. Adjoining the main building is a two storey brick wing with a timber door which provides access to the rear of the shop. The attic floor features four ties on either side of a casement window. This building has a slate roof.

Adjoining this building to the east is 60, Culver Street East, a brick two storey building with attic floor. The south exterior is rendered at ground floor level and features a row of windows above a modern door with another door to the right. There are four first floor timber sashes (two over two) and four casement windows at second floor level. The building backs onto the roof terrace, which is accessed via a timber door with side lights and pediment. There are four casement windows at second floor level.



*Ground floor of 60, Culver Street East*



*East façade and roof terrace*



*North façade of 60, Culver Street East from the roof terrace*



*Exterior of First floor of 60, Culver Street*



*South elevation of 5-6 St Nicholas Street*

Internally, the ground floor is mainly in use as retail space. The front of the shop is partitioned into two halves by a centrally-positioned staircase. The ground floor of 60, Culver Street is in use as a store room.

The first floor of the north block comprises a large store room at the west with a partitioned office and smaller store at the east. The office contains a boarded up fireplace. There are two further store rooms in the south block, the south-east room contains a nineteenth century cupboard and sarking boards. The first floor of 60, Culver Street is divided into two stores with a small kitchen at the north-west corner.

The attic floor of 5-6 St Nicholas Street is divided into three store rooms. A panelled partition of reused timbers divides the north-east and north-west rooms. The attic floor of 60, Culver Street is partitioned into two rooms, connected via a corridor running east to west with W.Cs at either end. The ceilings and walls of the first and second floors are predominantly lath and plaster.



*Ground floor retail space*



*Store Room in the first floor of the north block*



*Attic floor*



## 2.2 SETTING

### 2.2.1 OVERVIEW

Buildings adjoin the site to the north and east, completely enclosing the property on these two sides. Street furniture, such as concrete bollards along Culver Street, no parking signs, and a lamppost at the front of the property, detracts from the site's immediate setting.

Due to its location on the corner of Culver and St Nicholas Street, the area in front of the building's west façade is fairly open. Before the church's demolition in the mid-twentieth century, 5-6 St Nicholas Street stood opposite the churchyard of St Nicholas's Church. The churchyard's two mature trees have been preserved and the area is now in use as a small public park.

The site's wider setting is urban. Located a short distance south of the High Street, St Nicholas Street occupies a central location in Colchester. The buildings along St Nicholas Street and Culver Street are predominantly retail. Culver Way, a pedestrianised street leading to the Lion's Walk Shopping complex, is situated to the west of the site.

The site's low gabled and jettied frontage is distinctive in a streetscape that is particularly varied. A three-four storey red brick building with stone dressings adjoins Jacks to the north, following the trend of the more formal buildings towards the High Street. The buildings to the south are predominantly twentieth century with modern frontages. The floor to ceiling heights of these buildings are considerably greater than Jacks'.



Location plan (© 2016 Infoterra Ltd & Bluesky)



### 2.2.2 DESIGNATED HERITAGE ASSETS

01	63, High Street	Grade II
02	Park House	Grade II
03	56 and 57, High Street	Grade II
04	105 and 106, High Street	Grade II
05	3-7, Museum Street	Grade II
06	Gateway to Castle Park	Grade II
07	The Castle Inn	Grade II
08	Natural History Museum	Grade II
09	71, Culver Street	Grade II*
10	2, Queen Street	Grade II

The site is located within the Colchester Town Centre Conservation Area.

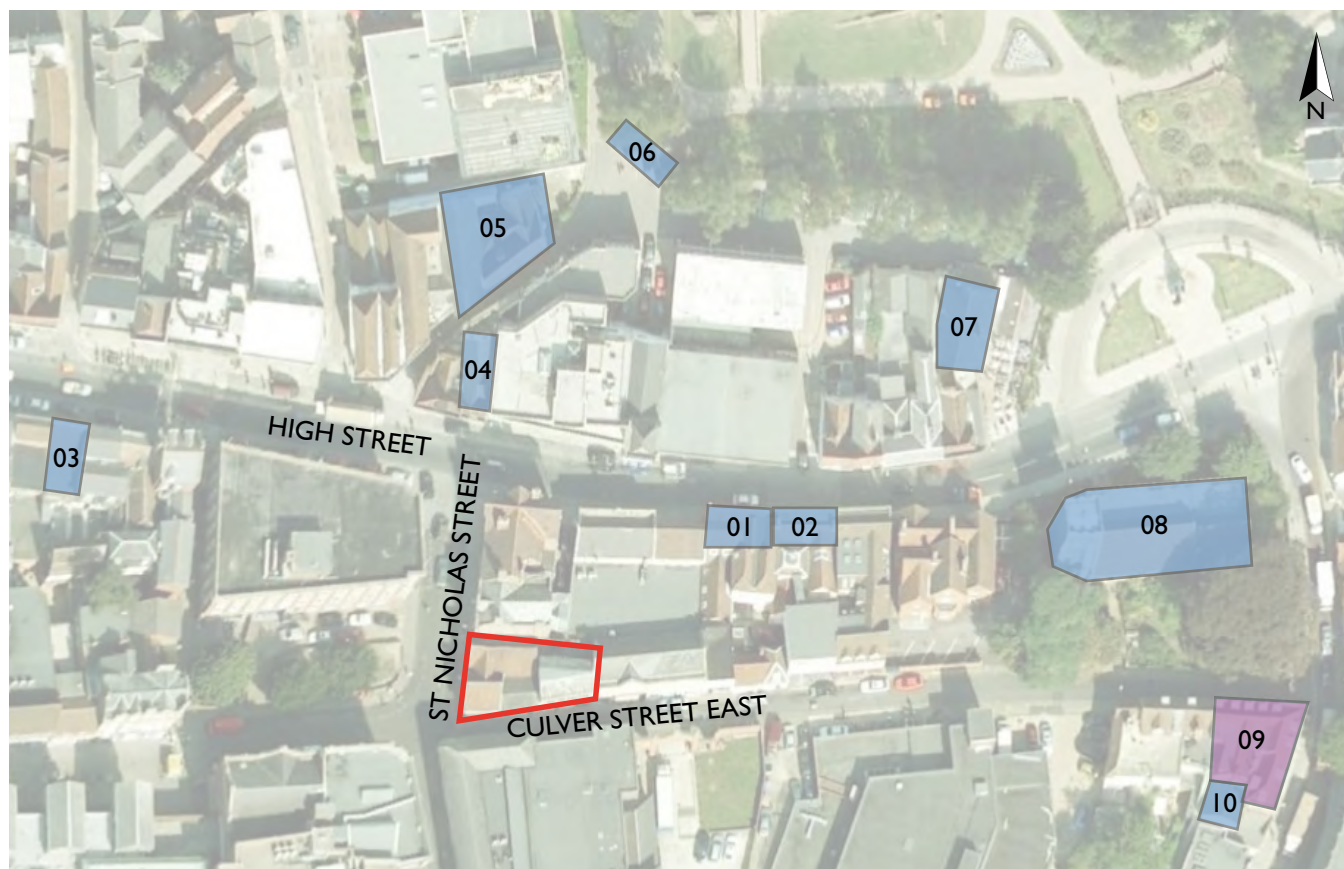
Nos.5-6 St Nicholas Street is not listed, nor are there any heritage assets in its immediate vicinity. The nearest listed building is the Grade II 63, High Street, a late Georgian shop with a plastered front and first floor oriel bay window.

Adjoining 63, High Street and of a similar age is Park House, a Grade II listed building which also features a plastered front and oriel window.

To the west of the site is 56 and 57, High Street. This eighteenth century shop is positioned over medieval cellars and features a six-window range of double hung sashes with glazing bars.

At the east end of Culver Street is the former church of All Saints, a Grade II listed building which now houses the Natural History Museum. The nave is twelfth century, with a fourteenth century chancel, and a sixteenth century tower with knapped flint work.

Opposite the former churchyard is the Grade II\* listed 71, Culver Street, a corner house of eighteenth century red brick.



Heritage Assets plan (© 2016 Infoterra Ltd & Bluesky)

- Site Boundary
- Grade II
- Grade II\*

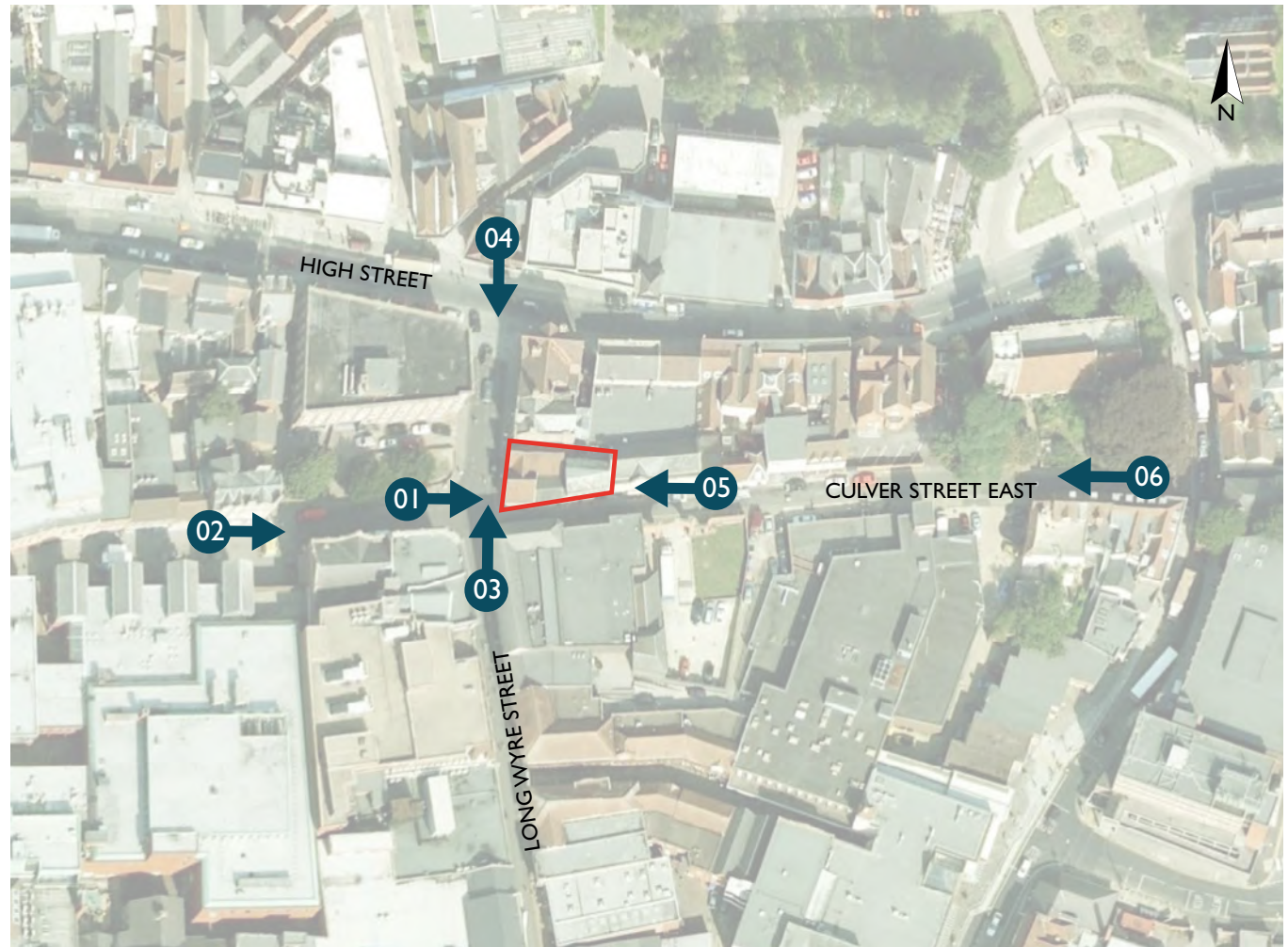
## 2.3 KEY VIEWS

The building's west façade is a visually prominent feature of the streetscape, owing to the site's position at the corner of St Nicholas Street and Culver Street East. Key views of the site's west frontage are offered from the former churchyard of St Nicholas (view one), whilst distant views can be gained when looking towards the site from the pedestrianised Culver Walk (view two).

Views from the south are largely obscured by the jettied first floor of the shop on the corner of Culver Street East and Long Wyre Street. However, more complete views from the south can be gained when emerging at the crossroads (view three).

The site's main exterior is visible from the High Street and can be viewed from the Grade II listed 105 and 106, High Street (view four).

The south elevations of 5-6 St Nicholas Street and 60, Culver Street East are visible from Culver Street East (view five). These elevations are also visible at the end of Culver Street East, from the former churchyard of the Grade II listed Natural History Museum and the Grade II\* listed 71, Culver Street (view six).



Key views plan (© 2016 Infoterra Ltd & Bluesky)





- 1 View 1: View of the site's main frontage from the former St Nicholas's churchyard
- 2 View 2: Looking towards the site from Culver Walk
- 3 View 3: View of the site's west and south exteriors from Long Wyre Street
- 4 View 4 of the site from the Grade II listed 105 and 105, High Street
- 5 View 5: View of west elevation of 5-6 St Nicholas Street and 60, Culver Street East, from Culver Street
- 6 View 6: A distant view of the site from 71, Culver Street and the Natural History Museum



## 2.4 LEGISLATION AND GUIDANCE

### 2.4.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF), published in 2012, is the overarching planning policy document for England and provides guidance on how to implement the Planning (Listed Buildings and Conservation Areas) Act 1990, the legislation covering the historic environment.

Within section 12 of the NPPF ('Conserving and enhancing the historic environment') are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas), non-designated assets (such as locally-listed buildings), or those features that are of heritage value.

The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The document also requires that the impact of development proposals which affect the identified heritage assets is assessed.

### 2.4.2 LOCAL LEGISLATION

The main policies covered within Colchester Borough Council's various local legislation and guidance which apply to any change within the site (based on heritage and design issues) are listed below. A full description of the relevant local legislation is provided in Appendix A:

#### **Local Development Framework: Core Strategy - December 2008**

##### **SD1 Sustainable Development Locations CE2a Town Centre**

#### **Development Policies**

##### **DPI Design and Amenity DP6 Colchester Town Centre Uses DPI4 Historic Environment Assets**

### 2.4.3 HERITAGE GUIDANCE

#### **Conservation Principles, Policies and Guidance (2008)**

This document, published by English Heritage, sets out the principles for the management of the historic environment and also the process for assessing the significance of a site.

*Conservation Principles, Policies and Guidance* differentiates between works that are repairs, restoration and new works or alterations. The following paragraphs indicate the level of justification required for the latter type of work.

*138. New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

#### **Good Practice Advice 3 - The Setting of Heritage Assets (2015)**

This document, which supersedes *The Setting of Heritage Assets* (Historic England, 2011), provides guidance on how changes within the setting of a listed building, conservation area or scheduled ancient monument can affect the significance of the heritage asset itself.

#### **Seeing the Heritage in the View (2011)**

This looks specifically at the significance of a group of heritage assets from long range and short distance views. It sets out a methodology for assessment and for exploring the impact of change within an important view.



## 3 HISTORICAL DEVELOPMENT

### 3.1 EARLY HISTORY OF THE SITE

Colchester and the surrounding area is believed to have been the principal centre of the Trinovantes, a tribe thought to have occupied an area roughly corresponding to Essex and south Suffolk. The Late Iron Age settlement was known as Camulodunon, meaning 'fortress of Camulos', the Celtic war-god. It occupied a large area with the River Colne to the north and east, and the Roman River to the south. The west was protected by a series of earth dykes up to 15 miles long which are considered the most extensive of their kind in Britain.

In AD 43, the Late Iron Age opida at Colchester became the primary military objective of the invading forces, highlighting the importance of Camulodunum. A Roman legionary fortress was established here, the first in Britain. Later, when the Roman frontier moved outwards and the twentieth legion moved west, circa AD 49, Camulodunum became a colonia (a town for retired soldiers) named in a second-century inscription as 'Colonia Victricensis'.

The site is situated within the old Roman town walls, south of the Norman castle, which was constructed on the foundations of the Temple of Claudius. The Essex Historic Environment Record records that a hard foundation of setaria and floor of Roman tiles was discovered under Culver Street East in 1848. A large portion of Roman wall extending for more than 12ft along the north of Culver Street was also discovered in 1922.

The site originally stood opposite St Nicholas' Church, a twelfth century church rebuilt in the fourteenth century, and restored in the late nineteenth century to designs by Sir George Gilbert Scott. The original church contained Roman walls in its foundation. In an entry in William Wire's diary, the Victorian archaeologist notes that 'the clerk of St Nicholas observed that in digging graves there was no uncommon thing to meet with a foundation corresponding to the town wall and which appeared *to run north to south*<sup>01</sup>'.

### 3.2 5-6 ST NICHOLAS STREET

The building fronting St Nicholas Street can be roughly dated to the seventeenth century. The 1768 ichnography map of Colchester is the earliest map to depict the site. The building is shown at the corner of Culver Street and St Nicholas Street, opposite the graveyard of St Nicholas church. The site has a rectangular footprint, with a narrow building that extends along Culver Street. The site was detached and surrounded to the north and east by gardens.



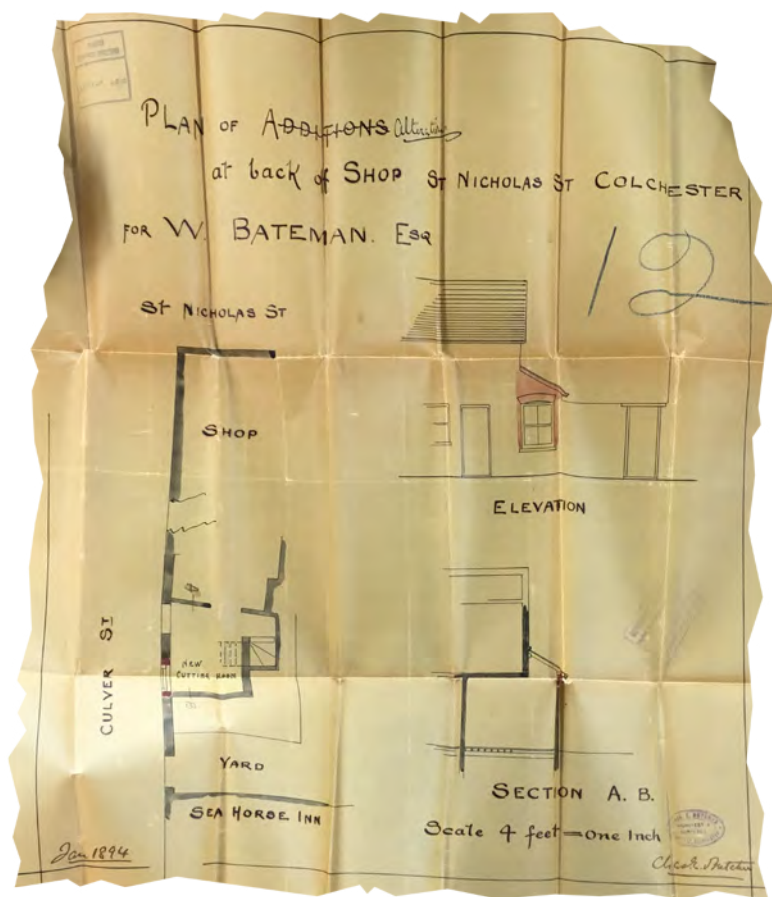
T. Osborne's 1768 Ichnography map © The British Library Board, KTOP 13.12



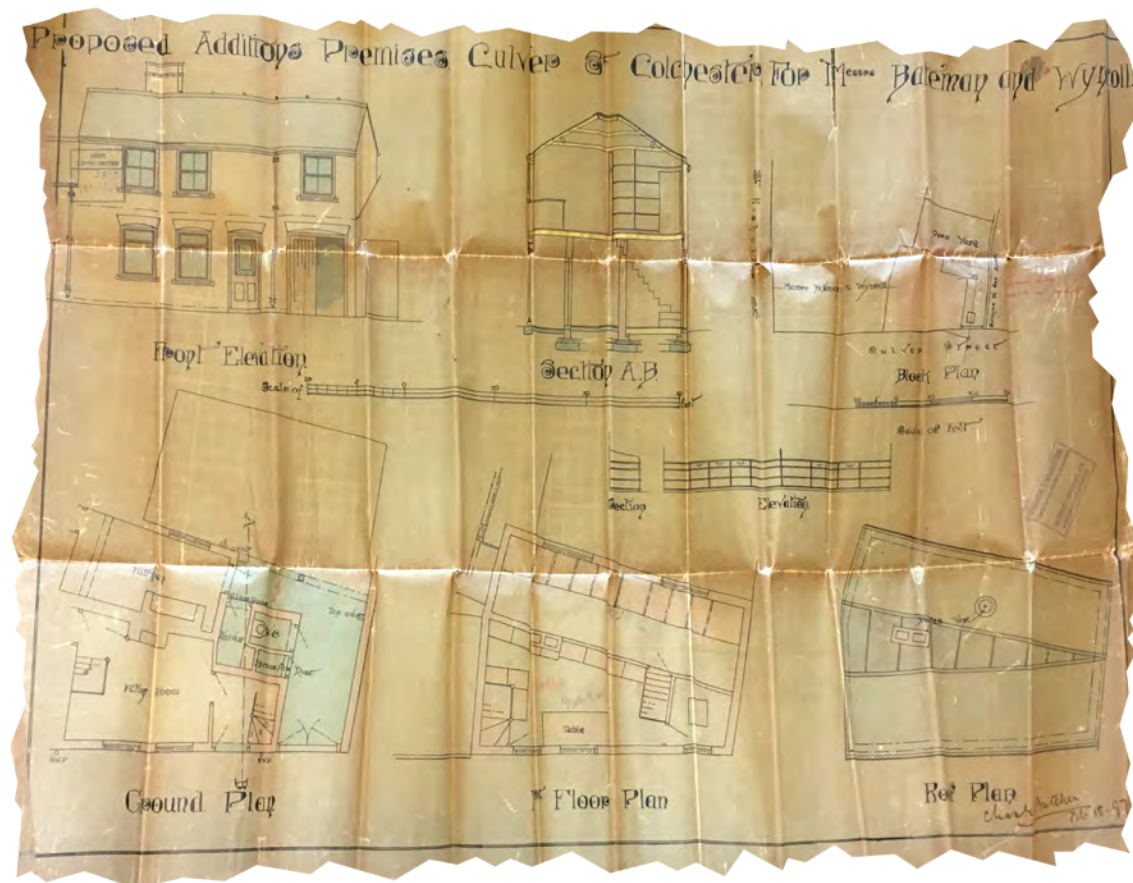
This is a historical map of a street in London, likely from the 19th century. The map shows a street running vertically, with buildings on both sides. On the west side (left), there is a 'Hotel' at the top, followed by a building labeled 'B.M. 87.2'. Below that is 'St. Nicholas Church (Rectory)' and a 'Grave Yd.' (graveyard). Further down is 'Almshouses' and a 'Sun. Sch.' (Sunday School). On the east side (right), there is a building labeled 'B.M. 81.1' and another labeled 'B.M. 88.2'. A red rectangle highlights a building on the east side, between the church and the almshouses. The street is labeled 'ST. NICHOLAS' running vertically. Other labels include 'F.W. Und.' and 'P.H.' (Public House). The map also shows various other buildings and structures, including a 'Hotel' at the top left and a 'Sun. Sch.' at the bottom left.

Ordnance Survey map of 1875

Plans dated 1897 show the proposals for the removal of this earlier extension and the subsequent construction of 60, Culver Street. The new two storey building at the rear of 6, Nicholas Street was intended as an extension to the St Nicholas Street premises, providing a new kitchen, fitting room, knife store and W.C on the ground floor with a workshop on the first floor.<sup>02</sup> The new building was designed by local architect C.E. Butcher for Bateman and Wyncoll.



Plan of alterations to the rear of 6, St Nicholas Street, 1894 (D/D3 2/19/62, Essex Record Office)



Proposed additions to 6, St Nicholas Street, 1897 (D/B6 Pb5/1081, Essex Record Office)

<sup>02</sup> D/B 6 Pb3/732, Building plan of alterations, St. Nicholas Street, Colchester, Essex Record Office

The 1909 Fire Insurance Map lists the site as a draper and tailors shop and describes the façade as being of lath and plaster. Access between 5-6, St Nicholas Street and 60, Culver Street was provided internally through two doorways. The plan also shows the uses of the buildings surrounding the site, which include a stable adjoining the Seahorse Hotel and a piano dealer to the north.

In 1920 the owners Bateman and Wyncoll increased the height of no. 60 Culver Street to three floors in order to accommodate an additional workroom.<sup>03</sup> This plan was included as part of a planning submission made on behalf of the owners by Thomas Jon. Ward, a builder based in Colchester.



Fire Insurance Map, 1909 © The British Library Board, Maps 149.b.29.(.2)

<sup>03</sup> D/B 6 Pb3/3660, Building plan of workroom, Bateman and Wyncoll, St. Nicholas Street, Colchester, Essex Record Office



MESSRS BATEMAN & WYNOLL.  
ST NICHOLAS STREET  
COLCHESTER.

SCALE 1 inch = 8 feet.



ELEVATION FACING CULVER STREET.



SECTION

PROPOSED WORKROOM.  
ABOVE EXISTING PREMISES

T. J. WARD.  
BUILDER  
COLCHESTER  
MAY 1920.

5-FEB-20  
HARDY S. AMYDE

BOROUGH OF COLCHESTER  
HARDY S. AMYDE



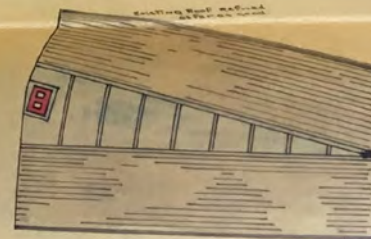
BLOCK PLAN  
Scale 1/400



FIRST FLOOR.



SECOND FLOOR



ROOF PLAN

The freehold of 5 and 6, St Nicholas Street was sold to C.W. Chambers, the owner of a local building firm, for £3500 in 1935.<sup>04</sup> Whilst no.6 was sold in vacant possession, no.5 continued to be leased to Hobrough, a draper and haberdasher.

Following his purchase, Chambers commissioned a number of alterations to 6, St Nicholas Street, as indicated in plans held in the Essex Record Office. These proposals included the conversion of 60, Culver Street to a self-contained shop with a two bedroom flat above.<sup>05</sup> The plans also indicated alterations to the yard at the north-east of the property and the insertion of the ground floor window in the southern elevation of 6, St Nicholas St. Local architects, Duncan Clark and Becket, designed the alterations for Mr W. Chambers.

Later twentieth century alterations included the construction of a single storey flat-roofed extension at the rear of the building, which filled in the yard and created a roof terrace.

In 1946 5-6 St Nicholas Street was opened as Jacks, a hardware store. St Nicholas' Church was demolished in 1954 and the site was sold to the Co-Operative Society. Nos.5-6 St Nicholas Street and 60, Culver Street East were purchased by the council in 1967 and rented to Jacks before the eventual closure of the store in February 2013.

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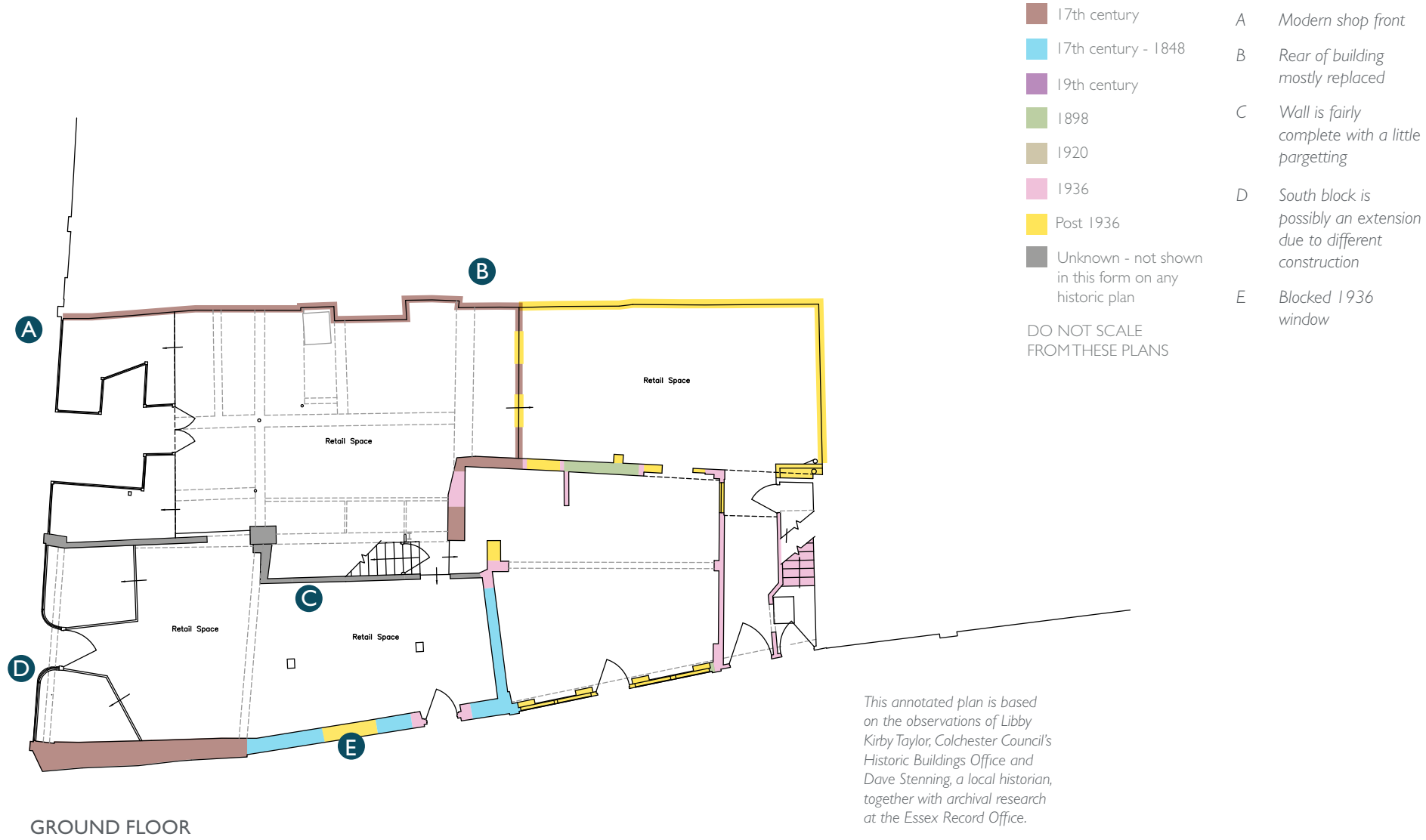
<sup>04</sup> D/DJ 2/119/62, Sale Catalogue of 5-6 ST. NICHOLAS Street, Colchester, Essex Record Office)

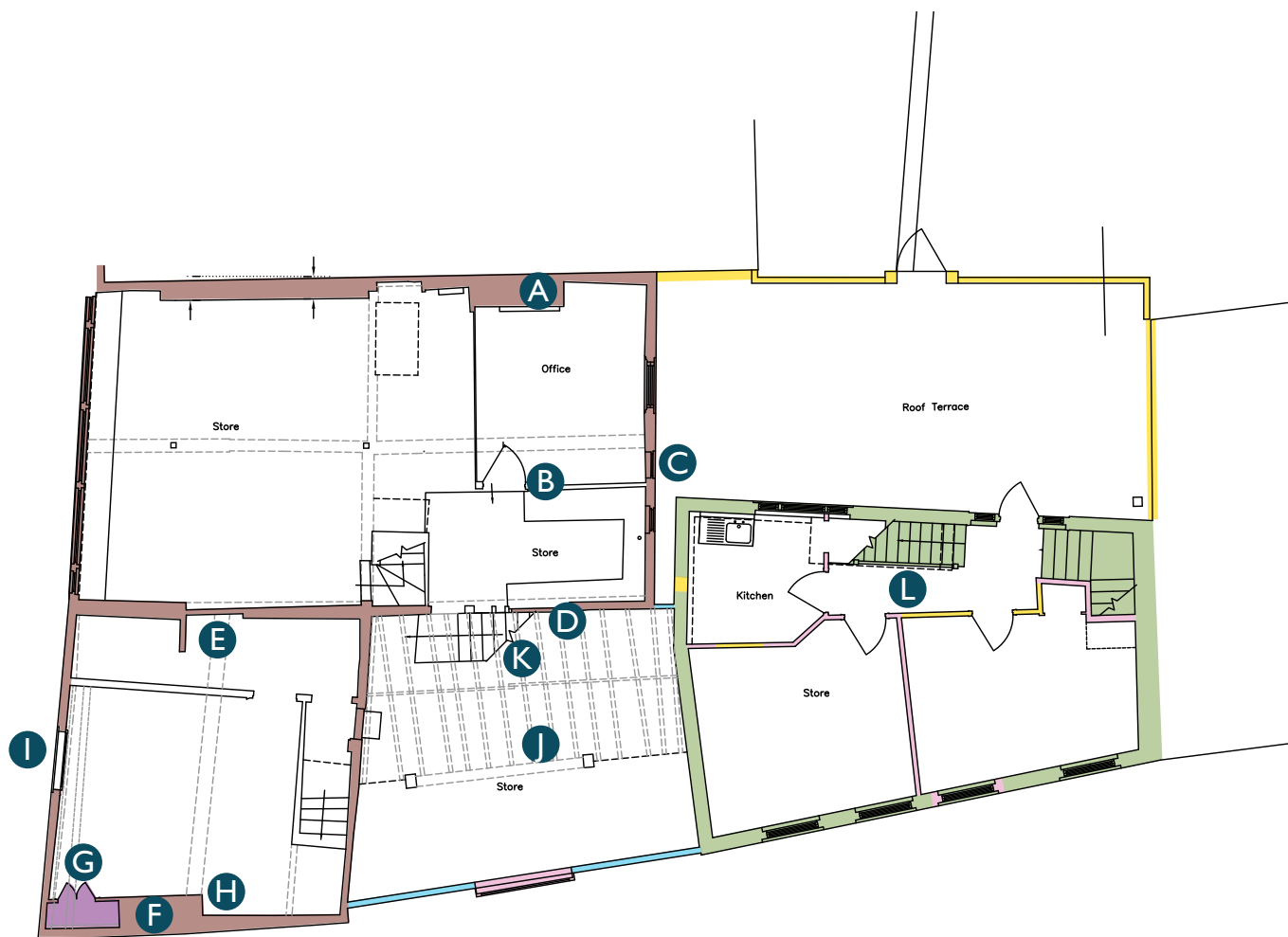
<sup>05</sup> D/B 6 Pb3/7184 Building plan of conversion of premises, 6 St Nicholas Street, Colchester





### 3.3 HISTORIC DEVELOPMENT PLANS





- 17th century
- 17th century - 1848
- 19th century
- 1898
- 1920
- 1936
- Post 1936
- Unknown - not shown in this form on any historic plan

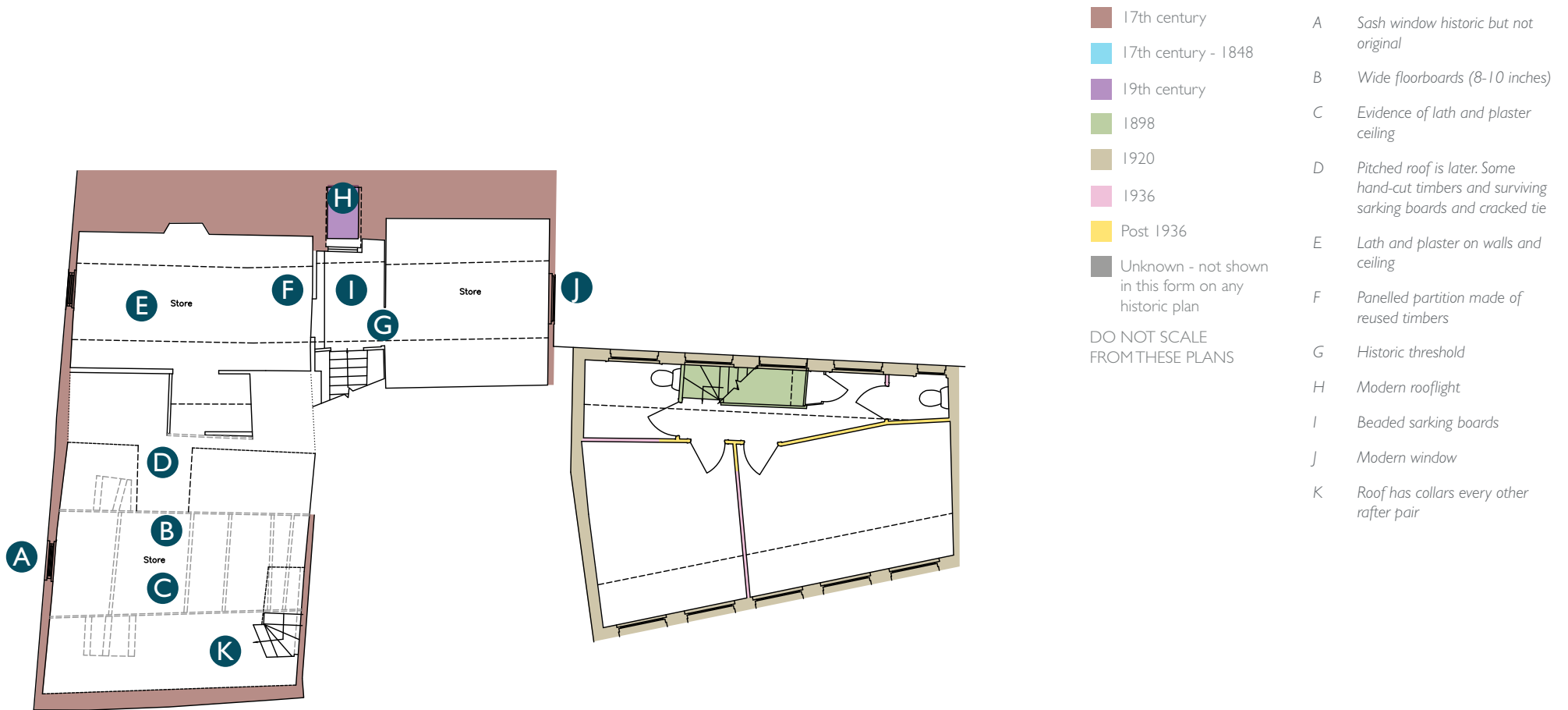
DO NOT SCALE  
FROM THESE PLANS

- A Boarded up fireplace
- B Historic door
- C Crittal window
- D Modern sash type window with thick glazing bars
- E Raised floor
- F Infilled fireplace
- G Historic built in corner cupboard
- H Sarking boards behind wallpaper
- I Modern casement window
- J Later than west end
- K Eaves have possibly been raised
- L Stair relocated in 1936 from east wall

FIRST FLOOR

This annotated plan is based on the observations of Libby Kirby Taylor, Colchester Council's Historic Buildings Office and Dave Stenning, a local historian, together with archival research at the Essex Record Office.





## SECOND FLOOR

This annotated plan is based on the observations of Libby Kirby Taylor, Colchester Council's Historic Buildings Office and Dave Stenning, a local historian, together with archival research at the Essex Record Office.

## 4 STATEMENT OF SIGNIFICANCE

### 4.1 CRITERIA FOR ASSESSMENT

Significance can be defined as the sum of the cultural values which make a building or site important to society. When making an assessment of significance numerous aspects are considered including: architectural interest, historic interest, group value, social value, former uses and local distinctiveness. These aspects can be grouped under a series of four values outlined in Historic England's *Conservation Principles, Policies and Guidance* (2008): Evidential, Historic, Aesthetic and Communal. A description of each value is given under the headings below.

**Evidential Value:** The potential for a place to yield further evidence about the past which could alter or enhance the perception of why it is significant. This could, for example, be in the form of intact belowground archaeology not yet known or excavated, or the concealment of significant period décor in the historic building by modern surface treatment.

**Historic Value:** This can be present in two main forms, firstly associative historic value i.e. the ways in which a place can be connected to important past people or events and/or secondly illustrative historic value i.e. the ways in which a place visually conveys its history, development and importance through time.

**Aesthetic Value:** The ways in which people draw sensory or intellectual stimulation from a place. This can, for example, be as a result of good design, the use of suitable materials in buildings or the character of the setting or landscape.

**Communal Value:** The ways in which the site brings people together as a community. The associated meanings of the place for the people who relate to it, or for whom it figures in their collective experience or memory. *Note, this is often confused with the 'utility value' of a heritage asset, such as the use of a historic park for dog-walking which may be unrelated to the asset's heritage qualities<sup>01</sup>.*

<sup>01</sup> Brown, 2016



The significance of the site at 5-6 St Nicholas Street is assessed using a scale of significance ratings ranging from High down to Intrusive:

**High:** A theme, feature, building or space which is important at national or international level, with high cultural value and important contribution towards the character and appearance of the site and its setting.

**Medium:** Themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the site and its setting.

**Low:** Themes, features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the site and its setting.

**Neutral:** These themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the site and its setting.

**Intrusive:** Themes, features, buildings or spaces which detract from the values of the site, its setting, character and appearance. Efforts should be made to remove or enhance these features.

## 4.2 EVIDENTIAL VALUE

*“The potential of a place to yield evidence about past human activity.”*

---

### LOW SIGNIFICANCE

The development of the site is generally well understood through documentation held within the Essex Record Office. Records demonstrate that the site has developed in a number of phases since the 17th century, though recent internal alterations are less well documented. It is unlikely that further details regarding its development will come to light to enhance our current understanding of the site.

Historic open spaces within the site have been successively filled in, and while it is possible that some buried archaeological remains may be uncovered during works on the site, it is probable that later extensions to the rear of the buildings will have eradicated any significant remains.

Internally, the building has undergone substantial alteration, including wholesale reordering of some of the floor levels. An inspection of the interior of the upper floors of the building has highlighted some historic features such as surviving lath and plaster walls and ceilings which are evidence of the construction of the building. Future opening up works within the building has slight potential to uncover hidden historic fabric and enhance our understanding of the building, its construction and the assembly of its timber frame which is currently concealed by later surfaces.

For this reason, the site is considered to be of **low evidential value**.

## 4.3 HISTORIC VALUE

*“The ways in which past people, events and aspects of life can be connected through a place to the present.”*

---

### MEDIUM SIGNIFICANCE

The historic significance of the site, is rooted in its survival as an example of a timber framed jettied building within Colchester. A brief report by a local historian which was provided for this appraisal concluded that the building was likely to date from after the Colchester Siege (i.e. post 1648) and appears to have reused medieval timbers including some smoke-blackened rafters. Very few timber framed buildings survive in Colchester town centre and as a result the building holds **medium illustrative value** for its construction, form and materials which mark it out as an unusual survival within the town.

The site also holds associative historic value for its connection to the former Jacks store. Although now closed, the store was a well-known local feature in the town having operated from 1946 to 2013. A brief search of the not insubstantial number of newspaper and online articles reporting on its closure and the loss of something of a local icon within the town highlights the historic value of the association with this now lost store. Though this is likely to diminish as people's collective memory of the store fades, it is currently considered to be of **medium associative historic value** to the site, as a part of the wider history of Colchester's high street.

For the above reasons, the site is considered to have **medium historic value**.



## 4.4 AESTHETIC VALUE

*“The ways in which people draw sensory and intellectual stimulation from a place.”*

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**HIGH SIGNIFICANCE:** External elevations to St. Nicholas Street and Culver Street

**NEUTRAL SIGNIFICANCE:** Interiors, with some individual elements of low significance

The significance of the site predominantly lies in its attractive external elevations and in the aesthetic contribution it makes to the character of the Town Centre Conservation Area. The building is a rare surviving example of a jettied seventeenth century, timber framed building in Colchester. Its distinctive gabled frontage, attractive glazed first floor and historic ground floor shop fronts brings visual interest to the streetscape.

The openness of the junction of St Nicholas Street and Culver Street means that the site is highly visible in the streetscape, particularly when approaching from the west or south. The south elevation of the site is also highly visible on approach from Culver Walk or Long Wyre Street, though this is less true of 60 Culver Street which makes up the rear of the site. No.60 Culver Street has undergone alterations to its south elevation at ground floor level, including several intrusive doors and windows which replaced the 1938 shop front. As such this elevation is considered to be of **low aesthetic value**.

Culver Street acts as a physical break between the lower quality buildings on the south side of the street, meaning that the former Jacks store effectively marks the start of the higher quality buildings lining the High Street. The west elevation, and the south elevation of Nos.5-6 St Nicholas Street is considered to be of **high aesthetic value**.

Internally the building has undergone substantial alteration, many of the existing internal partitions are considered to have little relation to the historic planform of the building and therefore are of **neutral significance**. Where historic panelling has been identified, this is considered to add to the character of the site and is considered to be of low aesthetic significance. Generally, the shops fittings are considered to be of neutral significance. Where historic features survive, such as the built-in cupboard from the first floor, these are considered to be of **low aesthetic value** in aiding our understanding and appreciation of the historic interior.

## 4.5 COMMUNAL VALUE

*“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”*

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### MEDIUM SIGNIFICANCE

As discussed previously, the site is considered to be something of a local icon within the town centre. Both for its distinctive façade and for its association with 'Jacks Famous Supplies'. The store operated from this location from 1946 to 2013, and such holds a particularly strong presence within the local community's sense of place. This is unique to this site as Jacks was a local store, rather than one belonging to a large chain and figures within the collective memory of the town centre's heritage.

The building has survived on this site since the seventeenth century, though it has undergone substantial internal alterations and some alterations to the frontage to link the two western ranges. The site's prominent location, coupled with its distinctive gabled frontage means that it features strongly within the local community's sense of place.

For the above reasons, the site is considered to be of **medium communal significance**.

#### 4.6 STATEMENT OF SIGNIFICANCE

The significance of the site is rooted in its distinctive exterior elevations, its contribution to the wider setting of St Nicholas Street and the Conservation Area, and its place within the collective memory of the people of Colchester.

The site holds medium communal significance for its historic links to the now closed Jacks Famous Supplies Store, which was reflected in the number of newspaper and online articles reporting on its closure and the loss of something of a local icon within the town.

Furthermore, the site is one of relatively few timber-framed jettied buildings surviving as such within the town centre. Dating from the seventeenth century, the building predates many of its surrounding buildings and is illustrative of the construction methods and materials of the period. It also helps to suggest the historic appearance of the town centre prior to more recent rebuilding.

Internally, the site has undergone extensive alteration and though some elements of significance survive, most of the interior is considered to be of neutral value. There are, however, some historic elements, such as lath and plaster, sarking boards and the built in cupboard on the first floor; which, whilst not rare, contribute to the character of the building.

4.7 SIGNIFICANCE OF THE BUILT FABRIC



GROUND FLOOR

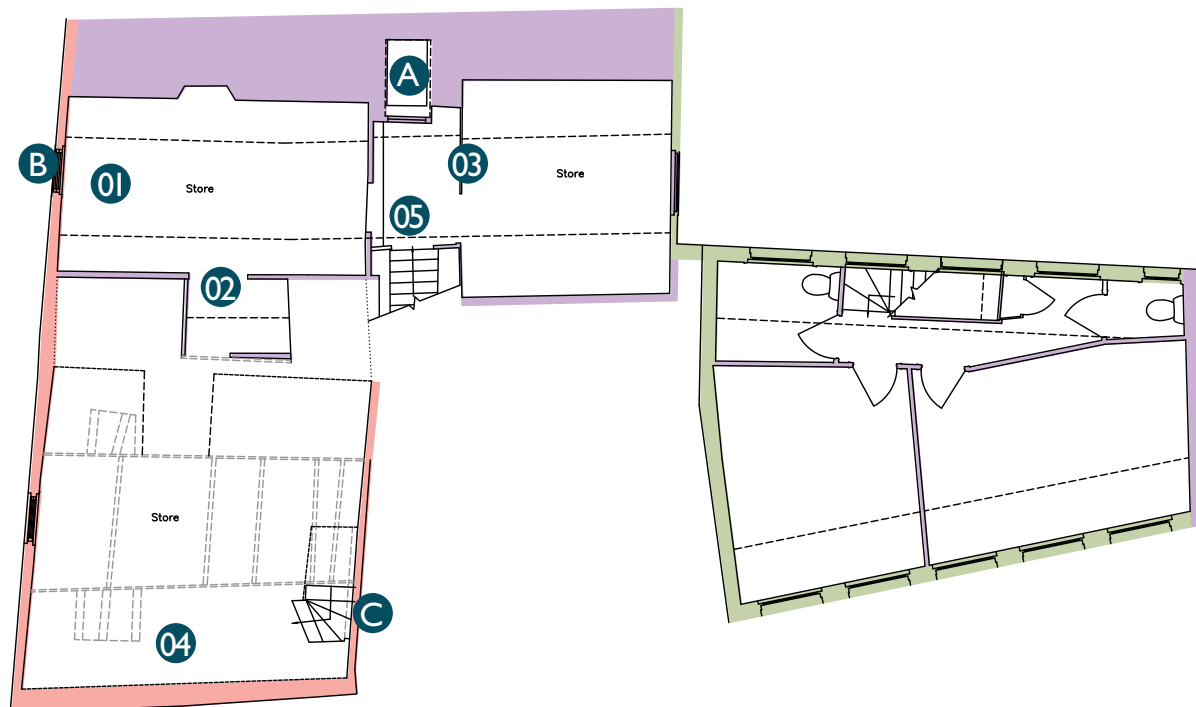




- High
- Medium
- Low
- Neutral
- Intrusive

- 01 Floor raised in this room
- 02 Plaster and lath walls and ceilings
- 03 Historic floorboards
- 04 Concrete floor
- 05 Infilled fireplace
- 06 Contains historic sarking boards (should be retained)
- A Historic fitted cupboard. Historic doors partially retained but blocked by raised floor and so have been removed (stored inside cupboard)
- B Window high significance
- C No lath and plaster on this wall

## FIRST FLOOR



- High
- Medium
- Low
- Neutral
- Intrusive

- 01 Plaster and lath walls and ceiling
- 02 Sarking boards and historic crank tie
- 03 Panelling
- 04 Some evidence of plaster and lath ceiling but mostly lost
- 05 Sarking boards

- A Modern
- B Historic sash window altered so it is partly hinged
- C Visible timber frame

## SECOND FLOOR



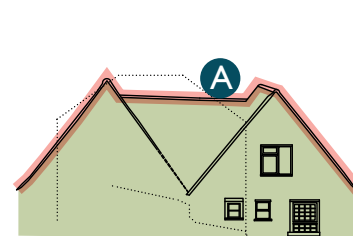
SOUTH



NORTH



WEST



EAST

- High
- Medium
- Low
- Neutral
- Intrusive

A Roof profile is high significance

## ELEVATIONS



## 5 HERITAGE IMPACT ASSESSMENT

### 5.1 CRITERIA FOR ASSESSMENT

The following section is intended to assess the impact of the alterations to the site and its setting. This assessment is based on the archival research conducted for this report, discussion with the local Planning Officer and Historic Buildings and Areas Officer, alongside a review of the design proposals. The impact will be assessed on both the locally listed building and the Conservation Area.

The level of impact will take into account the significance of the heritage asset and the surrounding buildings and spaces, in order to weigh this against the level of change and conclude with a level of impact. The impact will be assessed based on the following criteria:

Magnitude of Impact	Definition
<b>High Beneficial</b>	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
<b>Medium Beneficial</b>	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
<b>Low Beneficial</b>	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
<b>Neutral</b>	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
<b>Low Adverse</b>	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
<b>Medium Adverse</b>	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
<b>High Adverse</b>	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

## 5.2 PROPOSALS

The site is currently in A1 use as a charity shop. The proposals seek to redevelop the buildings with a change of use to create a café space at ground floor level, with seven one bed residential units at first and second floor level, and to the rear of the ground floor. This will require the removal of a substantial amount of existing fabric behind the St. Nicholas Street and Culver Street façades, which currently comprises retail and storage space as well as the existing central staircase. The existing east and south elevations fronting St Nicholas Street and Culver Street respectively, are to be retained, though a new dormer roof is proposed on the northern side of the west elevation. This will be set back and will mimic the existing central roof in height and materials. In addition, a number of new window openings are proposed within the south-east end of the Culver Street elevation. Two rooflights are also proposed for insertion into the south side of the roof fronting Culver Street.

A number of existing walls within the ground and first floor are to be partially retained, notably the central spine wall of 5-6 St Nicholas Street. Though the retained walls will require some steel reinforcement. A new two storey structure is to be constructed in the north-east corner of the site, and the existing single storey wing fronting Culver Street will be extended to add an extra storey. Behind the façades fronting St Nicholas Street and Culver Street the existing floors will be removed and the floor levels of the building reordered slightly to create level access across each floor and to bring the heights of the rooms in line with fire and building regulations.

New dividing walls, services, bathroom, kitchens, and new ventilation and extraction services for the proposed café are to be inserted into the building to facilitate the formation of the café and residential units.

Access to the proposed residential units will be gained via a new stair core and lobby area at the core of the building, which will replace the existing central staircase.

The location of the site prevents the creation of vehicular parking close to the site. However, a small area of open space located at the northern end of the site, and linking with the existing alley leading from the High Street will be utilised to provide bicycle parking facilities. Further cycle parking will be provided inside the ground floor lobby area which will link to the rear yard..

## 5.3 HERITAGE IMPACT ASSESSMENT

### 5.3.1 EXTERNAL ELEVATIONS

#### Significance of the Built Fabric

The external elevations fronting St Nicholas Street and Culver Street are the most significant feature of the building, and make an importance contribution to the surrounding streetscape and the wider Conservation Area. The building is a rare survival of a jettied timber framed building within the town centre, in addition to bringing visual interest to the streetscape and roofline of Culver Street and St Nicholas Street. This is enhanced by attractive key features such as the large first floor window and ground floor shop fronts. The south frontage to No.60 Culver Street which makes up the rear of the building is of lower significance.

#### Proposed change, Mitigation and Impact

The proposals seek to retain the St Nicolas Street and Culver Street façades, along with a scheme of considered repair to these elevations. A new blind dormer roof is to be inserted onto the northern side of the west elevation. The single storey building to the rear of 5-6 St Nicholas Street will be extended upwards to add an additional storey, and the intrusive ground floor windows from No.60 Culver Street are to be removed and replaced with large windows

which reflect the spacing of those above. A new door is to be inserted into the ground floor shop front of the northern range of 5-6 St Nicholas Street. Finally, a pair of rooflights are to be inserted into the southern side of the pitched roof of 5-6 St Nicholas Street.

#### Overall Impact

The proposed alterations seek to retain the key elevations of the building in a broadly unaltered form. The most significant alteration being proposed is the addition of a dormer roof to the west elevation. This will slightly alter the distinctive roof line of the west frontage. However, the dormer is to be set back and has been designed to match the height and tiled finish of the existing central link roof so that it will be inkeeping in appearance but will remain subservient to the historic gables. This is considered to have a low adverse impact on the west elevation.

It is proposed to add an extra storey to the rear of 5-6 St Nicholas Street. This will remove two of the existing ties from the south elevation of the building, and raise the height of the currently single storey roofline. This will obscure the exposed timber frame from the rear of the south range of 5-6 St Nicholas Street.

This will also require the removal and replacement of the existing window from the Culver Street elevation. The existing window is in poor condition and the new window will copy the design of the existing so the design is retained as part of the elevation whilst allowing for the installation of double glazing which will be more sustainable and offer better soundproofing.

The proposed removal of the intrusive ground floor windows from No.60 Culver Street has a low beneficial impact. Though it does not restore the historic appearance of the building, the proposed windows take reference from the scale and spacing of existing historic windows in their design and will be broadly similar to the original windows shown on the 1897 drawings.

The proposed conservation rooflights in the south elevation, which are commonly used for this type of development, will alter the historic roof somewhat, though the angular roof profile will be unaltered. The roof is highly visible from Culver Street and Long Wyre Street and as such this alteration will be noticeable within the Conservation Area, particularly when the rooms below are illuminated. However, this alteration allows additional light into the interior and facilitates the creation of habitable spaces within the roof enabling the viable reuse of the building.

Though the alterations to the roof and the extension of the single storey section of the building will have a low adverse impact on the locally listed building, this is outweighed by the benefits gained by repairing a building which is currently in poor condition and restoring it to sustainable active use. This will facilitate the long term maintenance and survival of the historic fabric. The benefits to the long term future of the building are deemed to outweigh the less than substantial harm to the locally listed building.

### 5.3.2 NEW BUILD STRUCTURE

#### Significance of the Built Fabric

The existing rear extension in the north-west corner of the site was added during the 20th century. It fills in the formerly open yard to the rear of the building as well as truncating a historic first floor window on the rear of the northern range of 5-6 St Nicholas Street. It is considered to be generally neutral significance, though the division of the rear window is intrusive.

#### Proposed change, Mitigation and Impact

The proposed new build structure is to be located to the rear of the building, in the location of the existing retail area and roof terrace. The removal of this later extension will facilitate the reinstatement of the rear window which is currently divided by the flat roof, and recreate a historically open space to the rear of the building, albeit if only as a

small portion of the original yard. The proposed new building will abut the rear of No.60 Culver Street and requires the removal of the rear wall at first and second floor level. It will not be taller than the surrounding historic buildings, though it will overlook an adjoining roof terrace belonging to another building.

#### Overall Impact

The proposed new building will remove a later extension which is considered to be of generally neutral significance, though it intrudes on the rear elevation of 5-6 St Nicholas Street by cutting through a historic first floor window. The new building will be taller than the existing single storey extension, though it will occupy a smaller footprint, allowing for the recreation of a historically open space to the rear of the building as well as facilitating rear access and storage for bicycles from the High Street to the north.

Though some historic fabric will be lost from the removal of the extension and the rear wall of No.60 Culver Street, this is mitigated by the reinstatement of the rear window of 5-6 St Nicholas Street, the creation of an albeit small area of open space within the site, and the regeneration of the building for new residential uses. This will facilitate the continued survival and maintenance of the historic fabric of the surrounding buildings. Overall this is considered to have a neutral impact on the heritage values of the site.

### 5.3.3 INTERNAL ALTERATIONS

#### Significance of the Built Fabric

Internally, the building has undergone substantial reordering and alterations to the historic floorplan. This has been completed to remove and reorder the floor levels inside 5-6 St Nicholas Street and has also involved the insertion of numerous stud partition walls. Although in the main building a few original walls appear to remain, most of the heritage features and decorative finishes have been lost or altered by the later partitioning/reordering. Generally, the interior finishes are considered to be of neutral significance. There

are, however, some historic elements, such as lath and plaster and sarking boards, which, whilst not rare, contribute to the character of the building as do the built in cupboard on the first floor and the surviving blocked fireplaces. The interior spaces of the building are generally of low significance. The principal rooms are located on the western side of the first floor, overlooking St Nicholas Street, as these broadly preserve their historic proportions and characterful features such as the large west window.

#### Proposed change, Mitigation and Impact

The proposals seek to remove the floors and some of the internal walls inside Nos.5-6 St Nicholas Street. The floors will then be reinstated to create rooms of sufficient height for residential accommodation. The central staircase is to be removed and a new lobby and stair core inserted in its place. The east staircase from No.60 Culver Street is also to be removed, as are the front staircases from the first and second floors of 5-6 St Nicholas Street.

#### Overall Impact

The proposed internal alterations are extensive, and seek to reorder the existing floor levels within the building. This will result in the loss of a substantial amount of historic fabric, most notably the removal of the historic, though not rare, plaster and lath ceilings observed within the first and second floor of 5-6 St Nicholas Street. It is noted that the existing floor levels have been altered, particularly on the first floor where historic works to raise the floor level in the south-west corner room has truncated the existing built in corner cupboard. The impact on the heritage values of the building could be mitigated to a degree through recording if required. The removal of the floors will create habitable living spaces inside the building. This will facilitate the continued survival and maintenance of the remaining historic fabric and the buildings as a whole.



The proportions of principal first floor rooms to the front of 5-6 St Nicholas Street are to be preserved and in the case of the south-west first floor room, the floor will be reinstated to its historic floor level, allowing the original cupboard to be reinstated if possible. Therefore, the removal of the floors is considered to ultimately result in a low adverse impact overall.

The walls proposed for removal are mostly later partitions of neutral value and therefore, their removal will have a neutral impact. Where original walls are to be removed, this is mostly to create new door openings between the proposed units and comprises only a minor loss of historic fabric. A low adverse impact is asserted.

### 5.3.4 IMPACT ON THE CONSERVATION AREA

#### Significance of the Built Fabric

The former Jacks Store is included on the draft local list for Colchester, which recognises non-designated heritage assets that are of importance to the character and history of the town. The site, in particular the west and south elevations, makes an important contribution to the Conservation Area and the character of the wider streetscape. The jettied frontage and distinctive angular roofline are key features which bring visual interest to the area and illustrate the historic appearance of the town centre.

#### Proposed change, Mitigation and Impact

The proposed alterations seek to retain the key elevations of the building in a broadly unaltered form. The most significant alteration being proposed is the addition of an extra storey to the rear of 5-6 St Nicholas Street. Which will raise the height of the currently single storey roofline and obscure the exposed timber frame from the rear of the south range of 5-6 St Nicholas Street.

#### Overall Impact

The majority of the proposed alterations are concentrated on the interior and rear of the site. The proposed new building to the rear will be concealed from view from outside the site and the proposed extension to the single storey building fronting Culver Street is considered to have a negligible impact on the Conservation Area. The proposals for the exterior seek to retain the key elevations of the building, and retain the attractive shop frontages, and first floor windows. The striking roofline remains unaltered. The proposals are considered to have a neutral impact on the setting of the site and the wider Conservation Area.

### 5.4 CONCLUSIONS AND RECOMMENDATIONS

Jacks is a locally listed building located in the Colchester Conservation Area. The proposals seek to restore the building, much of which is currently in a state of disuse, to viable long-term use as a café and residential apartments. The repurposing and accompanying repairs of the building will provide a sustainable future for the significant elements of the building, ensure their future maintenance and will enhance the Conservation Area by securing the survival of an attractive and historic timber framed building close to the town centre. This will however, require substantial internal alteration as well as covering over or removing historic fabric. Given that extensive alteration is thought to have taken place within the interior, much of the existing internal fabric is considered to be of neutral heritage value. However, a number of historic features including fireplaces, lath and plaster walls and ceilings, sarking boards and a historic built in cupboard have been identified by the local Historic Buildings Officer and are considered to be of some heritage value at a local level in contributing to the character of the building.

Some of this historic fabric, particularly the plaster and lath ceilings will be lost during the removal of the floors, and as such, in order to ensure that what survives of the historic character of the interiors, deriving from the lath and plaster

walls, sarking and so on should be preserved as far as possible. Should additional historic fabric be uncovered during works to the building, it should be assessed regarding its significance, and recorded or restored appropriately.

Externally, the proposals seek to retain the visible elevations of the building. The most significant alteration being the addition of a dormer roof to the northern side of the west elevation and the extension of the south elevation to include an additional storey to the existing building fronting Culver Street. Two rooflights and a new entrance door into the existing retail space are also proposed. Though some loss of historic fabric is acknowledged from the alterations to install the roof lights and the first floor extension, the principal elements of the external elevations, namely the white rendered frontage, the angular roof line and distinctive fenestration, are to be retained. The existing intrusive windows to No.60 Culver Street are to be replaced with more appropriate window openings. The low adverse impact resulting from the alterations to the roof line of 5-6 Nicholas Street will be mitigated by ensuring the long term sustainable use of the building through creation of usable residential spaces on the second floor. Therefore, the proposals are considered to have a neutral impact on the building, and on the Conservation Area.

The proposed new build to the rear will remove an existing later extension, and restore a small area of open yard to the rear of the building. This will also facilitate the restoration of the rear window to 5-6 St Nicholas Street which is currently intruded upon by the roof terrace. The new structure will not be visible from St. Nicholas Street or Culver Street and is considered to have a neutral impact on the setting of the building or the Conservation Area.

It is recommended that following any changes made to the building, that a copy of the building plans, along with any accompanying reports should be entered into the local archives to ensure that the historic development of the building is recorded.

## 6 BIBLIOGRAPHY

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'Jacks, 5-6 St Nicholas Street', Colchester Historic Buildings Forum, [http://colchesterhistoricbuildingsforum.org.uk/drupal/featured\\_buildings\\_gallery?page=1](http://colchesterhistoricbuildingsforum.org.uk/drupal/featured_buildings_gallery?page=1)

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# APPENDIX A: LOCAL LEGISLATION

## LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY - DECEMBER 2008

### SDI Sustainable Development Locations

Colchester Borough Council will promote sustainable development and regeneration to deliver at least 14,200 jobs between 2001 and 2021 and at least 19,000 homes between 2001 and 2023.

Throughout the Borough, growth will be located at the most accessible and sustainable locations in accordance with the Settlement Hierarchy below and the Key Diagrams.

Development proposals will be expected to make efficient use of land and take a sequential approach that gives priority to accessible locations and previously developed land (PDL).

Proposals should seek to promote sustainability by minimising and/or mitigating pressure on the natural, built and historic environment, utilities and infrastructure, and areas at risk of flooding.

In support of Colchester's aim to be a prestigious regional centre, the Borough Council will promote high quality design and will focus on enhancing the character and quality of the Town Centre, the Regeneration Areas and key Gateways to Colchester. Development in Colchester Town will be primarily focused on the following broad locations:

- Town Centre
- North Growth Area
- East Growth Area
- South Growth Area
- Stanway Growth Area

The Council will also seek to sustain the character and vitality of small towns, villages and the countryside, and development will be expected to achieve a high standard of design, sustainability and compatibility with local character.



## CE2a Town Centre

To promote Colchester as a prestigious Regional Centre, the Borough Council will encourage economic development and regeneration in the Town Centre. Main Town Centre uses, including retail, offices, leisure and cultural facilities, should take a sequential approach that gives priority to the regeneration of the Town Centre, followed by the Urban Gateways and the Town Centre Fringe. Accordingly, the Council will seek to deliver over 67,000sqm of net retail floor space and 40,000sqm of gross office floor space in the Town Centre, Urban Gateways and Town Centre Fringe from 2006 to 2021.

To support Colchester's role as a prestigious regional centre the Council will seek to deliver more attractive public spaces and streetscapes in the Town Centre.

The Town Centre Core contains important historic character which must be protected and enhanced by all development. Retail and cultural developments will be focused on the Town Centre Core. The Council will also encourage developments that create safe and attractive public spaces and a more balanced night time economy.

## DEVELOPMENT POLICIES

### DPI Design and Amenity

All development must be designed to a high standard, avoid unacceptable impacts on amenity, and demonstrate social, economic and environmental sustainability. Development proposals must demonstrate that they, and any ancillary activities associated with them, will:

- (i) Respect and enhance the character of the site, its context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, proportions, materials, townscape and/or landscape setting, and detailed design features. Wherever possible development should remove existing unsightly features as part of the overall development proposal;
- (ii) Provide a design and layout that takes into account the potential users of the site including giving priority to pedestrian, cycling and public transport access, and the provision of satisfactory access provision for disabled people and those with restricted mobility;
- (iii) Protect existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight;
- (iv) Create a safe and secure environment;
- (v) Respect or enhance the landscape and other assets that contribute positively to the site and the surrounding area; and
- (vi) Incorporate any necessary infrastructure and services including recycling and waste facilities and, where appropriate, Sustainable Drainage Systems (SuDS), and undertake appropriate remediation of contaminated land. For the purpose of this policy ancillary activities associated with development will be considered to include vehicle movement.

## DP6 Colchester Town Centre Uses

A balance will be maintained between retail and non-retail uses in Colchester Town Centre to retain its vitality and viability. Within the Inner and Outer Cores of the Town Centre (as defined on the Proposals Map) the primary retail focus will be encouraged and maintained. Within the Town Centre Mixed Use Areas (as defined on the Proposals Map) surrounding the Inner and Outer Cores, a wider range of uses will be supported in accordance with the requirements of Policy CE2 in the Core Strategy.

- (a) In the Inner Core the Council will seek to maintain a high level of retail use with at least 85% A1 retail use on each street frontage. Alternative appropriate non-retail uses, particularly A3 uses will also be supported provided that they contribute to the vitality of the Town Centre and would result in: no more than 15% of the street frontage being used for non-retail purposes; no more than two consecutive non-retail uses in the street frontage; and, no loss of active street frontage.
- (b) In the Outer Core a greater mix of retail and non-retail uses is appropriate. The Council will seek to maintain at least 50% retail use on each street frontage. Alternative appropriate non-retail uses, particularly A2, A3 and D1 uses will also be supported provided that they contribute to the vitality of the Town Centre and would result in: no more than 50% of the street frontage being used for non-retail purposes; no more than three consecutive non-retail uses in the street frontage; and, no loss of active street frontage.
- (c) In the Town Centre Mixed Use Areas appropriate uses will be supported where the proposal will: contribute to the design quality, activity levels and character of the area; complement other uses on the frontage; and, have no significant adverse impact on neighbourhood amenity.

Within the Town Centre support will also be given to bringing upper floors back into use, particularly for C3 residential purposes and B1 business uses. Proposals relating to the ground floors must maintain access to upper floors and not prejudice their effective use. Proposals that result in the loss of residential accommodation in the Town Centre will only be permitted where there are proven over-riding planning benefits.

### DPII Flat Conversions

Proposals for the conversion and sub-division of existing premises into flats and other self-contained residential units will be considered having regard to the intensity of the use proposed and the accessibility of the location to shops and other services. Within the defined settlement boundaries, proposals will be supported provided that:

- 1 the proposal is not for the conversion of an existing property with a gross floor area of less than 110 square metres;
- 2 the conversion will not be detrimental to the appearance of the building by reason of unsympathetic additions or alterations;
- 3 appropriate provision is made for parking, private amenity space and refuse storage facilities, in a visually acceptable manner;
- 4 the proposal will not either in isolation or because of the cumulative impact be detrimental to the character or amenity of the street frontage;
- 5 the internal layout minimises possible noise disturbance and/or overlooking to the immediate neighbours; and
- 6 the proposal will not result in an unsatisfactory living environment for prospective occupiers.

### DPI4 Historic Environment Assets

Development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains. Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. Support will be given to the provision of creative and accessible interpretations of heritage assets.

Conservation of the historic environment will also be ensured by:

- (i) Identifying, characterising, protecting and enhancing Conservation Areas;
- (ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;
- (iii) Preserving or enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features which contribute to the heritage of the Borough; and

(iv) Known sites of archaeological importance will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.

Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, so that sufficient information is provided to assess the impacts of development on historic environment assets together with any proposed mitigation measures.



# **JACKS**

*Est.*  
**1946**