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HERITAGE STATEMENT

25 WEST STREET, WIVENHOE, ESSEX

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1. Summary

This is a Conservation Statement and Impact Assessment for the proposed scheme to 25 West Street, Wivenhoe, Essex.

The property is Grade II listed and

This Heritage Statement has been written with the proposed scheme, designed by MS Architecture + Design:

- 050 P011 Rev B Proposed ground floor plan
- 050 P012 Rev B Proposed elevations and sections AA & BB

1.1. Aims and results

The aim of this statement is to recognise the significance of the listed building and to assess whether the proposed works will affect the significance, character or appearance of the building, or the neighbouring listed buildings, or the character of the conservation area.

As stated in the ClfA guidance 'Standard and guidance for historic environment desk -based assessment' (Pub Dec 2014, up-dated Jan 2017):

The 'desk-based assessment will determine, as far as reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations...'

2. Planning Guidelines

To comply with National Policy Planning Framework (2012) section 12, this statement provides:

- An understanding to the significance of the heritage asset
- An understanding to the setting of heritage assets
- An assessment of the impact of the proposed works on the heritage asset
- An assessment of the impact of the proposed works on the setting of the heritage assets

This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

3. Description

The property is located in the heart of Wivenhoe, a small settlement to the south east of Colchester.

3.1. Development of Site

The property is believed to originally constructed as a butchers' shop with the slaughter house behind (now a separate dwelling).

There is evidence internally that the ground floor was divided into two, one being the shop and preparation area to the rear. The other being forming part of the domestic living space.

An external passage to the rear right-hand side of the building has been covered and altered. The external door remains within the wall. This door is unusual shaped (four centred arch) for the rear of a commercial building. There is evidence of an of an infilled window opening beside the door.

3.2. Setting of heritage assets

The property is set within the historic core of Wivenhoe and has a number of listed buildings surrounding the building, including 23 & 27 West Street, West House and the old Chapel (refer to as Riverhouse on HE Listed Buildings Register).

The property is located in a designated conservation area (131/07/1974). The character of the area is a closely grouped collection of smaller domestic and commercial buildings leading to the river edge. A small square is located nearby which still retains a number of retail units.

3.3. Significance

The significance of the property is partly due to the age of its construction and the former use. However, the visual identity of its former use has been lost in the conversion into a single domestic dwelling. Internally there are no original features or fittings that indicate the former use.

4. Proposed Scheme

4.1. Requirements for Change

The objective in the proposed works is to allow maximum use of the limited space.

4.2. Planning History

A search was undertaken on the Colchester Council website for planning permissions. This records planning permission from c1991. No records were found for the property.

4.3. Proposed Works

It is proposed to:

- Form new single storey extension to rear elevation
- Internal alterations -
 - the demolition of wall within kitchen to extend into former alley (including associated steel work to support upper floor)
 - form new opening within 'Whisky Room' to form access into new extension
 - rehang former external four-arch door & frame to new opening
 - brick in window overlooking adjoining property
 - install wood burner into kitchen
 - install 2No skylights into lean to/ alleyway roof
 - lay new floor with W200mm reclaimed Oak/Pine floor boards in 'Whiskey Room'
 - Relocate existing electrical distribution board

4.4. Design considerations

The current house has limited space and no downstairs WC. The proposed scheme looks to open up the kitchen into the former alleyway which has long since been enclosed and is currently used as an ad-hoc utility room.

The rear extension allows the creation of a new utility space and downstairs WC making the building more functional as a family home.

4.5. Reason for Proposed Option

Various options were considered to create an extension to the rear of the property that allowed sufficient space within the kitchen and to form a WC. Due to the restraints of the garden size and the

simplicity of the structure, the proposed option was deemed to have least impact on the building yet allowing the building to function for family life in the twenty-first century. The floor plan of the building remains relatively unaltered, and the distinct former external door is relocated within the building.

The design of the proposed extension works with the simplicity of the existing architecture, including the former commercial use of the building.

4.6. Materials to be used

The property has a render finish externally, with neighbouring buildings formed of render and red brick. The use of a red brick for the small, single storey extension allows the extension to be read as an addition to the original structure but takes its inspiration from the adjoining building.

5. Impact Assessment:

In 2008, the then English Heritage (now Historic England) published their '*Conservation Principles, Policies & Guidance*', which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

Within this document, they defined 'conservation' as:

'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations'

It is this advice and ethos that the proposed impact of the works is assessed against the 'special architectural and historic interest' and significance of the building and its setting.

5.1. Impact on Listed Building

The former identity of this building has been lost as a former Butchers shop together with any internal fixtures and fittings. However, the main structure and internal layout remain in relatively unaltered.

Though part of the older fabric, the building's appearance has changed dramatically, adding new layers of history. The rear alleyway, presumably to allow access from the shop to the yard and then the slaughter house beyond has been covered and converted. The visual links, such as the change of construction method and materials can be seen and will be seen following the proposed works. The relocation of the doorway will retain this unusual feature, and as such, it still represents a 'rear door'.

Though the proposed scheme is quite intrusive, this building has already had many alterations, and this proposal adds onto these many layers without causing loss of significance or our understanding of the building.

5.2. Impact on the setting of the Listed Building & Character of the Conservation Area

The proposed works are to the rear of the building and are therefore not seen from the public realm.

5.3. Summary

As Historic England clarify,

'Listed buildings are to be enjoyed and used, like any other building. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance.'

The local authority uses listed building consent to make decisions that balance the site's historic significance against other issues, such as its function, condition or viability.'

With this in mind, it is considered that the proposed scheme is considered not to cause harm to the character, significance or value of the building.

Appendix 1 - Photographs



Figure 1 - front and side elevations



Figure 2 - front elevation facing West Street



Figure 3 - rear elevation with infill section



Figure 4 - infill section - door leading to property (now blocked off and forms cupboard)



Figure 5 - living room - other side of the Fig 4 door



Figure 6 - current internal wall to kitchen. Evidence of former window on external face



Figure 7 - previously external door, to be relocated



Figure 8 - rear elevation



Figure 9 - rear elevation looking towards kitchen window. Evidence of a former opening in render



Figure 10 - top section of rear elevation. Note numerous additions and details for weather protection



Figure 11 - view looking towards rear garden. Roof to Slaughter House seen in the background

Appendix 2 – Map



Figure 12 - 1900 OS Map of area



Figure 13 - 1900 OS Map

Appendix 3 – Listing Description

25, WEST STREET

<https://www.historicengland.org.uk/listing/the-list/list-entry/1225345>

List entry Number: 1225345

Location

25, WEST STREET

Parish: Wivenhoe

Grade: II

Date first listed: 27-Jan-1982

Date of most recent amendment: Not applicable to this List entry.

UID: 421659

List entry Description

WIVENHOE WEST STREET 1. 5214 No 25 TM 0321 30/60 II GV 2. Circa 1800 house. Of 2 bays and 2 storeys, plastered. Roof hipped and slated with central red brick chimney stack - eaves. Two paned sashes on first storey. Former shop window on ground storey at west, in moulded wooden surround and a small paned sash oil right.

Listing NGR: TM0381121552

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 03811 21552

23, WEST STREET

<https://www.historicengland.org.uk/listing/the-list/list-entry/1225344>

List entry Number: 1225344

Location

23, WEST STREET

Grade: II

Date first listed: 27-Jan-1982

Date of most recent amendment: Not applicable to this List entry.

UID: 421658

List entry Description

WIVENHOE WEST STREET 1. 5214 No 23 TM 0321 30/24 II 2. Mid C19 house. Of gault brick, 2 storeys and 3 bays roof slated, hipped with eaves. Two gault chimneys in rear pitch. Central door on ground storey, 6 fielded panels with fanlight over, entablature and 2 Doric columns. Semi-hexagonal conoid slated roof, bay window on left with 3 sashes.

Listing NGR: TM0380421573

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 03804 21573

WEST HOUSE

<https://www.historicengland.org.uk/listing/the-list/list-entry/1225343>

List entry Number: 1225343

Location

WEST HOUSE, WEST STREET

Grade: II

Date first listed: 27-Jan-1982

Date of most recent amendment: Not applicable to this List entry.

UID: 421657

List entry Description

WIVENHOE WEST STREET 1. 5214 West House TM 0321 30/23 II GV 2. C17/18 timber framed and plastered house altered in early C19 with ridged, gabled and pegtiled roof. Door with 6 fielded panels on left, ground storey with one modern casement and a pair of small-paned sashes. One modern sash above and one small-paned sash at top right.

Listing NGR: TM0378921579

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 03790 21576

RIVERHOUSE

<https://www.historicengland.org.uk/listing/the-list/list-entry/1225381>

List entry Number: 1225381

Location

RIVERHOUSE, WEST STREET

Grade: II

Date first listed: 27-Jan-1982

UID: 421661

List entry Description

WIVENHOE WEST STREET 1. 5214 corner with Quay Street Riverhouse TM 0321 30/30 II GV 2. Former Congregational Chapel Dated: 'This Chapel was erected by Thomas Sanford, Esq AD 1846'. Of square plan, brick, painted and rendered. Two storey front to Quay street, with parapet and pediment dentilled. Pilastered returns and giant order with doubled pilasters each side of central bay. First floor band and ground storey portico with 2 round Doric columns, 2 pilasters and modern doors in a recess. Three light windows over and 4 Doric columns, plinthed, triglyphs, and mutules to the flat entablature. West side elevation has 2 ranges of sash windows, now clear glazed, interspersed with 4 pilasters all with capitals of the giant order.

Listing NGR: TM0378921579

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 03793 21539

27, WEST STREET

<https://www.historicengland.org.uk/listing/the-list/list-entry/1225346>

List entry Number: 1225346

Grade: II

Date first listed: 27-Jan-1982

Date of most recent amendment: Not applicable to this List entry.

UID: 421660

List entry Description

WIVENHOE WEST STREET 1. 5214 No 27 TM 0321 30/61 II GV 2. C18. Timber framed, of 2 storeys and one bay on a square plan. Hipped slated roof with eaves, walls cased in red brick, the front wall painted. One pair of small paned sashes on second storey, and a pair to match on the first storey, and a straight arch itself under a rubbed relieving arch. Ground storey weatherboarded with 3 paned casements.

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Listing NGR: TM0381921550

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TM 03819 21550

Appendix 4 – Historic Environment Records (HER)

Search: Wivenhoe Accessed: 04/05/18

Statutory Data

The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

The National Heritage List for England returned 73 records matching your search, here are the first 5.

Title	Type	Location	Grade
WEST LODGE	Listing	WEST LODGE, ELMSTEAD ROAD, WIVENHOE PARK, COLCHESTER, Colchester, Essex	II
No name for this Entry	Listing	7, ALMA STREET, Wivenhoe, Colchester, Essex	II
No name for this Entry	Listing	17, 19 AND 21, ALMA STREET, Wivenhoe, Colchester, Essex	II
No name for this Entry	Listing	20-28, ALMA STREET, Wivenhoe, Colchester, Essex	II
No name for this Entry	Listing	4, 6 AND 8, ALMA STREET, Wivenhoe, Colchester, Essex	II

[View all The National Heritage List for England results...](#)

National Designation Decisions

Designation Decision Records (De-listed entries)

Recommendations to remove listed buildings, scheduled monuments and protected wreck sites from the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. Decisions to remove registered park, garden and battlefield List entries are made by Historic England. A list of decisions made to remove buildings, monuments, landscapes and wreck sites from the NHLE can be found in this section.

Designation Decision Records (De-listed entries) returned 2 records matching your search.

Title	Type	Location	Grade
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Nos. 1-6 Hardings Yard, ...	Listing	Nos. 1-6 Hardings Yard, formerly known as the Colne Marine and Yacht Company, THE QUAY, Wivenhoe, Colchester, Essex	DL
Former Wivenhoe Goods Sh...	Listing	Station Road, Wivenhoe, Essex, CO7 9DH, Wivenhoe, Colchester, Essex	DL

Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

No records matched the search criteria.

Non-Statutory National Data

Historic Milestone Society Database



The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse <http://www.milestonesociety.co.uk/> to learn more about the history of milestones and about restoration techniques, about our activities and our publications.

Historic Milestone Society Database returned 2 records matching your search.

Title	Location
Fingerpost at on corner of Church Road	ESSEX, TENDRING, FRATING
Fingerpost at WIVENHOE	ESSEX, COLCHESTER, WIVENHOE

HE PastScape



The information within PastScape is taken directly from the National Record of the Historic Environment (NRHE). The NRHE contains over 410,000 records on the archaeology and buildings of England and its territorial waters.

HE PastScape returned 24 records matching your search, here are the first 5.

Title	Location	Description
WIVENHOE HALL	Essex	Site of a house built c 1530, rebuilt i...

WIVENHOE PARK	Essex	Landscape park and gardens to Wivenhoe ...
WIVENHOE AND BRIGHTLINGS...	Essex	The Wivenhoe and Brightlingsea Branch R...
WIVENHOE STATION	Essex	Railway station on the Wivenhoe section...
WIVENHOE HOUSE	Essex	Country house constructed in 1759

[View all HE PastScape results...](#)

National Trust HBSMR



The National Trust is the largest private owner of archaeological sites in England, Wales and Northern Ireland. Our Historic Buildings, Sites & Monuments Record (NT HBSMR) is the key tool for managing, revealing and sharing the historic environment in our care.

No records matched search criteria.

Parks and Gardens UK



Parks and Gardens UK is a web resource dedicated to historic designed landscapes across England, Northern Ireland, Scotland and Wales.

Parks and Gardens UK returned 2 records matching your search.

Title	Location
Wivenhoe House	Essex, Colchester,
Woburn Abbey	Central Bedfordshire, Woburn

PMSA | PUBLIC MONUMENTS & SCULPTURE ASSOCIATION

The PMSA aims to heighten public appreciation of Britain's public sculpture, and to contribute to its preservation, protection and promotion. It seeks to achieve this through several projects that include: the National Recording Project, the Sculpture Journal, Save our Sculpture and the Marsh Award for Public Sculpture.

No records matched search criteria.

NMR Excavation Index



The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

NMR Excavation Index returned 1 records matching your search.

Title	Location
KEELAR'S FARM, WIVENHOE (SITE 1)	ESSEX, COLCHESTER, WIVENHOE

Church Heritage Record



The Church Heritage Record is a digital database of church buildings in England developed by ChurchCare, the Church of England's national resource.

Church Heritage Record returned 1 records matching your search.

Name	Location
Wivenhoe: St Mary the Virgin	Essex County

Local Records

Colchester HER



The Colchester Historic Environment Record is an in-depth computerised record of the known archaeology concentrated on the centre of the historic town, which also falls within the area covered by the Essex Historic Environment Record (EHER) based at Chelmsford.

Colchester HER returned 151 records matching your search, and these relate to the listed buildings.

Essex HER



The Essex Historic Environment Record (EHER) is a computerised database of all listed and other historic buildings and all known archaeological sites, historic parks and gardens and other historic

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landscape features in the county, plotted onto linked digital mapping, and backed up in many instances by photographs, drawings and substantial written accounts.

Essex HER returned 152 records matching your search, these highlight listed buildings.

Appendix 5 - Assessment of Significance Summary

Table Showing Assessment of Significance:

Rating:

Exceptional - International Significance

Considerable - National Significance

Some - Local Significance

None

Not known - May have some Significance, but further research is required.

	Significance		Value
Social/ Historical	Former Butchers Shop with Slaughter House behind, set within a small fishing settlement		Some
Archaeological	Standing/ built structure	Investigations below ground have not been undertaken	Unknown
Architectural	Built as a shop, with domestic accommodation above	The shop front has been lost, together with the link to the Slaughter House to the rear. No fixtures or fittings internally.	Considerable – GII listed
Artistic	Forms part of the street scene		Considerable - Conservation Area
Communal		Now a private dwelling	N/A

<p>Evidential Value</p> <p>- HER - none noted.</p>	<p>Misc.</p> <p>HER's - listed buildings</p>	<p>Historical Value</p> <p>Part of historic core of settlement - based around water-front.</p>
<p>Evolution</p> <p>Former Butcher shop, though not evident in building.</p> <p>— " —</p> <p>The building can no longer be recognised as a shop/butchers & has lost connection with the Slaughter House to rear.</p>	<p>GH. CA.</p> <p>Significance</p>	<p>Fabric</p> <p>- Main fabric of building original, but many internal alterations + shop front lost. (Render to front etc.).</p>
<p>Aesthetic Value</p> <p>- Core development.</p>	<p>Setting</p> <p>CA. Setting of listed buildings.</p>	<p>Communal Value</p> <p>- Street scene. - former shop,</p>

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Heritage Statement
Check list

Project	25 West Street.	
Address	Wivenhoe Essex. CO7 9DE.	
Local Authority	Colchester.	
HE Listing	Gr. II - (1225345).	
Setting – Listed Buildings	23 West Street Gr.II - mid C19. West House Gr.II - C17/C18. The Old Chapel Gr.II (Riverhouse). - '1846'. 27 West Street Gr.II - C18	
Conservation Area	Designated 31/7/1974. ID 21.	
Heritage Gateway	Name	Wivenhoe.
	Accessed	4/5/18.
HE Red Box		
Old Maps	1874	1:2500 Built up area: Rear passage not infilled. Joint cur. with Slaughter house.
	1897	Boundary line with adj. building
	1923	No change, apart from tweak boundary line
	1936	no change.
	1960	— —
	1970	— —
Victorian County History		
Additional Notes		

Janice Gooch Heritage Consultancy