

PURCELL

Westwood Park, Little Horksley, Essex

COACH HOUSE: PRE-APPLICATION HERITAGE STATEMENT

Issue 1

March 2017



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I INTRODUCTION

This document forms an initial Heritage Statement to accompany the listed building consent application for alterations to the north and east elevations and internal windows of the Coach House of Westwood Park near Little Horkesley, Essex. This will include alterations to the windows and raising of the parapet of the north elevation, the substitution of French windows for the two internal windows and the widening of the door and addition of a canopy on the east elevation.

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.

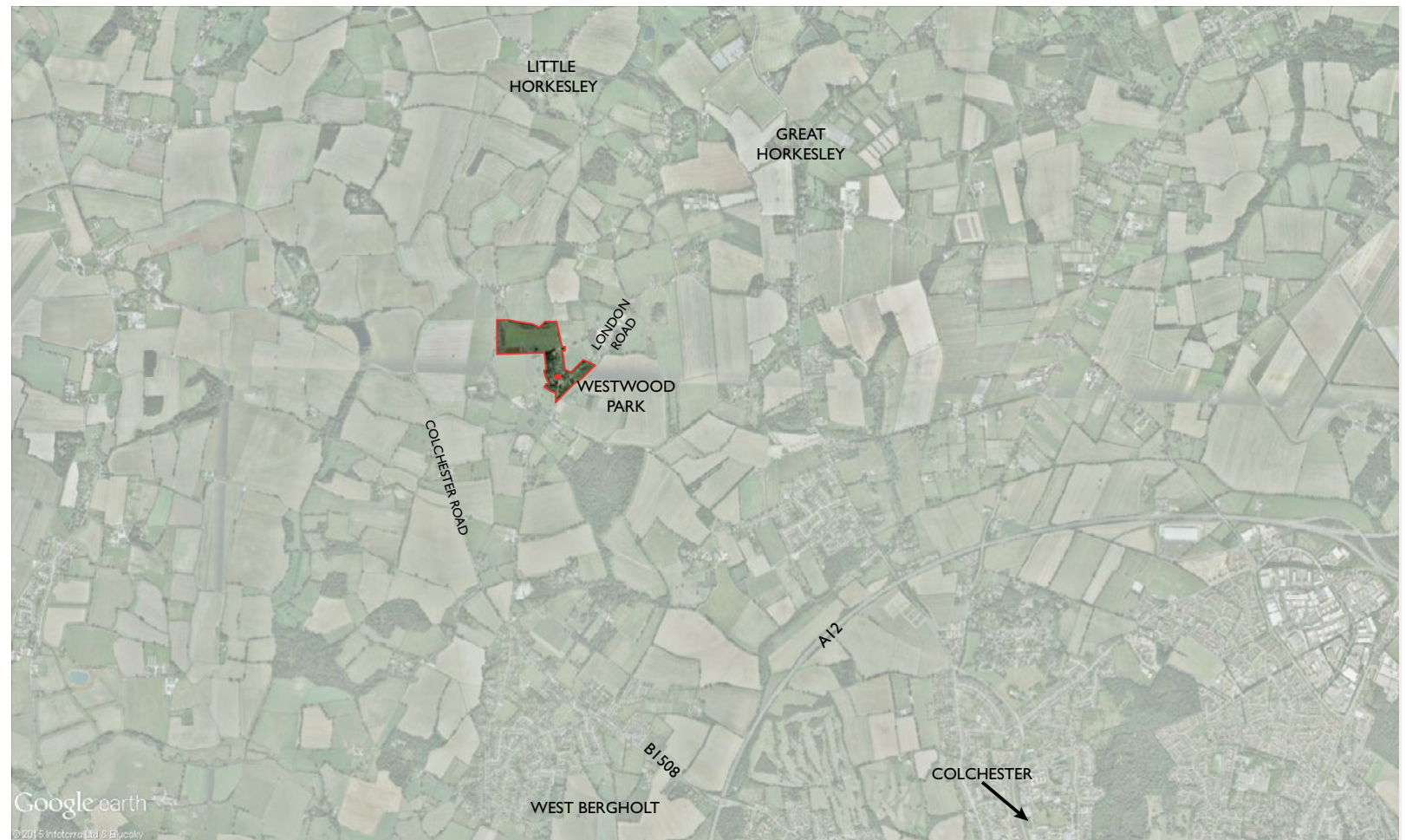
The National Planning Policy Framework requires that an assessment of significance of a heritage asset should be provided whenever a planning application is submitted for works to a listed building, such as Westwood Park. This report has been prepared in accordance with the guidance published by Historic 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 annex on the significance of the listed building.

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)

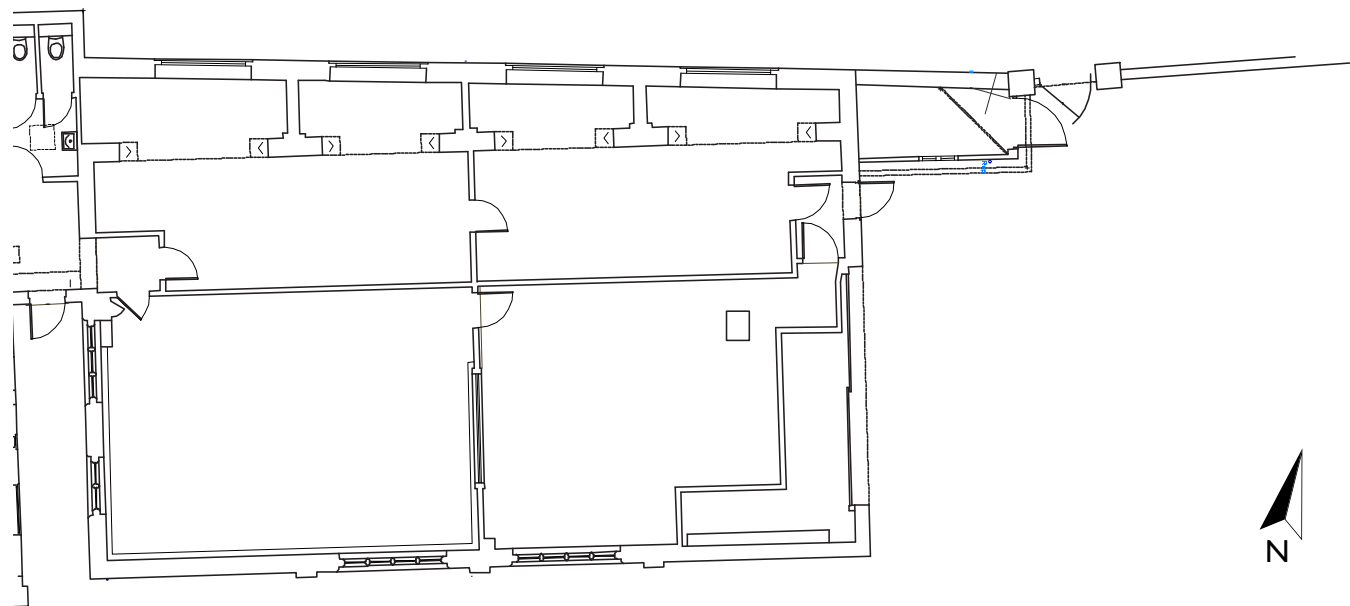
2 SITE DESCRIPTION



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.

Plan showing site location (Basemap © 2016 Infoterra Ltd & Bluesky and © 2016 Getmapping plc)

2 SITE DESCRIPTION



Existing plan of the Coach House

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 COACH HOUSE

The coach house is a single storey red brick building with brick hood mouldings and rubbed brick window mullions set with diamond leaded glazing. The coach house has been subdivided with modern partitions to form two large rooms currently used as stores and two rooms with arched opening into the extension that are currently used as offices.

To the south of the coach house are two rusticated brick gate piers with stone ball finials.



- 1 South elevation of the coach house
- 2 East elevation of the coach house
- 3 North elevation of the coach house extension
- 4 Office in the coach house
- 5 Store room in the coach house
- 6 Internal view of a coach house window
- 7 Gate piers south of coach house

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.

The Coach House was a separate building from the house when the latter was listed in 1982. The two were joined by an extension after the 1987 sale of the retirement home.

3.3 VIEWS

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

Views of the east side of the house are limited by the large tree at the centre of the East Lawn and the shrubbery. There are no key views of the house from this side.

The view down the south side of the coach house is not a significant one. The gate piers would have framed a view into the northern courtyard before the construction of the lobby in the late twentieth century.

The site is obscured in the view (2) 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 (3) south along the Grass Walk by the Walled Garden wall and in the view (4) south from the Ornamental Pond.



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

3 SETTING AND CONTEXT



VIEW 1



VIEW 2



VIEW 3



VIEW 4

- View 1 Looking west along the north side of the coach house
- View 2 Looking south-west across the Walled Garden
- View 3 Looking south down the Grass Walk
- View 4 View from the south end of the Ornamental Pond looking north

4 HISTORICAL DEVELOPMENT

4.1 SUMMARY HISTORICAL DEVELOPMENT OF THE SITE

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.

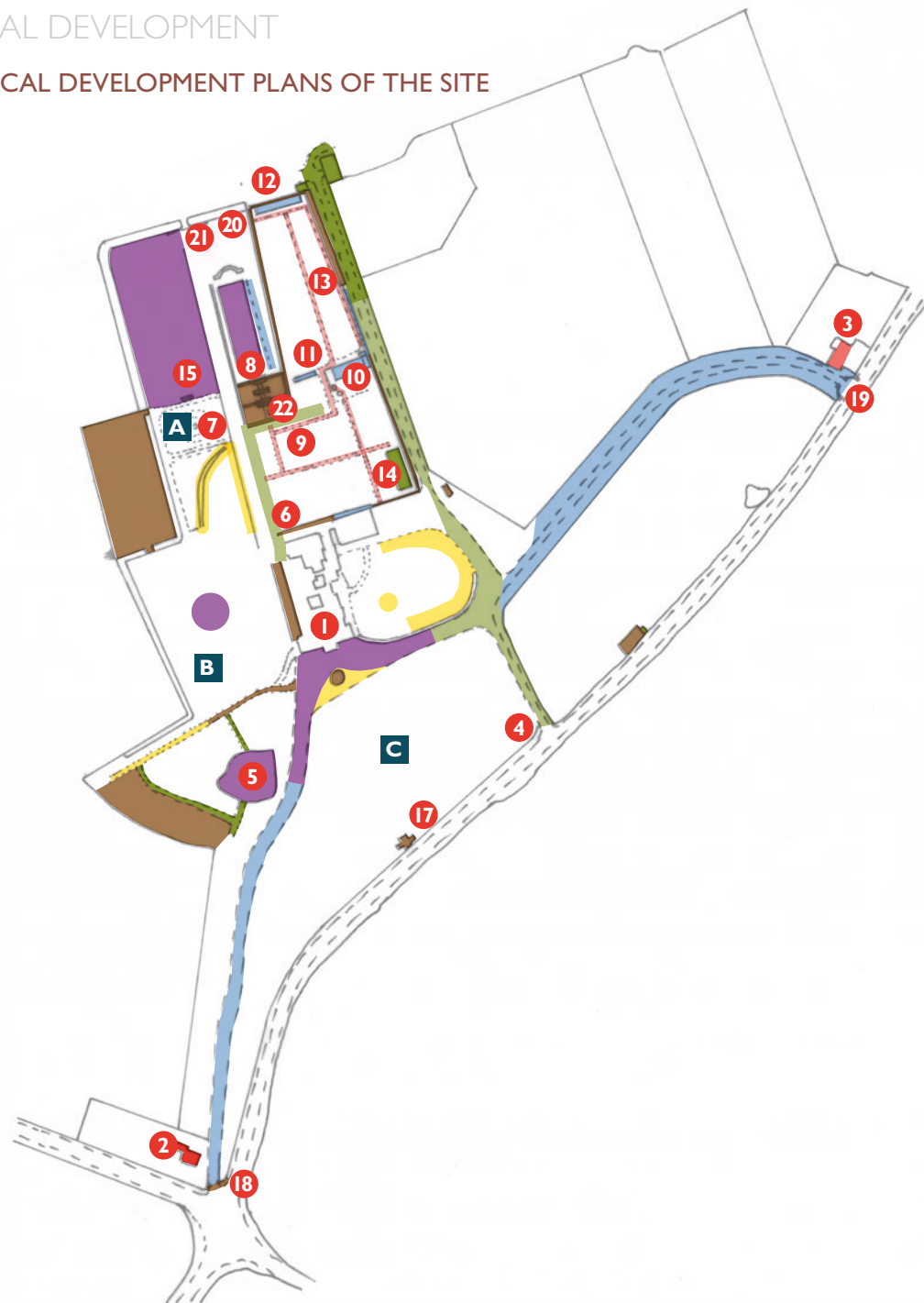
Following his purchase of the estate in 1925, Charles Brocklebank made changes to the house with the addition of a new double height porch and changes to the fenestration. He also replaced the glasshouses in the Kitchen Garden. His widow later married Lt-Col Ogilvy, who commissioned Raymond Erith to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

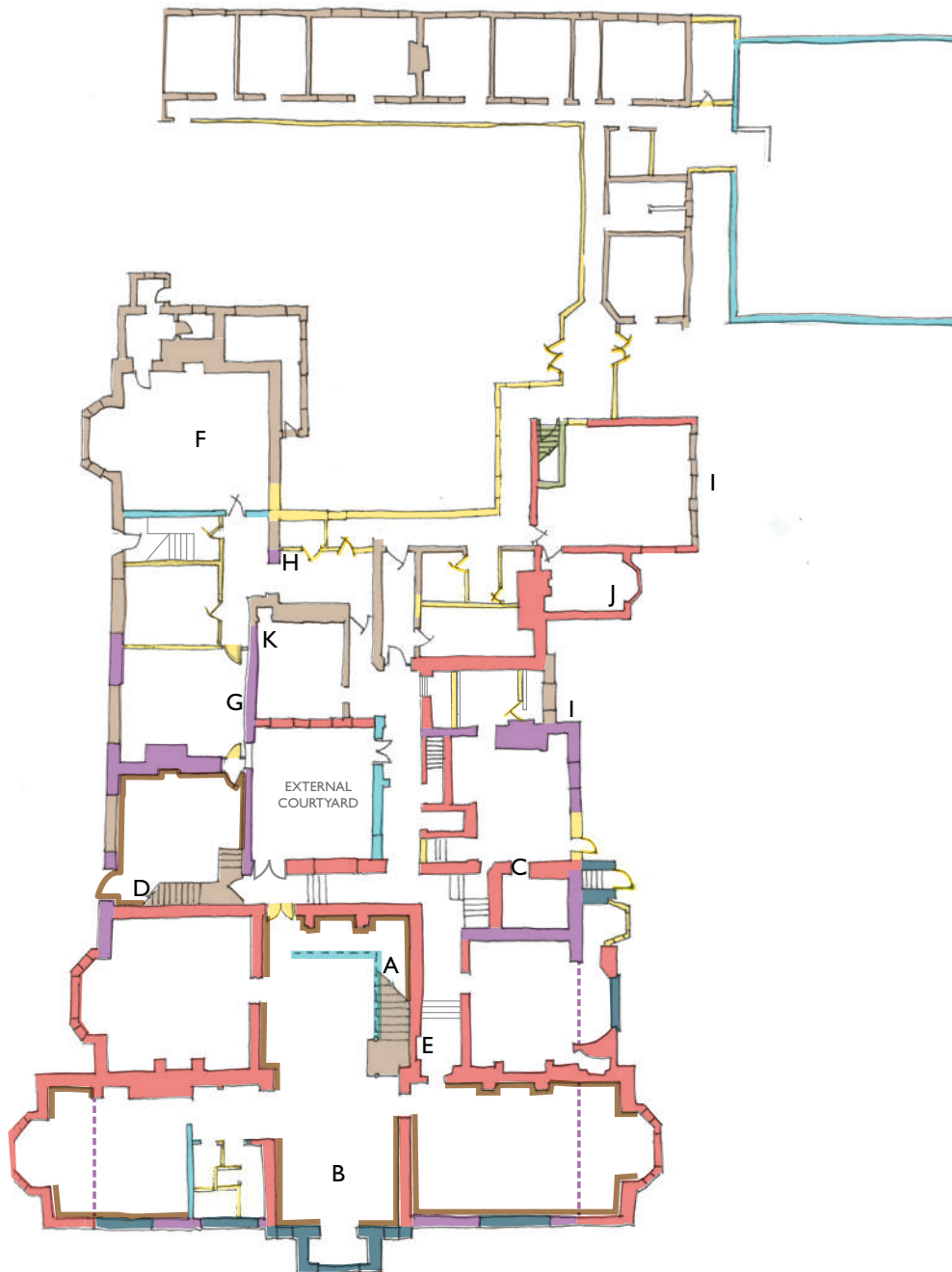
4 HISTORICAL DEVELOPMENT

4.2 HISTORICAL DEVELOPMENT PLANS OF THE SITE



- 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.



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

4 HISTORICAL DEVELOPMENT

FIRST AND SECOND FLOOR



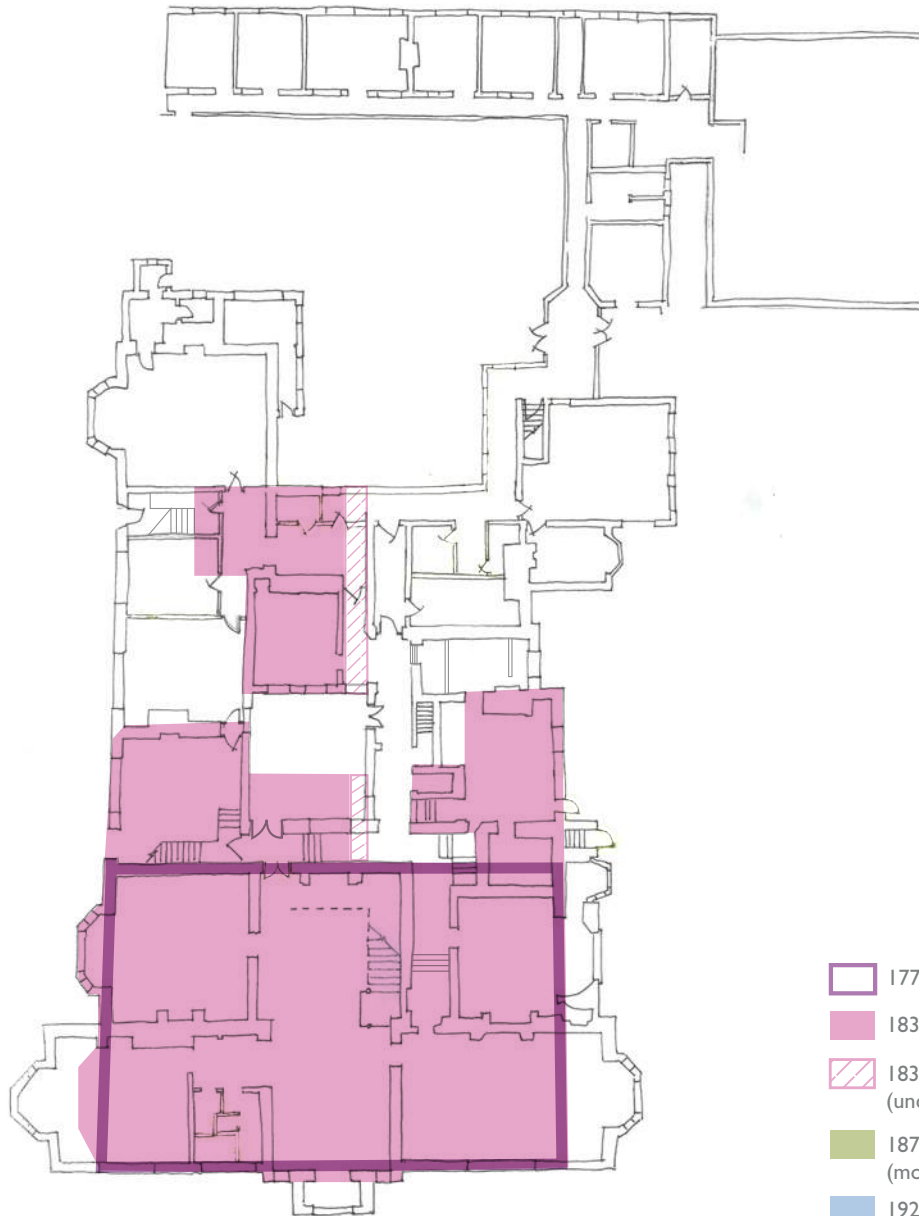
- c.19th Century
- Pre-1834 (possibly)
- 1906-1916
- 20th Century
- 1925-1950
- 1930
- Post 1987

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

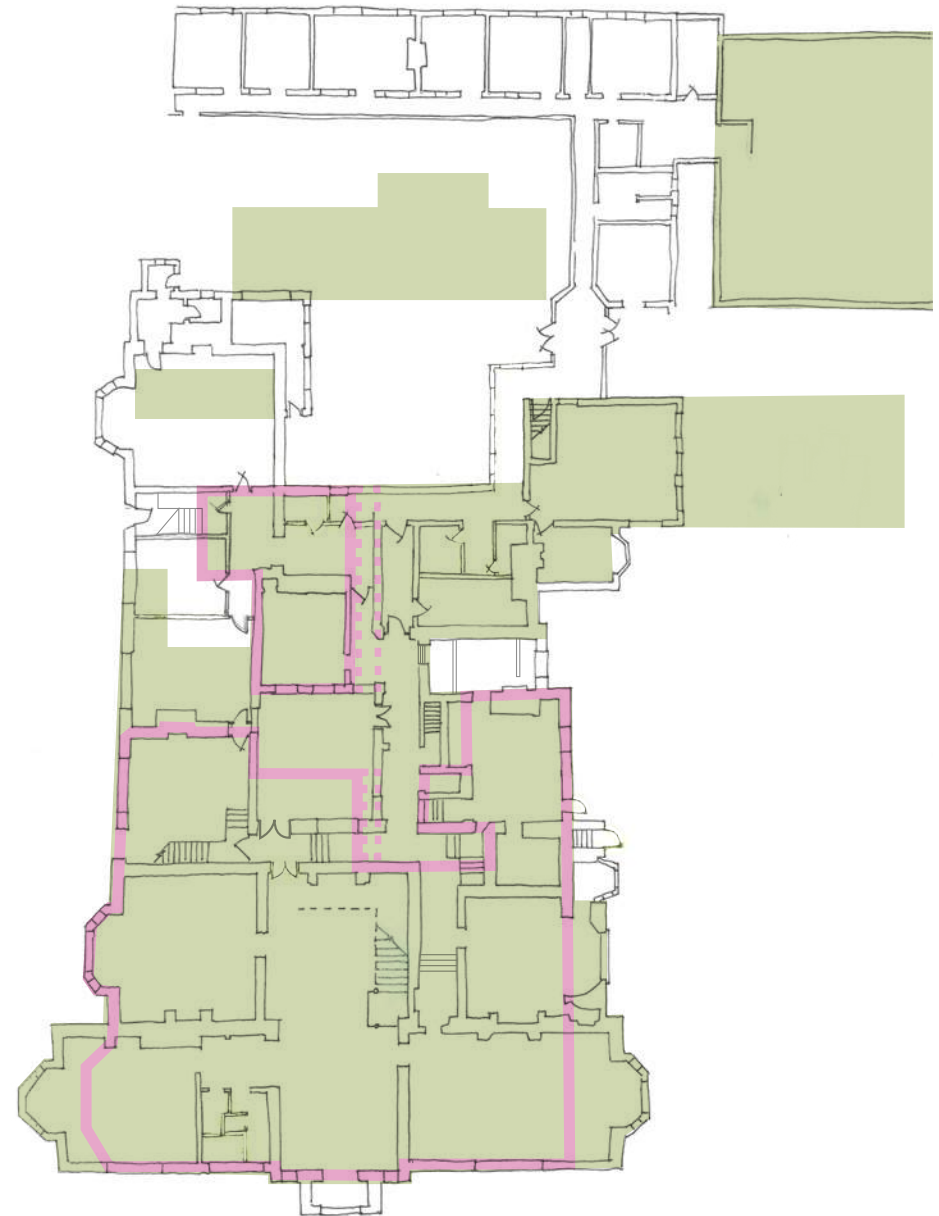
MEZZANINE








FOOTPRINT - 1834



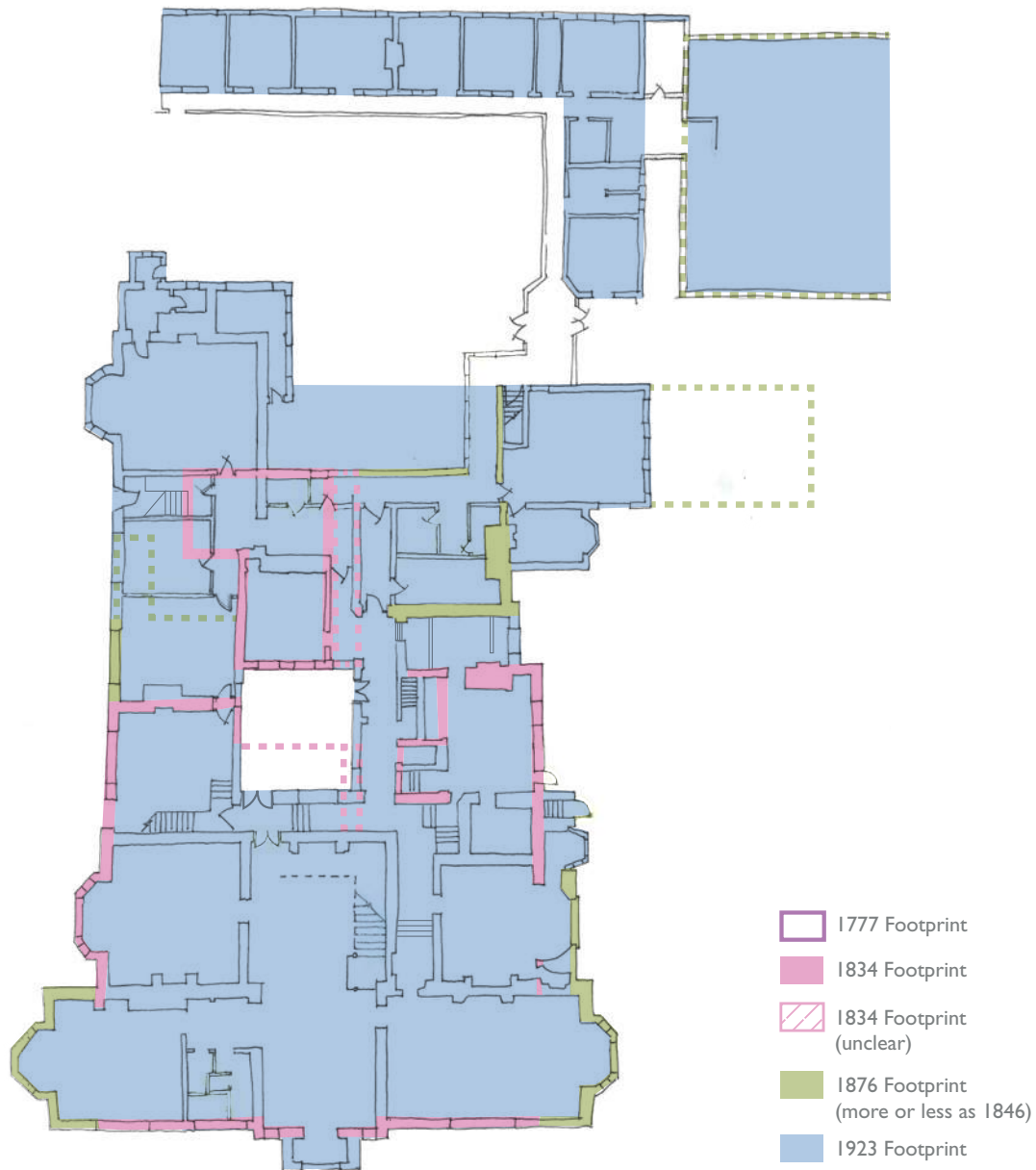
FOOTPRINT - 1876-1906



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

4 HISTORICAL DEVELOPMENT

FOOTPRINT - 1923



4.3 SUMMARY HISTORY OF THE COACH HOUSE

A building is first shown on the site of the Coach House on the 1846 tithe map, in which it appears as a large rectangular block with a shorter narrow range along the north side. This building was not shown on the 1834 map so is likely to have been constructed in the intervening decade.

The building had been extended along the north side by the first OS map of 1876 and remained unaltered by the 1897 OS map. The west end of the building is captured in a photograph from around the 1890s. This shows the main part of the building as a one and a half storey brick building with a pitched roof. The narrower attached range appears to have a roof light. The building is concealed behind a higher wall than currently exists.

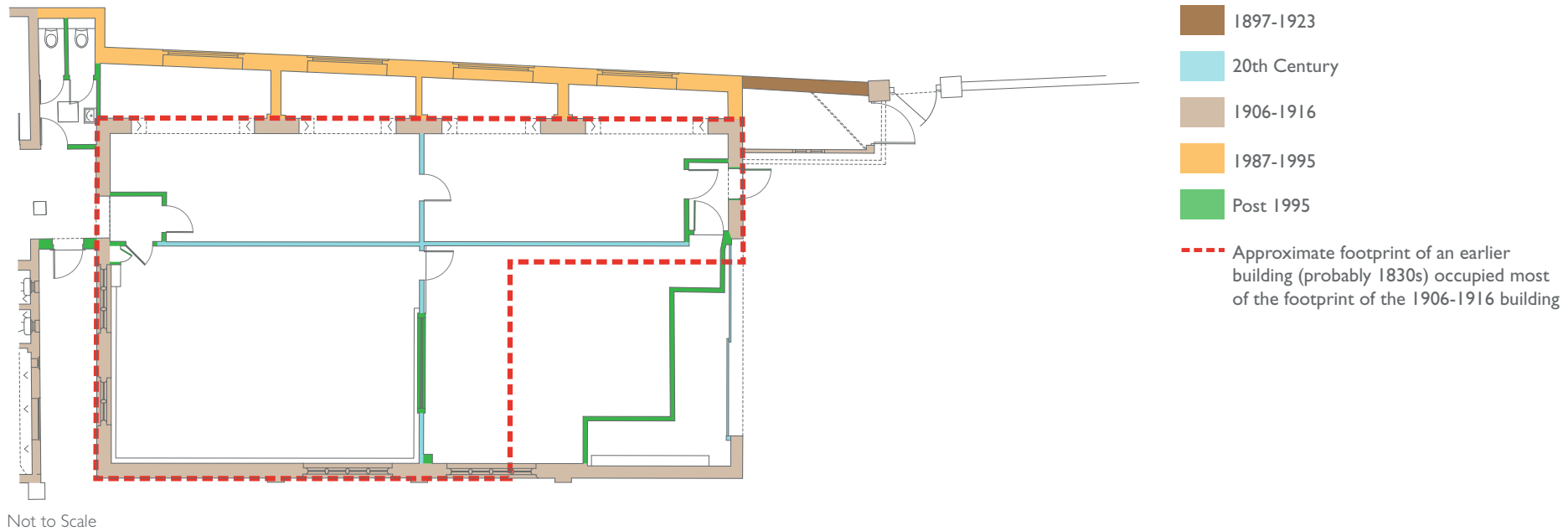
The L-shaped building was, in footprint, infilled by the time of the 1923 OS map. However, the appearance of the building suggests it was actually rebuilt in the early twentieth century as part of Captain Hill's alterations to the estate.

The building was altered and extended in the late 1980s to add the northern triangular part of the building and altered again in the late 1990s. At this time the door was inserted in the east end and partitions added internally.



4 HISTORICAL DEVELOPMENT

COACH HOUSE



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.



5.3 ASSESSMENT OF THE HERITAGE VALUES

5.3.1 COACH HOUSE

The Coach House was built by Captain Hill in the early twentieth century to replace an existing pitched roof building. The coach house was extended to the north in the late twentieth century. The evidential value of the building is very low and relates to the potential of the building to reveal evidence of the original layout of the building, which has been lost by later changes. The illustrative value is medium at a local level in that the extension is clearly legible and the coach house is identifiable as part of the early twentieth century alterations to Westwood Park. The building has low associative value as a result of the connection with Hill.

The building has retained its brick mullioned and leaded windows which distinguish it. However, these are marred by the canopies over the windows whilst the modern door and various light fittings mar the east elevation. Overall the exterior has low aesthetic value except the north elevation, which is of neutral aesthetic value. The interior has been modernised and redecorated and whilst the leaded windows provide some character, the interiors overall are of neutral aesthetic value.

5.3.2 SITE COMMUNAL VALUE

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 although the areas relating to the proposals are of neutral communal value.

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.

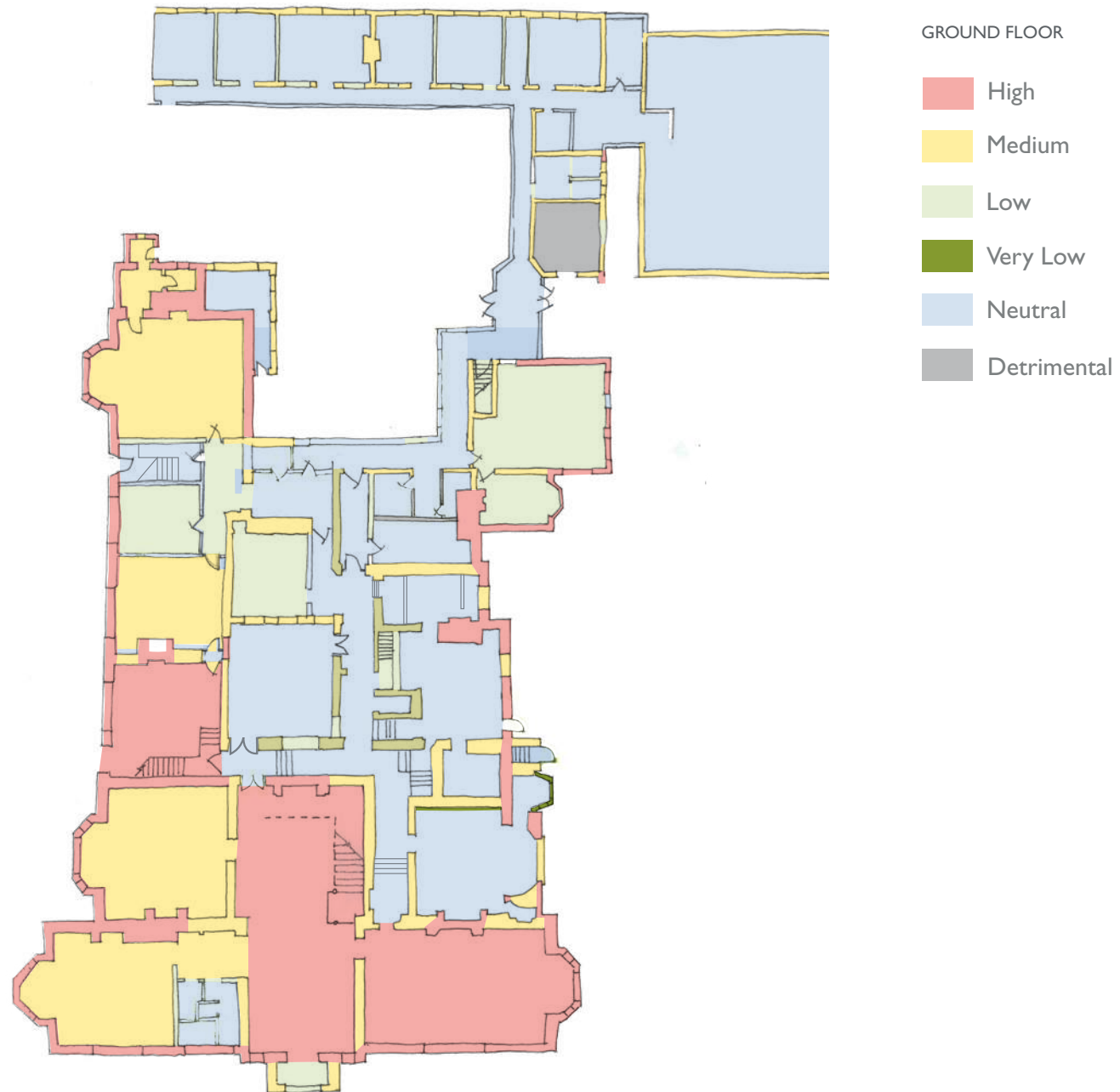
However, the frequency of the periods of change as well as the fact that elements were adapted to by subsequent owners rather than added to have meant that there are not the distinct layers of development that are sometimes found on such estates. The most coherent layer is that of Captain Hill's changes 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.

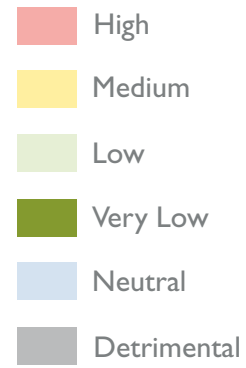
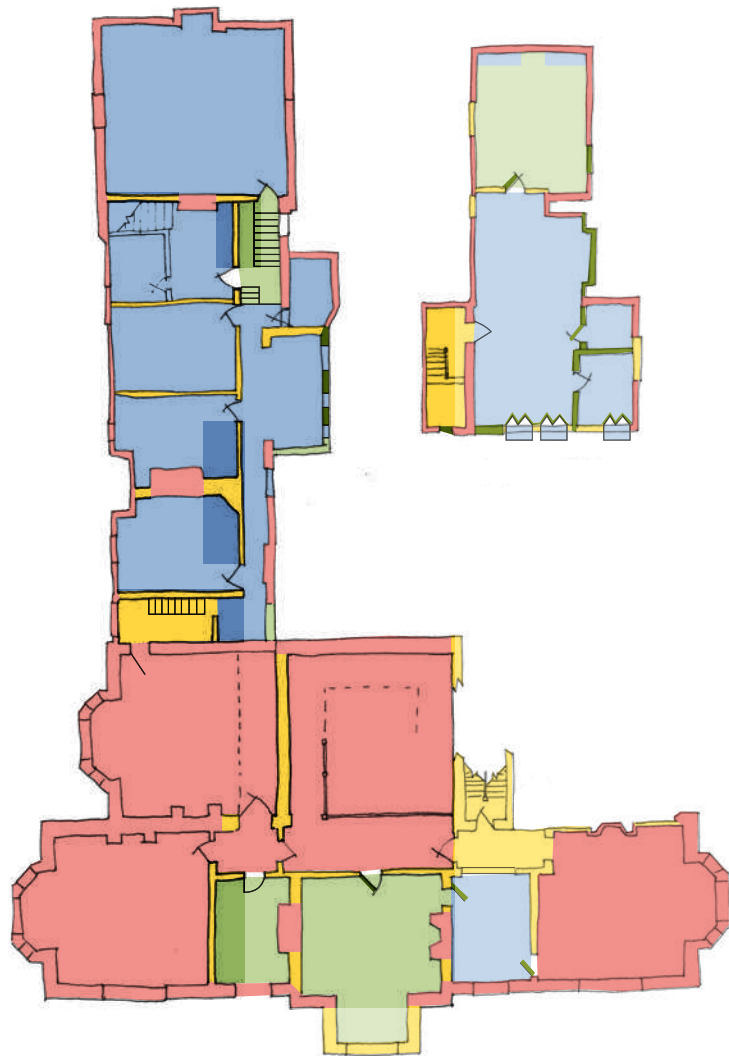
5 STATEMENT OF SIGNIFICANCE

5.4 SIGNIFICANCE PLANS

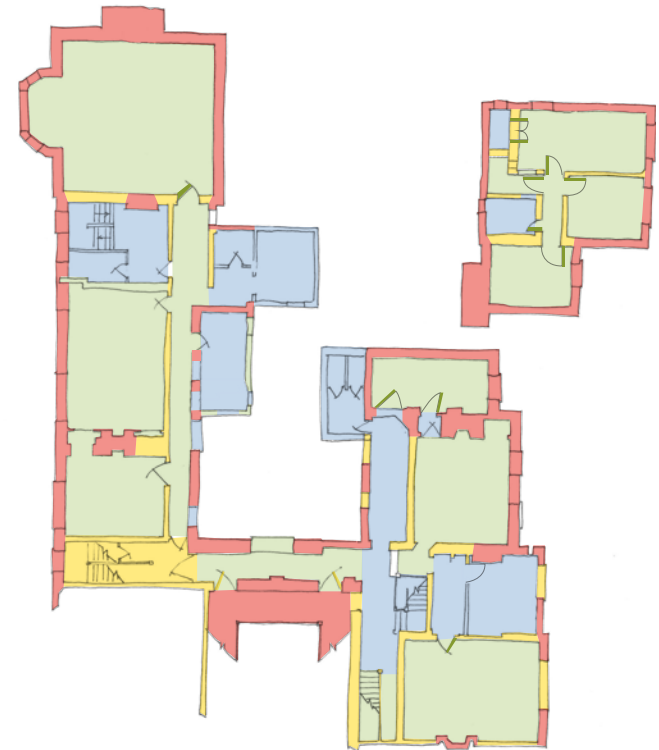
MAIN HOUSE



FIRST AND SECOND FLOORS



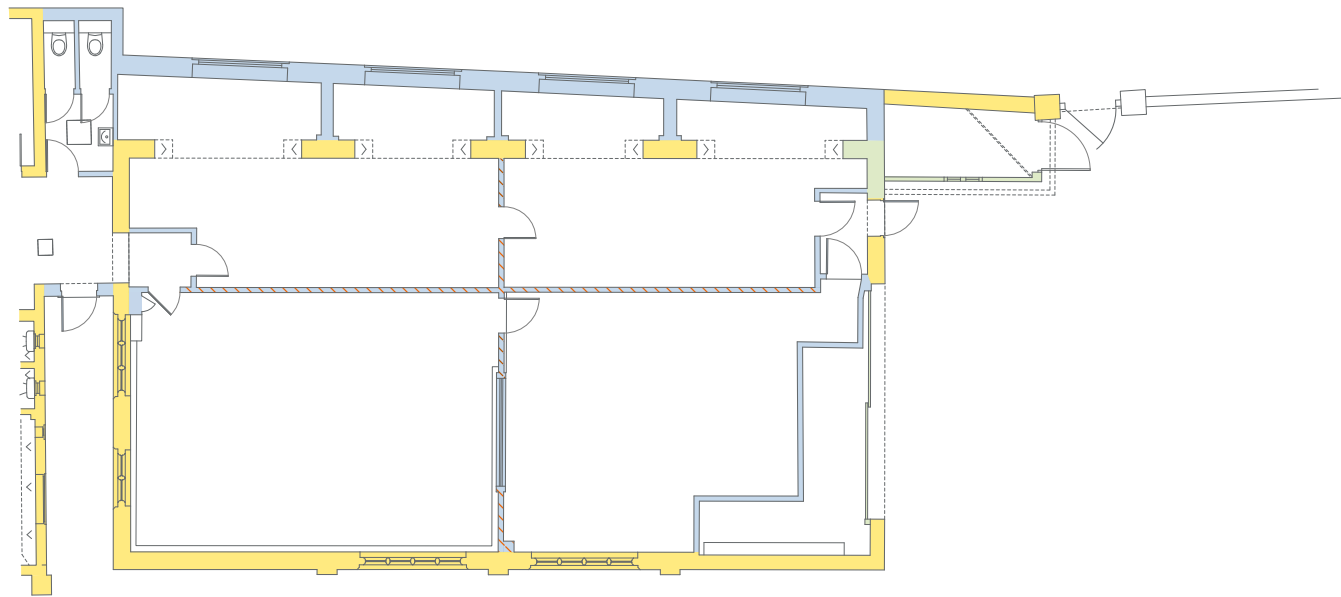
MEZZANINE



5 STATEMENT OF SIGNIFICANCE



COACH HOUSE



Not to Scale

- High
- Medium
- Low
- Very Low
- Neutral
- Detrimental
- If the main partitions are found to be original, their significance would be low

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.

6 LEGISLATION AND GUIDANCE

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.

7 HERITAGE IMPACT ASSESSMENT

7.1 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:

<i>Magnitude of Impact</i>	<i>Definition</i>
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.

7.2 PROPOSED WORKS

The proposed works are limited to the Coach House only and do not involve the main house. The works comprise:

- The raising of the parapet of the north elevation and addition of a stone capping;
- The replacement of the outer two windows on the north elevation with new timber framed windows;
- The lowering of the existing cills of the two inner windows on the north elevation and insertion of timber French windows with side lights;
- The widening of the door opening in the east wall and insertion of a one and a half leaf timber door;
- The addition of a timber canopy above the door;
- The replacement of the two internal windows with French doors.

For more information see the submitted drawings and the Design and Access Statement.

7.3 IMPACT ASSESSMENT FOR THE PROPOSED ALTERATIONS

The north elevation was added as part of an extension to the Coach House between 1987 and 1995. The replacement of the windows and lowering of the cills will not involve the loss of an historic fabric. The addition of the French windows will further compound the loss of the definition of the solid walled garden wall in this part of the garden which has occurred over the twentieth century. However, given that there are already windows, the impact of this will be limited. The alterations to the north elevation will have a negligible impact.

The proposed raising of the parapet will use red brick with a terracotta capping to match the adjacent garden wall. The parapet will improve the existing north elevation, which has a deep felt overhang from the flat roof of the extension, which is out of keeping with the site. Also historically the garden wall was higher in this area. The raising of the parapet to north elevation will have a low beneficial impact.

The widening of the door opening in the east elevation will necessitate the loss of a small amount of early twentieth century brickwork. The door opening itself was created after 1995 and the door is modern. The addition of a canopy over the door will provide a practical sheltered entrance to the Coach House. The changes will alter the character of the elevation and therefore are deemed to have a low adverse impact on the Coach House although will have a negligible impact on the significance of Westwood Park as a whole.

The existing internal windows were added after 1995, one of which sits in a partition of the same date. It is not known whether the main partitions in the Coach House are original although it is likely that they are not as they seem an unusual arrangement for a coach house. The replacement of the internal windows will have a negligible impact.

The proposed works will not impact on the key views of the listed building.

7.4 CONCLUSION

The Coach House is an early twentieth century addition to Westwood Park that replaced an earlier building. Since it was built, it has been extended and altered internally. The proposed works will necessitate the loss of only a small amount of early twentieth century brickwork to widen the door. The works to the east elevation will slightly alter the character of the elevation whilst the raising of the north elevation parapet will have a beneficial impact on that elevation.

Overall, the proposals will have a negligible impact on the Coach House and Westwood Park as a whole. The works will also have no impact on the key views.

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