



PURCELL

Pete Hall, near Peldon, Essex

HERITAGE IMPACT ASSESSMENT

Issue 4

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On behalf of Purcell ®

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I INTRODUCTION

This document forms the Heritage Impact Assessment for the proposed works to Pete Hall near Peldon in Essex. The proposals do not include any work to the Hall itself but relate to the outbuildings on the site. It is proposed that the central range will be converted into a partially two storey dwelling with a link to the extended west range. A new driveway is proposed to Pete Hall and the site will be divided by a new brick wall to the west of the east range. The proposals represent a development of the initial designs submitted for pre-application advice, which included a swimming pool and coach house garage, which have both been omitted from the current scheme. For more information on the detail of the proposed works, see the submitted drawings.

Pete Hall is Grade II listed. It was constructed in the mid-nineteenth century, after 1842 but before 1870. The site once included a working farm but the number of outbuildings was reduced as the use became increasingly residential. A small dwelling was created from a converted outbuilding on the west side of the site around the turn of this century.

This report incorporates a description of the site and its setting, a brief history of the development of the site based on limited archival research in the Essex Record Office and using online sources, a brief statement of significance and an impact assessment of the proposals on the heritage values of the listed building.

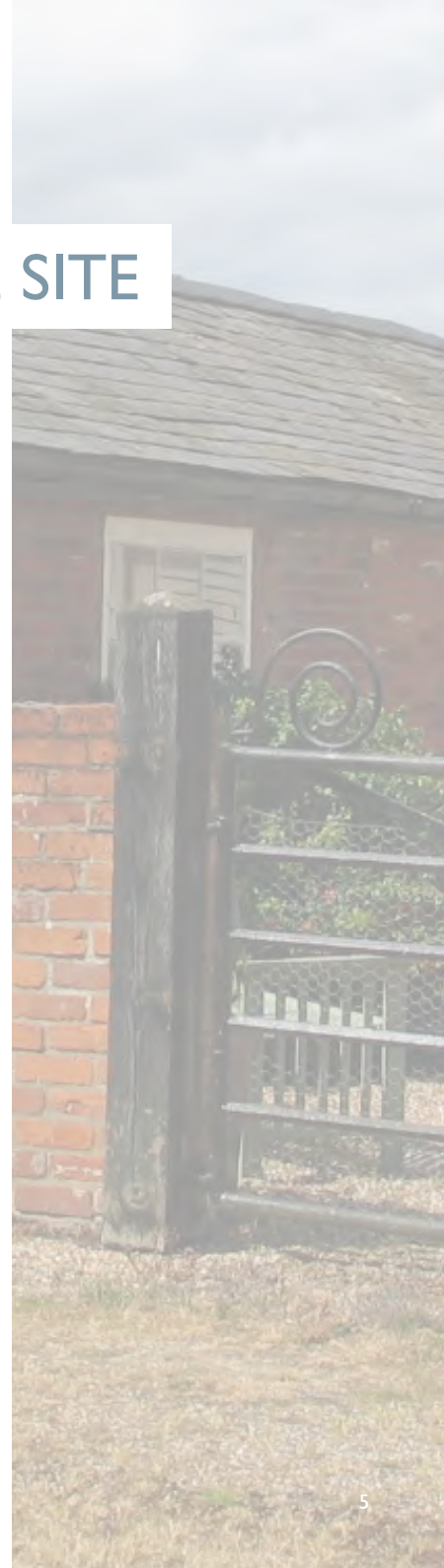
This report has been prepared in accordance with Section 12 of the *National Planning Policy Framework* (2012) and guidance by Historic England (formerly English Heritage), particularly *Conservation Principles, Policies and Guidance* (2008).

This report has been prepared by Rowenna Wood MA(Cantab), MA, Senior Heritage Consultant, and Rachel Reese BA(Hons), Historic Researcher, of Purcell, conservation architects and heritage consultants.

2 THE SITE



(Base map Google 2015 Infoterra Ltd & Bluesky)



2 THE SITE



(Base map Google 2015 Infoterra Ltd & Bluesky)

2.1 SITE DESCRIPTION

Pete Hall is located off the Colchester Road between Abberton & Langenhoe and Mersea, across a shallow valley from the village of Peldon, which is situated to the west.

Located close to the road, the two storey, grey gault brick main house has three bays with a central doorcase inset in which is a pair of four panel, painted timber doors. The sash windows, which have unequal sized panes, are surmounted by painted flat arches. The double hipped roof is covered with slates finished with red clay ridge tiles and has four brick chimneys, one of which has been partially rebuilt with red brick. To the south is a single storey extension with a semicircular bay window and, separately, a two storey red brick extension with a pitched slate roof and large red brick chimney.

In front of the house is a gravelled turning circle and to the south-east an entrance which is largely disused due to site lines onto the highway. To the north of the house is a red brick walled garden combining flowerbeds and fruit trees dotted around the lawn. The wall is of varying heights and topped with trellis. Further north is a mown lawn and the main access route in the property. To the south of the house, beyond the drive, is a lawn with a pond at the southern end.

To the west of the house lies a series of courtyards formed of outbuildings. The small courtyard closest to the house is formed of a double height, red brick former coach house to the south; a single storey range, which is partly weather-boarded, runs beyond the extension to the house; and a long single storey, red brick range to the west, which extends into the walled garden.

Two further courtyards lie to the west, divided by a large, low, red-brick barn with a slate roof. The barn has a central north-south division with no connections between the two sides. The eastern side is subdivided into small units, all fully enclosed, with a hay loft over the southern two. The southernmost three were recently used as stables, others are used as workshops or stores. They contain some timbers that appear to be older than the building. Two of the workshops have retained timber troughs. One of the northern rooms has been lined with plasterboard whilst the northernmost room is much longer than the others.

Walls enclose the central courtyard at the north and south ends. A chicken-wire enclosure has been built against the walled garden wall on the east side of the courtyard.

The westernmost courtyard is formed of the ten bay west side of the barn, of which only three bays are fully enclosed and these contain concrete troughs, and by a single storey, white rendered dwelling. The northern end of the courtyard has a raised platform that may correspond with the demolished outbuildings that once stood here. There is a collapsing, tiled, timber frame structure on the platform. The wall to the north of the dwelling is punctuated by small arched openings. The centre of the courtyard is occupied by an outdoor swimming pool.

There is a meadow to the west of the courtyards, which is enclosed by tall hedges and small trees.



- 1 East (main) front of Pete Hall
- 2 North elevation of Pete Hall
- 3 West elevation of Pete Hall

2 THE SITE



- 1 South lawn
- 2 Location of the lost windpump
- 3 North walled garden
- 4 Stone capitals on the west wall of the walled garden
- 5 North meadow
- 6 Existing drive



- 1 The former coach house
- 2 South and east elevations of the east range and the gate into the courtyard nearest the Hall
- 3 Central courtyard
- 4 West elevation of east range
- 5 North-east corner of the central courtyard
- 6 Typical interior of the east range sheds
- 7 North elevation of east range and attached chicken coop



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- 1 East elevation of the central range
- 2 North elevation of the central range
- 3 One of the stables at the southern end of the east side of the central range
- 4 Detail of a reused timber in one of the central sheds in the central range (east side)
- 5 One of the surviving timber troughs on the east side of the central range
- 6 Detail of the remains of a door between partitions on the east of the central range
- 7 Interior of the room at the north end of the central range (east side)

2 THE SITE



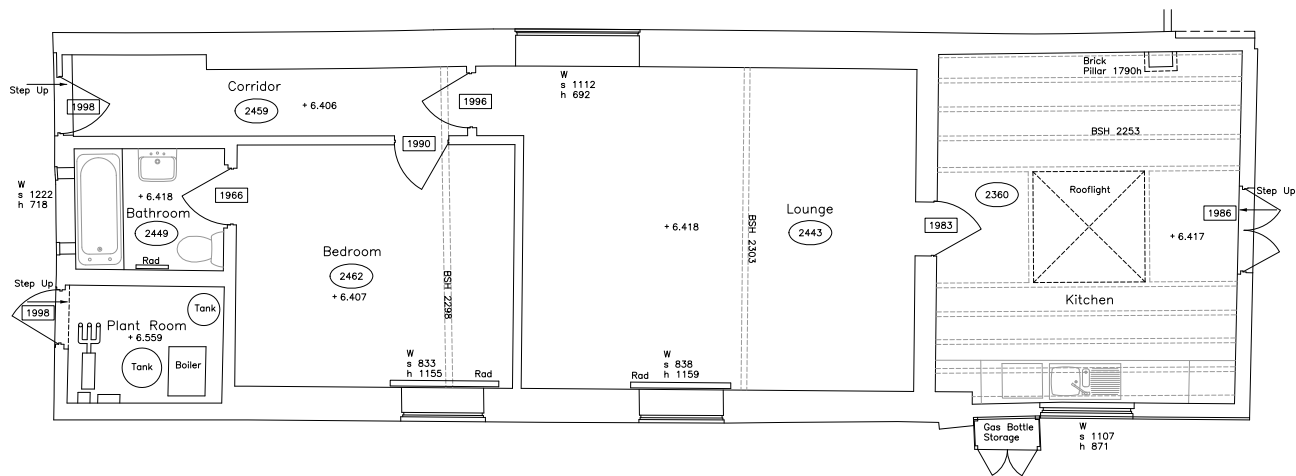
- 1 North wall of the western courtyard
- 2 West elevation of the central range (southern end)
- 3 South elevation of the central range
- 4 Detail of the internal roof of the west side of the central range
- 5 West elevation of the central range (northern end)
- 6 Detail of the dividing wall of the central range viewed from the west
- 7 Detail of the post on the west side of the central range





- 1 One of the concrete troughs in the west side enclosed boxes
- 2 Interior of the open shed at the south end of the central range
- 3 Detail of iron strap
- 4 View looking into one of the western enclosed boxes

2 THE SITE



Floor plan of the west range as existing



- 1 Western range viewed from the north-east
- 2 West elevation of the western range
- 3 South end of the western range

2 THE SITE

2.2 SETTING

The site is located adjacent to a busy road but otherwise the setting is predominantly fields. To the north of the site are two cottages with a third across the road. These are painted rendered buildings with clay tile roofs. A short distance to the south is a large electricity substation.



1 Cottages to the north
2 Derelict barn near Peldon village



2.3 DESIGNATED HERITAGE ASSETS

Pete Hall is Grade II listed. Although the adjacent barns are not listed in their own right, they fall within the curtilage of the listed farmhouse. Pete Hall is in a rural location with few immediate neighbours. As a result, there are only a handful of listed buildings within a short distance of the site, which have been listed here. There are further clusters of listed buildings in Peldon, to the south-west, which are at a greater distance from the site and have not been listed here.

Number on Plan	Name	Designation
1	Pete Hall	Grade II
2	Haxells Farmhouse	Grade II
3	Rolls Cottage	Grade II
4	Crouch House Farm House	Grade II
5	Langenhoe Rectory	Grade II
6	Langenhoe Hall	Grade II
7	Moor Farm	Grade II



To the west of Pete Hall, on the outskirts of Peldon village, are two Grade II listed buildings. Haxell's Farmhouse is of a slightly earlier date than the site, dating from the late eighteenth century. It is a red-brick square plan farmhouse. Rolls Cottage has origins that substantially pre-date Pete Hall. It is a mid to late sixteenth century, plastered, timber framed house with later alterations and twentieth century extensions. The south section is all that remains of the original house, although the interior has some good detailing including close studding and exposed wall braces.

Crouch House, to the north west of the site, is of a similar date and style to Pete Hall, and is also Grade II listed. It dates from the early nineteenth century and is constructed from grey gault brick with brick pilasters on the corners and a grey slate hipped roof. It retains extensive original internal details, such as its staircase. Langenhoe Rectory, also to the north-west, also shares similarities with Pete Hall. Dating from 1835, this L-plan house is constructed from grey gault brick with a grey slate hipped roof. It has good internal details including its original ceilings and has adjoining red brick stables.

The Grade II listed Langenhoe Hall, to the north-west, dates from the early eighteenth century, making it older than Pete Hall, although it was extensively altered in the nineteenth and twentieth centuries. It is brick and timber framed covered with plaster. To the south of Pete Hall is Moor Farm, a Grade II listed seventeenth century timber framed and weatherboarded farmhouse.

- GRADE II
- SITE BOUNDARY
- OWNERSHIP BOUNDARY

2 THE SITE

2.4 VIEWS

Pete Hall is in a rural location and there are numerous trees, hedges and shrubs on and around the site, which limits views to and from the site and particularly the proposed development location.

Views towards the site from the Colchester Road along Pete Hall's eastern boundary are limited by trees, walls and hedge. The front of the Hall can be glimpsed above the wall and the outbuildings, namely the coach house, are just visible beyond the Hall when viewed from the disused southern entrance to the property.

The site is just visible from Peldon and the Peldon Road although it is largely obscured by hedges. The white render of the dwelling makes the site more visible at a distance.

Views out from the site to the west look over fields towards Peldon with the church tower visible. Similarly views to the east look over flatter fields to distant farmsteads and the marsh beyond.

Within the site the gable ends and roofs of the outbuildings tend to be visible above the wall. They sit harmoniously in the landscape, apart perhaps from the rendered dwelling. The outbuildings are subordinate to the Hall despite their larger floor area.



Views plan (Base map © 2015 Infoterra Ltd & Bluesky)



- 1 View looking west from the road opposite the historic entrance
- 2 Distant view of the site from across the valley
- 3 View from the west of the site toward Peldon church to the west
- 4 View looking east from the historic entrance

2 THE SITE



- 5 View up the track looking east towards the site
- 6 View from the entrance
- 7 View from the drive looking south towards the site



- 8 View looking south from the corner by the neighbouring cottage's garden towards the site
- 9 View from the north-west corner of the current ownership towards the site

2.5 ARCHAEOLOGICAL POTENTIAL

Within 1km of Pete Hall a substantial number of pre-historic finds have been recorded. Many of the entries in the online Essex Historic Environment Record document red hills and salterns that have been uncovered relating to the area's early salt-making industry. Although some of the red hills and salterns that have been uncovered are undated, a number of them have been dated to the Iron Age and Roman periods.

Buried archaeology has also been uncovered in the fields surrounding Pete Hall. To the east, a Lower Palaeolithic to Late Bronze Age Polisher has been found as well as various Iron Age artefacts, while to the west a Roman coin and brooch has been uncovered.



3 HISTORIC DEVELOPMENT

3.1 SUMMARY

Pete Hall is located within countryside to the east of the village of Peldon and to the south of the village of Langenhoe. To the east of the site is an expanse of salt marshes; archaeological evidence suggests the presence of an early salt-making industry dating from the Iron Age and Roman periods in the area. The listing description suggests that the house was built in the early nineteenth century, although other evidence suggests it could date from the mid-nineteenth century. Records suggest that Pete Hall originally formed part of the much larger Pete Hall manorial holding, and that over time the land attached to the manor gradually decreased. The site currently known as Pete Hall is not the site of the original Pete Hall and the house, initially called Peet Tie Hall, was built after 1842, possibly in 1844 to designs by James Fenton of Chelmsford.

3.2 BRIEF HISTORIC DEVELOPMENT

EARLY HISTORY

Iron Age and Roman salterns and red hills have been excavated within 1km of Pete Hall suggesting some early activity within the area. The first written record of the village of Peldon, the parish boundary for which Pete Hall falls under, is in 946 where it is recorded as 'Piltendone'.¹

MEDIEVAL AND EARLY MODERN PERIOD

The village of Peldon was recorded as having eighteen households in the Domesday Survey, and although much of the church dates from the late medieval period, restoration work in 1859 uncovered the remains of an early Norman church.² There are references to a Petehall in Ministers' Accounts

from 1546, as well as earlier references dating from 1046 onwards that may also refer to the site.³ Documents in the Essex Record Office refer to deeds concerning the manor of Peet Hall from the 1520s onwards, although the contents of these documents have not been viewed. The Essex Record Office online catalogue contains an entry for account rolls of the estates of John, Lord Darcy of Chich, dated from 1574-6 of which Peet Hall appears to have formed a part.⁴

A copy of a map of 1683 (not reproduced here) showing the River Colne adjacent to the parishes of Fingrinhoe, Langenhoe and East and West Mersea, contains a section at the bottom of the map, below the road leading from 'Colchester to the Strood' as 'Land Belonging to Peet Hall'.⁵ Above this is a small area marked 'Peet hall Marsh'.

¹ Peldon Village Appraisal, 1994, <http://peldon.thinkbdwsupport.co.uk/> (accessed 7 November 2014).

² John Marius Wilson, *Imperial Gazetteer of England and Wales* (1870-72).

³ <http://placenames.org.uk/browse/mads/epns-deep-12-c-mappedname-003126> (accessed 11 June 2015).

⁴ Essex Record Office. Account Roll of the estates of John, Lord Darcy of Chich, 1574-6. D/DB M160.

⁵ Essex Record Office. Copy of a Description of the River Colne 1683.T/M 475/1.

THE EIGHTEENTH CENTURY

The extent of building on the Peet Hall manor site during the Early Modern period and eighteenth century is unclear. There are further deeds relating to the manor of 'Peet Hall' held in the Essex Record Office for the eighteenth century, which have not been accessed. An entry in the Essex Record Office catalogue suggests that by 1721 the manor of Peet Hall may have been held by Marmaduke Rawdon.⁶

The will of Jacob Brown, dated 22 February 1770, refers to 'my manor or lordship of Peet Hall...[and] my messuage or tenement and farm called or known by the name of Peet Hall Farm'.⁷ The farm was in the tenancy of James Abbot at the time of Brown's will. After Brown died in 1778, he left the farm to William Kendall. Kendall died in 1782, bequeathing Peet Hall Farm 'with all and every the outhouses building lands and hereditaments' to his son, also William Kendall.⁸ The farm was at this time in the tenure of John Borrodell.

THE NINETEENTH CENTURY

Around 1806, a deed of recovery lists 'the manor of Peete otherwise Peet Hall' as having,

'six messuages, two cowhouses, two dovehouses, two gardens, four hundred acres of land, two hundred acres of meadow, two hundred acres of pasture, forty of acres of wood, two hundred acres of marsh and common of pasture for all cattle'.⁹

The 'messuages' referred to here appear to have been stables.¹⁰ In 1839, the seventy-five year old Richard Cranfield stated that he had known the farm since he was ten years old, having lived all his life in the area. This could suggest that the farmhouse standing in 1839 was at least sixty-five years old. Cranfield stated that the farm had 'always contained the same quantity and number of acres', namely 'three hundred and fifty acres and upwards'.¹¹

From 1834, the farm was in the tenancy of Martin Hervey, who was renting it for a term of fourteen years at £300 per annum.¹²

In 1844, an advertisement was posted in the *Chelmsford Chronicle* looking for 'any persons willing to contract for the erection of the farm buildings at Peet Hall'.¹³ The plans and specifications for the farm buildings were held at the office of a Mr Fenton, Chelmsford. This could possibly have referred to James Fenton, a Chelmsford-based architect who was responsible for designing a number of important buildings in Chelmsford in the nineteenth century. There is a striking resemblance between Pete Hall and Fenton's Laurel Grove, built in the mid-1840s in Chelmsford.¹⁴

6 Essex Record Office. Letter from Marmaduke Rawdon to William Holman, 3 June 1721. D/Y 1/1/164/1.

7 Essex Record Office. Will and Probate of James Brown, 1770/1778. D/DEIT327.

8 Essex Record Office. Probate of the will and codicil of William Kendall, 1781/1782. D/DEIT327.

9 Essex Record Office. Deed of Recovery, [c.1806]. D/DEIT327.

10 Essex Record Office. Will of William Kendall [jr.], 1806-14. D/DEIT327.

11 Essex Record Office. Declaration of Richard Cranfield, April 1839. D/DEIT327.

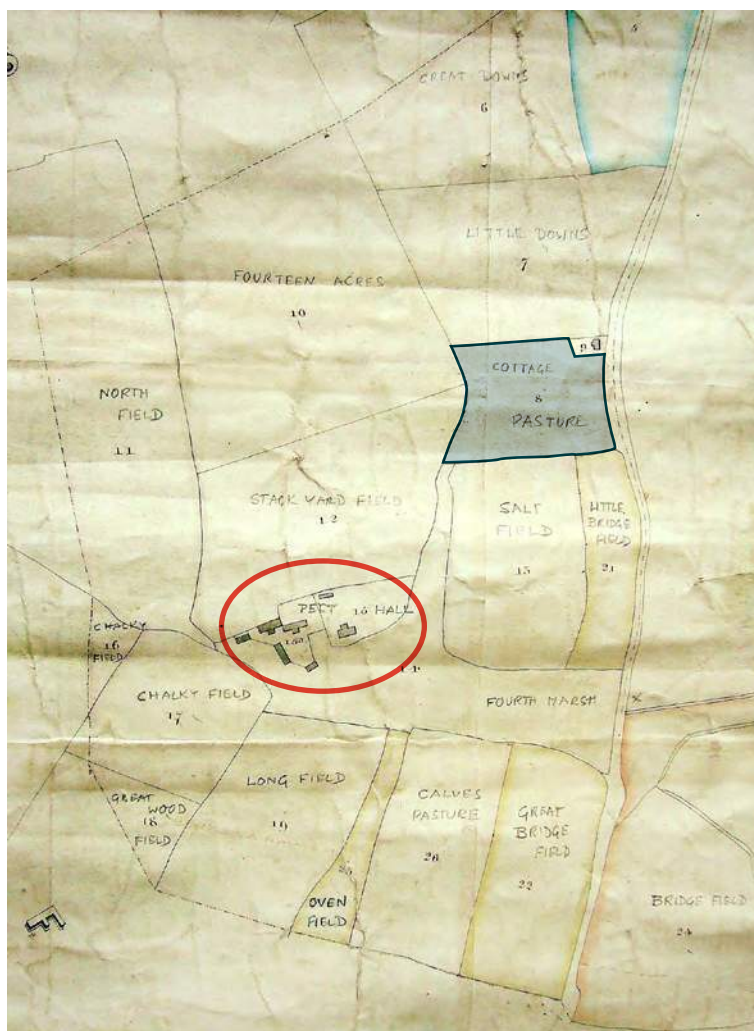
12 Essex Record Office. Will of William Kendal [jr.], 1806-14. D/DEIT327.

13 Chelmsford Chronicle, Friday 19 April 1844, 3.

14 Chelmsford Borough Council, Heritage Information: James Fenton (1805-1875), 2006.

3 HISTORIC DEVELOPMENT

Pete Hall is marked on the 1842 tithe map for West Mersea. Plots 15 and 15a have been marked as 'Peet Hall' (in what appears to be modern script), and show a collection of T-shaped and rectangular structures which are recorded as being owned by Jeremiah Pledger and occupied by Martin Harvey.¹⁵ The plot is set much further back from the road than the present Pete Hall, and is also further south. Instead, the location of the present Pete Hall seems most likely to be plot 8 on the tithe map, an empty field with a small cottage in its top right corner. It would therefore seem that the present Pete Hall postdates the 1842 tithe map, suggesting that the house and outbuildings are mid-nineteenth century. It seems possible that the farm buildings designed by Mr Fenton and advertised in the *Chelmsford Chronicle* may therefore refer to the construction of the present Pete Hall.



- ORIGINAL 'PEET HALL' (PLOTS 15 AND 15A)
- SITE OF PRESENT PETE HALL (PLOT 8)

1842 Tithe Map for West Mersea Parish (Essex Record Office. Ref: D/P 77/27/2.)

¹⁵ Essex Record Office. Tithe Apportionment for West Mersea Parish, 1842. D/CT 239A.

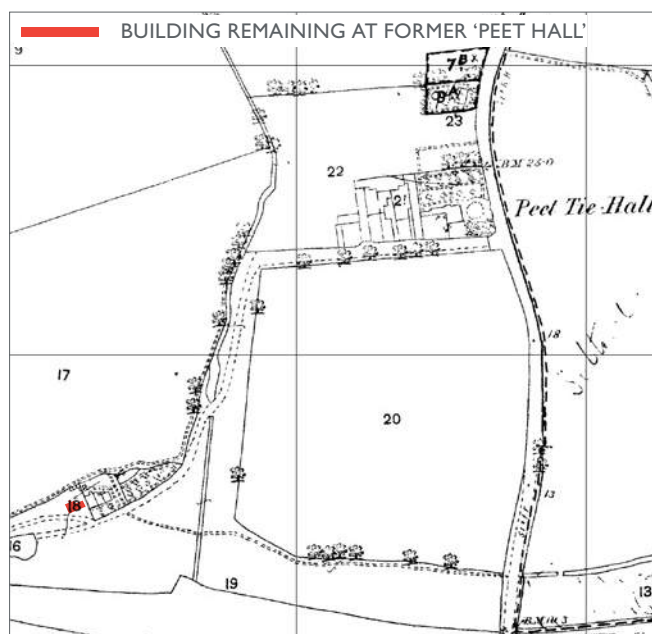
By 1874, the outline of Pete Hall can be seen in the bottom right corner of the field corresponding to plot 8 on the 1842 tithe map. It is recorded as Peet Tie Hall and has a similar footprint as exists today with three ranges of outbuildings running north to south and a fourth range running east to west. There is also a small courtyard to the south-west of this range of outbuildings. The buildings marked as Peet Hall on the 1842 map are no longer present by 1874, save for one structure, suggesting that the original Peet Hall was demolished and rebuilt on the present site at some point between 1842 and 1874.

The 1897 OS Map shows that the central range of outbuildings at Peet Tie Hall had been consolidated and that the west range of the small south-west courtyard had been demolished. A small building can also be seen to the south of the hall which was not present in the 1874 map. One building still stands on the site of the 1842 Peet Hall.

THE TWENTIETH CENTURY

The 1923 OS map records the site as Pete Hall, rather than 'Peet Tie Hall'. The change in name may be related to the fact that the former Peet Hall to the south-west was no longer standing by this date. The map indicates that the north range of the south-west courtyard was in a poor state of repair, and by 1960 it had been demolished.

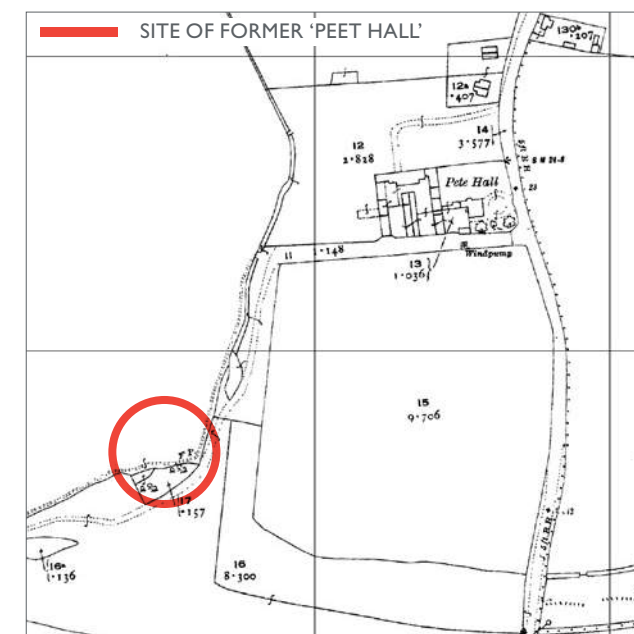
A further set of cottages had been built to the north of those in the north east corner of the field.



1874 OS map showing the original Pete Hall to the south and the present Pete Hall (marked 'Peet Tie Hall') to the north. Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100020449



1897 OS map



1923 OS map showing Pete Hall with the site of the former 'Peet Hall' to the south now fully demolished. Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100020449

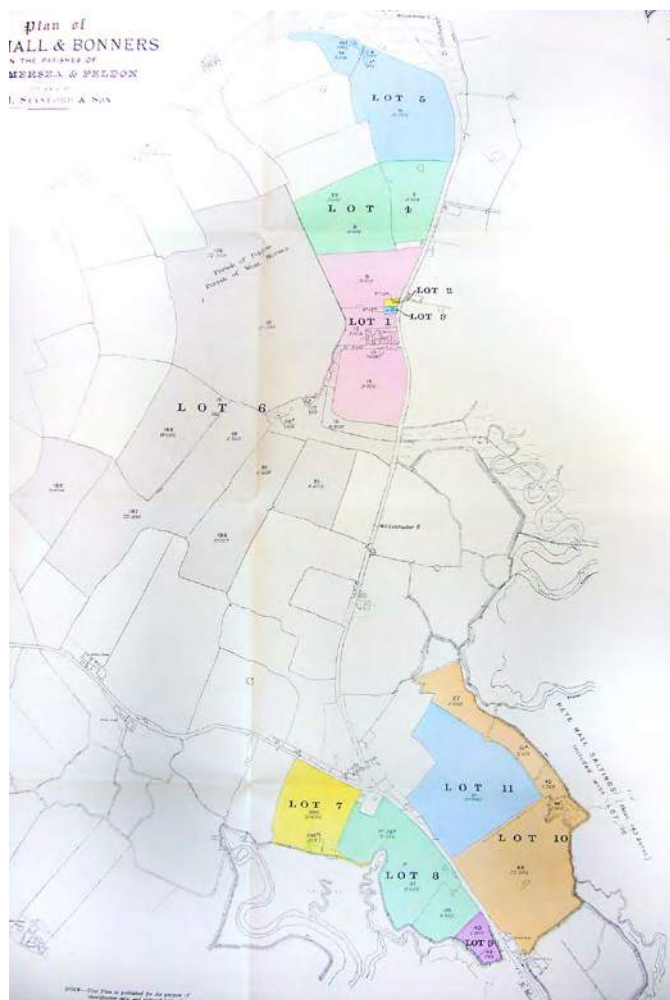
3 HISTORIC DEVELOPMENT

In 1922, Peet Hall was listed for auction with a number of other farms and land, including Strood Hall and Peet Hall Saltings.¹⁶ The vendor was Mr A H Eagle, whose family appear to have lived at the farmhouse since the 1870s.¹⁷ Peet Hall was described as a residential and dairy farm 'built of White Brick and Slate, approached from the Main Road by a Carriage Sweep'. The sales particulars list the outbuildings as including a brewhouse, mixing house, granary, riding stable, and various barns, sheds and other stables. Also listed as part of the Peet Hall lot were the timber and tiled cottages in the north east of the field, and the recently built brick and tiled cottages to the north of these, as indicated on the 1923 OS Map. An additional 187 acres of land was listed with the farm.

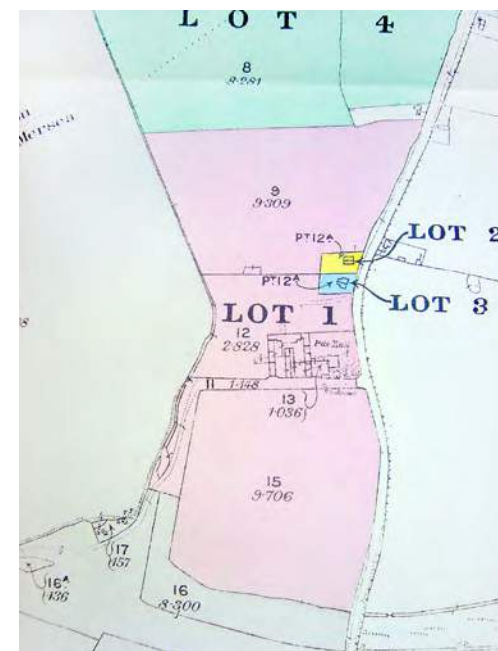
In 1931, Pete Hall was once more advertised for auction, forming one of twelve lots including land and buildings.¹⁸ The auction appears to represent the substantial disassembly of much of the manorial holding of Pete Hall, and the manor of Peet Hall with fines, manorial rents, and other associated incomes was listed as Lot 12. Pete Hall is described in the sales particulars as an 'attractive and superior residence' with 'farm premises and 24 acres of excellent pasture'. The accompanying outbuildings were also described and included a garage, stable, coalhouse, granary, horsebox, mixing house, fowlhouse, piggery, cowhouse, and barns.

The particulars record that there was a small lawn to the south of the house and a walled kitchen garden to the north. Part of the field to the south of the house was used as a tennis court. An accompanying sales plan shows the different plots of land being auctioned, as well as providing an insight into the land holdings of the farm in the early twentieth century. As part of the auction, the two sets of cottage north of the farm were both separately listed for sale.

Sales particulars from the 1980s suggest the piecemeal attempt to further split up the Pete Hall estate. In 1987, the house is recorded as having thirty acres with twenty of these let on an



- 1 Plan accompanying sales particulars for Pete Hall, 1931 (Essex Record Office. Ref: D/DJ 2/25/27.)
- 2 Detail from the plan accompanying the 1931 sales particulars showing Pete Hall, with the two sets of cottages shown in blue and yellow (Essex Record Office. Ref: D/DJ 2/25/27.)



agricultural tenancy to a farmer.¹⁹ Two and a half acres were used as paddocks, while five acres were pasture, which the catalogue describes as originally being used for an event course. The outbuildings were recorded as a coach house fronting one of the rear courtyards, five loose boxes, a barn and stables. The house is also listed as having a swimming pool and structures associated with this.

In 1989, Pete Hall was listed for sale again. Only 1.3 acres are listed as being for sale with the house, and no outbuildings are mentioned, which suggests the rest of the grounds were put up for sale separately.

¹⁶ Essex Record Office. Sales Particulars for Valuable Freehold Farms, 1922. SALE/B3739.

¹⁷ Chelmsford Chronicle, Friday 10 April 1874, 3.

¹⁸ Essex Record Office. Sales Particulars including Peet Hall, 1931. D/DJ 2/25/27.

¹⁹ Essex Record Office. Sales Catalogue for Pete Hall, 1987. SALE/C1264.

3.3 HISTORIC DEVELOPMENT PLAN



Plan showing the approximate dates of different elements on the site



4 LEGISLATION AND GUIDANCE

4.1 NATIONAL PLANNING POLICY FRAMEWORK

The listed status of Pete Hall 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.*

I33. 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.

I34. 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.

I35. 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.

4.2 LOCAL LEGISLATION

The main policies covered within 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.

.... 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. [...]”

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.

I17 Repair necessary to sustain the heritage values of a significant place is normally desirable if:

- there is sufficient information comprehensively to understand the impacts of the proposals on the significance of the place; and
- 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; and
- the proposals are designed to avoid or minimise harm, if actions necessary to sustain particular heritage values tend to conflict.

I26 Restoration to a significant place should normally be acceptable if:

4 LEGISLATION AND GUIDANCE

- a the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b the work is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c the form in which the place currently exists is not the result of an historically-significant event;
- d the work proposed respects previous forms of the place;
- e the maintenance implications of the proposed restoration are considered to be sustainable.

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* (EH, 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.

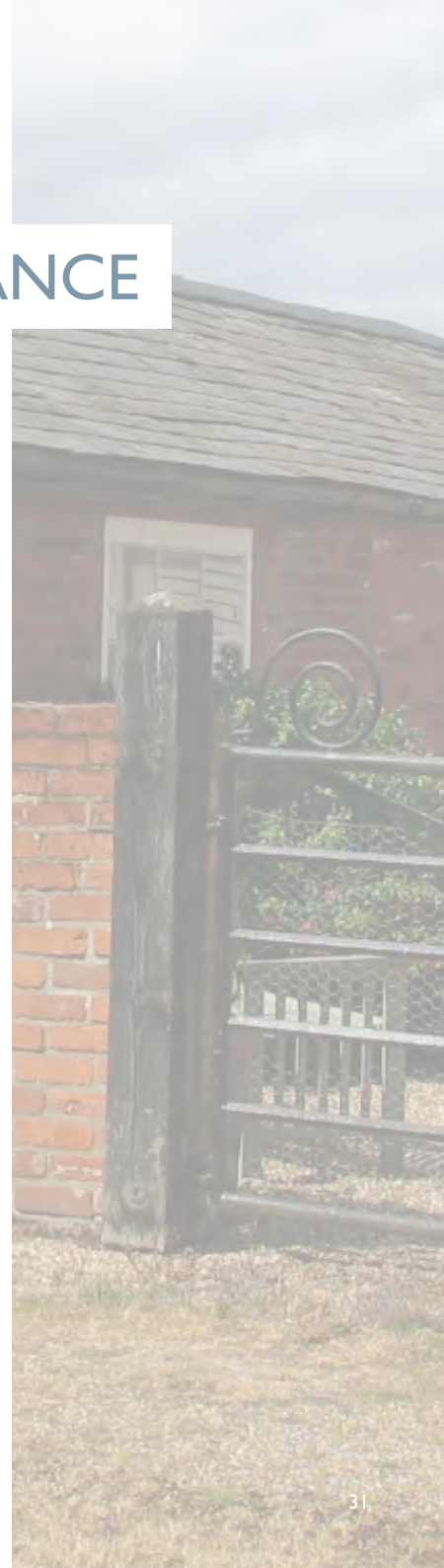
5 STATEMENT OF SIGNIFICANCE

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, photographs taken during earlier repair and alteration works in the late 1990s and desk-based research.

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



5 STATEMENT OF SIGNIFICANCE

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. In material terms they will play an important role in conveying the heritage values. 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 uninformed 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. Recording of the items should typically be a requirement before anything is dismantled/disposed of and any replacements should be of a reasonably high quality of design and materials.
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.

Pete Hall is Grade II listed but the outbuildings are not specifically included as part of the listing. However, the outbuildings are likely to be regarded as curtilage listed.

5.2 SUMMARY STATEMENT OF SIGNIFICANCE

Pete Hall was built in the mid-nineteenth century and eventually superseded the older Pete Hall that was located beyond the site boundary to the south-west. Most of the outbuildings were probably built at the same time apart from the coach house and the full footprint of the central range, which appear for the first time on the 1897 OS plan. The single storey range of the Hall appears to have been partially rebuilt in recent years whilst the outbuildings have been altered for different agricultural or equestrian uses over the years. The western range was converted into or replaced by a dwelling in recent years.

Pete Hall is constructed of typical local materials in a neo-classical style and may have been designed by James Fenton of Chelmsford. The **aesthetic** value of the front façade is **high** whilst the remaining facades have **medium aesthetic** value. The Hall's **evidential potential** value is **medium** as is its **illustrative** value. The connection with Fenton and the local families give it **medium associative** value.

The outbuildings have been altered over the years to suit different uses and some have been entirely removed. However, there is still two distinct courtyards besides the service yard close to the Hall. The most significant outbuilding is the former coach house, which has **medium aesthetic** and **illustrative** values. The **illustrative** value of the east and central ranges are **medium** whilst their **aesthetic** value is **low**. The **illustrative** value of the dwelling on the site of the west range is **low** and its **aesthetic** value is **neutral**.

Pete Hall and the outbuildings were mostly built at the same time and the essential form of the gardens around the Hall has remained unchanged. Their **group** value is **high**.

As a private residence with only limited views of the property possible, the **communal** value is deemed to be **low**.

The predominantly rural setting and the proximity to cottages that were almost certainly part of the original Pete Hall estate enhance the understanding of the listed building. The nearby electric substation detracts from the setting.

5 STATEMENT OF SIGNIFICANCE

5.3 ASSESSMENT OF THE HERITAGE VALUE

PETE HALL

Pete Hall was constructed in the mid-nineteenth century eventually superseding the older Pete Hall, which was located beyond the site boundary to the south-west. Built of typical local materials, grey gault brick and slate, the Hall is one of many similar buildings found in south Essex. The main façade is a competent neo-classical front with a symmetrical appearance and deep arches enlivening the composition. It was clearly designed and the architect responsible may have been James Fenton of Chelmsford who is known to have worked at Pete Hall in the 1840s and who designed very similar houses in Chelmsford. The other facades are less accomplished but nonetheless incorporate distinctive features such as the staircase window in the north façade. Whilst the red brick extension on the south side has character, the single storey semi-circular extension mars the appearance particularly of the main façade. Although the extension was built of a similar brick, it sits flush with the main façade and has an unattractive flat roof and white soffit. The aesthetic value of the main façade is high, the remaining facades are of medium aesthetic value except the single storey extension which is detrimental.

There are limited historical documentary sources for the site despite its relatively late creation. The building therefore has considerable potential to reveal more about how it was constructed and the phases of construction. The evidential potential value is medium.

The main gault brick block of the Hall appears to be single phase, apart from the bay extension to the south, with a red brick extension but it is possible the red brick element was not an extension and was built of a contrasting material so that it was read with the outbuildings. Generally the development of the Hall is legible externally. The illustrative value is medium.

Besides the possible connection with James Fenton, some of the owners of the site, including the Eagle family, are known. These figures are of local significance. Overall the associative value is medium.

Pete Hall is a private residence and is partially screened from the road so that, whilst it is an attractive building in views, it nonetheless is of low communal value.

This assessment of heritage values is not based on an assessment of the interior of the building.

OUTBUILDINGS

Although its window and door openings have been altered and some bricked up, the coach house is the most significant of the outbuildings. Despite being of red brick rather than gault, it was designed as an adjunct to the Hall that would be seen. It has medium aesthetic and illustrative values.

The courtyard nearest the Hall was intended to be the service yard to the house and would have contained the coalhouse as well as probably the laundry. Although it has been altered, these changes are generally legible and it is clear that it provided the supporting functions to the main house. The east range has low aesthetic and medium illustrative value.

The central range was possibly developed in two main phases. The extant building has rather unusual proportions for an agricultural building and incorporates some design details such as the moulded scroll finials at the ends of the ridge and the brick moulding under the gable eaves. Despite alterations and the poor condition of some of the brickwork, the central range has low aesthetic value. The building provides a scale for the lost buildings and this, together with its location, gives it medium illustrative value.

The west courtyard is the most altered part of the site. Several of the buildings have been lost along the north and west sides. It is not clear whether the dwelling incorporates any historic fabric in a much altered form or whether it was entirely rebuilt as access to the interior or close inspection of the exterior was not possible. The dwelling has neutral aesthetic value but the fact its footprint corresponds with the width of the original western range gives

it low illustrative value. The walls on the north and west sides appear to have been rebuilt and have low illustrative value. The breezeblock walls at the southern end of the area detract from the appearance of the site and have detrimental aesthetic and illustrative value.

It is possible that the outbuildings were designed by Fenton as the newspaper advertisement suggested he was designing agricultural buildings for Pete Hall. Although not a fine example of his work, the possible connection gives the buildings low associative value.

The outbuildings are generally simple buildings and the alterations to them are legible. It is possible that greater study may reveal more about their construction and development, particularly the west range of the west courtyard where it is possible that there is some evidence of the design of the lost buildings. It is also possible that beneath some of the concrete floors are the original floors that might provide clues as to the original uses of different buildings. The evidential value of the outbuildings is generally low.

The outbuildings are visible in distant views from Peldon. Otherwise they are private structures that are not particularly visible from the road. The communal value is therefore very low,

LANDSCAPE

The area immediately around Pete Hall was developed with particular features that related to the Hall, many of which survive to a lesser or greater extent. These features include the walled garden to the north, of which parts of the historic brick wall survive to the north, east and west as well as some of the fruit trees; the south lawn; and the carriage turning circle immediately in front of the Hall. There have clearly been some changes, such as the loss of paths in the walled garden and the rebuilding of the south wall of the walled garden.

An important feature of the landscape is the paddock or lawn to the north of the walled garden which separates Pete Hall from the cottages.

Overall the landscape has medium illustrative and medium aesthetic value.

GROUP VALUE

Pete Hall, the outbuildings, particularly those close to the Hall, and the landscape have a high group value. Despite later alterations and the loss of a number of the outbuildings that formed the western two courtyards, the original layout of the site can clearly be discerned. With the exception of the white and pink west rendered range of the western courtyard, the buildings form an attractive group with varied heights of roofline and a unity of materials that sits well in the wider landscape in both near and distant views.

SETTING

Immediately to the north of Pete Hall are two pairs of cottages with a further cottage opposite these. One pair of cottages predated Pete Hall whilst the others were built later. It is possible that these cottages were built to house workers or younger members of the family. Given the distance from Peldon, it is reasonable to assume that the early cottages were built in connection with the manor whilst the later ones were built in relation to the current Pete Hall.

To the south is the electricity substation, a necessity but one that mars the landscape and views from Pete Hall.

The landscape around the site is predominantly agricultural fields with the village of Peldon further to the west. This setting provides the context for Pete Hall as a farmstead a short distance from a village but relatively isolated.

5 STATEMENT OF SIGNIFICANCE

5.4 SIGNIFICANCE PLAN

This plan shows the overall significance of each structure relative to other structures on the site.



6 HERITAGE IMPACT ASSESSMENT

6.1 CRITERIA FOR ASSESSMENT

This section assesses the potential impact of the proposed development on the study area.

The impact will be assessed based on the following criteria:

Magnitude of Impact	Definition
High Beneficial	The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Beneficial	The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Beneficial	The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Negligible	The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Low Adverse	The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
Medium Adverse	The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.
High Adverse	The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

6.2 BRIEF DESCRIPTION OF PROPOSALS

It is proposed to create a separate dwelling on the west half of the site using the existing central and west ranges. The proposals include:

- the repointing of the brickwork of the central range and the replacement of the roof with slates to match the existing;
- the conversion of the central range into a dwelling, requiring the replacement of the weatherboarding on the east side with new weatherboarding over insulated walls, the removal of some internal partitions, creation of four door openings in the spine wall, the replacement of an existing modern window opening with a glazed door opening, the addition of a window opening at the north end of the east elevation and a full height door and glazed panel in the next but one bay, the insertion of three full height pairs of doors and one half height pair of doors and the glazing of the west elevation, the replacement of the ceiling on the east side of the range, the creation of an upper room with rooflights in the west elevation and the insertion of a staircase to the upper room and an access stair to the loft;
- the creation of a new link building between the southern ends of the west and central ranges;
- the refurbishment of the west range, including alterations to the internal partitions, the replacement of the windows and the cladding of the building with black weatherboarding;
- the removal of the breezeblock southern end of the west range and the addition of a single storey extension;
- the removal of the modern walls in the north-west corner of the site, the existing concrete pads from the northern end of the west courtyard, the barbecue shelter, the existing swimming pool and existing breezeblock walls at the southern end of the west courtyard as well as the removal of fences and gates from the central courtyard;
- the construction of new sections of wall to the north and west of the east range.

By way of ecological mitigation, it is proposed that two integrated bat boxes and two bat roosting features are incorporated behind the weatherboarding of the new link building together with the installation of bird boxes and swallow nests around the site.

In addition, a second driveway will be constructed from the existing northern access along the east boundary wall to connect to the existing running circle in front of Pete Hall. This will involve:

- the removal of two small sections of the north and south walled garden walls;
- the erection of new fences along the length of the new driveway;
- the creation of a new gravel drive with requisite protection for the existing trees.

The existing driveway will be bounded by fences and hedges at its western end.

For more information, see the submitted drawings.

6.3 IMPACT ASSESSMENT FOR THE PROPOSED WORKS

The proposals do not involve any work directly to the listed building. They will result in the division of the property into two although the new dwelling will largely be accommodated within existing buildings and will be of a secondary character to the listed building.

DIVISION OF THE SITE

To separate Pete Hall from the new property a brick wall will be erected to the west of the east range. The alignment of this has been determined such as to allow a vehicle to pass between the wall and the east range. This arrangement means that the east range, which is one of the more important buildings that defines the immediate setting of Pete Hall, can be left unaltered. However, it will alter the proportions of the central courtyard. The impact of this proposal is low adverse on the illustrative value of the courtyards but will preserve the immediate setting of the listed building.

CONVERSION OF THE CENTRAL AND WEST RANGES

[Link](#)

The west range has already been converted into residential use and it is proposed that the central range is also converted and the two ranges linked to form one dwelling. Following pre-application advice from the local council, the link will be located at the southern end of the two ranges so that it occupies the area where historically a wall defined this end of the courtyard. This arrangement perpetuates the historic pattern of the courtyard with buildings around its perimeter although there was no building on the south side. The link will be clad in black weatherboarding on the south side so that it is inkeeping with the character of the outbuildings generally but does not compete with the red brick elevation of the central range. The north side of the link will have timber posts that echo those of the central range with glazing behind so that it is clear that the link is a contemporary addition but one that is sympathetic to the character of the courtyard.

[Central Range](#)

The conversion of the central range has been designed to preserve the character of the building externally and therefore details such as the terracotta finials and the contrasting appearance of the different elevations will be retained. The north and south walls will be repaired but will otherwise be unaltered.

The east elevation will remain defined by the rhythm of the timber post defined bays and the stable doors whilst the palette of render and weatherboarding will be retained. The stable doors will be fixed open and the openings glazed to form windows, which allows the conversion of the building to a dwelling whilst preserving one of the important characteristic features of the central range. At the northern end of the elevation, the large modern window will be removed to the benefit of the building's appearance and an additional stable door will be added into each of the two end bays to allow for windows to be created. The third bay from the northern end will be replaced with a large pivoted, full height door and glazed panel to demarcate the main entrance in a manner that takes inspiration from agricultural vernacular design.

The west elevation will retain the timber posts that define the elevation. The existing areas of external walling will be removed which represent a minor loss of historic fabric that dates from the mid-nineteenth century or later. The west elevation will be glazed so that the spaces within become internal whilst the sense of most of the building having been open sheds is preserved. Breaking up the expanse of glazing, full height pivoted timber doors that are agricultural in style will be added to provide some shade and privacy in the rooms. Above, three conservation rooflights will be inserted into the central section of the slate roof so that the upper part of the building can be used. This side of the building faces away from Pete Hall and so the rooflights will not be visible from the listed building.

Internally, the conversion will necessitate the removal of the existing partition walls and the creation of four openings in the main spine wall to facilitate the use of the building for residential accommodation. There are currently no openings in the spine wall therefore the creation of some openings between the two sides of the building are essential to enable it to be used as one dwelling. The number of proposed openings have been kept to a minimum and the previously proposed removal of a section of the spine wall has been omitted following advice from the local council. The important division of the two sides of the central range will therefore remain readily legible. The removal of the existing partitions is necessary as these are generally poor quality and do not meet the requirements for domestic accommodation. Although they represent the loss of some historic fabric, most of the bay divisions will be reinstated with partitions suitable for domestic accommodation as part of the conversion whilst the rhythm of the stable doors externally further records the historic divisions of the building. The conversion will also involve the removal of fittings such as the troughs but these are not of great heritage value. Overall the changes to the interior of the central range will have a slightly low adverse impact on the illustrative value of the central range.

Although large areas of glazing and roof lights are proposed in the west elevation, the essential character of the building as a farm outbuilding will be preserved. Given that the central range is not individually listed, the proposals are deemed to have a negligible impact on the building and on the setting of the listed building.

West Range

The west range has already been substantially altered to form a small annexe dwelling but its white rendered walls are out of keeping with the character of the outbuildings. The proposals to clad it with weatherboarding and to replace the breezeblock enclosure to the south with a weatherboarded extension will improve the appearance of this part of the site. The extension will be on the footprint of a lost outbuilding as the 1897 OS map records that there were historically outbuildings along the length of the west wall. These changes are deemed to have a low beneficial impact on the character of the outbuildings area. The proposed recladding of the west range will have a slight beneficial impact on the long distance views from the west towards the site, which are currently marred by the white rendered annexe.

ECOLOGICAL MITIGATION

The exact locations of the ecological measures have yet to be confirmed. The bird boxes and swallow nests are relatively small and unobtrusive features that are unlikely to impact on the setting of the listed building. The bat roosts within the new buildings will be discrete and should not impact on the aesthetic quality of the new building and therefore should have a negligible impact on the setting of the listed building.

LANDSCAPING

Gardens

It is proposed that the modern wall that forms the north-west corner of the yards will be removed to open up views. It is intended that the line will still be demarcated through the contrast between the landscaping of the garden and the field beyond. However, the loss of the sense of enclosure will have a low adverse impact on the character and illustrative value of the yards.

Existing fences, the barbecue structure, the raised areas and the swimming pool will be removed. This fabric is mostly modern and generally does not appear to correlate with the buildings and courtyard separations shown on the historic OS maps. Where some of the raised areas may relate to historic buildings, the impact of the loss of these could be mitigated by recording prior to demolition, which would reduce the impact to negligible. The removal of the swimming pool and barbecue structure, which

are out of keeping for the character of the courtyards, would improve the setting of the surviving buildings and have a very slight beneficial impact on the setting of the listed building.

Paving will be introduced immediately around the perimeter of the building, most of which replaces existing concrete paths. This will have a negligible impact on the setting of the listed building.

Existing Access

The existing northern driveway will not be altered. The western end will be bounded by low fences and hedges. This will visually divide the northern area but the impact on the setting of the listed building and views of it will be negligible.

New Access

The original entrance to Pete Hall is not used as it is not a particularly safe access from the main road. The access at the north end of the site leads into the central courtyard and eventually round to the front of the Hall. It is proposed that a new driveway will be created that provides a more direct link from the northern access to the turning circle in front of the Hall and so reinstate the arrival at the front of the Hall rather than from the rear as at present. This requires the removal of two small sections of wall from the walled garden, of which the southern wall is of modern brick. The sense of enclosure in the walled garden will be preserved through the addition of a fence to the west of the new drive. This mitigation means that the overall impact of the new drive is low adverse.

VIEWS

The proposals will have no impact on views of the listed building or of the outbuildings from the Colchester Road. The proposals will have a negligible impact on views from the listed building.

6 HERITAGE IMPACT ASSESSMENT

6.4 CONCLUSION

Pete Hall is a Grade II listed building and its fabric will not be directly affected by the proposals. Although the division of the site will reduce the size of the grounds in the same ownership as Pete Hall its visual relationship with the simpler agricultural-type buildings to the west will be preserved. The proposals will allow the relatively unused central range to be converted into a dwelling and so facilitate a sustainable future for the building.

The external appearance of the central range will remain largely unaltered except on the west elevation, where areas of glazing and roof lights will be introduced to facilitate the conversion to a dwelling. The external appearance of the west range will be improved by recladding and this will have a low beneficial impact on long distance views towards the site as well as on the western courtyard. The new link has been designed so that its scale, massing and materials reflect those of the existing buildings whilst reading as a contemporary addition. Its impact on the listed building will be negligible.

The loss of the north-west wall will have an adverse impact on the character of the courtyards through the loss of a sense of enclosure of the farmstead although the demarcation of the area will remain through landscaping. The courtyards will be further altered through the addition of a wall to the west of the east range and the removal of the various fences, swimming pool and later additions. Overall the changes will have a low adverse impact on the illustrative value and a negligible impact on the character of the courtyards and the setting of the listed building.

The proposed new driveway will have a slightly low adverse impact on the character of the site through the alteration to the east end of the walled garden but this has been mitigated to an extent by the introduction of a fence. It will also facilitate the reuse of the turning circle as the point of arrival for Pete Hall.

The proposals do not cause harm to the character of the listed building or substantially impact upon its setting.

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Chelmsford Chronicle (Friday 10 April 1874)

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Collection of documents relating to Pete Hall Farm. 1706-1881. D/DEI T327

Letter from Marmaduke Rawdon to William Holman. 1721. D/Y 1/1/164/1

Sales Catalogue for Pete Hall, 1987. SALE/CI264

Sales Particulars for Valuable Freehold Farms, 1922. SALE/B3739

Sales Particulars including Peet Hall, 1931. D/DJ 2/25/27

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Tithe Map for West Mersea Parish. D/P 77/27/2

Web Pages

<http://placenames.org.uk/browse/mads/epns-deep-l2-c-mappedname-003126> (accessed 11 June 2015).



APPENDIX A: LISTING DESCRIPTION

PETE HALL

List Entry Number: 1266676

Location: Pete Hall, Colchester Road

Grade: II

Date first listed: 27-Jan-1982

Details

PELDON COLCHESTER ROAD I. 5214 Pete Hall TM 01 NW 18/25 II 2. Early C19 house in grey gault brick, with grey slate hipped roof. Two storeys and cellars. Three window range double hung vertical sliding sashes with glazing bars. Central doorway has moulded head and architraves. Front has brick pilasters. Square plan. Grey gault and red brick chimney stacks. Late C19 red brick extension at rear.

Listing NGR: TM0071117098



PURCELL

Pete Hall; Heritage Impact Assessment; July 2017