

PURCELL

Westwood Park, Little Horksley, Essex

NORTHERN COURTYARD: HERITAGE STATEMENT

Issue 1
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CONTENTS

1	INTRODUCTION	5	6	LEGISLATION AND GUIDANCE	29
			6.1	National Planning Policy Framework	29
2	SITE DESCRIPTION	6	6.2	Local Legislation	30
2.1	Westwood Park House	9	6.3	Heritage Guidance	31
2.2	Northern Courtyard	9			
3	SETTING AND CONTEXT	12	7	HERITAGE IMPACT ASSESSMENT	32
3.1	Setting	12	7.1	Criteria for Assessment	32
3.2	Designated Heritage Assets	13	7.2	Proposed Works	33
3.3	Views	14	7.3	Impact Assessment for the Proposed Alterations	34
			7.4	Conclusion	34
4	HISTORICAL DEVELOPMENT	16	8	BIBLIOGRAPHY	35
4.1	Summary of Historical Development	16			
4.2	Historical Development Plans	17			
5	STATEMENT OF SIGNIFICANCE	22			
5.1	Assessing Significance	22			
5.2	Summary Statement of Significance	23			
5.3	Assessment of the Heritage Values	24			
5.4	Significance Plans	26			

APPENDICES

Appendix A:	Listing Description	37
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I INTRODUCTION

This document forms a Heritage Statement to accompany the Listed Building Consent application for the removal of the existing internal corridor and external walkway at the southern end of the northern courtyard of Westwood Park and their replacement with a new partially glazed walkway.

Westwood Park is Grade II* listed. The estate was developed by the Lynne family in the seventeenth century, substantially altered in the early and mid-nineteenth century and in 1908 with further changes throughout the twentieth century.

The National Planning Policy Framework requires that an assessment of significance of a heritage asset should be provided whenever a planning application is submitted for works to a listed building, such as Westwood Park. This report has been prepared in accordance with the guidance published by Historic England (*Conservation Principles, Policies and Guidance for the Historic Environment*, 2008). It has been written following a site visit, desk-based and limited archival research in Essex Record Office.

A detailed Statement of Significance for the whole of the Westwood Park estate has previously been submitted to Colchester Borough Council. This document reproduces the summary historical development and relevant parts of the statement of significance. This report specifically assesses the impact of the proposed changes to create the new southern walkway on the significance of the listed building. It is intended that the corresponding parts of the eastern and northern walkways will form part of a separate application. This application for the southern walkway is being made as works permitted under a separate consent (152240) to form a new kitchen are already underway.

This report has been prepared by Rowenna Wood MA(Cantab), MA, Senior Heritage Consultant, and Helen Warren BA(Hons), Assistant Heritage Consultant, of Purcell conservation architects and heritage consultants.

2 SITE DESCRIPTION

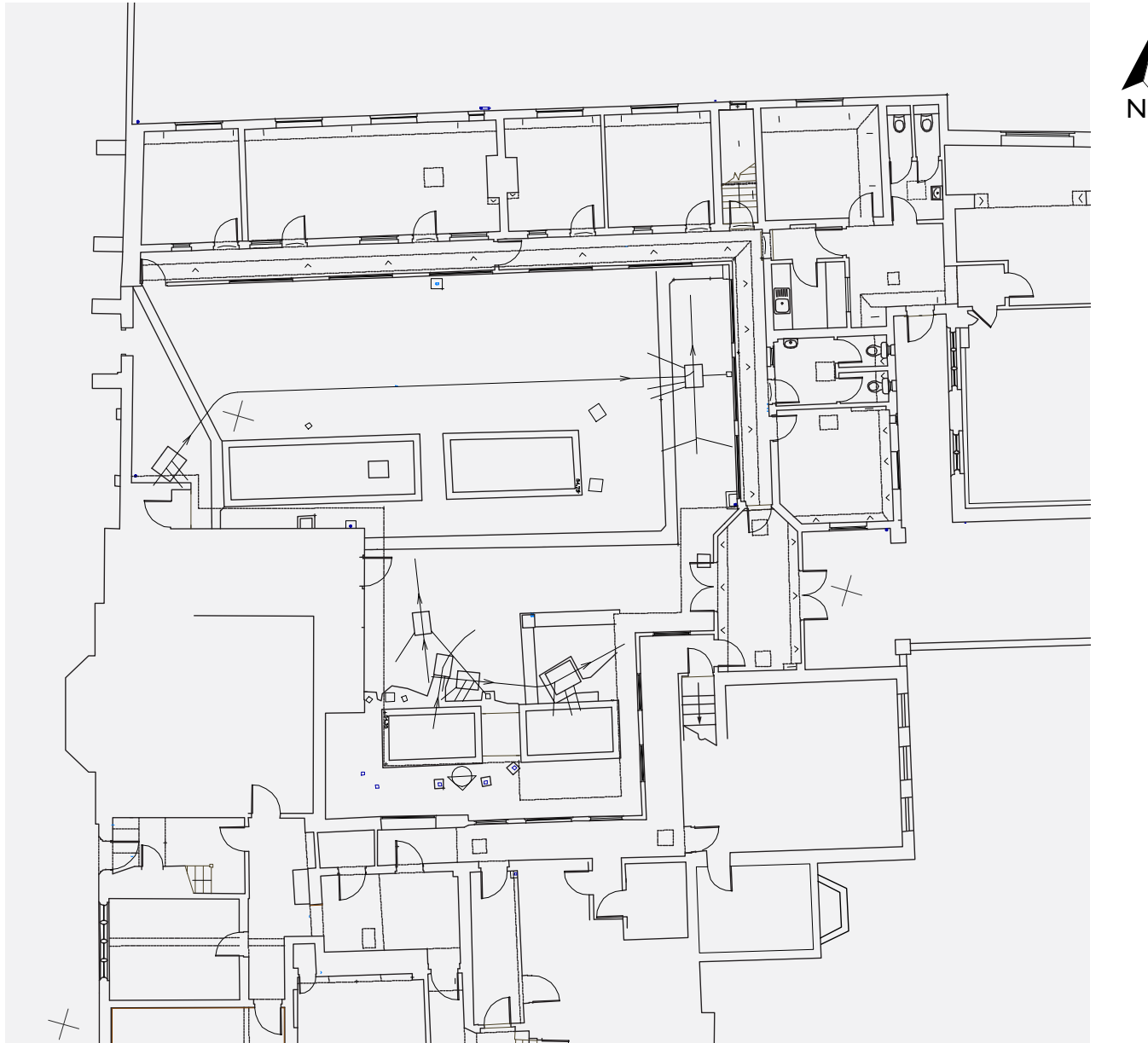


Plan showing location of Westwood Park (Basemap © 2016 Infoterra Ltd & Bluesky and © 2016 Getmapping plc)



Plan showing site of the northern courtyard as existing (Basemap © 2016 Infoterra Ltd & Bluesky and © 2016 Getmapping plc)

2 SITE DESCRIPTION



Plan of the northern courtyard as existing

Westwood Park is located between the villages of West Bergholt and Little Horkesley, approximately 3.5 miles north-west of Colchester. It is accessed via one of the three drives off the London Road. The North and South Lodges are, however, in separate ownership.

2.1 WESTWOOD PARK HOUSE

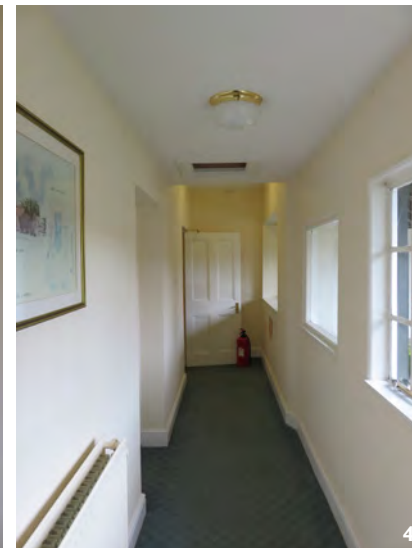
Westwood Park is a two storey house with attics and a small basement. It is built of red brick with stone dressings and red clay tile roofs and is characterised by its Dutch gables, octagonal chimney stacks and mullioned and leaded windows.

Internally the principal rooms are generally located towards the southern end of the house and mostly decorated with moulded ceilings, oak panelling and carved oak fireplaces in the Jacobean style. It is said that some of the carving and panelling came from Great Horkesley church. One of the principal ground floor rooms and some of the first floor bedrooms are decorated in a neo-classical style. The northern end of the building includes later additions and walkway.

The two storey block to the north-east is built of red brick with red tile details and was designed in a more Arts and Crafts style. The north side of the main house is a composite façade of different additions of differing heights and styles with a single storey enclosed corridor running along much of it. To the north-east is a single storey L-shaped building with a large rectangular red brick block attached to the east, known as the coach house.

2.2 NORTHERN COURTYARD

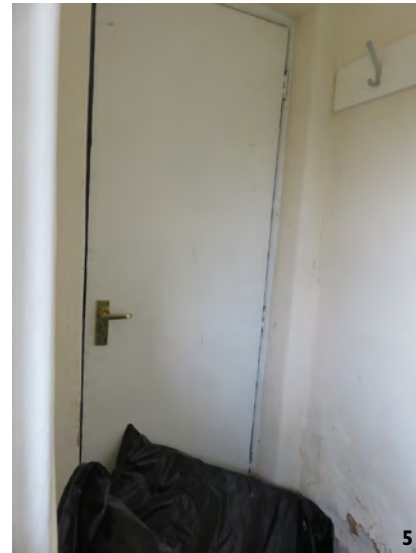
The site comprises the northern wall of Westwood Park between the former Billiards Room to the west and the Arts and Crafts block to the east. The western part of the wall is thicker and relates to the gabled roof above. The remainder of the wall, including the eastern return, and also the external walkway at the western end were added after 1987.



- 1 Southern end of the Northern Courtyard
- 2 Eastern return in front of the Arts and Crafts block
- 3 Internal corridor looking east
- 4 Internal corridor looking west

2 SITE DESCRIPTION

To the west there is a single storey lean-to attached to the c.1907 block added by Hill that contains the former Billiards Room at the ground floor level. The lean-to was probably built at the same time, forming a wrap-around structure with the WC to the north of the Billiards Room. It is built of red brick with a plain tile roof. Internally it has a tiled floor and comprises two rooms: a store to the south and a boiler room to the north.



- 1 North side of boiler room
- 2 Boiler room and store to the north-east of the former Billiards Room
- 3 Door into store
- 4 Interior of boiler room
- 5 Interior of store adjacent to boiler room

To the north of the site is an L-shaped building enclosing the north side of the courtyard whilst the west side is enclosed by a red brick garden wall. L-shaped building is built of red brick with a combination of red brick and red tile windows cills, overpainted leaded windows and modern casement windows. The original west wall or the eastern range and the southern wall of the northern range has been enclosed with a red brick corridor with modern timber casement windows set under a low pitched roof.



1 West elevation of east wing of the L-shaped range



2 South elevation of the north wing of the L-shaped range

3 SETTING AND CONTEXT



3.1 SETTING

The secluded site is positioned on London road, which runs along the southern edge of Little Horkesley, a small, rural parish situated four miles north of Colchester. The estate is bound between the villages of Great Horkesley to the north-west and West Bergholt to the south east. The land slopes away from the site towards the banks of the River Stour, and the Dedham Vale Area of Outstanding Natural Beauty to the north east.

The house is set within a series of walled gardens and lawns, with the larger historic parkland beyond. Ornamental gardens or 'Pleasure Grounds' are located to the north and north-west of the site, and a terrace extends along the western side of the house facing the west lawn, which is dominated by a Cedar of Lebanon.

To the north of the house is a large Walled Garden, delineated with tall red brick walls, that is unevenly quartered by avenues of fruit trees trained over arches. The paths are laid out in herringbone brick. The south-east corner of the Walled Garden currently contains temporary gardener's accommodation.

The Kitchen Garden with glasshouses is located to the north-west of the Walled Garden.

- 1 Gardens to the north of the house from the roof with the Walled Garden closest and the Ornamental Pond and the Kitchen Garden beyond
- 2 Walled Garden from the north showing the fruit tree walk
- 3 Former glasshouse wall in the Walled Garden

3.2 DESIGNATED HERITAGE ASSETS

Westwood Park is a Grade II* listed building. The site is situated between the villages of Little Horkesley to the north and West Begholt to the south. The listed buildings on the historic Westwood Park estate together with a couple of nearby listed buildings are given in the table and shown on the adjacent plan.

Number on Plan	Name	Designation
1	Westwood Park	II*
2	North Lodge to Westwood Park	II
3	South Lodge to Westwood Park	II
4	Gates and Quadrant Plan Brick Wall	II
5	Spring House	II
6	Barn to east of Spring House	II
7	Knights Farmhouse	II



Plan showing listed buildings close to Westwood Park (Baseplan © 2015 Infoterra Ltd & Bluesky and Getmapping plc)

3 SETTING AND CONTEXT

Of the other buildings located in what was historically the Westwood Park estate, apart from the main house:

- The North Lodge is a nineteenth century red brick house rising two storeys plus attic with a peg-tiled ridged roof, Dutch gables and parapets. The lodge was largely rebuilt between 1938 and 1940 by Raymond Erith.
- The South Lodge has two storeys plus attic and was built in brick laid in Flemish bond. The roof is ridged with Dutch gables and parapets. The lodge has four diagonally set chimney shafts and pairs of seventeenth century style window cases with hollow chamfers. The lodge was largely rebuilt between 1938 and 1940 by Raymond Erith.
- The Gates and Quadrant plan Brick Wall was installed circa 1905, the eighteenth century style wrought iron gates have attached cresting and scrolled iron spikes set upon brick piers. The scrolls of the gates are bolt-eyed, tendrilled, waterleaved and the assembly is strapped and riveted. The red brick curved wall has fielded sunken panels and a projecting string and stone coping.

3.3 VIEWS

Westwood Park's secluded location means that views of the house cannot be viewed from the road.

The site's location within the northern courtyard means there are no significant views from within the site. The two closest views identified as key views in the separate Statement of Significance for the whole of Westwood Park are shown on the adjacent plan.



View 1 Looking south-west across the Walled Garden

View 2 Looking south down the Grass Walk

The site is obscured in the view (1) of the Walled Garden from the south end of the Kitchen Garden by the fruit tree walk. Only the chimney of the north L-shaped range is visible.

Similarly the site is obscured in the view (2) south along the Grass Walk by the Walled Garden wall.





Plan showing the location of viewpoints (Baseplan © 2015 Infoterra Ltd & Bluesky and Getmapping plc)

4 HISTORICAL DEVELOPMENT

4.1 SUMMARY HISTORICAL DEVELOPMENT

Although possibly an area of Anglo-Saxon activity, the earliest surviving record of Westwood Green dates from 1385-6. The Westwood Estate was developed by the Lynne family in the seventeenth century; a rainwater head dated to 1692 provides a terminus ante quem for the mansion house.

By the early nineteenth century the estate had passed into the hands of Lt-Col Christopher Watson, who took advantage of the enclosure of Westwood Green to expand the estate in 1815. His son-in-law Charles Rooke made significant changes probably in the later 1830s. He relocated the stables from the west of the house to the north-east, altered the drives and gardens accordingly, created a walled garden to the north of the house and made substantial alterations to, if not largely rebuilt, the house. Further changes to grounds and the creation of new entrances to the north and south were facilitated by the purchase of land to the east of the estate before the mid-1870s.

The series of walks through shrubbery and trees and formal flower beds were swept away by Captain William Hill, who purchased the house c.1906. He extended the house and replaced existing outbuildings with a new L-shaped building to the north as well as

dramatically altering the interiors. In the gardens he created a Kitchen Garden and is thought to have extended the Walled Garden, added the steps and terraces to the Ornamental Pond garden replaced the south entrance and introduced a variety of features of historic interest such as the summerhouse and two decorative gates. It is also thought that he added an area of the field to the gardens to form a tennis lawn.

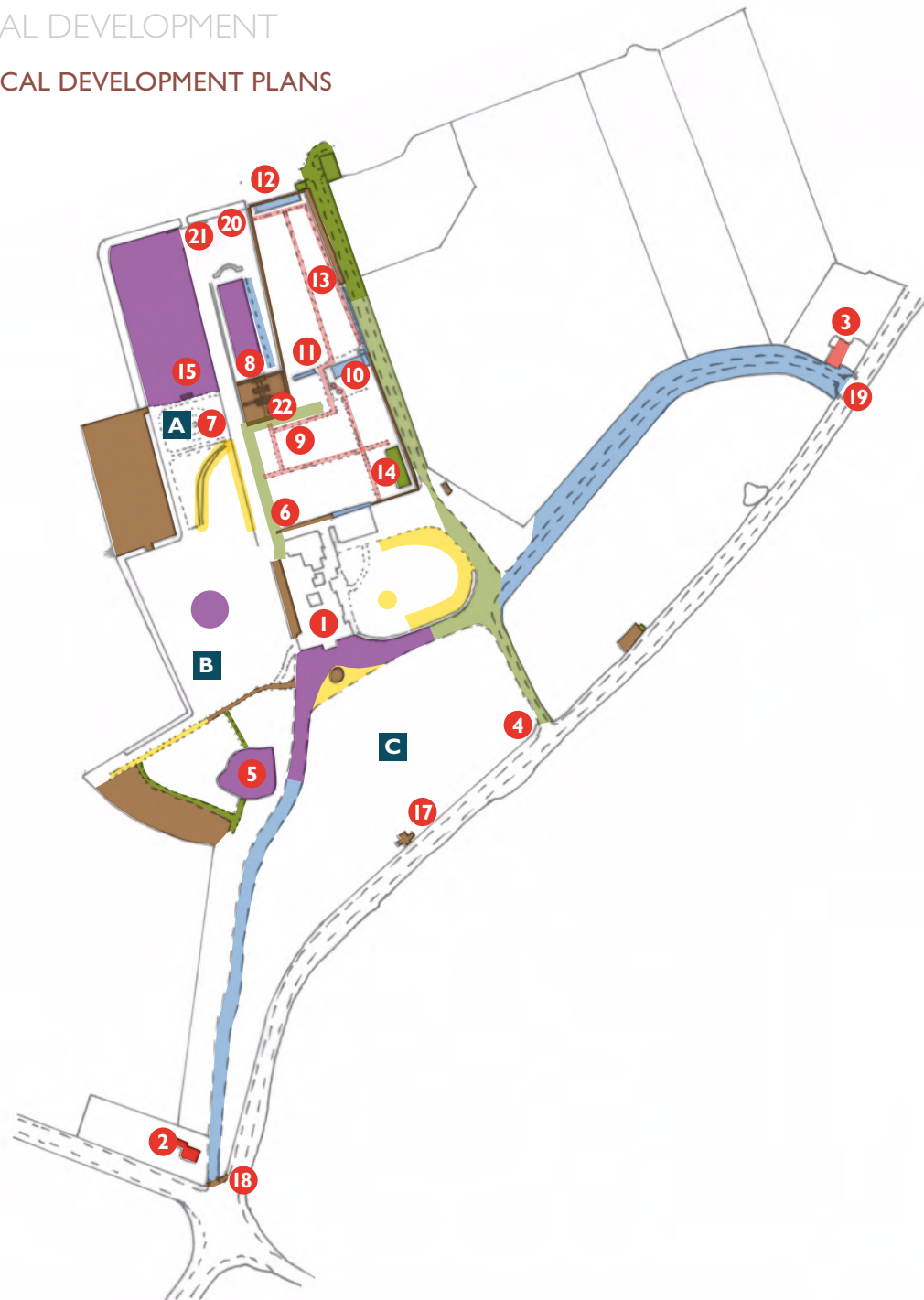
Following his purchase of the estate in 1925, Charles Brocklebank made changes to the house with the addition of a new double height porch and changes to the fenestration. He also replaced the glasshouses in the Kitchen Garden. His widow later married Lt-Col Ogilvy, who commissioned Raymond Erith to rebuild the North and South Lodges in the late 1930s.

The estate was sold to the council in 1950 and used as a care home for the elderly. Subsequently, the house has been extended and adapted internally for commercial use. It has recently been purchased by a family who wish to return the house to predominantly residential use.

A more detailed account of the history of the site can be found in the separate *Statement of Significance* submitted to the Council in December 2015.

4 HISTORICAL DEVELOPMENT

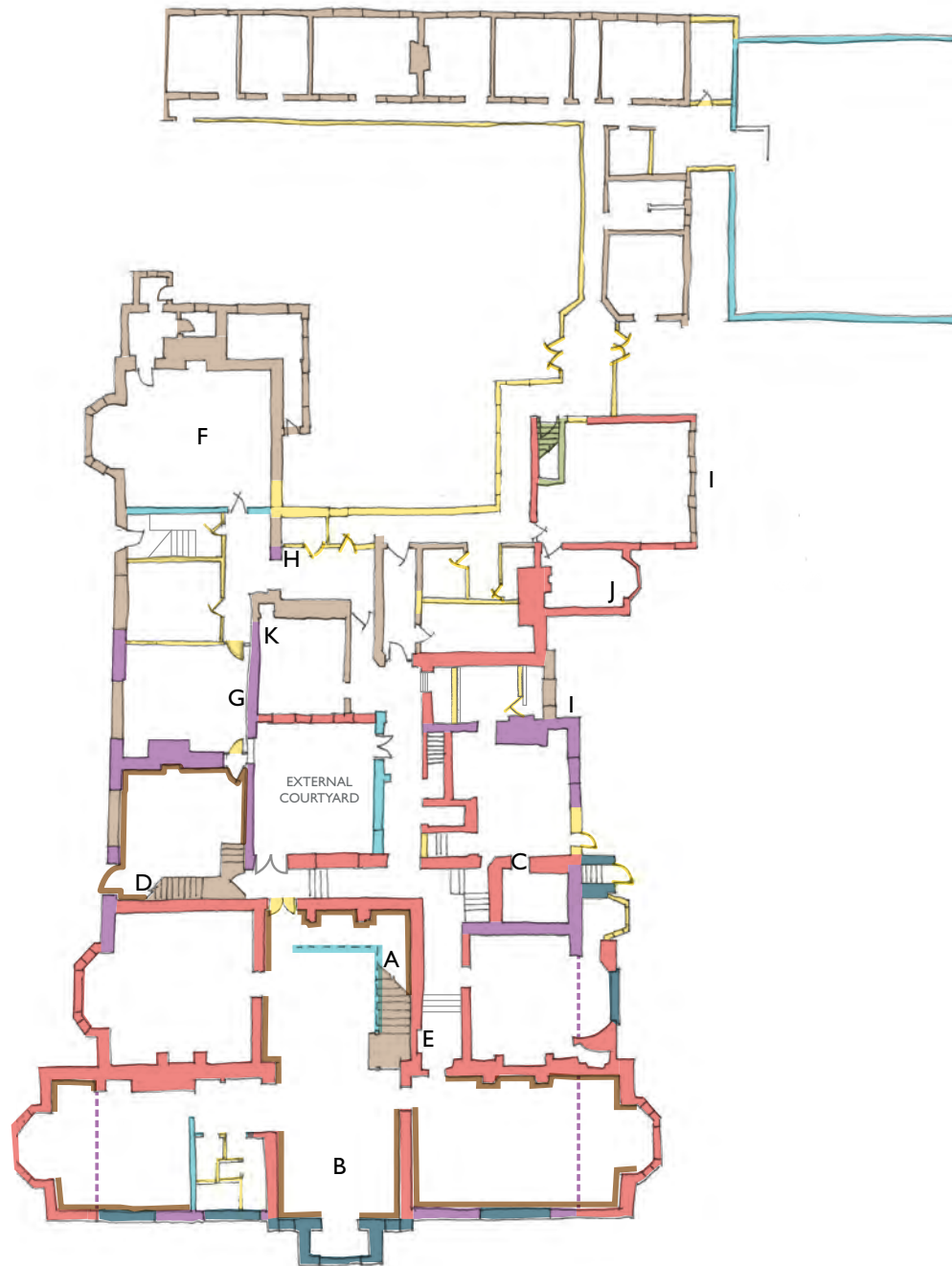
4.2 HISTORICAL DEVELOPMENT PLANS



- Pre-1837
- 1834-1846
- 1834-1876
- 1897-1923
- Probably c.1908
- 1923-1961
- 1938-1940
- Post 1961

- A Circular feature existed in 1875 but the rose garden is probably a late 20th century addition.
- B Planting of the West Lawn has changed periodically but what exists is essentially the c.1908 scheme.
- C South Lawn planting has changed periodically; what survives does not appear to be a particular scheme.

4 HISTORICAL DEVELOPMENT



GROUND FLOOR

- c.19th Century
- Pre-1834 (possibly)
- 1906-1916
- 20th Century
- 1925-1950
- 1930
- Post 1987

- A Staircase installed by Captain Hill but subsequently altered in 20th century
- B Decorative plastered ceiling dates to late 20th century
- C Possible position of Strong room
- D Safe installed underneath stairs
- E Former doorway blocked up
- F Twentieth century plastered ceiling
- G Position of former corridor
- H Location of early brickwork
- I This building formerly extended further east but has been truncated
- J The early brick arches shown on the external elevation in the photograph of the east front, remain in situ and visible within the loft space of this later 19th century extension
- K Former window blocked up

FIRST AND SECOND FLOOR



- c.19th Century
- Pre-1834 (possibly)
- 1906-1916
- 20th Century
- 1925-1950
- 1930
- Post 1987

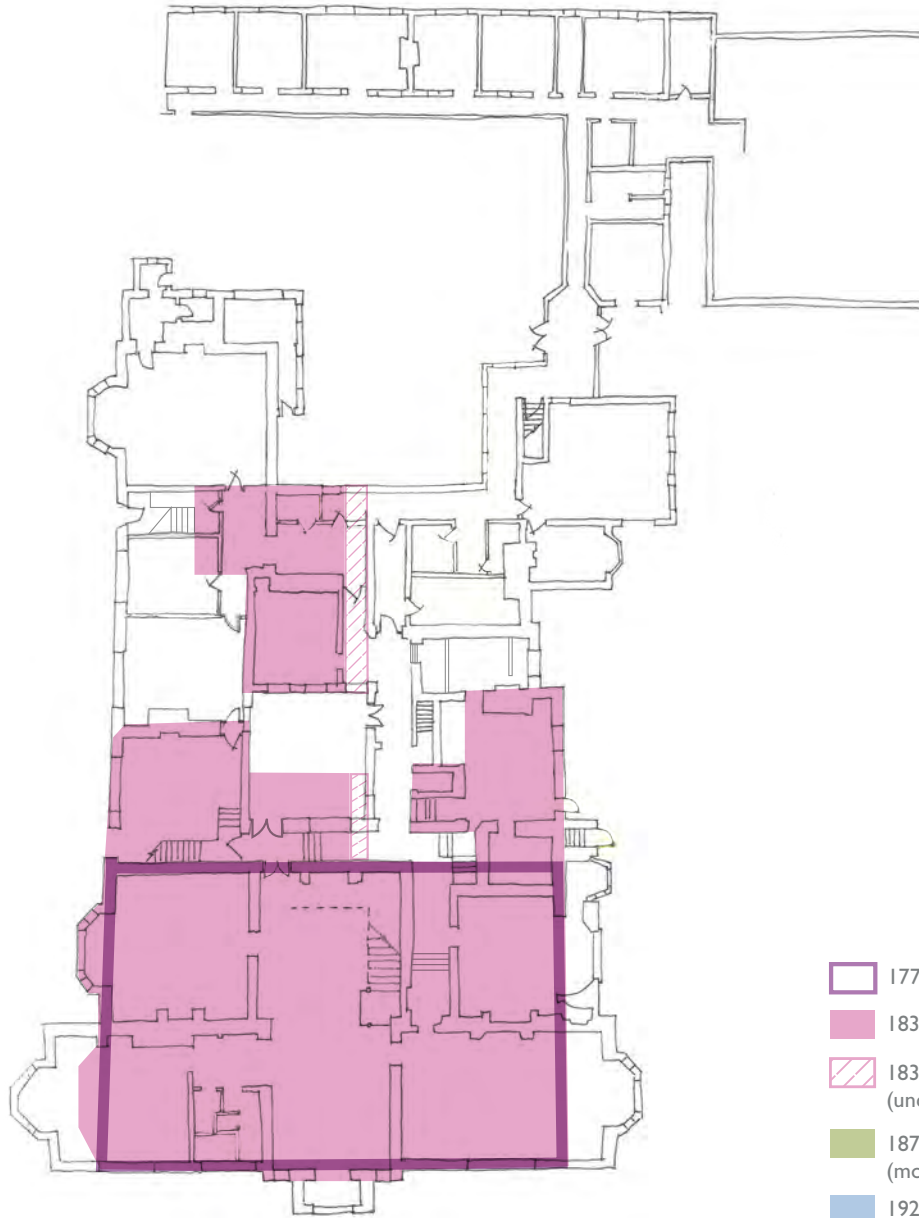
- A Position of former corridor
- B Twentieth century cupola, cornice and ceiling

MEZZANINE

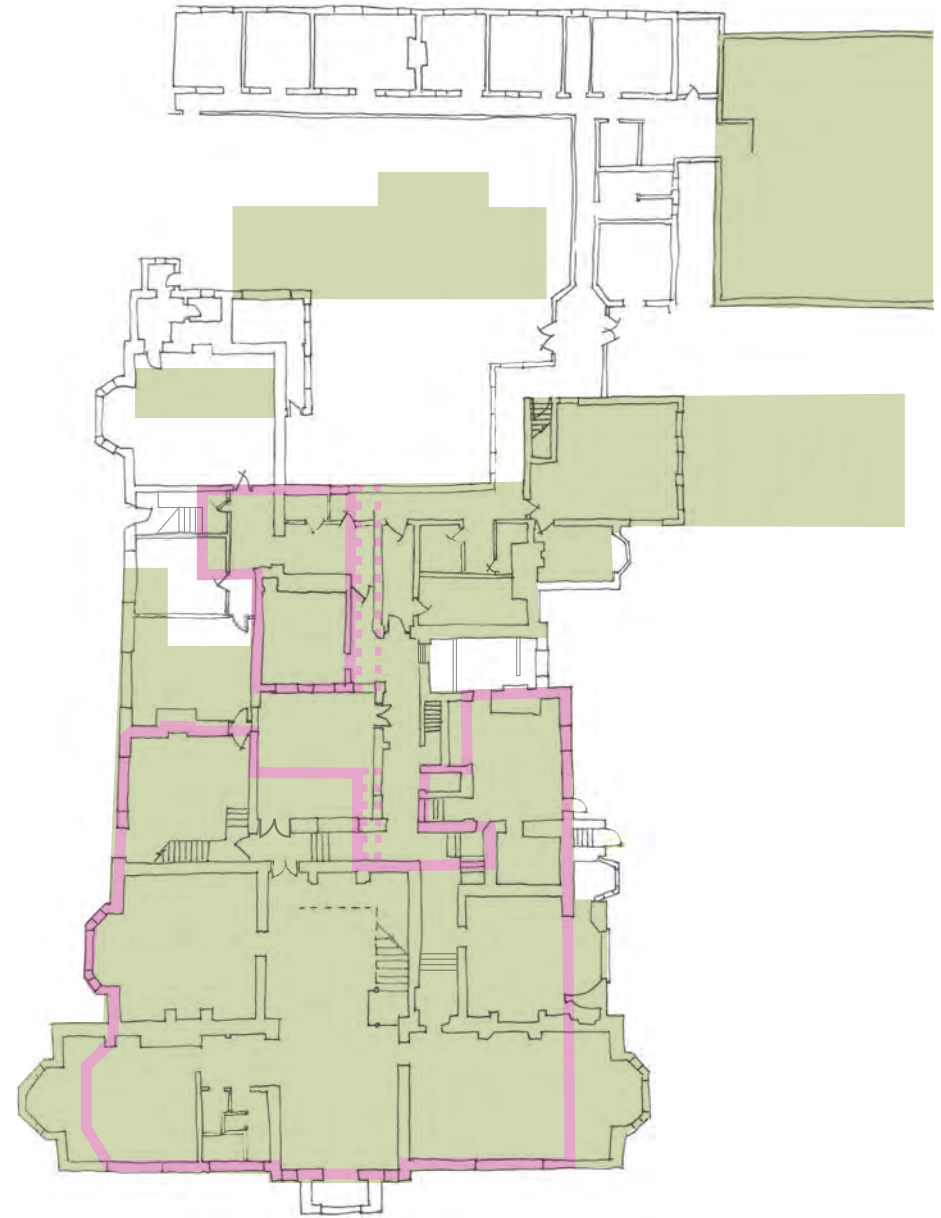






4 HISTORICAL DEVELOPMENT

FOOTPRINT - 1834

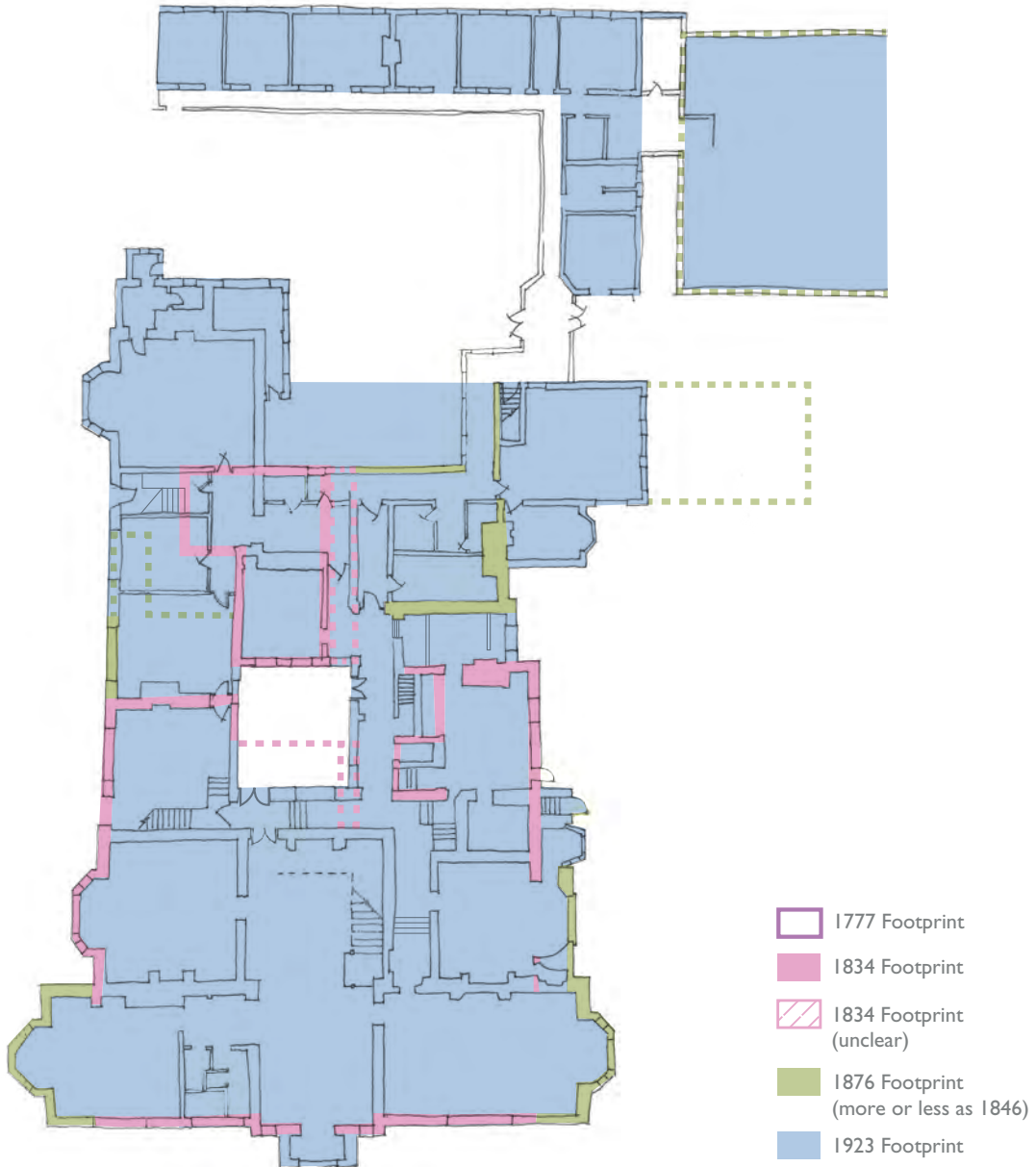


FOOTPRINT - 1876-1906



-  1777 Footprint
-  1834 Footprint
-  1834 Footprint (unclear)
-  1876 Footprint (more or less as 1846)
-  1923 Footprint

FOOTPRINT - 1923



5 STATEMENT OF SIGNIFICANCE

5.1 ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.

This assessment of significance has been based on a site visit, limited archival research and desk-based research. It comprises a summary statement of significance for the whole site, an assessment of heritage values for the relevant areas of the site and a series of significance plans.

Where appropriate reference has been made to the different types of values identified in Historic England's *Conservation Principles, Policies and Guidance*. The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental.

Value	Definition
High	An aspect of value that strongly contributes to the significance of a place. These aspects may be important at a national or even international level. They will have high cultural value and will form an essential piece of the history and meaning of the place. In material terms, they will greatly contribute towards the heritage values. Conservation will be a priority, and alterations would require a defined and compelling need and general consensus and/or demonstration that significance will be considerably enhanced, reinforced or revealed as a result.
Medium	An aspect of value that will have some cultural importance and will make a modest contribution to the significance of a place. Efforts should be made to protect and enhance these aspects, though a greater degree of flexibility is possible than with aspects of high value.
Low	An aspect of value that will make a slight (yet noteworthy) contribution to the significance of a place. In material terms it will still add something to the heritage values, although this contribution may have been compromised by loss or uniformed interventions. A greater capacity for enhancement exists than for items of medium or high value, although a low designation does not necessarily mean that the feature is expendable and any materials change is likely to require consent from the local authority.
Neutral	An aspect that has no discernible value that neither add to nor detracts from the significance of the place. Informed change is likely to be acceptable.
Detrimental	An aspect of the place that detracts from its values and therefore its significance. In material terms, removal of these aspects should be strongly encouraged following the necessary consultation and consent procedures. These may be elements that have been added more recently that have been carried out in a piecemeal way, which detracts from the integrity and completeness of the historic environment and are damaging to the fabric or wider significance.

5.2 SUMMARY STATEMENT OF SIGNIFICANCE

The estate of Westwood Park was built up in the sixteenth century by William Lynne but little is known of the house that existed on the site. A late eighteenth century map shows an indicative plan of a simple rectangular plan house that later maps suggest was extended to the north. The estate was expanded in the early nineteenth and again in the mid-nineteenth century. The main part of the house appears to be largely nineteenth century. A significant period of alteration occurred c.1908 to both the house and the landscape when William Hill made substantial alterations to the footprint of the house as well as the interiors of the rooms. Subsequently there have been many further changes by later private and commercial owners particularly to the south and east facades, the northern end of the building and the interiors of the secondary and service areas.

Although listed as a seventeenth century mansion, Westwood Park appears to date largely from the nineteenth and twentieth centuries. Built of red brick with Dutch gables, it follows the stylistic tradition of many country houses in Essex and East Anglia more generally but, unlike examples such as Ingatestone Hall, which is a sixteenth century manor house, Westwood Park was never a manor house nor does it seem to have much evident early fabric. It belongs to a period of later nostalgia for older architectural styles and also is associated with men such as Captain Hill, who had made or came into money and wanted to buy into the lifestyle of a gentleman.

Its significance lies in its principal facades, of which the west front has the highest aesthetic value. These demonstrate a consistency of style through different building phases of the nineteenth and twentieth centuries. This is complimented internally by several principal rooms with fine panelling, fireplaces and plaster ceilings although particularly the bedrooms are not consistent in style. At a local level, the building also has high evidential potential to reveal more about its development and construction, particularly in the absence of any historical floorplans.

Although not designated separately, the gardens of Westwood Park appear to combine elements of fashionable landscape design from the eighteenth through to the twentieth centuries. The Ornamental Pond and the Wilderness Garden at the northern end of the estate are the oldest features with the mature cedar tree on the West Lawn belonging to a mid-eighteenth century

scheme. Remnants of the early nineteenth century Walled Garden, serpentine walks and parkland setting survive whilst the north and south drives represent a mid-nineteenth century aspiration for longer approaches to the house, made possible by the expansion of the estate. Captain Hill made a number of changes to the gardens of which the establishment of a simpler layout for the West Lawn and terrace as a setting for his enlarged west front, the creation of a Kitchen Garden to provide out of season produce, and the introduction of a number of historical features of interest, such as the gates with connections to the Mercers' Company and the summerhouse reputedly containing elements of Crosby Hall, are the most important. The gardens overall have high aesthetic and illustrative values.

Although the lodges are now in separate ownership, these listed buildings and the listed gates together with the other built and landscape features and the listed house comprise the typical components of a small country estate and one that was successively enlarged and improved. It is united by the use of a common material, red brick, and a predominance of historical design styles, especially the neo-Jacobean.



5 STATEMENT OF SIGNIFICANCE

5.3 ASSESSMENT OF THE HERITAGE VALUES

5.3.1 THE NORTHERN END OF THE MAIN HOUSE

No historic floor plans for the house have yet been found and, whilst the descriptions of the sizes of principal rooms in sales particulars provides some useful information about these rooms, the main source of evidence for the house is the fabric of the building itself. Generally there is high evidential potential for the fabric of the house to reveal more about Westwood Park's development and construction, particularly the northern part of the house. Preparatory investigations and on site works to create the new kitchen have revealed a range of types of brickwork indicating that the northern end of the building has evolved in a piecemeal fashion, which is corroborated by the nineteenth and twentieth century plans.

The western part of the wall considered in this application potentially predates the 1834 plan but it is possible it was subsequently rebuilt. The room behind it was altered in the 1990s when a stair was removed. The western part of the wall has medium evidential potential at a local level to reveal its construction materials and contribute to an understanding of the evolution of the building. The difference in wall thickness indicates an older wall than the eastern part and it is possible it illustrates the northern boundary of an earlier building. Its historical value is deemed to be low based on current knowledge. The wall does not contribute to the overall aesthetic value of Westwood Park.

The eastern part of the wall and the covered walkway at the west end were constructed since 1987 and are of no evidential or historical value. With modern rendered walls, a range of mismatching windows and modern clay tile roofs, they are of neutral aesthetic value.

The interiors of the northern part of the house considered as part of this application are of neutral historical and aesthetic values.

The store and boiler room that wrap around the former Billiards room in the north-west corner of the main house were probably built as part of the works for Captain William Hill circa 1908. The other part of the wrap around contains the WC associated with the Billiards Room, retains its original details, such as the window and floor tiling, and is of higher significance. The part of the wrap around considered in this application is of lesser significance as it contains functional service areas and does retain the same quantity or quality of original features. As part of the Hill additions and having retained its layout, the boiler room and store part of the wrap around are deemed to have medium illustrative and associative values though low aesthetic and evidential values.

The house is not visible from the road and so is not seen by passers-by. Historically a private home although occasionally used for public fetes and as military hospital during the First World War, more recently the house has been used as business premises and as a wedding venue. The communal value of the house overall is low and the communal value of the site area in particular is neutral.

5.3.2 NORTHERN COURTYARD

The northern courtyard, specifically the L-shaped building to the north and east and the courtyard, are the result of various changes in the twentieth century. The L-shaped building was constructed in the early twentieth century, probably as part of Hill's alterations, to replace an earlier structure. It appears to have been extended with an enclosed corridor since then as well as with a lobby to the south and a connection to the rectangular block to the east. The evidential potential of the building is very low but there is medium potential for buried archaeology relating to earlier outbuildings in the courtyard.

Features such as the small Crittal windows and the doors in the WCs that are the same as the windows found in some parts of the house and the doors as those on the east outbuildings in the Kitchen Garden indicate that this range was part of Hill's building works. The different brickwork and fenestration show the later changes. The illustrative value of the northern courtyard is therefore medium. Although part of Hill's building works, the fabric does not have any especial connection with him and therefore the associative value is very low.

Despite the very few historic features that survive, namely windows and doors, the appearance of the L-shaped building is generally of a rather mediocre mid-twentieth century building. The courtyard similarly has a poor quality surface and the appearance is further marred by the bland corridor that runs along much of the north perimeter of the house. The aesthetic value of the northern courtyard is very low.

5.3.3 GROUP VALUE

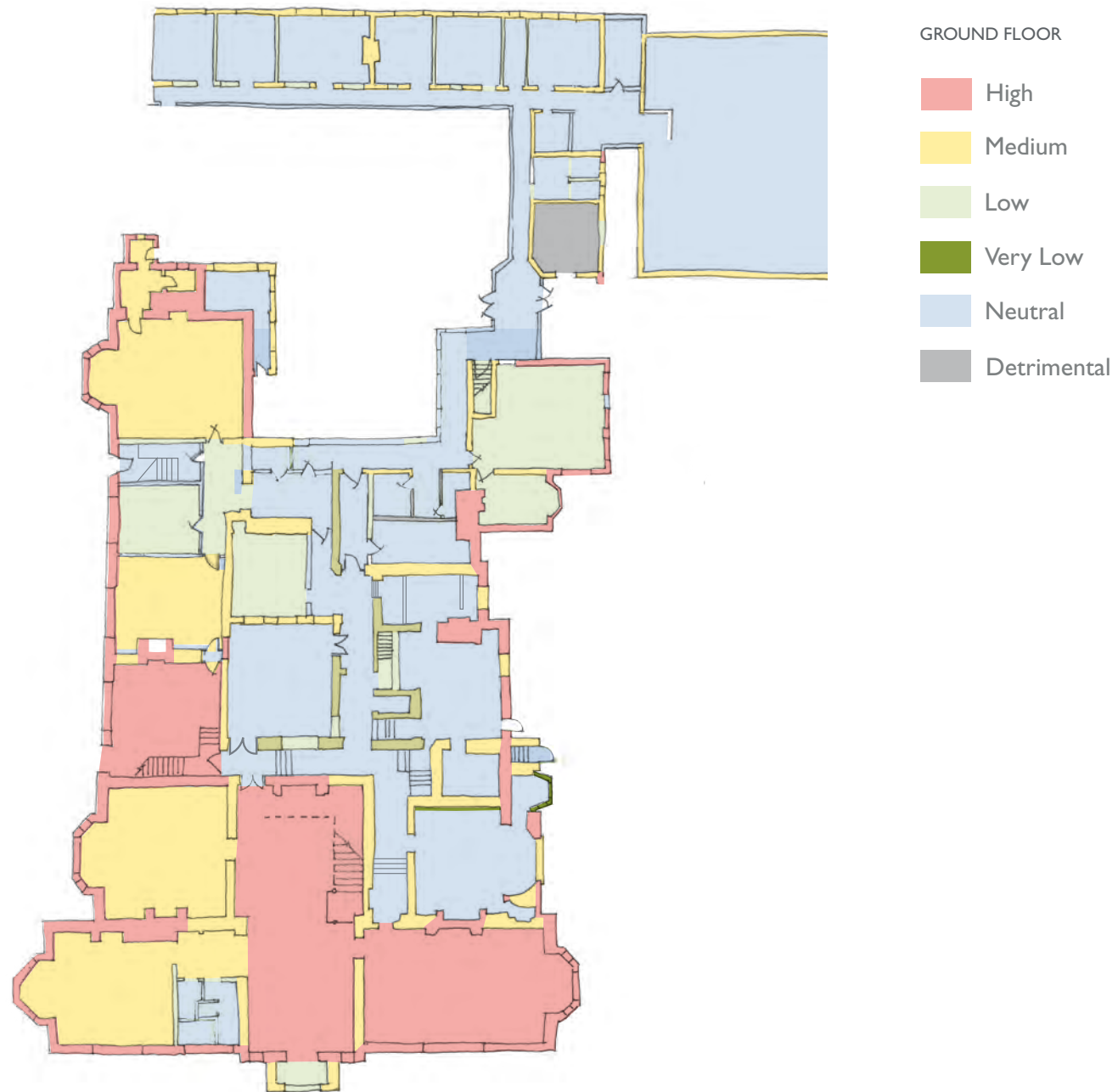
For all that the different elements of the house, the other built structures and the different parts of the landscape were created at different times, they form part of an estate that is marked by its frequent periods of change. House, lodges, gates, outbuildings and walls are united in a persistent use of red brick and a strong tendency towards historicism. Together they form what is expected of a typical country estate, albeit that the lodges are now in separate ownership.

However, the frequency of the periods of change as well as the fact that elements were adapted to by subsequent owners rather than added to have meant that there are not the distinct layers of development that are sometimes found on such estates. The most coherent layer is that of Captain Hill's changes but even this is far from complete: the glasshouses he created in the Kitchen Garden were swept away, the interiors of the house altered and so on.

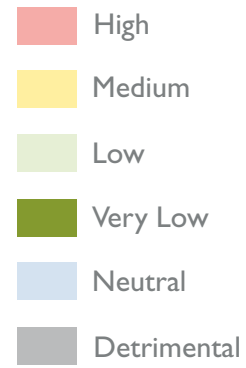
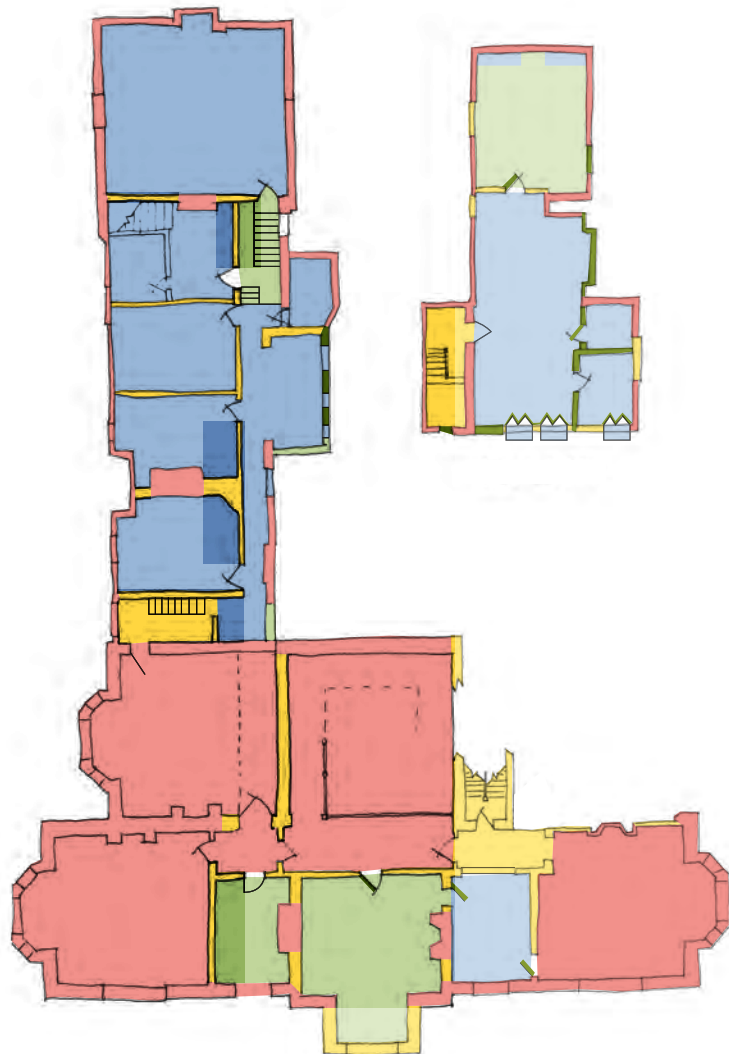
Overall, the group value is high.

5 STATEMENT OF SIGNIFICANCE

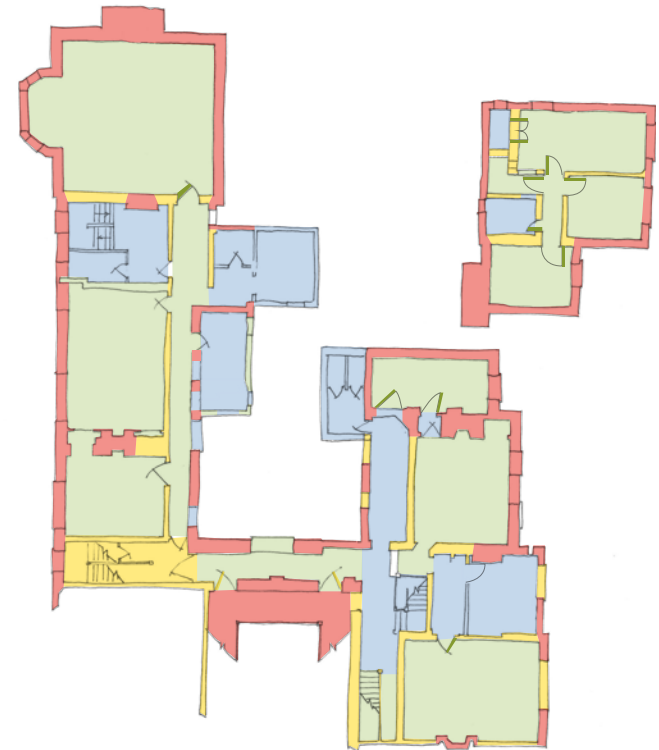
5.4 SIGNIFICANCE PLANS



FIRST AND SECOND FLOORS



MEZZANINE



5 STATEMENT OF SIGNIFICANCE



6 LEGISLATION AND GUIDANCE

6.1 NATIONAL PLANNING POLICY FRAMEWORK

The listed status of Westwood Park will require an assessment of how any changes to the building and its setting will impact upon heritage value.

With regards to the proposed alterations to the listed building, the following points of the NPPF should be considered:

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. ... Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. 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 securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.2 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) include the following:

LOCAL DEVELOPMENT FRAMEWORK: ADOPTED CORE STRATEGY

UR 2: Built Design and Character

The Borough Council will promote and secure high quality and inclusive design in all developments to make better places for both residents and visitors. The design of development should be informed by context appraisals and should create places that are locally distinctive, people-friendly, provide natural surveillance to design out crime, and which enhance the built character and public realm of the area. High-quality design should also create well-integrated places that are usable, accessible, durable and adaptable. Creative design will be encouraged to inject fresh visual interest into the public realm and to showcase innovative sustainable construction methods. Developments that are discordant with their context and fail to enhance the character, quality and function of an area will not be supported.

The Council is committed to enhancing Colchester's unique historic character which is highly valued by residents and an important tourist attraction. Buildings, Conservation Areas, archaeological sites, parklands, views, the river and other features that contribute positively to the character of the built environment shall be protected from demolition

or inappropriate development. Archaeological assessments will be required on development sites that possess known archaeological deposits, or where it is considered that there is good reason for such remains to exist. Important archaeological sites and their settings will be preserved in situ.

ENVI: Environment

The Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The Council will safeguard the Borough's biodiversity, geology, history and archaeology through the protection and enhancement of sites of international, national, regional and local importance. In particular, developments that have an adverse impact on Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported.

Within the Coastal Protection Belt development will not be permitted that would adversely affect the open and rural character of the undeveloped coastline, and its historic features, sites of nature conservation importance and wildlife habitats.

The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced.

Development will be supported at appropriate locations to improve public access, visual amenity and rehabilitate the natural environment. Development will need to minimise and mitigate adverse impacts on river, coastal and ground water quality

The Council will seek to direct development away from land at risk of fluvial or coastal flooding in accordance with PPS25, including areas where the risk of flooding is likely to increase as a result of climate change.

Unallocated greenfield land outside of settlement boundaries (to be defined/reviewed in the Site Allocations DPD) will be protected and where possible enhanced, in accordance with the Landscape Character Assessment. Within such areas development will be strictly controlled to conserve the environmental assets and open character of the Borough. Where new development needs, or is compatible with, a rural location, it should demonstrably:

- i. be in accord with national, regional and local policies for development within rural areas, including those for European and nationally designated areas; and*
- ii. be appropriate in terms of its scale, siting, and design; and*
- iii. protect, conserve or enhance landscape and townscape character, including maintaining settlement separation; and*
- iv. protect, conserve or enhance the interests of natural and historic assets; and*
- v. apply a sequential approach to land at risk of fluvial or coastal flooding in line with the guidance of PPS25; and*
- vi. protect habitats and species and conserve and enhance the biodiversity of the Borough; and*
- vii. provide for any necessary mitigating or compensatory measures.*

6.3 HERITAGE GUIDANCE

CONSERVATION PRINCIPLES, POLICIES AND GUIDANCE (2008)

This document, published by Historic England, 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 two types of work.

I38. 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.*

I49. Changes which would harm the heritage values of a significant place should be unacceptable unless:

- a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;*
- b. there is no reasonably practicable alternative means of doing so without harm;*
- c. that harm has been reduced to the minimum consistent with achieving the objective;*
- d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering*
 - its comparative significance,*
 - the impact on that significance, and*
 - the benefits to the place itself and/or the wider community or society as a whole.*

GOOD PRACTICE ADVICE 3 - THE SETTING OF HERITAGE ASSETS (2015)

This document, which supersedes *The Setting of Heritage Assets* (English Heritage, 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.

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APPENDIX A: LISTING DESCRIPTION

WESTWOOD PARK (OLD PEOPLES HOME)

List entry Number: 1267009

Location: WESTWOOD PARK (OLD PEOPLES HOME), LONDON ROAD

Grade: II*

Date first listed: 27-Jan-1982

Details:

LITTLE HORKESEY LONDON ROAD 1. 5214 Westwood Park (Old Peoples' Home) TL 92 NE 8/2 TL 93 SE 3/66 II* 2. C17 mansion of red brick, dated on one rain head to 1692. West front has 2 storeys and attics, 3 shaped Dutch gables and 3 shaped dormers. Ridged peg-tiled roofs. Two groups of 4 octagonal chimney shafts, moulded caps and bases. Stone mullion and transom windows. South front centre has 2 storey porch with Dutch gable in front of larger shaped gable. Your centred stone doorways with hood-mould, windows mullion and transoms, stone hood-moulds, parapet and stringcourse of stone at first floor level. Armorial achievement over door; on first storey.

Listing NGR: TL9619529988



