



HERITAGE STATEMENT

LAND OFF HOWLETT WAY, TRIMLEY ST MARTIN

Quality Assurance

Site name: Land off Howlett Way, Trimley St Martin

Client name: Trinity College

Type of report: Heritage Statement

Prepared by: Kate Hannelly BSc (Hons) MSc IHBC

Signed



Date 14 January 2020

Reviewed by: Chris Surfleet MA MSc PGDipUD IHBC

Signed



Date 14 January 2020



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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Trinity College to accompany an application for Outline Planning Permission relating to the proposed residential development of land off Howlett Way, Trimley St Martin.



Figure 1 – Indicative site location (Bing Maps)

- 1.2 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the assets and an Impact Assessment which considers the potential impact of residential development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 193-197).
- 1.3 The document has been prepared by Kate Hannelly BSc(Hons) MSc IHBC (Associate, Heritage & Design) and reviewed by Chris Surfleet MA MSc PGDipUD IHBC (Partner, Head of Heritage).

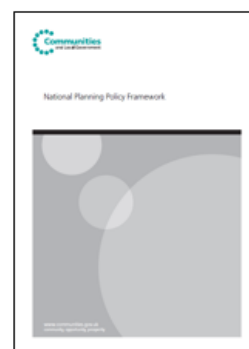
2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2.2 Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

National Planning Policy Framework

- 2.3 The revised National Planning Policy Framework (NPPF) was published on 19 February 2019, replacing the previously-published 2012 and 2018 Frameworks but remaining substantially as per the previous version.
- 2.4 With regard to the historic environment, the over-arching aim of NPPF policy remains in line with philosophy of the 2012 framework, namely that *“our historic environments... can better be cherished if their spirit of place thrives, rather than withers.”* The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’. References to ‘designated heritage assets’ do not apply to the Manor Farm site but have been included for reference.
- 2.5 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a *“manner appropriate to their significance”* (Paragraph 184).
- 2.6 NPPF directs local planning authorities to require an applicant to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* and the level of detailed assessment should be *“proportionate to the assets’ importance”* (Paragraph 189).
- 2.7 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Heritage Statement should be taken into account when considering the impact of a proposal, *“to avoid conflict between the heritage asset’s conservation and any aspect of the proposal”*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.8 Paragraph 193 requires that *“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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.9 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, *“clear and convincing justification”* (Paragraph 194). This paragraph outlines that substantial harm to grade II listed



heritage assets should be exceptional, rising to 'wholly exceptional' for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.

- 2.10 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:

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

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

- 2.11 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 196 provides the following:

“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, where appropriate, securing its optimum viable use.”

- 2.12 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

- 2.13 In the case of non-designated heritage assets, such as at Manor Farm Stotfold, Paragraph 197 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset. For this reason, it is beneficial to have a clear understanding of the relative significance of the asset in accordance with Paragraph 189.

- 2.14 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

Planning Practice Guidance (PPG)

- 2.15 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.

- 2.16 In relation to non-designated heritage assets, the NPPG explains the following:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting

consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” (Paragraph: 039 Reference ID: 18a-039-20190723)

- 2.19 It goes on to clarify that: “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”
- 2.20 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008.



- 2.17 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“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” (page 59).

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.18 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that “*The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.*” (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.19 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: “*assessing the significance of heritage assets, using appropriate expertise, historic environment records,*

recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.” (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)

- 2.20 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.21 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*
- 2.22 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *“Step 1 - identify which heritage assets and their settings are affected;*
 - *Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
 - *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
 - *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
 - *Step 5 - make and document the decision and monitor outcomes.” (page 8)*

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.23 This document provides guidance on the National Planning Policy Framework requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.24 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Local Policy

Joint Local Plan Review

- 2.25 The Joint Local Plan Review will replace the Core Strategy, the Site Allocations and Area Specific Policies and the Felixstowe Peninsula Area Action Plan. This Joint Local Plan Review is being carried out with the Ipswich Policy Area local planning authorities (Ipswich Borough, Mid Suffolk, Babergh and Suffolk Coastal). The consultation for the final draft of the Proposed Submission Plan was undertaken between July and September 2018 with representations currently being reviewed.

Suffolk Coastal Core Strategy and Development Management Policies (2013)

- 2.26 The Core Strategy and Development Management Policies provides a strategy for development in the district until 2027 and beyond. The relevant policies within this document to above ground heritage assets are policies SP1, SP1A and DM21.
- 2.27 The relevant aspect of the **Strategic Policy SP1 – Sustainable Development**, is **part j** which states that sustainable development should “*conserve and enhance the areas natural historic and built environment*”.
- 2.28 **Policy SP1A – Presumption in Favour of Sustainable Development** goes on to state that: “*Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:*
- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - *Specific policies in that Framework indicate that development should be restricted*.*

*Footnote: *For example those policies relating to sites protected under the Birds and Habitats Directives (NPPF paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Local Green Space; and Area of Outstanding Natural Beauty; Heritage Coast; designated heritage assets and locations at risk of flooding or coastal erosion.”*

- 2.29 The **Development Management Policy DM21 – Design: Aesthetics** states that: “*Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted. Development will be expected to establish a strong sense of place, using streetscenes and buildings to create attractive and comfortable places to live, work and visit. Accordingly, development will be permitted where the following criteria are met:*
- a) *proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form;*
 - b) *in areas of little or no varied townscape quality, the form, density and design of proposals should create a new composition and point of interest, which will provide a positive improvement in the standard of the built environment of the area generally;*
 - c) *alterations and extensions to existing buildings should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building;*

- d) *in order for extensions to existing buildings to be acceptable, particularly on those that are considered to be architecturally and historically important (including vernacular architecture) and those located in sensitive locations, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site;*
- e) *layouts should incorporate and protect existing site features of landscape, ecological, heritage or amenity value as well as enhance such features e.g. habitat creation; and*
- f) *attention must be given to the form, scale, use, and landscape of the spaces between buildings and the boundary treatment of individual sites, particularly on the edge of settlements.*

The District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of proposals for new buildings and conversion of existing buildings, provided it would not seriously detract from the character of the area. In considering residential development, the District Council will have regard to Supplementary Planning Documents that have been adopted.”

3.0 Methodology

Heritage Assets

3.1 A heritage asset is defined within the National Planning Policy Framework as:

“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2: Glossary).

3.2 To be considered a heritage asset *“an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.”* (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.

3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that *“non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)

3.5 The PPG goes on to clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

Meaning of Significance

3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the *“aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups”* (Page 2, Article 1.2)

3.7 The NPPF (Annex 2: Glossary) also defines significance as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

3.8 Significance can therefore be considered to be formed by *“the collection of values associated with a heritage asset.”* (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.
- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's '*Conservation Principles*' sets out a grouping of values as follows:
- Evidential value – 'derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.' (Page 28)
- Aesthetic Value – 'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'. (Pages 30-31)
- Historic Value – 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)
- Communal Value – "*Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is*

associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there". (Pages 31-32)

- 3.13 Value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.

- 3.15 Historic England's Conservation Principles defines setting as "*an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*"

- 3.16 It goes on to state that "*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*" (page 39).

- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

- 3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment

methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

- 3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.
- 3.23 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).
- 3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

- 3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	<p><u>Adverse</u>: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><u>Beneficial</u>: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p><u>Adverse</u>: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><u>Beneficial</u>: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>

Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions and/or slight impact. This impact can be beneficial or adverse in nature.
Neutral	Some changes occur but the overall effect on the asset and its significance is neutral.
Nil	No change in baseline conditions.

Summary

- 3.26 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings.
- 3.27 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicated impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 189 of the National Planning Policy Framework.

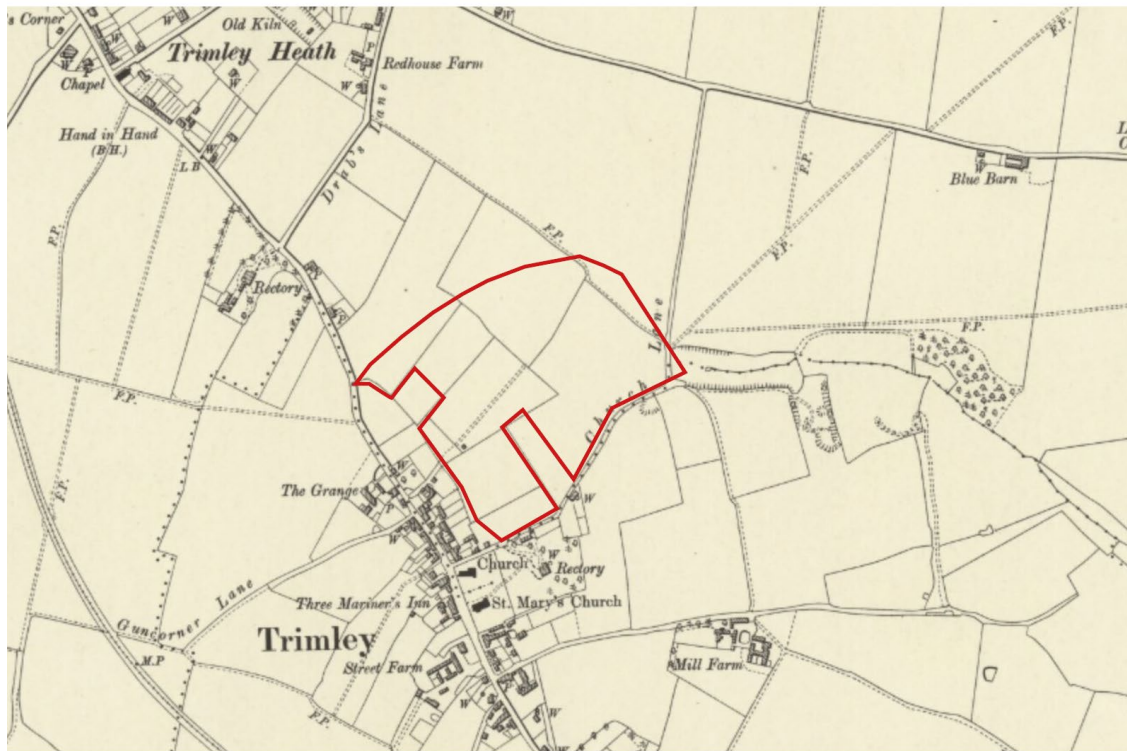


Figure 3 -1902 Ordnance Survey Map with indicative site outline shown. Little additional development has occurred in the area by the turn of the 20th century.

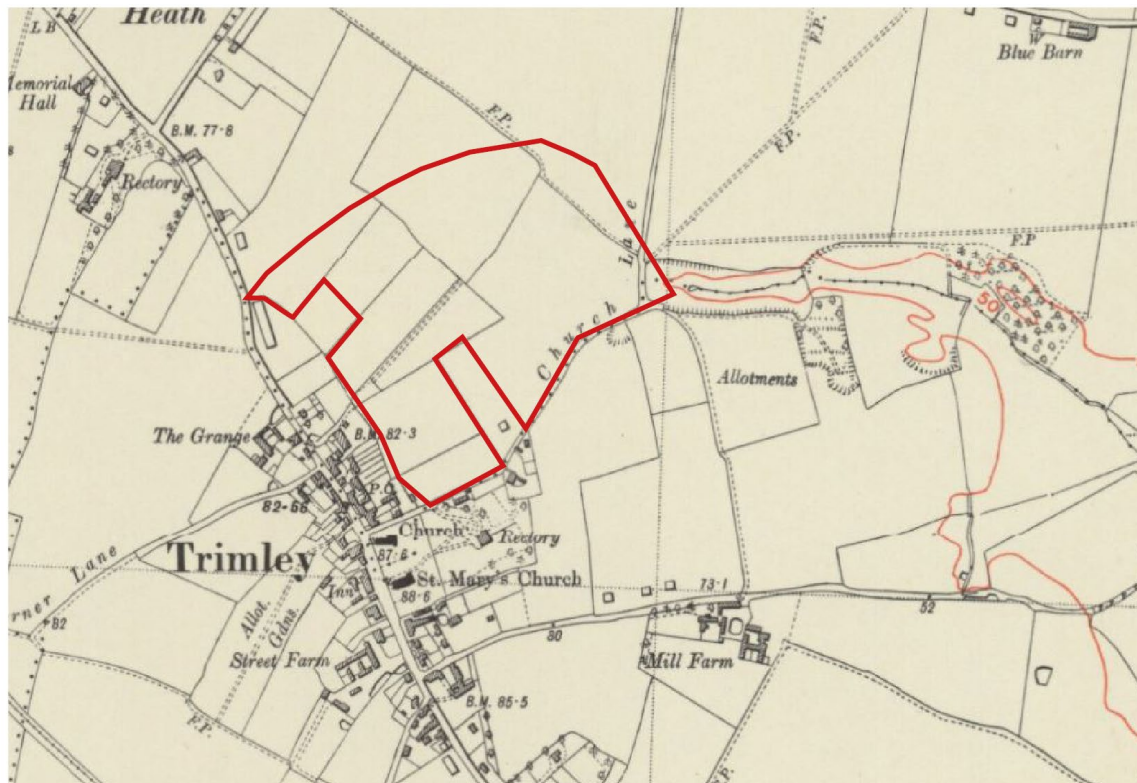


Figure 4 - 1938 Ordnance Survey Map with indicative site outline shown. Likely due to the Wars no significant development has been carried out by this date.

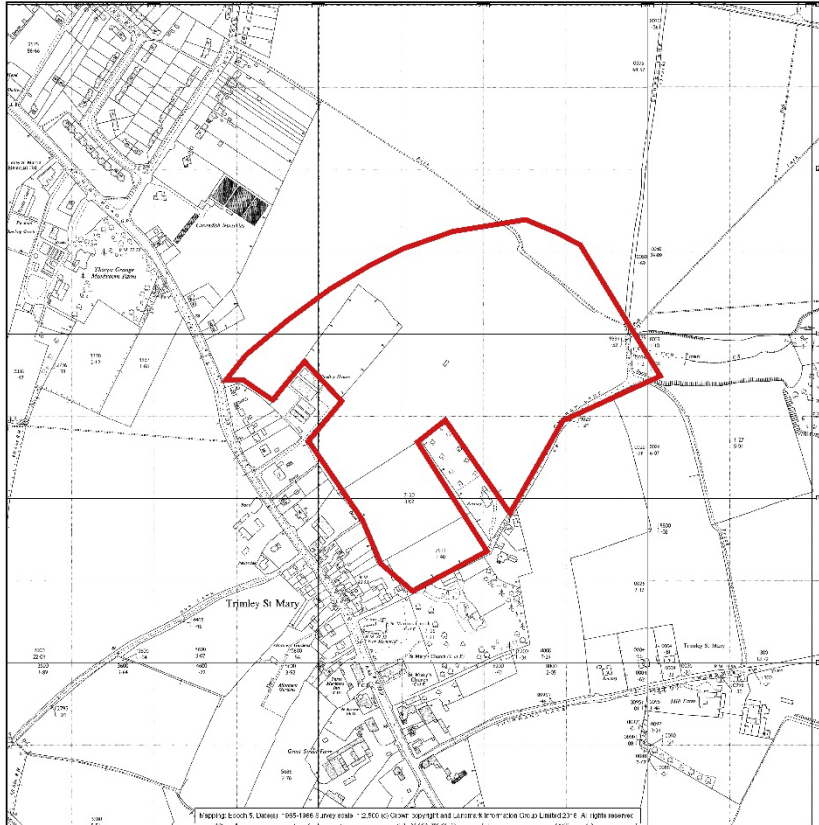


Figure 5 - 1965-66 Ordnance Survey Map with indicative site boundary shown in red. By this date, development has crept northwards from Trimley St Mary and southwards from Trimley St Mary. Poultry Houses have also been constructed on what is today the western boundary of the site and a pill box can be seen roughly in the centre.

Trimley Old Rectory has now been constructed to the south of the site.

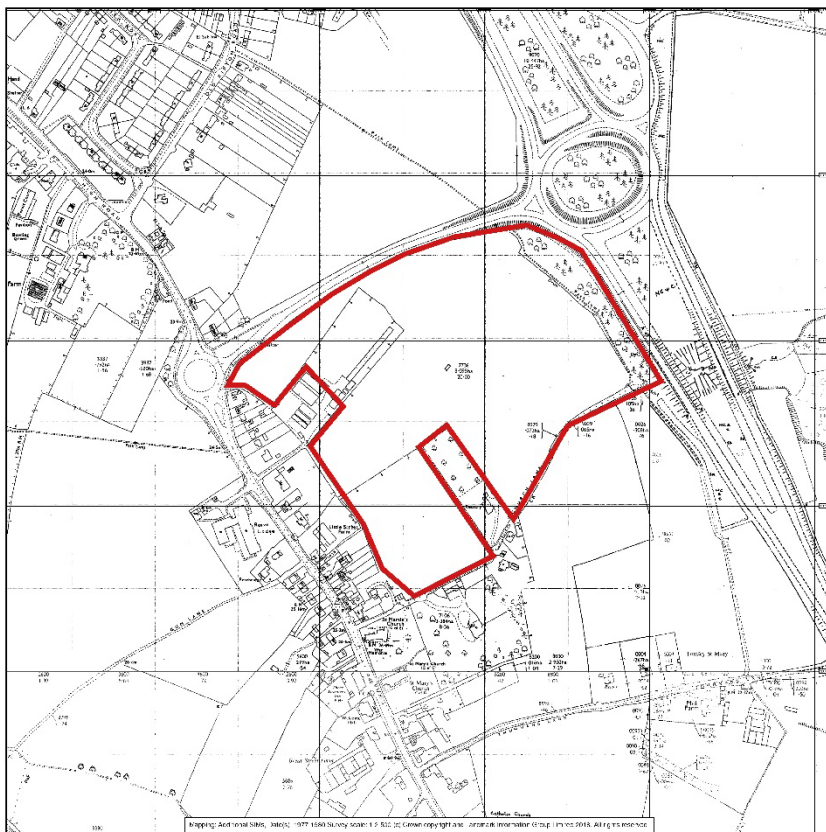
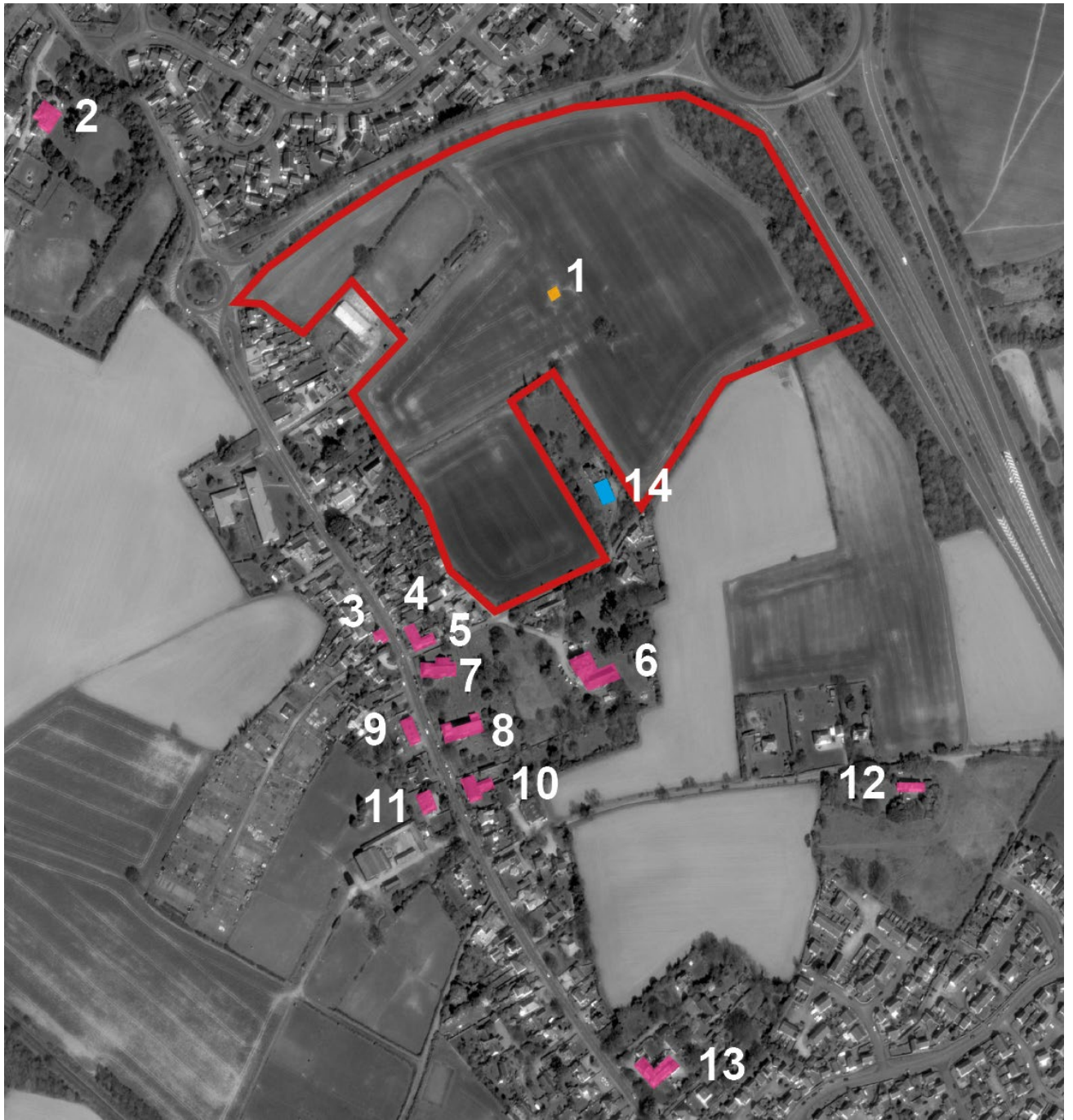


Figure 6 – 1977-80 Ordnance Survey Map with indicative site boundary shown in red. This map shows a large amount of change to the land surrounding the site. The A14 can now be seen adjacent the site in the east with a large junction immediately to the north-east. A new road, Howlett Road, has also been constructed to the north of the site which leads to a new roundabout in the north-west. Church Lane has been lost by this date and the poultry farm has been extended.

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which surround the development site. In the case of this application, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are other heritage assets within the local surrounding area, the location and significance of many of them results in them having no perceptible relationship with the proposed site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified.
- 5.3 The relevant Statutory List descriptions can be found in **Appendix 1**.
- 5.4 In the case of this application, the following heritage assets may be affected by the current proposals:
1. Pill Box – non-designated heritage asset;
 2. Longford House – Grade II listed building;
 3. Eagle House – Grade II listed building;
 4. 204 High Road – Grade II listed building;
 5. Church Farmhouse – Grade II listed building;
 6. The Old Rectory – Grade II listed building;
 7. Church of St Martin – Grade II listed building;
 8. Church of St Mary – Grade II listed building;
 9. The Three Mariners – Grade II listed building;
 10. The Limes – Grade II listed building;
 11. Street Farmhouse – Grade II listed building;
 12. Mill Farmhouse – Grade II listed building;
 13. Trimley House – Grade II listed building.
 14. Trimley Old Rectory – (LPA has identified as a potential non-designated asset)



-  Site boundary
-  Grade II listed building
-  Non-designated asset
-  Potential non-designated asset highlighted by LPA

6.0 On-site Assets

Pill Box – Non-designated heritage asset

- 6.1 The Pill Box is located within the development site, to the east of the High Road. It is not Statutorily Listed nor is it locally listed; however, it is considered to fulfil the Council's criteria for a non-designated heritage assets (NDA).



Figure 7 - Pill box

Evidential and Aesthetic Value

- 6.2 The Pill Box was constructed circa 1940/41 and was used as part of the defence of the United Kingdom against a possible enemy invasion. The structure survives relatively intact although the external brickwork does show some signs of decay. Overall, it is considered that the Pill Box retains a **medium** level of evidential value, which corresponds to integrity within the Council's criteria for NDAs.
- 6.3 The aesthetic value of the Pill Box rests in its functional and utilitarian appearance. The structure was built for a singular function, which is defence, and its design reflects this. As such the aesthetic value of the building is considered to be **medium**. These two points therefore satisfy the 'Architectural' and 'Aesthetic Interest' sections of the criteria.
- 6.4 It is worth noting that the pill box is recorded in the Suffolk County Historic Environment Record, and so the pill box also satisfies the 'Archaeological Interest' section of the criteria.



Figure 8 - View of the centre of the pill box with star and opening into enclosed room

Historic and Communal Value

- 6.5 The Pill Box forms part of the defences which are found around the port of Felixstowe and Harwich Haven. While the Pill Box appears isolated, it forms part of the wider coastal defences in the area and demonstrates that these extended inland a good distance. An anti-tank trench is located to the south within and extending north from Trimley St Mary.

- 6.6 It is thought that the open portion of the Pill Box would have had a machine gun mounted in it. The fire trajectory from the pill box would have covered Trimley St Martin and Trimley Heath. These structures are a physical representation that the back land behind the coast was also heavily defended and formed an integral part of the defensive strategy. As such, it is considered that the Pill Box retains a **medium** level of historic and communal value, which is strengthened by its association with the wider defensive structures. These criteria correspond to the points covered by 'Historic Interest' under the Council's criteria.

Setting

- 6.7 The setting of the Pill Box is formed by its immediate context within the arable fields of Trimley St Martin. Its views of the surrounding countryside, which have been constrained by modern development and mature tree belts, also form part of its setting as these are the areas that it would have defended. Public views of the Pill Box are now limited to glimpsed views from Howlett Way and from the public footpath from Church Lane. Any link to the countryside to the east has been severed by the A14. Therefore, the setting of the Pill Box makes a **medium** contribution to its significance.

7.0 Off-site Assets

Longford House – Grade II listed building

- 7.1 Longford House is located to the west of High Road, south-west of the junction with St Martins Green. The building was added to the Statutory List of Buildings of Architectural or Historic Interest in May 1983 at Grade II.

Evidential and Aesthetic Value

- 7.2 Evidence shows the building stated to the early 19th century although it has undergone later mid and late 19th century alterations. The building appears to retain some feature internally however the predominant fabric of value is the external envelope. The evidential value of the building is therefore considered to be **good**.
- 7.3 The aesthetic value of the building rests in its design and construction materials. The building is two storeys in height and constructed in gault brick under a slate roof. It has an irregular plan form with the bulk of the building broken up by different ridge heights. In terms of its aesthetic value, the building has a distinctive character conveying a **good** level of aesthetic value.

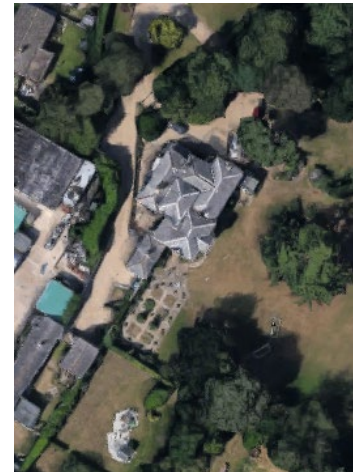


Figure 9 - Aerial view of Longford House

Historic and Communal Value

- 7.4 The building provides a typical example of a 19th century villa in this part of the country. It does not appear to be associated with an architect of interest however, the building appears to have been used as a rectory and as such, the historic and communal value of the building is considered to be **medium/ good**.

Setting

- 7.5 In accordance with our methodology and 'Step 2' of Historic England's GPA3, an assessment of the setting of the church has been undertaken.
- 7.6 The 'immediate' setting is formed by the building's immediate domestic curtilage and its retained garden to the south-east. This curtilage is bounded by mature vegetation with limited views towards the building available.
- 7.7 To the immediate west and south-west of the building are the Gosling farm buildings whilst to the north are a small number of residential properties. To the north and east is the built form of Trimley St Martin whilst to the south a new residential development has been constructed. The extended wider setting of Longford House is therefore formed by the built form of Trimley St Martin and the open landscape beyond this.
- 7.8 The immediate and extended settings therefore make a **good** contribution to the significance of the property.

Contribution the development site makes to the significance of Longford House

- 7.9 The development site is located approximately 225m south-east of the Longford House. There may be some views of the site from within the curtilage of the building however, there is modern intervening development to the south as well as mature vegetation which screens most, if not all, direct views. If any views are possible it is likely that these would only be of the northern extent of the site as the majority of the land is blocked from view by the existing poultry houses. As such, it is considered that the contribution the site makes to the setting, and as a result significance, of Longford House is **negligible**.

Eagle House – Grade II listed building

- 7.10 Eagle House is located to the west of High Road. The building was added to the Statutory List for Building of Architectural or Historic Interest in May 1983.

Evidential and Aesthetic Value

- 7.11 The building dates to the later 18th century or possibly the early 19th. It is constructed in a timber frame with plaster and has a tile roof. The building is two storeys in height with a T shape plan form. It has two external chimney stacks to either gable end, both constructed in red brick.
- 7.12 To the first floor the building has three three-over-six horned sash windows while the ground floor has two six-over-six horned sash windows either side of a central entrance door.
- 7.13 It is not apparent whether the building retains features of interest internally, however the external envelope is in good condition and adds to the special interest of the building. The aesthetic value of the building rests in its design and construction materials which provide evidence from a range of centuries.
- 7.14 Overall, the building is considered to retain a **medium/good** level of evidential and aesthetic value.



Figure 10 - Eagle House

Historic and Communal Value

- 7.15 The building is a typical example of its type in this part of the country. Although the building does not appear to be associated with an architect or occupant of interest, as a result of its age and connection with the village the historic value of the building is considered to be **medium**. It retains a **medium** communal value as a result of its residential use and location on the main road.

Setting

- 7.16 The 'immediate' setting is formed by the building's immediate domestic curtilage and its retained garden to the south-west. This curtilage is bounded by a red brick wall and has mature vegetation within its rear garden. There is also an outbuilding structure within the garden, which appears to be historic, which contributes to the setting of the building. The red brick wall to the front of the property appears to have been rebuilt but provides a sense of enclosure along the streetscape.

- 7.17 To the rear of the Eagle house beyond its immediate curtilage a small number of what appears to be agricultural buildings have been constructed blocking direct views of the allotments and agricultural land beyond. To the north-west, east and south-east is the built form of the High Road which provides a context for and understanding of the building. The immediate and extended settings therefore make a **good** contribution to the significance of the property.

Contribution the development site makes to the significance of Eagle House

- 7.18 The development site is located approximately 90m east of the Eagle House, at its closest point. The existing built form along the east side of High Road screens most, if not all, direct views of the proposed site. There does not appear to be any historic or functional use associated with this land and Eagle House other than to provide a wider context for the building. As such, it is considered that the contribution the site makes to the setting, and as a result significance, is **negligible**.

204 High Road – Grade II listed building

- 7.19 204 High Road is located on the east side of High Road close to the junction with Church Lane. The building was added to the Statutory List for Buildings of Architectural or Historic Interest in May 1983 at Grade II.

Evidential and Aesthetic Value

- 7.20 The building dates to the late 18th century and is constructed in red brick with a tile roof. The building has two chimney stacks one to the southern gable end and the other approximately 2 thirds along the length of the building.
- 7.21 It is likely that the part of the building beyond this second chimney is either a later extension or a separate dwelling which has been amalgamated with the adjacent structure. If you take the element between the two chimneys the façade has a symmetrical design with a central doorway and four-over-four sash windows to either side.
- 7.22 The rear of the building has been extended with the addition of a large catslide roof and a further range.
- 7.23 It is not apparent whether the building retains features of interest internally, however the design and construction materials of the external envelope provides evidence of its evidential and aesthetic merits and contributes to the significance of the building. Overall, the building is considered to retain a **medium/good** level of evidential and aesthetic value.

Historic and Communal Value

- 7.24 The building does not appear to be associated with an architect or occupant of interest however, as of its age, use and location it is considered to retain a **medium** level of historic interest and communal value.

Setting

- 7.25 The 'immediate' setting is formed by the curtilage in which the building is located including its front and rear gardens. The building is enclosed on either side by built form and has a front and rear garden.

- 7.26 To the rear of the building in the east is a two-storey building, which appears to have replaced the Methodist Chapel, with another modern dwelling to the north of this and agricultural land beyond this. To the south is the Parish Church of St Martin and St Marys to the south of this. Both church's sit within their churchyard/ cemetery settings. To the north, west and south-west is the built form of the High Road, although the built form in the south is more sparsely set out than that in the north. The immediate and extended settings are considered to make a **good** contribution to the significance of the No 204.

Contribution the development site makes to the significance of 204 High Road

- 7.27 The development site is located approximately 60m east of the dwelling. It is separated from the site by the built form in the east, as discussed above. However, views of the site are likely to be gained from the rear upper levels of the building and the roof form of the building can be seen from within the site, although direct views are blocked, to a degree, by the existing built form. Due to the proximity of the site to the building it provides a context for the building and is considered to make a **moderate/good** contribution to its setting the site makes to the setting for this reason.

Church Farmhouse – Grade II listed building;

- 7.28 Church Farmhouse is located to the east of High Road, on the junction with Church Lane, and is directly adjacent to No 204. It was added to the Statutory List for Buildings of Architectural or Historic Interest in May 1983.



Figure 11 - Church Farmhouse and the adjacent 204 High Road.

Evidential and Aesthetic Value

- 7.29 The building dates to the 19th century and is two storeys in height. It is constructed in a gault brick to the front elevation and red brick to all other elevations. The building has a slate roof with a tile ridge line and a chimney stack, constructed in gault brock, to the end gable. The front elevation is of two bays with a single two-over-two sash window at ground floor level, adjacent to a panelled

entrance door set within a moulded architrave and hood above. To the first floor is the outline of a blocked window and another two-over-two sash window which matches that below. The return elevation along Church Lane is plain with no punctuations or detailing and appears to have been extended to the rear. The garden elevation has a number of windows inserted and has had a conservatory addition added.

- 7.30 As with the building above, the interior of the building was not inspected and as a result it is not clear whether any features of interest are retained. The external fabric and design of the building contributes to the significance of the structure which is considered to retain a **medium/good** level of evidential and aesthetic value.

Historic and Communal Value

- 7.31 The building does not appear to be associated with an architect or occupant of interest however, as of its age, use and location it is considered to retain a **medium** level of historic interest and a **low/ medium** communal value.

Setting

- 7.32 The 'immediate' setting Church Farmhouse consists of the domestic land in which it is located including its front and rear gardens, which are enclosed brick and timber fencing.
- 7.33 To the north of the building is the built form of No 204 and its garden, whilst to the east are two modern buildings with agricultural land beyond. The Parish Church of St Martin and St Marys are situated to the south set within their own churchyard/ cemeteries. To west and south-west is the built form of the High Road. The immediate and extended settings are considered to make a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of Church Farmhouse

The development site is located approximately 60m east of the dwelling. As with No 204, the building is separated from the proposed development site by the built form in the east. Views of the development site from the building, and vice versa, are likely to be possible from its upper floors although blocked to a degree by the above-mentioned built form. As a result of the proximity of the site to the building it provides a context for the building and is considered to make a **medium/good** contribution to its setting.

The Old Rectory – Grade II listed building;

- 7.34 The Old Rectory is located to the south of Church Lane, east of High Road. It was added to the Statutory List for Buildings of Architectural or Historic Interest in May 1983, at Grade II.

Evidential and Aesthetic Value

- 7.35 The building dates to the mid-19th century and is constructed in red brick, with moulded embellishments, and a tiled roof. The building is two storeys in height, with an attic level, and has a roughly square shaped plan form.
- 7.36 The building has been extended and altered overtime, with the additional of a large wing to the south of the building accessed through a connecting link.

- 7.37 The interior of the building was not inspected however, the building has been in use as a nursing home and hotel, so it is likely that the building has been altered internally. Nonetheless, the external fabric and overall design of the building contributes to the significance of the structure which is considered to retain a **good** level of evidential and aesthetic value.

Historic and Communal Value

- 7.38 The building was constructed by F. Barnes, in the style of George Devey. It has historically been used as a rectory and is in close proximity to the Parish Churches of St Martin and St Mary's. These historic links coupled with the age of the building it is considered to retain a **medium/good** level of historic interest and a **medium** communal value.

Setting

- 7.39 The 'immediate' setting of the Old Rectory consists of the large lawned grounds in which it is located. These lawns are enclosed by hedges or mature vegetation to all sides.
- 7.40 To the north of The Old Rectory, to the south of Church Lane, is a residential dwelling with further residential dwellings to the north-east. Beyond these dwellings is areas of agricultural land which is bounded by the A14 and Howlett Way. To the south of building is another area of agricultural land with the built form of Trimley St Mary south of this. The Parish Church of St Martin and St Marys are situated to the west and south-west, respectively. Overall, the immediate and extended settings are considered to make a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of The Old Rectory

The development site is located approximately 70m north of the dwelling itself. The Old Rectory is separated from the site by an existing hedgerow either side of Church Lane. Views of the development site from the building, and vice versa, are likely to be possible from its upper floors although blocked to a degree by the above-mentioned built form. As a result of the proximity of the site to the building it provides a context for the building and is considered to make a **medium/good** contribution to its setting.

Church of St Martin – Grade II listed building

- 7.41 The Church is located east of the High Road and south of Church Lane, and north of the Church of St Mary. It was added to the Statutory List of Buildings of Architectural or Historic Interest in March 1966.

Evidential and Aesthetic Value

- 7.42 The Church dates from the 14th century, with the west tower constructed in the 15th century. The north chapel was built in 1414, while the chancel was rebuilt in the 17th century. Major restorations were undertaken during 1849-1850.



Figure 12 -Church of St Martin

- 7.43 Although the Church has evolved over time, the evidential and aesthetic value of this ecclesiastical building is considered to be **good**.

Historic and Communal Value

- 7.44 The Church of St Martin is the Parish Church of Trimley St Martin. The north Chapel was constructed by Roger Cavendish in approximately 1414. The Parish War Memorial is incorporated within the stained-glass windows of the Church.
- 7.45 The church retains its authenticity as a place of worship in the community and has a connection with the history and development of the surrounding village. The church is a distinctive built feature which performs a role in the environment of people living nearby, and a strong spiritual role alongside. As such, the church possesses a **good** level of historic and communal value.

Setting

- 7.46 The immediate setting of the building is formed by the curtilage, i.e. the churchyard, in which it sits. To the north and west of the church is the built form of High Road, including Church Farmhouse. The Parish Church of St Marys is situated to the south set within its own churchyard/ cemetery. To east is the curtilage and built form of the Old Rectory beyond which is agricultural fields. These agricultural fields are also seen to the south-east and north-east bounded on their eastern extent by the A14.
- 7.47 Due to the buildings relatively small scale, the context of the church is restricted, to a degree, to its immediate locality within the village. The building does have a connection with the wider landscape however, as it not a prominent landmark feature in the wider landscape this connection is limited to the immediate landscape surrounding the village.
- 7.48 It is considered that both the immediate and extended settings of the church therefore make a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of Church of St Martin

- 7.49 The Church of St Martin is approximately 70m south-west of the southern side of the development site. The wider churchyard is located 10m south-west of the development site at its closest point. The wider site is bounded by hedgerows and the infrastructure of the A14 and Howlett Way, this separates the site from its wider agricultural setting.
- 7.50 The church is physically is separated from the proposed site by Church Lane and hedge however, views between the receptors are evident and the field therefore provides a context for the church and is considered to make a **good** contribution to its setting.

Church of St Mary – Grade II listed building

- 7.51 The Church is located east of the High Road and south of Church Lane and the Church of St Martin. It was added to the Statutory List of Buildings of Architectural or Historic Interest in March 1966.

Evidential and Aesthetic Value

- 7.52 The Church dates from the 14th century, although the Chancel may date from the 13th century. The tower was rebuilt between 1430-1450, and the south porch is probably of the same date. The nave and chancel were heavily restored in the mid-19th century when the vestry was built. Although the Church has evolved over time, the evidential and aesthetic value of this ecclesiastical building is considered to be **good**.



Figure 13 - Church of St Mary

Historic and Communal Value

- 7.53 As with The Church of St Martin, the Church of St Mary retains its authenticity as a place of worship in the community. Its historic fabric provides evidence of the commitment and expenditure put towards achieving its architectural expression. The church has a significant connection with the history and development of the surrounding village as it is the Parish church for Trimley St Martin. The church is a distinctive built feature which has a strong spiritual role alongside. The longevity of the structure provides an authenticity and connection with the past which creates an image for local communities and within the wider landscape context. AS a result, the historic and communal value of the building is considered to be **good**.

Setting

- 7.54 The immediate setting of the building is formed by the churchyard, in which it sits including the mature vegetation seen throughout. To the north, west and south of the church is the built form of High Road, including the Church of St Martin to the immediate north. To east is the curtilage and built form of the Old Rectory beyond which is agricultural fields. These agricultural fields are also seen to the south-east as well as the north-east, with the A14 beyond in the east.
- 7.55 As with the Church of St Martin, the church has a relatively small scale and therefore its context is more restricted to its immediate locality than is typical for a church. However, it does have a connection with the wider landscape, although this is considered to be limited to its immediate landscape setting. It is considered that both the immediate and extended settings of the church therefore make a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of Church of St Mary

- 7.56 The Church of St Mary is approximately 90m south-west of the development site. The wider churchyard is located 10m south-west of the development site at its closest point. The wider site is bounded by hedgerows and the infrastructure of the A14 and Howlett Way, which segregates the proposed development site from its wider agricultural setting.
- 7.57 The church separated from the proposed site by the grounds of the Church of St Martin, Church Lane and hedge however, views between the receptors are evident and the field therefore provides a context for the church and is considered to make a **good** contribution to its setting.

The Three Mariners – Grade II listed building

- 7.58 The Public House is located opposite the Churches of St Mary and St Martin and was added to the Statutory list for Buildings of Architectural or Historic Interest on 25 May 1983.



Figure 14 - The Three Mariners

Evidential and Aesthetic Value

- 7.59 The Public House dates to the late 18th century and constructed of a timber frame and roughcast plastered with a plain tiled, hipped roof. The property is 2.5 storeys in height. The front façade of the building is symmetrical, with four bays at first floor and three bays and two doors alternating at ground floor level. The evidential and aesthetic value of the building is considered to be **good**.

Historical and Communal Value

- 7.60 The Three Mariners is a community asset as well as a heritage asset. Though it does not appear to be associated with any notable persons or architects of interest its historical and communal value of the building is considered to be **good**.

Setting

- 7.61 The immediate setting of the building is formed by the curtilage in which it sits. To the north and south is the built form of High Road, with the churches of St Martin and St Mary in the east. To the west are a number of allotments with agricultural land beyond. It is considered that the immediate and extended settings make a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of The Three Mariners

- 7.62 The development site is located just under 200m north-east of the Three Mariners. The potential for views of the site are apparent however, the intervening built form of the Church of St Martin and the mature vegetation within its grounds limits this to a large degree. As such, the site is considered to make a **low** contribution to the significance of the building.

Limes – Grade II listed building

- 7.63 The Limes is located on the east side of High Road, to the south of the Church of St Mary. It was added to the Statutory List for Buildings of Architectural or historic interest on 25 May 1983.



Figure 15 - The Limes

Evidential and Aesthetic Value

- 7.64 The Limes was constructed in the late 18th century with a probable later addition to the southern end. The building is two storeys in height and constructed in red brick with a slate roof and brick stacks, one of which is an external stack seen to the gable end.

- 7.65 The building appears to have been extended to the rear by way of a catslide roof and an additional perpendicular structure. Although the building has been altered overtime the evidential and aesthetic value of the property is considered to be **good/medium**.

Historic and Communal Value

- 7.66 The property forms part of the historic core of Trimley St Martin being located to the south of the Churches and Three Mariners Public House. The property does not appear to be associated with a notable architects or occupant of interest however, as a result of its age and location the building is considered to hold a **medium** level of historic and communal value.

Setting

- 7.67 The immediate setting of the building is formed by the domestic curtilage in which it sits, as well as its relationship with the Churches to the north. The extended setting is formed by the wider streetscape and the open land to the rear of the property. Both the immediate and extended setting of the building makes a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of The Limes

- 7.68 The development site is located approximately 200m north of The Limes. Due to the physical separation of the building from the site as a result of the Churches and their churchyards, it is considered to make a **limited** contribution to the significance of the Grade II listed building.

Street Farmhouse – Grade II listed building

- 7.69 The Street Farmhouse is located on the west side of High Road. It was added to the Statutory List for buildings of Architectural or Historic Interest on 16 March 1966.

Evidential and Aesthetic Value

- 7.70 The Farmhouse was constructed in the late 18th century with a red brick double front to an earlier building. It is roofed in machined tiles and is two storeys in height with dormers to the roof space. The aesthetic value of Street Farmhouse is derived from its design and construction materials. The evidential and aesthetic value of the property is therefore considered to be **good/medium**.

Historic and Communal Value

- 7.71 The property forms part of the historic core of Trimley St Martin being located to the south of the Churches and Three Mariners Public House. The property does not appear to be associated with any notable architects or occupants. Therefore, the historic and communal value of the dwelling is considered to be **medium**.

Setting

- 7.72 The immediate setting of the building is formed by the curtilage in which it sits, including the associate remaining farm/ancillary buildings. The building also has a relationship with the Churches to the north-east. The extended setting is formed by the wider streetscape and the open land to the rear of the property. Both the immediate and extended setting of the building makes a **good** contribution to the significance of the building.

Contribution the development site makes to the significance of Street Farmhouse

- 7.73 The development site is located approximately 200m north-east of Street Farmhouse. Due to the separation of the building and intervening built form of the Churches and adjacent development, it is considered to makes no contribution to the significance of the Grade II listed building.

Mill Farmhouse – Grade II listed building

- 7.74 Mill Farmhouse is located to the south side of Thurmans Lane and was added to the Statutory List for Buildings of Architectural and Historic interest on 25 May 1983 which was updated on 29 July 1983.

Evidential and Aesthetic Value

- 7.75 The Farmhouse was constructed in the 18th century. It is timber framed and plastered with a plain tile roof and red brick chimney stacks. The property has an 'L' plan with an early 18th century wing to the rear with an outshot. The main range of the building is two storeys with a one storey rear wing. The aesthetic value of the Farmhouse is derived from its design and construction materials. The evidential and aesthetic value of the property is therefore considered to be **good/medium**.

Historic and Communal Value

- 7.76 The property is situated on Thurmans Lane and is separated from the main body of the village surrounded by open land. The property is not associated with any notable architects or occupants. Due to its separation from the main body of the village the communal value of the dwelling is limited. Therefore, the historic and communal value of the dwelling is considered to be **medium**.

Setting

- 7.77 The immediate setting of the building is formed by the curtilage in which it sits. The extended setting is formed by the wider streetscape, the open land surrounding the property and the A14 in the east as well as modern development located to the south. While the immediate setting makes a **good** contribution to the significance of the property, the extended setting, as a result of the encroachment of the A14 and the new development to the south of the building, makes a **medium** contribution to the significance of the building.

Contribution the development site makes to the significance of Mill Farmhouse

- 7.78 The application site is located approximately 350m north of Mill Farmhouse. The site is visible in views from the Farmhouse however, as a result of the distance between the receptors, the site is considered to make a **limited** contribution to the significance of the Grade II listed building.

Trimley House – Grade II listed building

- 7.79 Trimley House is located on the north-east side of High Road and was added to the Statutory List for Buildings of Historic and Architectural Interest on 25 May 1983 with the entry updated on 29 July 1983.

Evidential and Aesthetic Value

- 7.80 Trimley House was built in the mid to late 19th century. It is constructed of brick finished with stucco. The property is roofed in slate. The dwelling has a parapet and is two storeys in height with a single storey projection to left-hand end. The aesthetic value of Trimley House is derived from its design and construction materials. The evidential and aesthetic value of the property is therefore considered to be **good**.

Historic and Communal Value

- 7.81 The property is located south of the core of Trimley St Martin and east of the High Road. The property is not associated with any notable architects or occupants. Therefore, the historic and communal value of the dwelling is considered to be **medium**.

Setting

- 7.82 The immediate setting of the building is formed by the curtilage in which it sits, as well as its relationship with the Free Church to its rear. The extended setting is formed by the wider streetscape and the open land to the north of the property, as well as the new development off Faulkeners Way to the east and south. While the immediate setting makes a **good** contribution to the significance of the property, the extended setting, as a result of the new development to the south of the building, makes a **medium** contribution to the significance of the building.

Contribution the development site makes to the significance of Trimley House

- 7.83 The application site is located just under 450m north of Trimley House. Due to the separation of the building from the site, it is considered to make **no** contribution to the significance or setting of the Grade II listed building.

Trimley Old Rectory – Potential Non-designated asset



- 7.84 Trimley Old Rectory, situated in the ‘indent’ to the southern edge of the site, appears on historic mapping between 1938 and 1965.
- 7.85 It is likely that the building dates to the 1950s as expenditure on development of this kind was not normally undertaken during wartime. The design of the building also indicates post-war construction and was most likely built between the early to mid-1950s.
- 7.86 When considering the Council’s guidance “*Criteria for the identification of non- designated heritage assets that are buildings*”, it is apparent that this building has limited to no value. It is a typical example of its type and does not appear to be associated with an architect of interest. The building is not a landmark, but it has some group value with the cluster of buildings in this location - although this is again limited. Its name suggests some link to the adjacent church but as a result of its modern date, the historic links are not considerable.
- 7.87 It is therefore considered that, although the building may hold some associative interest, Trimley Old Rectory is not considered to hold sufficient value to be considered a non-designated heritage asset – particularly where current guidance recommends a selective approach to these assets.
- 7.88 This is supported by the latest Guidance published in the PPG in July 2019 which states that: “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Setting

- 7.89 The setting of Trimley Old Rectory is formed by its context within the arable fields of Trimley St Martin and the adjacent cluster of built form. Its views of the surrounding countryside are limited to a degree by the orientation of the building however they do still form part of its setting. Therefore, the setting of Trimley Old Rectory is considered to make a **medium/good** contribution to the building.

Contribution the development site makes to the significance of Trimley Old Rectory

- 7.90 The development site is located immediately adjacent to the dwelling itself. Trimley Old Rectory is separated from the site by the mature vegetation which bounds its curtilage. Views of the development site from the building, and vice versa, are likely to be possible from its upper floors although blocked to a degree by the above-mentioned built form. As a result of the proximity of the site to the building, it provides a context for the building and is considered to make a **medium/good** contribution to its setting.

8.0 Summary of Significance

8.1 Below is a summary of the overall significance of each identified heritage asset. The significance of the asset is a combination of its evidential, aesthetic, historic and communal values. Following on from this is an illustrative plan showing these values.

ASSET	DESIGNATION	OVERALL SIGNIFICANCE	CONTRIBUTION OF SETTING TO SIGNIFICANCE	CONTRIBUTION OF SITE TO SETTING
Pill Box	Non-Designated Heritage Asset	Medium	Medium	
Longford House	Grade II listed building	Good	Good	Negligible
Eagle Road	Grade II listed building	Good / Medium	Good	Negligible
204 High Road	Grade II listed building	Good/ Medium	Good	Medium/Good
Church Farmhouse	Grade II listed building	Good/ Medium	Good	Medium/ Good
The Old Rectory	Grade II listed building	Good / Medium	Good	Medium/Good
Church of St Martin	Grade II listed building	Good	Good	Good
Church of St Mary	Grade II listed building	Good	Good	Good
The Three Mariners	Grade II listed building	Good	Good	Low
The Limes	Grade II listed building	Good / Medium	Good	Limited
Street Farmhouse	Grade II listed building	Good / Medium	Good	None
Mill Farmhouse	Grade II listed building	Good / Medium	Good/Medium	Limited
Trimley House	Grade II listed building	Good / Medium	Good/Medium	None
Trimley Old Rectory		None/Negligible	Good/Medium	Good/Medium

9.0 Pre-application proposals

- 9.1 The previous layout iterations discussed at pre-application stage comprised the following key elements:
- Approximately 360 new dwellings;
 - Early Years provision;
 - Approximately 0.8 hectares of open space including Children's Play Space;
 - Retained pill box at the centre of the site;
 - New primary vehicular access via a roundabout junction on Howlett Way and a new emergency access on Church Lane;
 - Additional pedestrian and cycle access points from Church Lane, Howlett Way and High Road;
 - Foul water pumping station; and
 - Associated landscaping.
- 9.2 The overarching design concept seeks to take account of the site's constraints and opportunities by:
- Creating a gateway to the new neighbourhood from Howlett Way at the point of its main vehicular access;
 - Providing a focal point at the centre of the site using the retained pill box and mature tree set in new open space, with the early years centre located adjacent;
 - Providing a second focal point, an attractive pedestrian and cycle access point and an appropriate setting for the nearby heritage assets adjacent to Church Lane; and
 - Retaining a green buffer on the boundaries of the site to provide an attractive setting for the retained public rights of way and pleasant outlook for the new properties, whilst maintaining the 'village edge' character of this location.
- 9.3 The SCDC response was positive to the scheme, concluding that the indicative layout addressed a number of the criteria in the FPP7 policy allocation:
- Support was provided for the proposed roundabout access on the understanding that Suffolk County Council had endorsed the design;
 - A design brief was welcomed to provide added certainty of a higher-quality design for the scheme;
 - Proposals to positively address Howlett Way was welcomed;
 - The open spaces proposed were recognised as positive, and a use should be apportioned to these;
 - Open space on the south of the site was seen to offer appropriate relief to properties facing east and the heritage cluster to the south; and
 - The proposed housing mix largely aligns with Policy SP3 and DM2 of the Local Plan but should ideally include provision of bungalows.
- 9.4 The following points were raised for further consideration through the development of the emerging illustrative layout:

- Permeability through the site was encouraged, particularly relating to the PROW along the eastern boundary;
- Retain existing rear access for residents close to the High Road roundabout;
- The pillbox should be retained with a beneficial use, potentially related to ecological enhancements;
- Proposed dwellings appear overbearing to the Trimley Rectory (17 Church Lane) and improved outlook should be sought; and
- Early Years Setting should be relocated so it is more easily accessible, with the location to be agreed by Suffolk County Council.

Consultation

- 9.5 Over a period of approximately one month beginning on 19th June 2018, an extensive consultation programme was undertaken engaging with a wide range of stakeholders. The following consultation activities were undertaken:
- Trimley St Martin Parish Council – 19th June 2018;
 - Trimley St Mary Parish Council – 4th July 2018;
 - Meeting with Trimley Old Rectory residents – 9th July 2018;
 - Meeting with residents of 270 High Road – 11th July 2018; and
 - Public consultation event – 17th July 2018; and
 - Suffolk County Council – ongoing throughout the development of the proposals.
- 9.6 Feedback from the Parish Councils was largely accepting of the development, with some constructive suggestions for the layout as well as potential community benefit features. Similarly, the residents of the Old Rectory and 270 High Road were not opposed to the development but sought clarification predominantly on the approach to ecological enhancement and rear access rights respectively. Where attendees of the public consultation event voiced displeasure with the development, this often focused on the scale of development in the Trimley villages generally, taking issue with the quantum of allocations included in the Local Plan. Analysis of all consultation activities raised the following main points:
- Speed and traffic on Howlett Way is an existing issue and the impact of the proposals should be assessed in detail;
 - Character of the village should be retained through layout and design of the proposals; with the scale of development at the entrance to the scheme reduced if possible;
 - Rear access rights for 270 High Road should be retained;
 - Amenity impact of dwellings to the west of the Old Rectory; and
 - A solution to the existing parking issue for the High Road shop should be explored.
- 9.7 The matters raised during the consultation process has resulted in design amendments which are included in the current proposals detailed in Section 10.

10.0 Current Proposals

- 10.1 The proposed scheme seeks “The erection of up to 340 dwellings with open space, a new Early Years Facility, new roundabout access from Howlett Way, a foul water pumping station and associated landscaping.”



Figure 16 - Illustrative Site Layout

- 10.2 The building heights across the site range from one to three storeys, with taller buildings generally fronting Howlett Way and the primary route through the site. The parcel closest to the churches is predominantly two-storey dwellings, with some 2.5 storey properties abutting the existing edge of the village.
- 10.3 The Pill Box is retained as part of the proposals and green space/play areas have been used to create a series of nodes within neighbourhoods. The central green space focusses on the unlisted Pill Box, with the secondary road network maintaining visual connections across the site.
- 10.4 Separation in the form of green buffers have been provided to the sensitive edges of the site onto Church Lane and the western end of Howlett Way.

11.0 Impact Assessment

- 11.1 In order to assess the effect of the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal.
- 11.2 When assessing the impact of a proposed development on individual or groups of listed buildings, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 11.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy '**Step 3**' of Historic England's GPA 3.

Pill Box – Non-designated asset

- 11.4 The Pill Box is considered to have a **medium** level of significance, with its setting making a **medium** contribution. The Pill Box is located in the middle of the application site, which is currently arable in character. The Pill Box will remain in situ and will be located within the public open space within the site. As such, there are no physical impacts proposed to the structure of the Pill Box, other than works to repair it where necessary.
- 11.5 Therefore, the assessment of impact is focused on the impact on setting. Residential development within site will result in an apparent change to the existing setting of the structure. A reduction in the ability to appreciate the open character of the land will result in a reduction in the ability to appreciate the Pill Box in a setting which supports its significance.
- 11.6 However, it is not necessarily the case that the whole site forms an equally significant part of the structure's setting. Therefore, the degree to which a sense of openness can be maintained around the structure will relate directly to the extent to which the integrity of the setting can be preserved.
- 11.7 Through a process of design iteration, the illustrative masterplan has been carefully designed to ensure that the setting of the Pill Box has been responded to appropriately. As a result, a sense of the immediate setting's isolation is retained.
- 11.8 Beyond this 'immediate' curtilage and moving into a consideration of 'extended' setting, an area of public open space has been provided within the centre of the site which is fronted onto by a number of properties. The proposed layout of the roads has also been designed to allow for longer range views of the Pill Box to be had from across the site. These aspects allow for a greater appreciation of the Pill Box and in conjunction with the landmarking of the structure and improvement of its understanding will result in a **medium/high beneficial** impact however, the wider development does result in a **medium adverse** impact due to an erosion of its isolated rural context.
- 11.9 Paragraph 197 of the National Planning Policy Framework requires a "*balanced judgement*" to be made when considering impacts on non-designated assets. As such, when considering the application as a whole, there would be a beneficial impact overall to the structure arising from the increased appreciation of the structure and its the long-term repair.

Longford House – Grade II listed building

- 11.10 Longford House has a **good** level of significance, with its setting making a **good** level of contribution to that significance. The site makes a **negligible** contribution to the setting of Longford House.
- 11.11 Longford House is located north-west of the application site with modern residential development separating it from the application site. While the character of the site will be substantially changed, the site makes a negligible contribution to the setting of the house. Therefore, the proposed residential development would have a **negligible** impact on the setting of Longford House.

Eagle House – Grade II listed building

- 11.12 Eagle House has a **good/medium** level of significance and its setting makes a **good** contribution to that significance. The site makes a **negligible** contribution to its setting.
- 11.13 The application site is separated from Eagle House by intervening built development fronting onto the High Road. Therefore, there is no intervisibility between the site and Eagle House, hence the site's negligible contribution to the setting of Eagle House. Due to this lack of a relationship, the proposed development is considered to have a **negligible** impact on the setting of Eagle House.

204 High Road – Grade II listed building

- 11.14 204 High Road has a **good/medium** level of significance and its setting makes a **good** contribution to that significance. The site makes a **good/medium** contribution to its setting.
- 11.15 204 High Road is located on the same side of the road as the proposed development, and its plot historically would have backed on to the development site, however, the rear of the plot has been developed to accommodate a new residential dwelling. Therefore, this relationship has been lessened, but the proposed change in character of the site will result in a **negligible/minor adverse** impact on its setting, at the lowest end of the scale.

Church Farmhouse – Grade II listed building

- 11.16 Church Farmhouse has a **good/medium** level of significance and its setting makes a **good** contribution to that significance. The site makes a **good/medium** contribution to its setting.
- 11.17 Church Farmhouse is the corner plot between the High Road and Church Lane. As such, its flank wall would be viewed in the context of the new development from the adjacent churchyard. A landscaped buffer has been proposed on this part of the site, however.
- 11.18 Once again, the back of the plot has been built on, limiting the direct relationship of the site and the listed building. Due to the proximity of the site and its proposed change in character (noting the mitigating benefits of the landscape buffer in this location) the proposals would have a **minor adverse** impact on the setting of Church Farmhouse, at the lowest end of the scale.

The Old Rectory – Grade II listed building

- 11.19 The Old Rectory has a **good/medium** level of significance and its setting makes a **good** contribution to that significance. The site makes a **good/medium beneficial** contribution to its setting.

- 11.20 The Old Rectory is situated on the opposite side of Church Lane from the development site. There are a significant number of mature trees screening the listed building from the site, and there is an existing single-storey dwelling which provides separation. The Old Rectory has an edge of settlement location characterised by the surrounding arable land. As such, the change in the character of the development site to residential development will alter the setting of the listed building.
- 11.21 A landscape buffer is proposed on the north side of Church Lane to provide additional separation between the asset and the built form, but the wider development will nonetheless change the character of the wider setting of the building. It is therefore considered that the proposed residential development would have a **minor adverse** impact on the setting of the Old Rectory.

Church of St Martin – Grade II listed building

- 11.22 The Church of St Martin has a **good** level of significance and its setting makes a **good** contribution to that significance. The site makes a **good** contribution to the setting of the church.
- 11.23 The church is located on the south side of Church Lane to the west of the site. It would be possible to achieve oblique views of the site; however, the openness of the church yard would not be compromised, largely due to the mitigating impact of the landscape buffer. While the character of this part of the site will be changed, this is not considered to have a significant impact on the church mainly due to the limited height of the structure itself.
- 11.24 As such, the awareness of the church in its wider rural context would be reduced somewhat by the loss of open aspects in its extended setting, which will result in a **minor adverse** impact on the setting of the church.

Church of St Mary – Grade II listed building

- 11.25 The Church of St Mary has a **good** level of significance and its setting makes a **good** contribution to that significance. The site makes a **good** contribution to the setting of the church.
- 11.26 Impacts resulting from the proposals will relate solely to potential effects on the setting of the church and the impact this may have on its significance. The openness of the churchyard will not be affected due to the proposed landscape buffer and intervening openness of the churchyard of the Church of St Martin. It may be possible to achieve some views of the site from the church however, these are filtered through the existing built form and mature vegetation. As such, while the character of the site will change this is not considered to have a detrimental impact on the church. Therefore, there would be a **minor adverse** impact on the setting of the church as a result of the proposals, at the lower end of this categorisation.

The Three Mariners – Grade II listed building

- 11.27 The Three Mariners has a **good** level of significance and its setting makes a **good** contribution to that significance. The site makes a **low beneficial** contribution to the setting of the building.
- 11.28 The Three Mariners is located on the west side of the High Road, opposite the Churches of St Martin and St Mary. As such, any potential impacts to the Three Mariners are limited to impacts on its setting. There is not intervisibility between the site and the Three Mariners due to the intervening built form of the churches and the mature trees and hedgerows, nevertheless, the change in character of the site does result in a change to the wider setting of the Three Mariners. However, due to the separation between them, this is considered to result in a **negligible** impact on the setting of the Three Mariners.

The Limes – Grade II listed building

- 11.29 The Limes has a **good/medium** level of significance while its setting makes a **good** contribution to that significance. The site makes a **limited** contribution to the setting of The Limes.
- 11.30 There is no direct intervisibility between the site and The Limes due to the intervening built form of the churches and mature trees, but it does form part of the wider setting of the property, albeit to a limited degree. The part of the site closest to The Limes will be the landscape buffer, further separating it from the proposed residential development. As such, the change in character to the wider setting of The Limes would have a **negligible** impact on its setting.

Street Farmhouse – Grade II listed Building

- 11.31 Street Farmhouse has a **good/medium** level of significance while its setting makes a **good** contribution to that significance. The site makes **no** contribution to the setting of the farmhouse.
- 11.32 The farmhouse is located opposite The Limes, and similarly has no direct intervisibility with the site and due to the level of separation it is considered that the site does not contribute to the setting or significance of Street Farmhouse. As such, the proposed development will have **no impact** on the significance of Street Farmhouse.

Mill Farmhouse – Grade II listed building

- 11.33 Mill Farmhouse has a **good/medium** level of significance while its setting makes a **good/medium** contribution to that significance. The site makes a **limited** contribution to the setting of the farmhouse. The farmhouse is located on Thurman's Lane to the south of the site while there are intervening fields and hedgerows separating it visually from the site. It may be possible to achieve some oblique views of the site, but due to the buffer planting it is considered that the overall impact on the setting of the farmhouse will be **negligible**.

Trimley House – Grade II listed building

- 11.34 Trimley House has a **good/medium** level of significance while its setting makes a **good/medium beneficial** contribution to that significance. The site makes a **limited** contribution to the setting of Trimley House. The site is nearly 0.5km north of Trimley House with intervening built form and vegetation visually separating the house from the site. As such, the development of the site is not considered to impact the wider setting of the house, resulting in **no impact** to the setting of Trimley House.

Trimley Old Rectory

- 11.35 Whilst it is not considered that Trimley Old Rectory holds enough value to be considered a non-designated asset care has been taken to provide the building with a sense of its existing setting. This has been achieved by pulling development away from the building and including a green buffer zone adjacent to it, ensuring that the sense of the existing character of the site is retained.
- 11.36 As such, although we do not consider the building to be a non-designated asset a "*balanced judgement*" can still be made to the impact on this building, with regard to Paragraph 197. Although a clear sense of the immediate setting has been preserved, the scheme would result in some change to the extended setting and therefore should be weighed against the public benefits of the scheme including the enhancement of the pill box setting. Overall, we consider the level of impact of the scheme would be **neutral** in impact on the building's significance.

12.0 Conclusion

- 12.1 This Heritage Statement has been prepared on behalf of Trinity College in respect of Land off Howlett Way, Trimley St Martin, to assess the potential impacts to heritage assets of the proposed residential development.
- 12.2 This report considers the potential impact of residential development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 193-197).
- 12.3 As a result of our assessments on site, it is considered that the proposed development of the site would result in impacts to the Pill Box which range from **medium beneficial to medium adverse**, while the impacts on the surrounding off site heritage assets ranging from **no/neutral impact to minor adverse**.
- 12.4 These aspects of adverse impacts are considered, in all cases, to represent “*less than substantial*” harm in the context of Paragraph 196 of the NPPF, a term which according to Bedford Borough Council v SSCLG & Nuon UK Ltd [2013] EWHC 2847 can refer to a range of impacts from an impact that is “*negligible*” in effect, to one which is “*something approaching demolition or destruction*.”
- 12.5 In these instances, we consider that the “*less than substantial*” harm levels are at the lower end of this scale and would not incur impacts of such an effect as to infer substantial losses of significance by way of impact on setting. At the level of “*less than substantial harm*”, the impacts arising from the development of the site should be considered in the context of public benefits arising from the proposals, in accordance with Paragraph 196 of the NPPF.
- 12.1 In terms of the impacts to the Pill Box, Paragraph 197 of the National Planning Policy Framework requires a “*balanced judgement*” to be made when considering impacts on non-designated assets. As such, when considering the application as a whole, there would be a beneficial impact overall to the structure arising from the increased public awareness and continued long term repair.
- 12.2 We therefore find that the proposed alterations have paid special regard to the desirability of preserving the setting of the surrounding listed buildings in accordance with Section 66(1) of the 1990 Act. In addition to satisfying the requirements of the Act, the scheme also satisfies the NPPF Paragraphs 193-197, which relate to both designated and non-designated heritage assets, and Local Policies SP1, SP1A and DM21.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS



Historic England

204, HIGH ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 204, HIGH ROAD

List entry Number: 1198402

Location

204, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Martin

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285015

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARTIN HIGH ROAD (North east side) 2/34 No. 204

GV II

House, late C18. Red brick with plain tiled roof. 2 storeys. 3 window range: sash windows in flush frames with glazing bars. Entrance doorway with reeded architraved and moulded hood; panelled door with radial semi-circular fanlight.

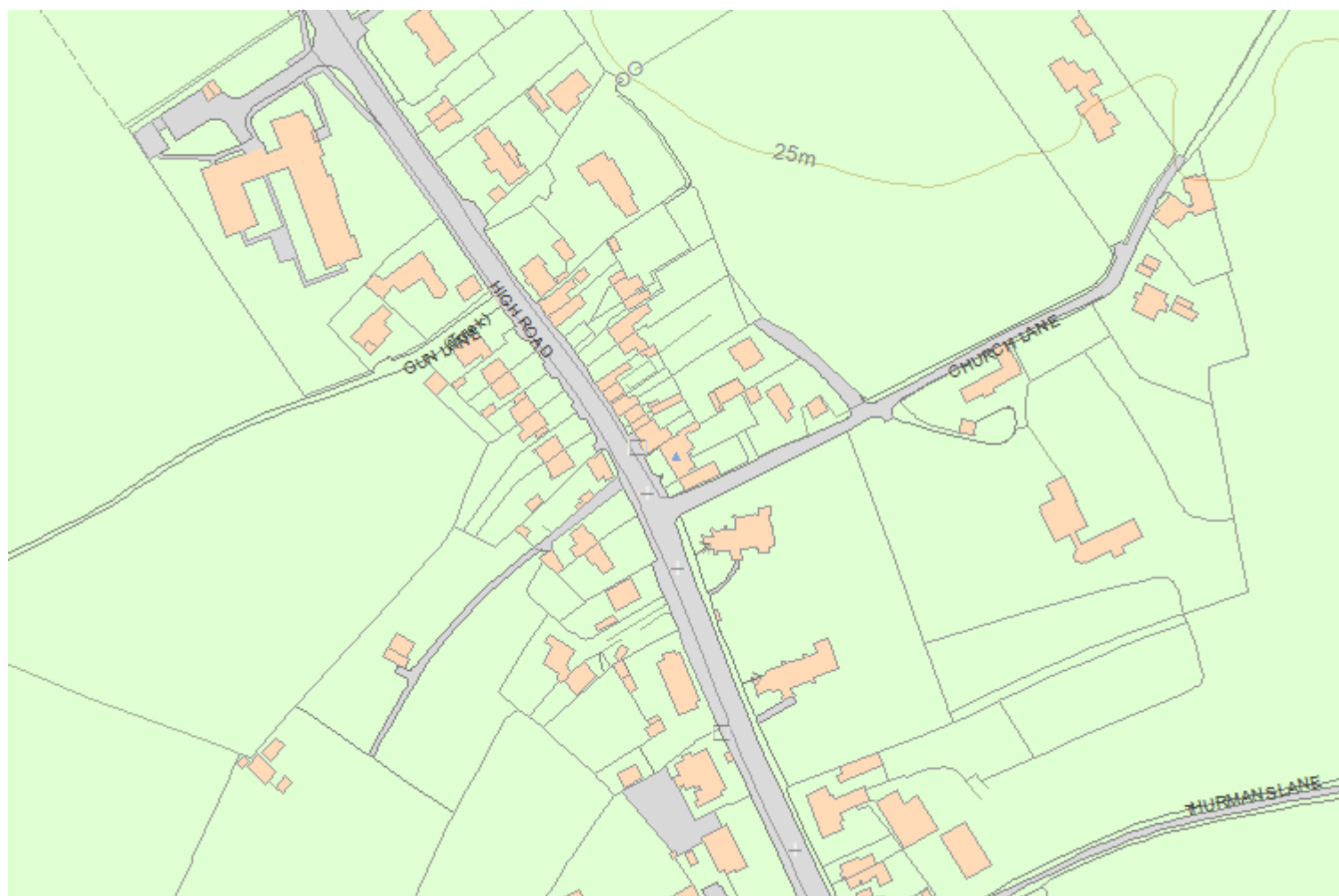
Listing NGR: TM2764437071

Selected Sources

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

National Grid Reference: TM2764437071

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1198402 .pdf](#) (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/184101/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Feb-2017 at 12:08:36.



Historic England

CHURCH FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH FARMHOUSE

List entry Number: 1030928

Location

CHURCH FARMHOUSE, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Martin

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285016

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

In the entry for TRIMLEY ST MARTIN HIGH ROAD 2/35 (North east side)

No 202 Church Farmhouse

In part 2 of the entry the word "red" in line 1 should be amended to read "white/grey"

TM 23 NE TRIMLEY ST MARTIN HIGH ROAD (north east side)

GV II

House, early C19. Red brick with plain tiled roof and brick stack to gable end. 2 storeys. 2 windows: sash windows in flush frames; ground floor window has moulded timber hood to head. Entrance doorway has panelled casing with moulded hood and boarded door.

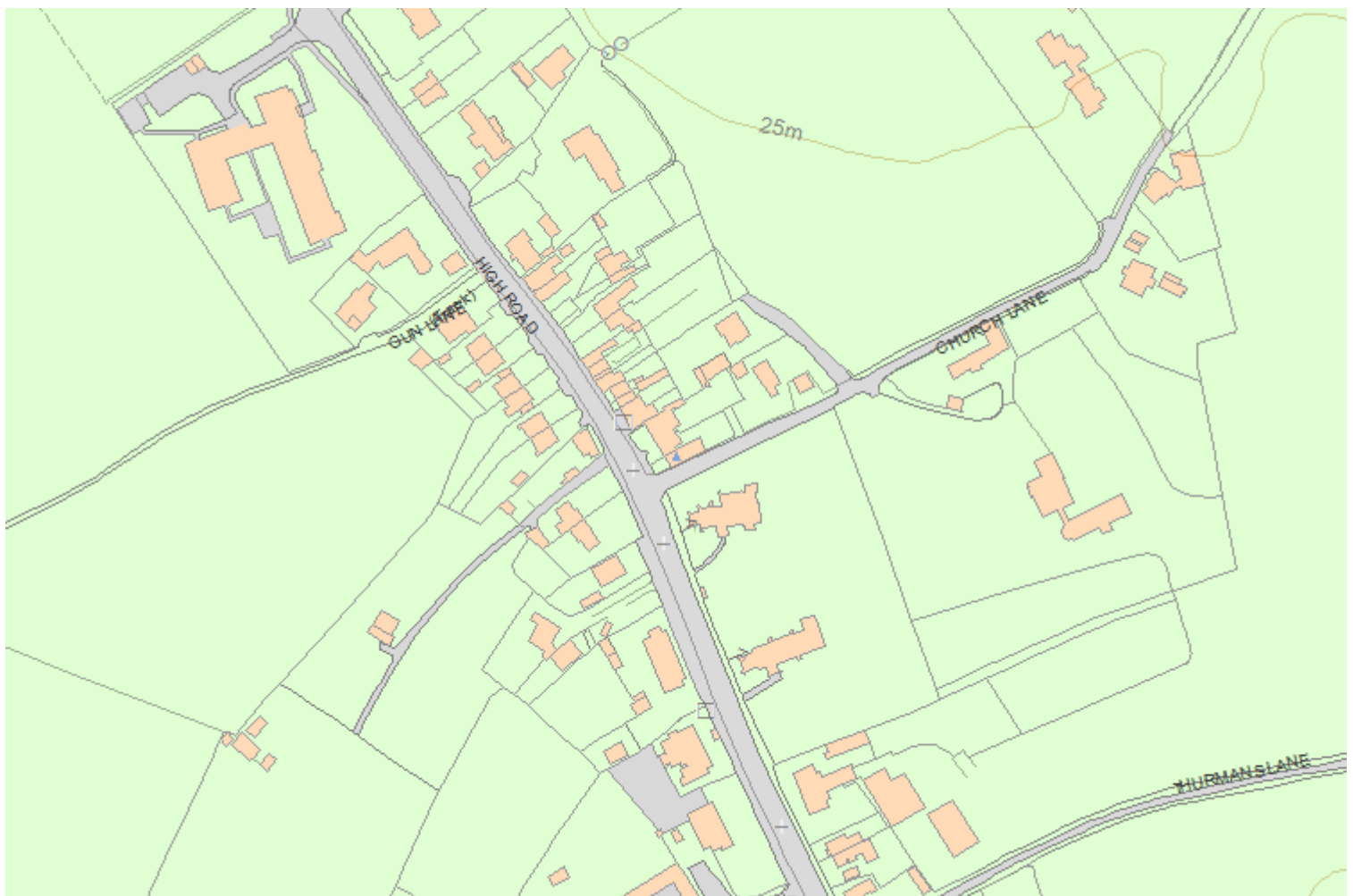
Listing NGR: TM2765037062

Selected Sources

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

National Grid Reference: TM2765037062

Map





Historic England

CHURCH OF ST MARTIN

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARTIN

List entry Number: 1198413

Location

CHURCH OF ST MARTIN, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Martin

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Mar-1966

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285018

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARTIN HIGH ROAD (north east side)

2/37 Church of St. Martin

16.3.66 GV II

Parish church C14. West tower early C15, North Chapel built by Roger Cavendish c.1414; chancel rebuilt c.C17; Major restoration took place 1849-50. Vestry added in 1955 by Munrose Cautley. The tower is in red brick mainly rendered apart from north face, battlemented parapet and stepped diagonal buttresses. Nave in random flint and septaria. Chancel and north chapel in

red brick, mainly rendered. Plain tile roofs 2 C19 windows to south wall of nave in Decorated style; between these windows is the C14 south doorway with moulded arch which has carved heads at springings and similar at ogee head. 2:5 light perpendicular windows to north chapel. Inside there is a font with square bowl resting on 5 pillars, in style of C12. The altar is a Stuart Holy Table with carved front and legs. On north side of chancel is a piscina niche with some mediaeval stonework incorporated. Both nave and chancel were re-roofed in mid C19: the chancel roof is supported on stone corbels depicting angels and foliage in mediaeval style.

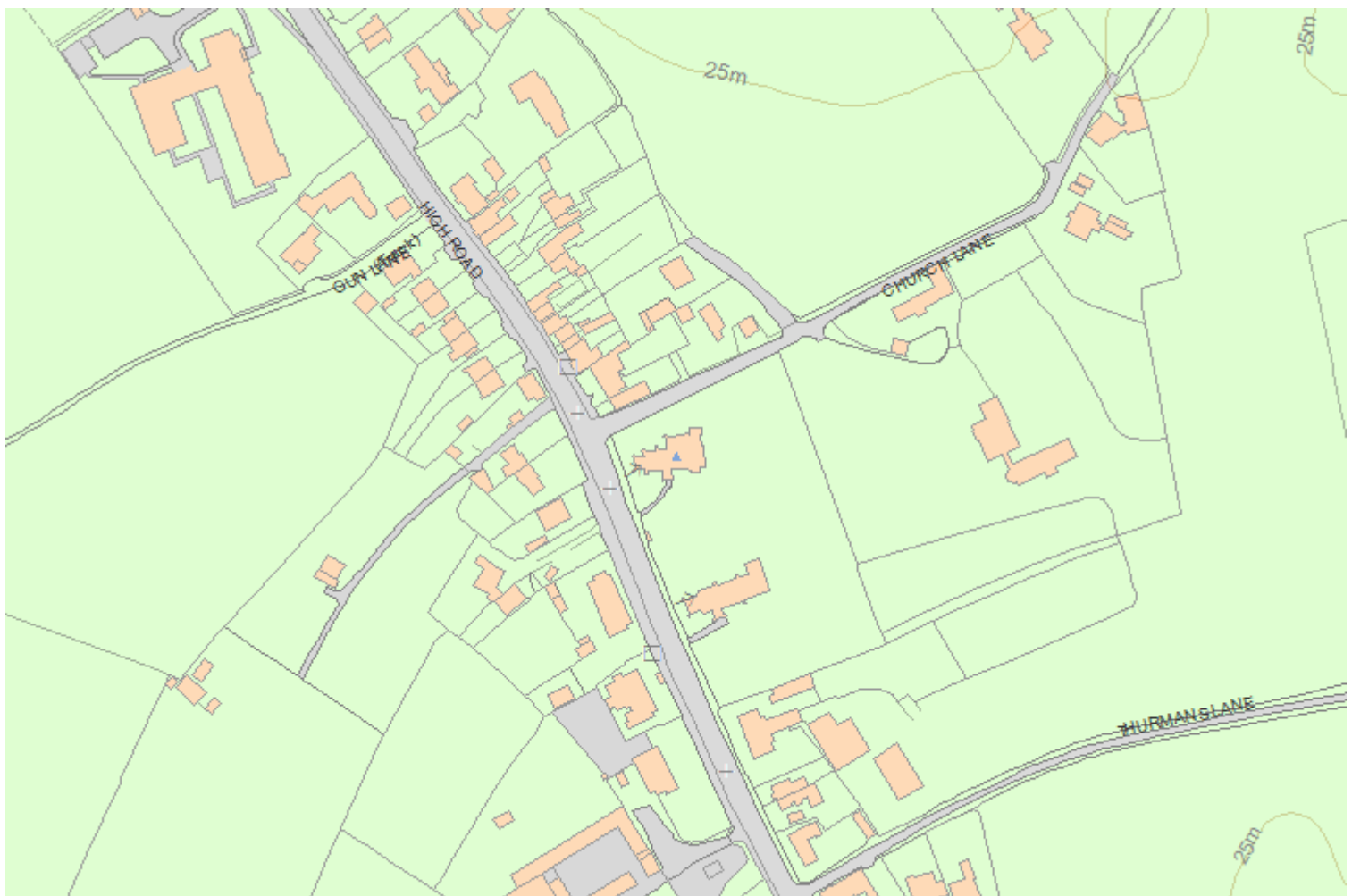
Listing NGR: TM2767037041

Selected Sources

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

National Grid Reference: TM 27670 37041

Map



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Historic England

CHURCH OF ST MARY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARY

List entry Number: 1030924

Location

CHURCH OF ST MARY, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Mar-1966

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285002

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARY HIGH ROAD (NE side)

2/21 Church of St. Mary 16.3.66 GV II

Parish Church early C14. Tower rebuilt c.1430-50 and south porch probably of same date. Nave and chancel heavily restored in mid C19 when the vestry was built. Septaria repaired with red brick and rendered, plain tile roofs. Tower originally 3 stage; upper stage rebuilt in 1960 and rendered; the original C14 west doorway has square hood mould with frieze of shields above also C14; in the spandrels are shields bearing arms of Sir William de riernon, Cavendish and Chawdrey. Late C19 window above west door in perpendicular style.

North doorway C14 is flanked by corbel heads with head at apex of ogee arch. The tower has diagonal buttresses. The C15 south porch has original perpendicular lateral windows. Good interior: C13 chancel and C15 tower arches. Chancel arch has moulded shafts and hood moulds with mortice holes for the former rood screen. There is a blocked upper entrance to the rood loft stairs marked by the arch in the north wall. C15 piscina in south wall of the sanctuary. Near the south door is a C15 bench with carved poppy heads; a similar bench has been made into a litany desk and stands under the tower. In vestry C17 Holy Table. The church is said to have been founded in the C13 by Thomas de Brotherton, son of Edward I.

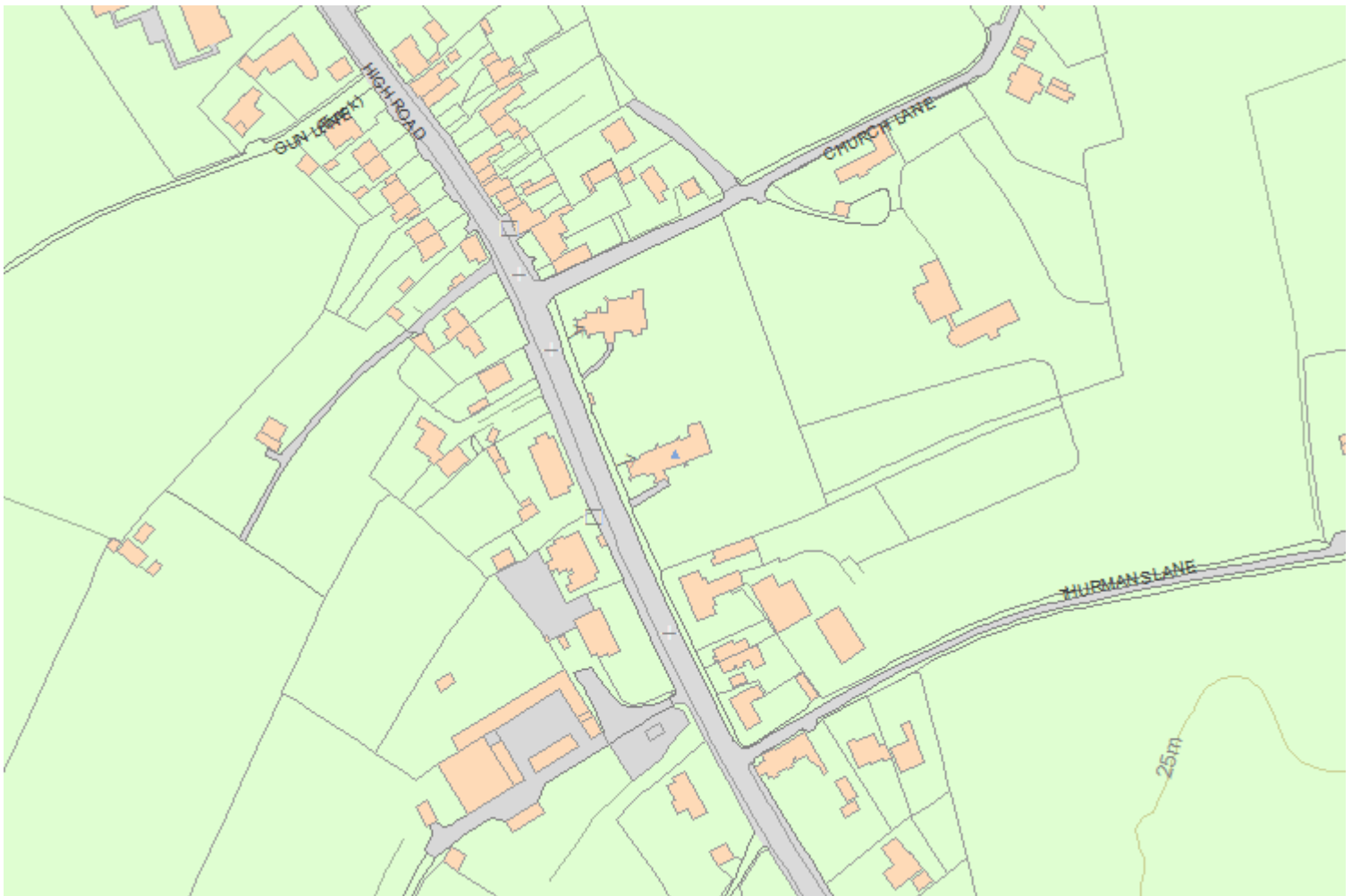
Listing NGR: TM2769136991

Selected Sources

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

National Grid Reference: TM 27691 36991

Map





Historic England

EAGLE HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: EAGLE HOUSE

List entry Number: 1198231

Location

EAGLE HOUSE, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285001

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARY HIGH ROAD (SW side)

2/20 No. 203 Eagle House

GV II

House late C18 or early C19. Double fronted with 3 windows. Timber framed and plastered with plain tiled roof; brick stacks to gables. 2 storeys. Sash windows in flush frames with glazing bars; 3 light late C19 ground floor window to left hand. Entrance doorway with hood and carved eagle over;

panelled door.

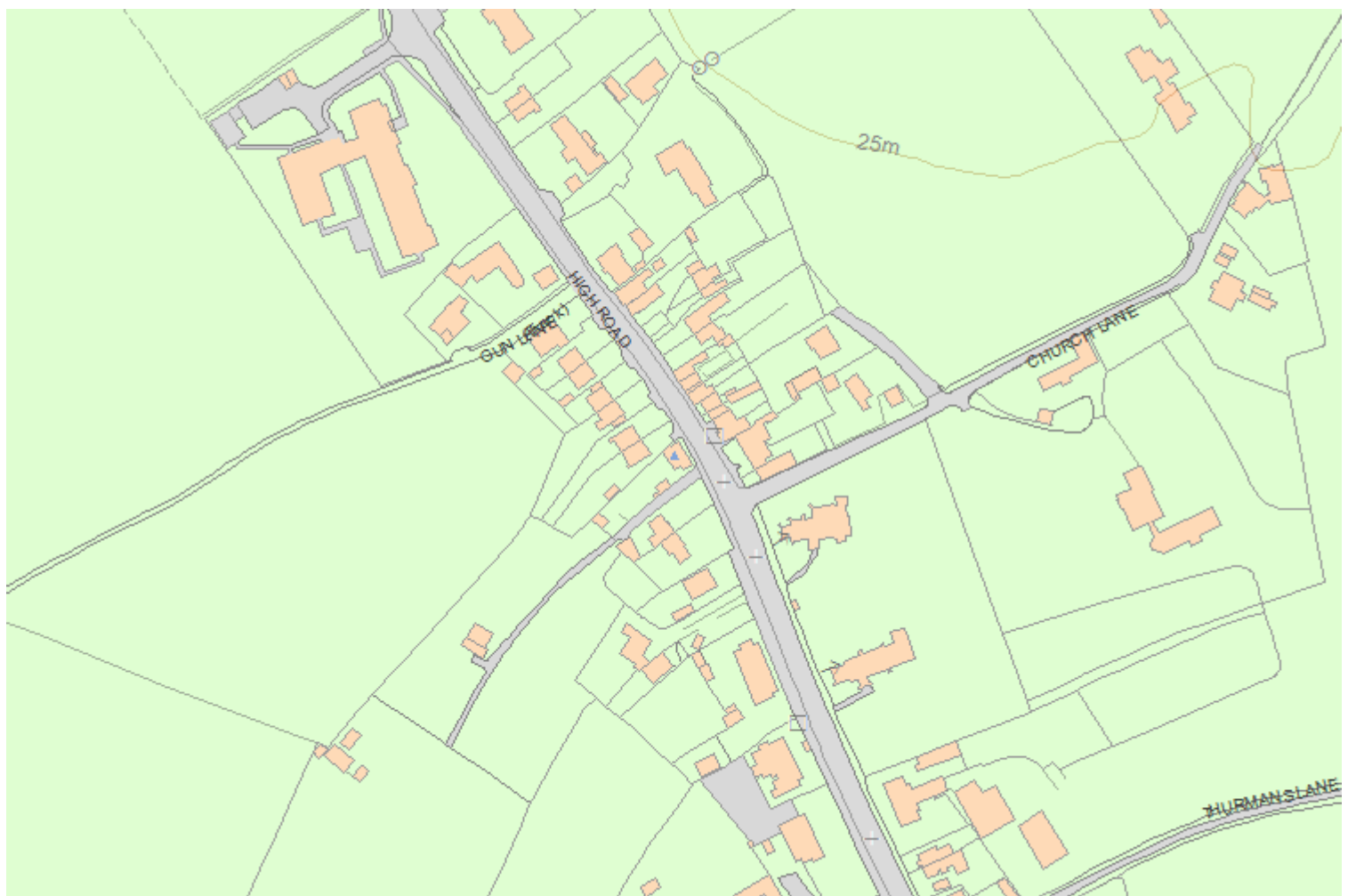
Listing NGR: TM2761537067

Selected Sources

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

National Grid Reference: TM 27615 37067

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/383818/HLE_A4L_Grade|HLE_A3L_Grade.pdf)



Historic England

LONGFORD HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LONGFORD HOUSE

List entry Number: 1377104

Location

LONGFORD HOUSE, 287, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Martin

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: 29-Jul-1983

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285014

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

In the entry for TRIMLEY ST NARTIN HIGH ROAD 2/33 (South West side)

Longford House

The item shall be amended to read HIGH ROAD (South West side) No 287
(Longford House

TM 23 NE TRIMLEY ST MARTIN HIGH ROAD (South west side)

II

Villa (formerly Thorpe Grange), early C19 with mid and late C19 additions. Gault brick, partly colour washed; with slate, hipped and timber pedimented roofs. Irregular plan with attached wings with lower roofs. Various brick stacks. 2 storeys. Scattered fenestration: sash windows in recessed frames with glazing bars. Parapeted brick entrance porch with panelled and glazed door. C2n porch.

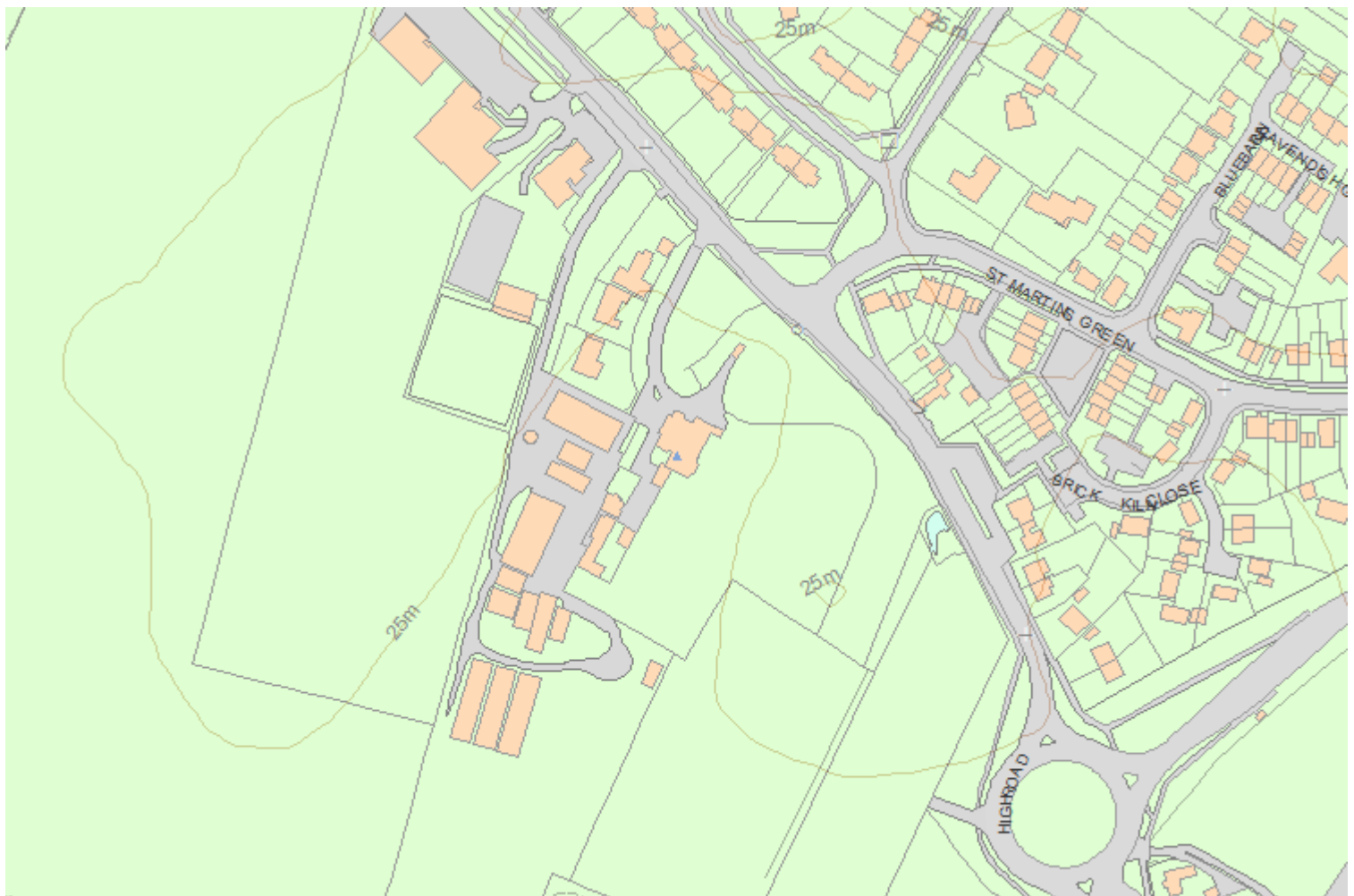
Listing NGR: TM2731137487

Selected Sources

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

National Grid Reference: TM 27311 37487

Map





Historic England

MILL FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: MILL FARMHOUSE

List entry Number: 1377103

Location

MILL FARMHOUSE, 38, THURMANS LANE

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: 29-Jul-1983

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285008

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

In the entry for TRIMLEY ST MARY THURMANS LANE 2/27 Mill Farmhouse

The item shall be amended to read THURMANS LANE No 38 (Mill Farmhouse)

TM 23 NE TRIMLEY ST MARY THURMANS LANE

2/27 Mill Farmhouse

Farmhouse, C18, timber framed and plastered with plain tile roof; red brick stacks to ridge and righthand gable return. 'L' plan with c. early C18 wing at rear with outshut. 2 storey main range with one storey rear wing. 3 window range: sashes in flush frames with glazing bars. Early C19 pedimented brick porch with 6 raised and fielded panelled door.

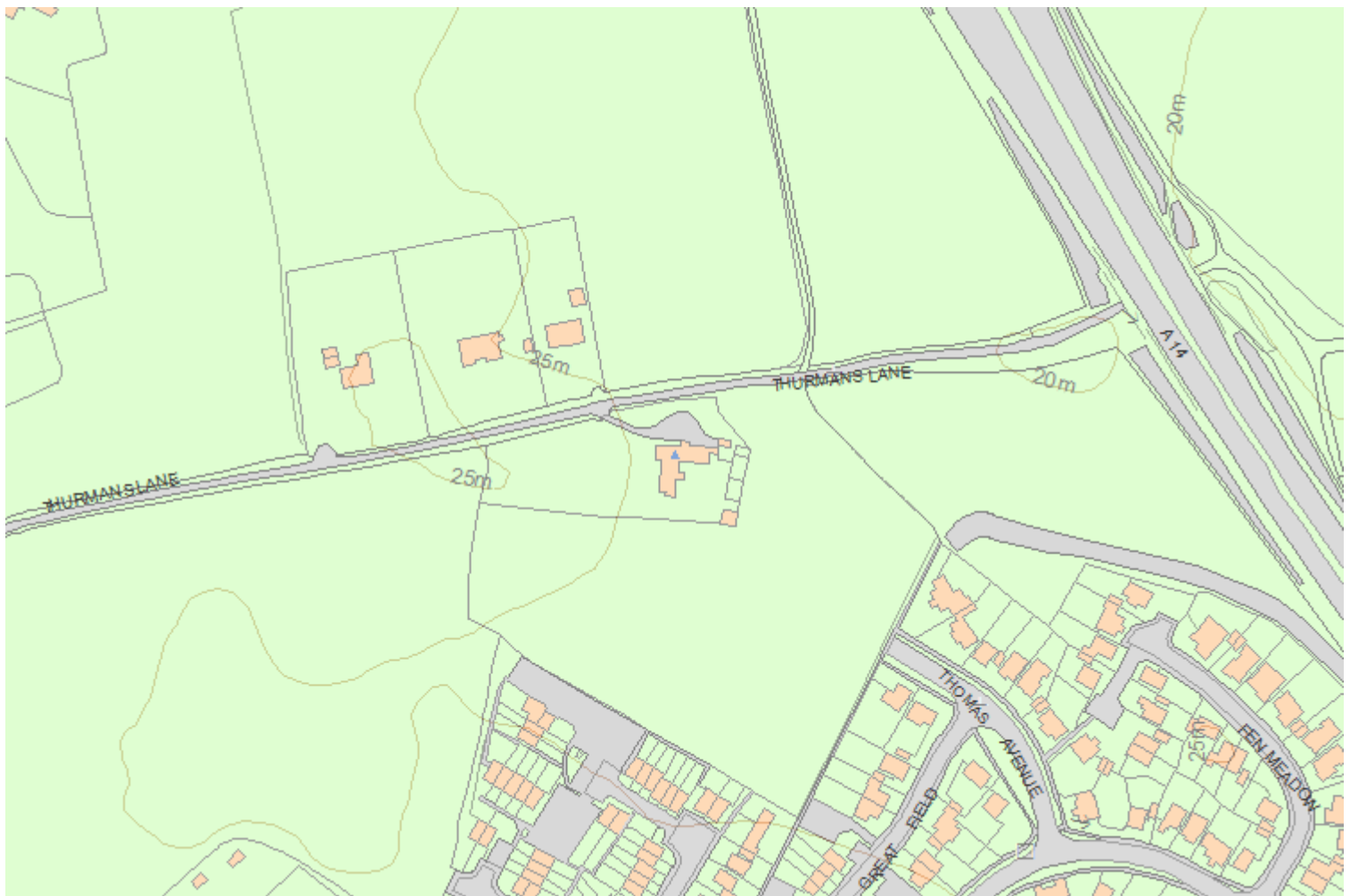
Listing NGR: TM2806836959

Selected Sources

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

National Grid Reference: TM 28067 36959

Map



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Historic England

STREET FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STREET FARMHOUSE

List entry Number: 1030925

Location

STREET FARMHOUSE, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Mar-1966

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285006

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARY HIGH ROAD (SW side)

Street Farmhouse 2/25 16. 3. 66 II

House, late C18 red brick double front to earlier building; pantiled roof. 2 storeys and dormers. 5 windows with flat gauged arches. Mullion and transome casements with glazing bars. 3 flat headed dormers. Entrance doorway with segmental brick arch; 6 panelled door with radial fanlight and reeded architrave.

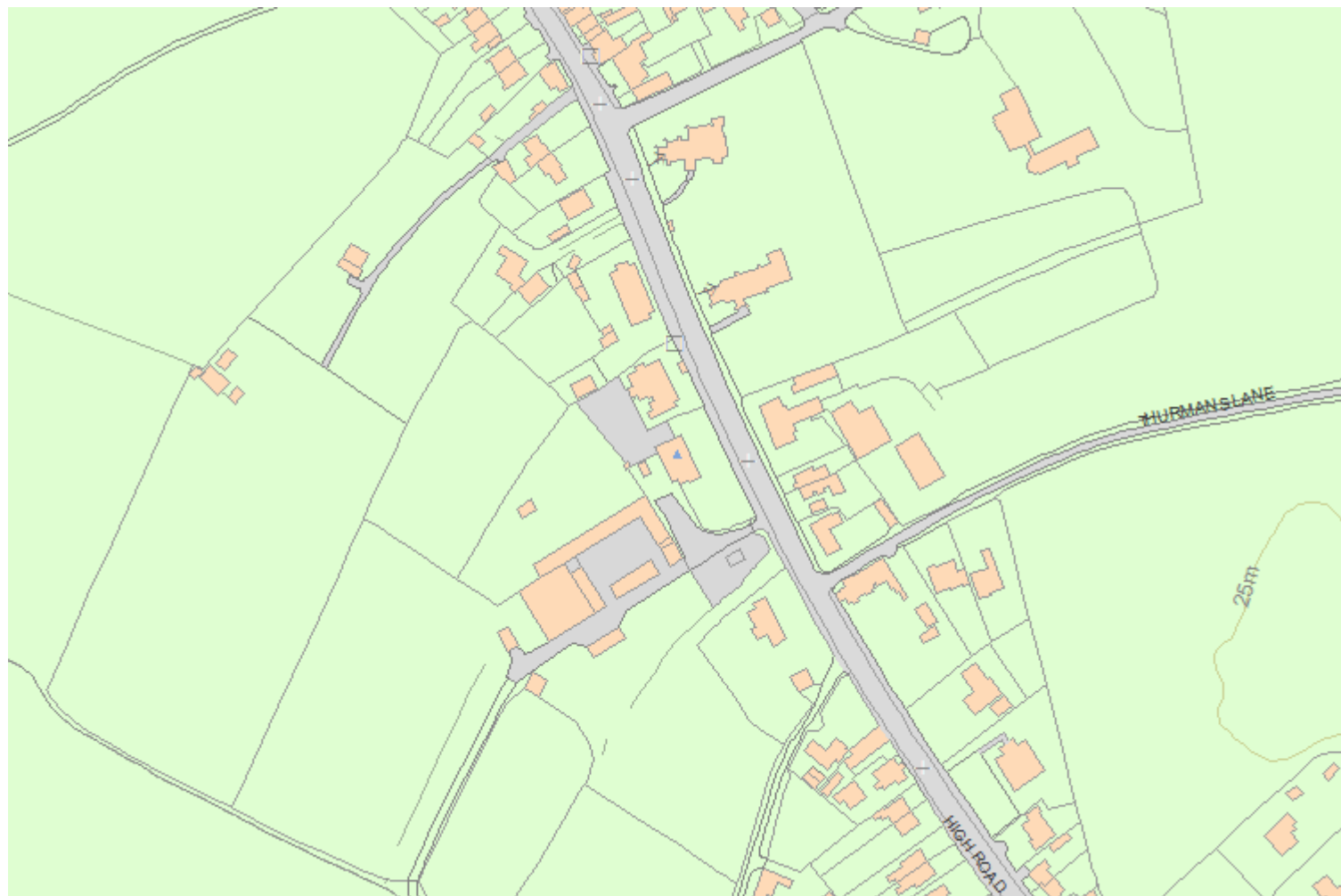
Listing NGR: TM2766236927

Selected Sources

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

National Grid Reference: TM 27662 36927

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This copy shows the entry on 30-Jan-2018 at 02:14:44.

End of official listing



Historic England

THE LIMES

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE LIMES

List entry Number: 1198247

Location

THE LIMES, 200, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285003

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARY HIGH ROAD (NE side) 2/22 The Limes, No. 200

II

House. Late C18 with probable later addition to south end. Red brick with slated roof and brick stack to south return gable. 2 storeys. Fenestration 2:1. Gauged flat brick arches to recessed sash windows with glazing bars. Entrance doorway with gauged brick segmental arch; panelled door with sidelights and radial fanlight.

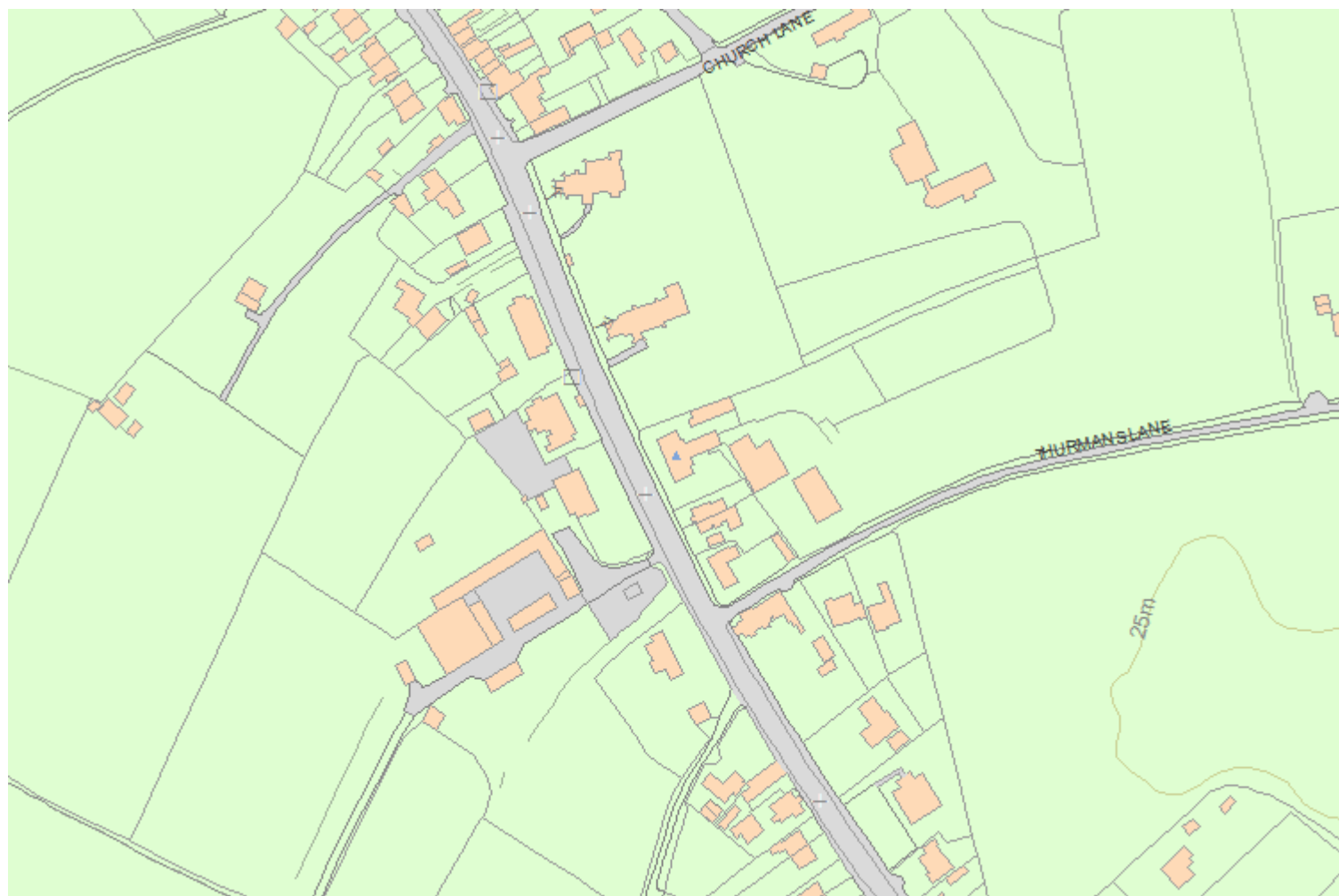
Listing NGR: TM2770036939

Selected Sources

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

National Grid Reference: TM2770036939

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/183966/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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This copy shows the entry on 17-Feb-2017 at 12:09:15.



Historic England

THE OLD RECTORY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OLD RECTORY

List entry Number: 1198194

Location

THE OLD RECTORY, 2 AND 2A, CHURCH LANE

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: 29-Jul-1983

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 284997

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

In the entry for TRIMLEY ST MARY CHURCH LANE 2/16 The Old Rectory

The item shall be amended to read CHURCH LANE Nos 2 and 2A (The Old Rectory)

TM 23 NE TRIMLEY ST MARY CHURCH LANE

2/16 The Old Rectory

Villa, formerly a rectory mid-C19. By F. Barnes, in the manner of George Devey. Red brick with moulded brick embellishments. Plain tile roof with parapeted and verged gables to front. 2 storeys and attic. Fenestration in gabled bays to front: 3 light sashes with glazing bars to left hand, and 2 light sashes to right hand. First floor windows have label moulds, attic windows with pointed label moulds. Centre bay with pointed label moulded window and gabled dormer. Brick entrance porch with moulded semi circular arch and recessed panelled door with 1/2 glazed narrow lights. 3 sided bay to north east corner.

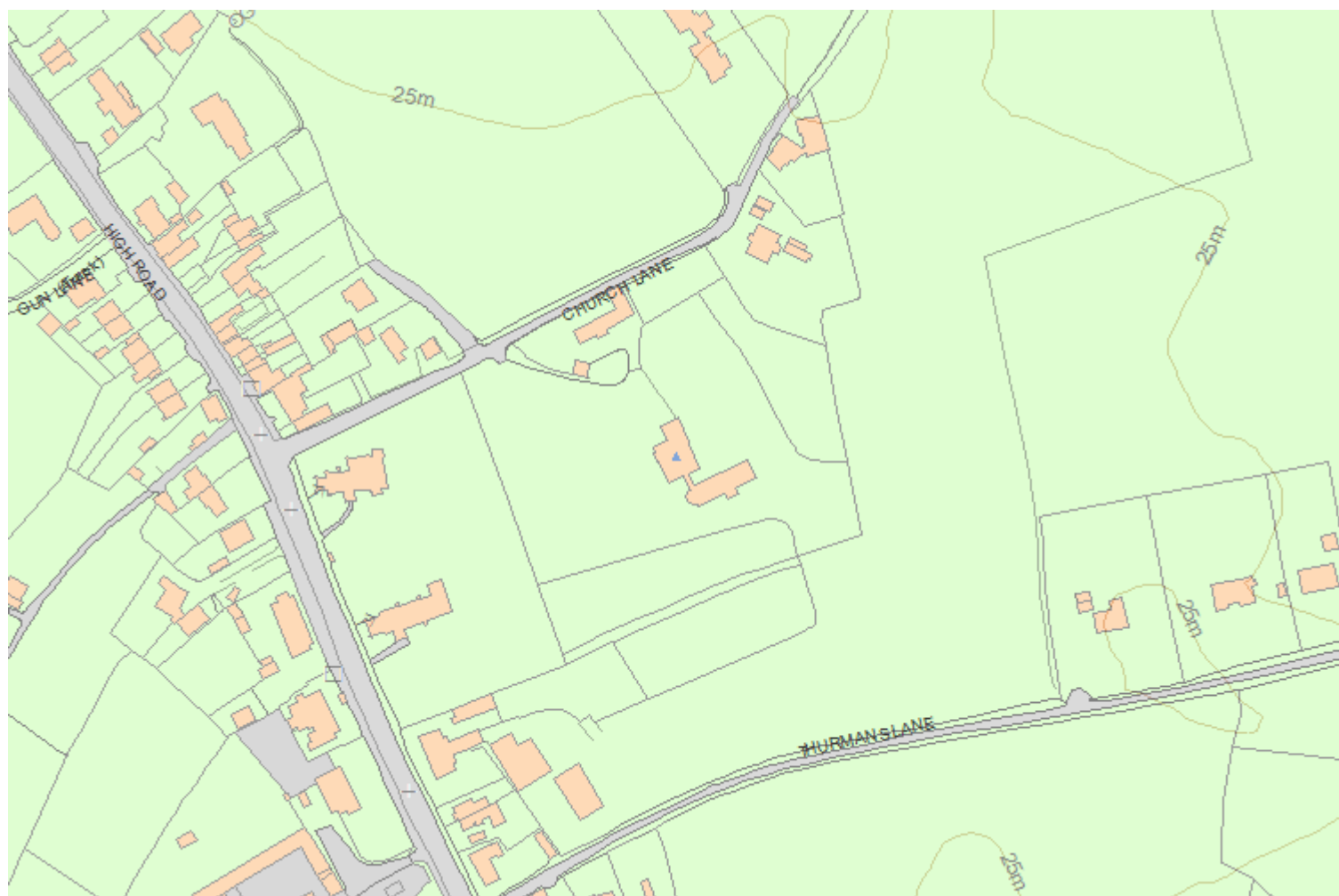
Listing NGR: TM2778837049

Selected Sources

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

National Grid Reference: TM 27788 37049

Map





Historic England

THE THREE MARINERS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE THREE MARINERS

List entry Number: 1198290

Location

THE THREE MARINERS, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

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

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285007

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

TM 23 NE TRIMLEY ST MARY HIGH ROAD (SW side) The Three Mariners 2/26 II

Public House (formerly the Mariners Inn). Late C18, timber framed and roughcast plastered with plain tiled, hipped roof. 2 storeys and dormer. 4 window range. Central, splayed bay and 2 tripartite windows: sashes with glazing bars: upper floor windows, 3 and 2 light casements. 2 entrance doorways between windows: left hand doorway with wood casing, segmental hood mould and four panelled door, half glazed and fanlight; righthand doorway similar but with semi-circular hood mould.

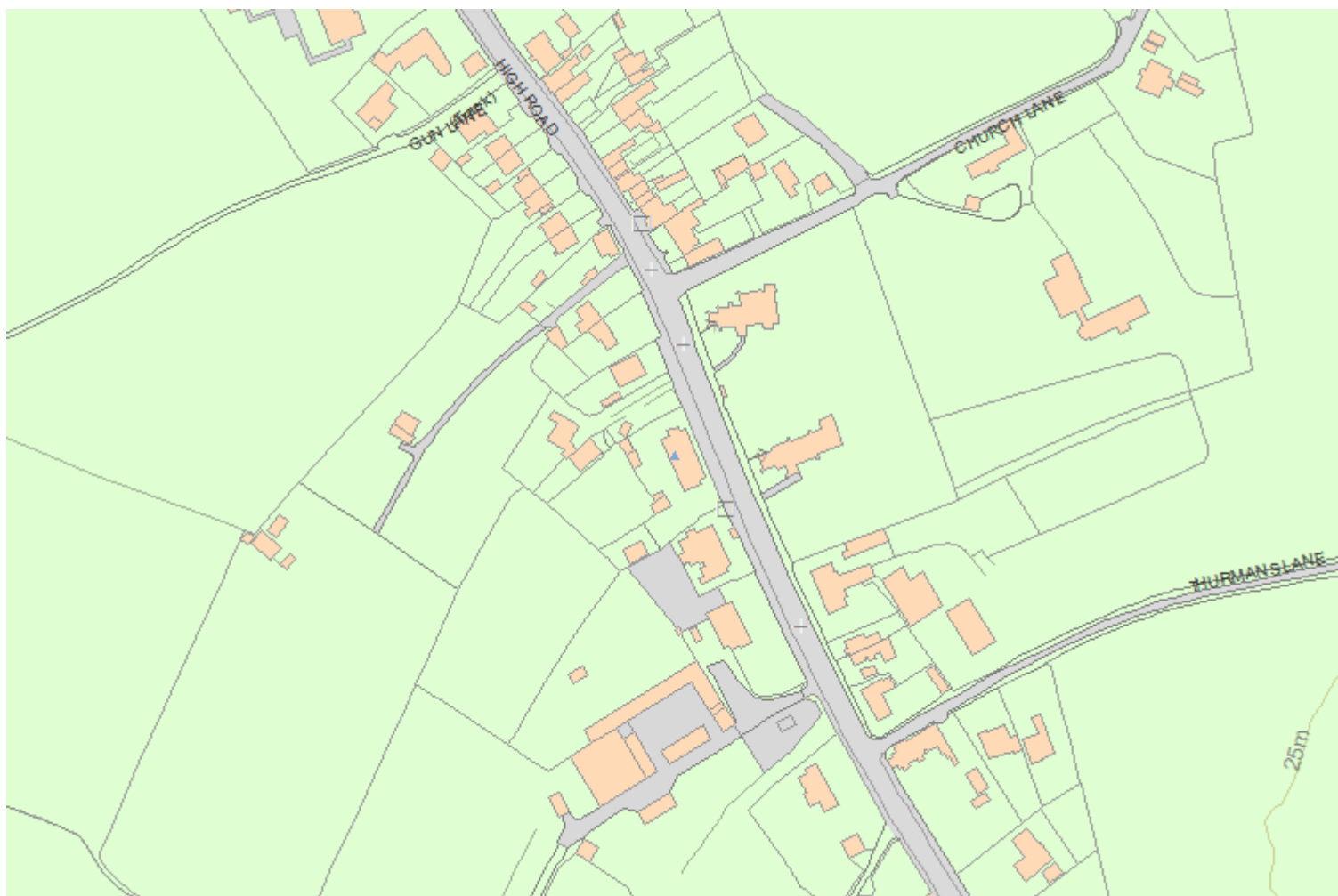
Listing NGR: TM2764236988

Selected Sources

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

National Grid Reference: TM 27642 36988

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/184007/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Historic England

TRIMLEY HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TRIMLEY HOUSE

List entry Number: 1377102

Location

TRIMLEY HOUSE, HIGH ROAD

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Suffolk Coastal

District Type: District Authority

Parish: Trimley St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: 29-Jul-1983

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285004

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

In the entry for TRIMLEY ST MARY HIGH ROAD (NE side) 2/23 St Mary's Lodge

The item shall be amended to read HIGH ROAD (NE side) Trimley House

In part 2 of the entry the words "Gault brick" in line 1 should be amended to read "stucco".

TM 23 NE TRIMLEY ST MARY HIGH ROAD (NE side)

II

Villa. Mid to late C19. Gault brick with slate roof. Parapeted, 2 storey with one storey projection to left hand end. 3 sided bay with slated hipped roof to right hand end. 2 windows to projection, 3 windows at first floor and 3 windows to bay: all sash windows. Panelled and half glazed recessed entrance door. Blocked windows to left hand return gable with continuous and semi- circular hood moulds.

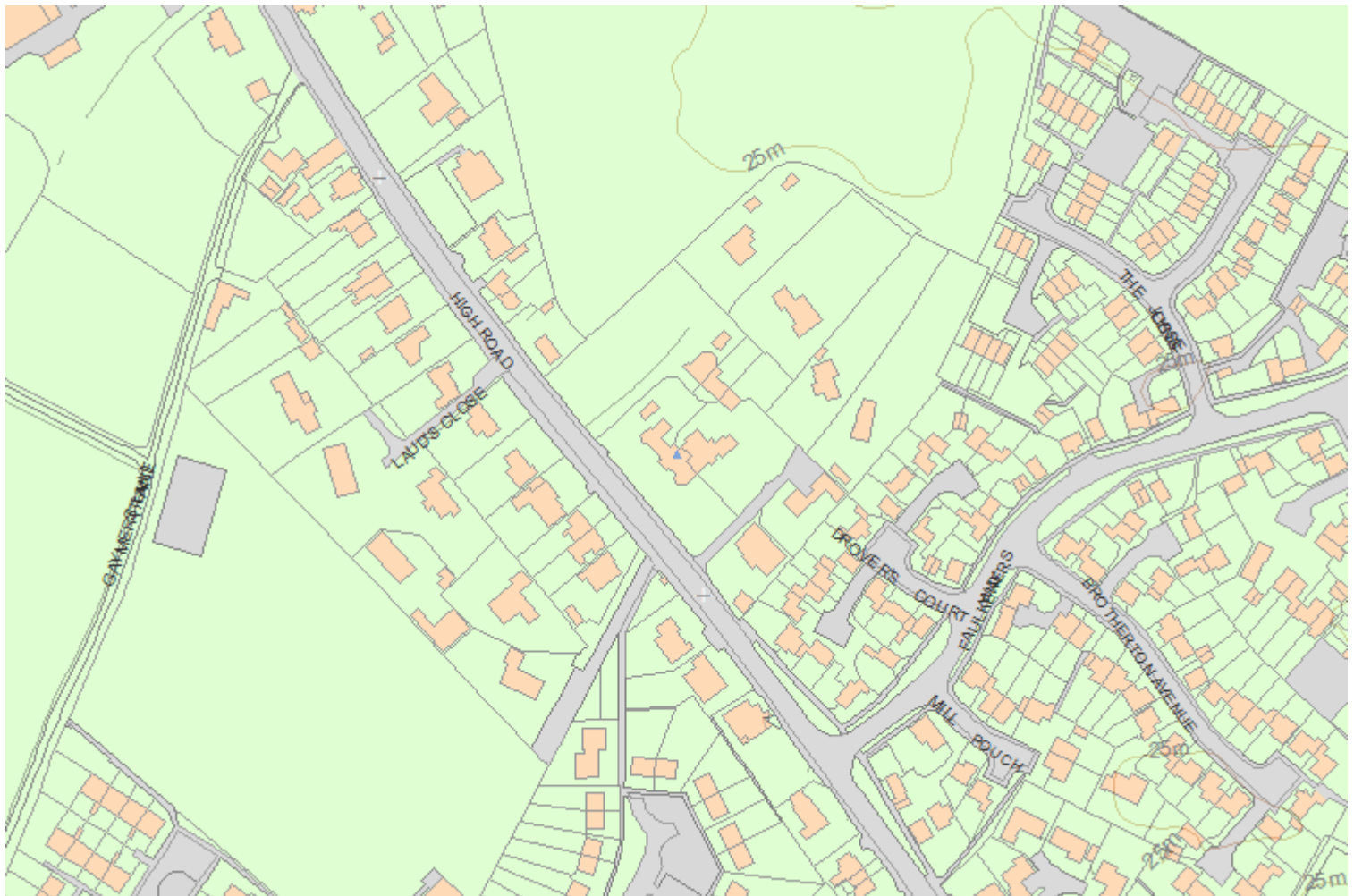
Listing NGR: TM2786336709

Selected Sources

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

National Grid Reference: TM 27863 36709

Map



APPENDIX 2

SETTING ASSESSMENTS

PHYSICAL SURROUNDINGS OF BOXFORD CONSERVATION AREA

Topography	There is a varied topography both within and surrounding the Conservation Area. Where the River Box is found the land forms a valley within land generally sloping up away from the River.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of listed buildings located within the boundaries of the Conservation Area as well as a scattering surrounding it. The closest Conservation Area is Polstead in the south-east although there is no significant connection between the two. There are a number of archaeological find spots within and surrounding the asset. This illustrates the long-standing habitation of the area.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The built form in and around the Conservation Area is residential in scale and is a mix of age, styles and materials. A number of buildings are timber frame with exposed timber or plaster, with newer buildings constructed in red or gault brick.
Formal design	No formal design evident other than the focus of built form along the historic A1071 and the focus on the River Box and Church of St Mary.
Historic materials and surfaces	Buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs. The church, which is a focal feature of the Conservation Area, is constructed in flint with stone dressings.
Land uses	The main uses within the Conservation Area are for residential and commercial purposes,
Green space, trees and vegetation	The Conservation Area has a number of green areas, trees and vegetation found through it, in particular along the River Box. Residential gardens provide a good proportion of the greenery created. Surrounding the Conservation Area is rural fields which also contribute to its significance.
Openness, enclosure and boundaries	Within the core of the Conservation Area a sense of enclosure is maintained along the streetscapes however due to the unusual shape of it along the Stone Street Road the sense is transformed into an open feel.
Functional relationships	The Conservation Area has a function relationship with the surrounding landscape as a result of the relationship with the River Box and the agricultural history of the village.
History and degree of change over time	The Conservation Area has changed over time as a result of a number of modern developments. The construction of the A1071 has also significantly altered the landscape and connectivity of Boxford and Stone Street.
Integrity	The Conservation Area retains a good level of integrity.

EXPERIENCE OF ASSET – BOXFORD CONSERVATION AREA

Surrounding landscape or townscape character	The surrounding landscape is rural in nature.
Views from, towards, through, across and including the asset	Views to and from the Conservation Area in the north are funnelled along streetscapes and glimpsed across the A1071 through existing vegetation. To the south views appear to be more open as a result of the more limited built form. Views out of the Conservation Area are again funnelled along streetscapes, with the exception of those along Stone Street Road which, as a result of the topography and open nature of the adjacent fields, is more wide ranging. There are limited views across the Conservation Area due to the topography.
Visual dominance, prominence or role as focal point	The church plays an important part of the majority of views. The Conservation Area itself is not overtly prominent due to its residential scale and topography of the land.
Intentional intervisibility with other historic and natural features	There does not appear to be any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	The construction of the A1071 in the south has significantly impacted on the Conservation Area in terms of the noise, pollutants etc.
Tranquillity, remoteness, 'wildness'	The Conservation Area is not considered to be set within a tranquil context due to the A1071 however, the surrounding landscape adds to its rural context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy within parts of the Conservation Area, particularly when built form within the core. There is however a contrast to this in the south where there is a more open sense.
Dynamism and activity	Due to the commercial premises there is activity along the main street.
Accessibility, permeability and patterns of movement	Patterns of movement tend to follow public streets and rights of way which allows ease of permeability throughout the village.
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the Conservation Area from a number of public locations.
The rarity of comparable survivals of setting	The type of setting which the Conservation Area is located is found throughout the country and is not considered to be rare.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	The connection with the Church of St Mary is important.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF CHURCH OF ST MARY

Topography	St Marys Church is located within the valley of the River Box which is relatively flat.
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Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets surrounding the church, the majority of which are Grade II. The exception to this is the Fleece Hotel which is Grade II*.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Church Street, Broad Street and Stone Street Road. The adjacent buildings are residential in scale and have a vernacular/ classical appearance and are a mix of age and materials. To the south is the playing fields of the adjacent primary school and beyond this open paddock land and the A1071.
Formal design	The church adopts the conventional east-west orientation but there does not appear to be any formalised design to the landscape beyond the churchyard.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs. The surrounding roads are constructed in tarmacadam.
Land uses	The main uses around the site is for residential or commercial purposes.
Green space, trees and vegetation	The churchyard is a lawned area, with mature trees bordering the east and south boundaries. To the south of this are the playing fields of the adjacent school and paddock land beyond. To the north and west the church is bounded by built form with the open countryside beyond this.
Openness, enclosure and boundaries	The site has a sense of enclosure to all sides, created by wither built form of mature vegetation.
Functional relationships	The church retains its functional purpose as a place of worship for the surrounding village.
History and degree of change over time	The surrounding landscape has changed since the construction of the church. However, the role of the church within the principally rural landscape endures.
Integrity	The building has a high level of integrity as a heritage asset. The qualities of the surrounding built form and landscape add significantly to this.

EXPERIENCE OF ASSET – CHURCH OF ST MARY

Surrounding landscape or townscape character	The immediate surrounding landscape is urban in nature with a more rural aspect seen within the wider landscape.
Views from, towards, through, across and including the asset	Views of the church are relatively long distance, however due to the topography of the land and existing built form/ mature vegetation some views of the church are somewhat restricted.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape and wider landscape.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Church Street and Broad Street there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Church Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	The churchyard and immediate grounds provide a sense of enclosure which supports the function of the building.
Dynamism and activity	Due to its location within the core of Boxford there is a continued sense of activity in and around the church.
Accessibility, permeability and patterns of movement	There is access from Church Road which allows pedestrian into the graveyard. There are no through routes.
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The church is listed Grade I and, as such, is of exceptional quality. The existing setting is however typical of its type.
The asset's associative attributes	The church has significant associative attributes with the local community.
Associative relationships between heritage assets	N/A
Cultural associations	Extensive and important cultural links with the surrounding community due to its age and use.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF HILLSIDE ROSALEE

Topography	Hillside Rosalee is located on an area of land which is sloped away from the River Box.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets within the vicinity of the buildings including the non-designated Old Court House.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The surrounding built form is creating a sense of enclosure but is relatively loose in grain, with gaps between buildings. Opposite the building is an area of bunding on which mature vegetation is seen. Beyond this is the Causeway development. The adjacent buildings are residential in scale.
Formal design	The principal façades of the building orientate west onto Sand Hill.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a small lawned garden to the north-east which forms the main open space associated with the building. The surrounding verges along the main roads and mature vegetation found publicly and privately within gardens also add to the green context of the building.
Openness, enclosure and boundaries	The building is located almost directly on the street with the curtilage of the Old Court House immediately to the rear. Opposite the building is an area of mature vegetation which along with the built form of the building funnel views along the streetscape and create a sense of enclosure in this location.
Functional relationships	There is no obvious functional relationship with other buildings.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where The Causeway development has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – HILLSIDE ROSALEE

Surrounding landscape or townscape character	The surrounding landscape is fairly urbanised to the north with a more rural aspect to the south.
Views from, towards, through, across and including the asset	Views to and from the house are funnelled along Sand Hill and Ellis Street with some views glimpsed along Cox Hill.
Visual dominance, prominence or role as focal point	The building has a good presence in the streetscape, particularly along Ellis Street as it presents as a stop feature at the end of this road.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Sand Hill results in vehicular movement which creates a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	The building does have a sense of tranquillity as it presents as an edge of settlement building, although this is mainly as a result of the set back of the Old Court House and Causeway development.
Sense of enclosure, seclusion, intimacy or privacy	Due to its positioning on the streetscape the building does not retain a sense of seclusion or privacy.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a good ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The setting typical for a building of this type in this location. The setting has been compromised to a degree by the Causeway development.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF FLEECE HOTEL

Topography	Fleece Hotel is located within a relatively flat area of land. In the basin valley of the River Box.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade I listed Church of St Mary.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Broad Street. The adjacent buildings are residential in scale and a mix of styles and materials.
Formal design	The principal façades of the building orientate south onto Broad Street and the River Box.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential or commercial purposes.
Green space, trees and vegetation	There is limited vegetation surrounding the Fleece Hotel this is with the exception of the lawned gardens provided by adjacent properties (including the White Hart Inn) and the River Box which has vegetation alongside it. From the rear of the building it is likely that views of open land to the north are possible.
Openness, enclosure and boundaries	The building fronts directly onto the pavement and has built form either side creating a strong sense of enclosure to the north side of the street. Due to the wideness of the Road and the set back of the building to the south side there is a sense of openness however this sense is very much inward facing with limited views through gaps in the built form out to the countryside.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Broad Street.
History and degree of change over time	The land surrounding the building has altered overtime however, the immediate context is retained.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – FLEECE HOTEL

Surrounding landscape or townscape character	The surrounding landscape urban in nature.
Views from, towards, through, across and including the asset	Views to and from the building are found along Broad Street.
Visual dominance, prominence or role as focal point	The building has a presence in the streetscape but this is not overly dominate in its context.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic buildings other than its positioning on the streetscape. It does have a relationship with the River Box.
Noise, vibration and other pollutants or nuisances	Its positioning on Broad Street there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Broad Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is not a sense of enclosure or privacy for the building due to its construction adjacent the pavement.
Dynamism and activity	The building has a good level of activity as a result of its use as a public house.
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a good ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a building of this type within this type of setting.
The asset's associative attributes	There do not appear to be significant associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF PARSONAGE FARMHOUSE AND DOVECOTE

Topography	Parsonage Farmhouse and Dovecote are located within a relatively flat area of land within the basin of the River Box.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	The farmhouse isolated to a degree from a direct relationships with adjacent assets.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The structures are surrounded by predominately rural landscape, to the east, south and west. The A1071 is located relatively closely in the north. The River Box is in the east.
Formal design	There does not appear to a formal design for the farm building however, the dovecote has a functional and visually relationship with the farmhouse.
Historic materials and surfaces	The buildings are constructed in timber frame, plaster and brick. These are typical materials for the area.
Land uses	The main use of the site is now residential.
Green space, trees and vegetation	The building has a lawned garden surrounding it with a pond in the east. This pond is thought to have historically been a moat around the building. Beyond the immediate curtilage of the building the landscape is agricultural with mature vegetation scattered throughout.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – PARSONAGE FARMHOUSE AND DOVECOTE

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF GROUP 1 (ELLIS STREET)

Topography	Mill House is located within a relatively flat area of land.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade II listed Riverside Hotel. The non-designated Lark Mill is also located adjacent to the building.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Mill Street and Mill Park Gardens. The adjacent buildings are residential in scale and a mix of age, styles and materials. Buildings range in height from two - three storeys. The adjacent Lark Mill is four storeys in height and has a more industrial character as a result of its historic use.
Formal design	The principal façades of the building orientate east onto Mill Street and south (19 th century addition) towards the River Lark.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a lawned garden to the south which forms the main open space associated with the building. To the south-east the gardens of the Riverside Hotel are visible, the mature vegetation within this gardens adds to the streetscape.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – GROUP 1 (ELLIS STREET)

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF GROUP 2 (BROAD STREET)

Topography	Mill House is located within a relatively flat area of land.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade II listed Riverside Hotel. The non-designated Lark Mill is also located adjacent to the building.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Mill Street and Mill Park Gardens. The adjacent buildings are residential in scale and a mix of age, styles and materials. Buildings range in height from two - three storeys. The adjacent Lark Mill is four storeys in height and has a more industrial character as a result of its historic use.
Formal design	The principal façades of the building orientate east onto Mill Street and south (19 th century addition) towards the River Lark.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a lawned garden to the south which forms the main open space associated with the building. To the south-east the gardens of the Riverside Hotel are visible, the mature vegetation within this gardens adds to the streetscape.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – GROUP 2 (BROAD STREET)

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF GROUP 3 (CHURCH STREET)

Topography	Mill House is located within a relatively flat area of land.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade II listed Riverside Hotel. The non-designated Lark Mill is also located adjacent to the building.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Mill Street and Mill Park Gardens. The adjacent buildings are residential in scale and a mix of age, styles and materials. Buildings range in height from two - three storeys. The adjacent Lark Mill is four storeys in height and has a more industrial character as a result of its historic use.
Formal design	The principal façades of the building orientate east onto Mill Street and south (19 th century addition) towards the River Lark.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a lawned garden to the south which forms the main open space associated with the building. To the south-east the gardens of the Riverside Hotel are visible, the mature vegetation within this gardens adds to the streetscape.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – GROUP 3 (CHURCH STREET)

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF GROUP 4 (ELLIS STREET)

Topography	Mill House is located within a relatively flat area of land.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade II listed Riverside Hotel. The non-designated Lark Mill is also located adjacent to the building.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Mill Street and Mill Park Gardens. The adjacent buildings are residential in scale and a mix of age, styles and materials. Buildings range in height from two - three storeys. The adjacent Lark Mill is four storeys in height and has a more industrial character as a result of its historic use.
Formal design	The principal façades of the building orientate east onto Mill Street and south (19 th century addition) towards the River Lark.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a lawned garden to the south which forms the main open space associated with the building. To the south-east the gardens of the Riverside Hotel are visible, the mature vegetation within this gardens adds to the streetscape.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – GROUP 4 (ELLIS STREET)

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A

PHYSICAL SURROUNDINGS OF GROUP 5 (STONE STREET ROAD)

Topography	Mill House is located within a relatively flat area of land.
Other Assets (including buildings, structures, landscapes, areas or archaeological remains)	There are a number of adjacent heritage assets including the Grade II listed Riverside Hotel. The non-designated Lark Mill is also located adjacent to the building.
Definition, scale and grain of surrounding streetscape, landscape and spaces	The building is bounded by the built form along Mill Street and Mill Park Gardens. The adjacent buildings are residential in scale and a mix of age, styles and materials. Buildings range in height from two - three storeys. The adjacent Lark Mill is four storeys in height and has a more industrial character as a result of its historic use.
Formal design	The principal façades of the building orientate east onto Mill Street and south (19 th century addition) towards the River Lark.
Historic materials and surfaces	The adjacent buildings are constructed in a combination of brick, timber frame and render with tiled and slate roofs.
Land uses	The main uses around the site is for residential purposes.
Green space, trees and vegetation	The building has a lawned garden to the south which forms the main open space associated with the building. To the south-east the gardens of the Riverside Hotel are visible, the mature vegetation within this gardens adds to the streetscape.
Openness, enclosure and boundaries	The site is enclosed on all sides. The garden creates a sense of openness, although this is curtailed by the existence of a boundary wall and fence which borders the site.
Functional relationships	The building has a relationship with the adjacent group of historic buildings along Mill Street as well as Mill Street itself.
History and degree of change over time	The land surrounding the building has altered overtime, particularly to the west where the Park Mill Gardens has been constructed.
Integrity	The building has retained its integrity to a good degree.

EXPERIENCE OF ASSET – GROUP 5 (STONE STREET ROAD)

Surrounding landscape or townscape character	The surrounding landscape is urban to the north with a more rural aspect to the south towards the river.
Views from, towards, through, across and including the asset	Views to and from the house are gained from a number of locations along Mill Street. The 17 th century element of the building is situated directly abutting the pavement of Mill Street and creates a pinch point in the streetscape with the opposite boundary wall of the Riverside Hotel.
Visual dominance, prominence or role as focal point	The building has a strong presence in the streetscape. There is a clear and defined edge to Mill Street, whilst the return elevation has a more open feeling aspect.
Intentional intervisibility with other historic and natural features	The building does not appear to have any intentional intervisibility with other historic and natural features.
Noise, vibration and other pollutants or nuisances	Its positioning on Mill Street and Mill Park Gardens there is vehicular and pedestrian movement which results in a level of noise and distribution although this is not considered significant.
Tranquillity, remoteness, 'wildness'	Due to its location on Mill Street the building is not considered to have a tranquil or remote context.
Sense of enclosure, seclusion, intimacy or privacy	There is a sense of enclosure and a degree of privacy to the site due to the existence of the boundary walls.
Dynamism and activity	N/A
Accessibility, permeability and patterns of movement	N/A
Degree of interpretation or promotion to the public	There is a strong ability to appreciate the building from a number of public locations.
The rarity of comparable survivals of setting	The building is a good example of a 17 th century house of this type within this type of setting.
The asset's associative attributes	There do not appear to be any important associative attributes.
Associative relationships between heritage assets	N/A
Cultural associations	No significant cultural associations.
Celebrated artistic representations	N/A
Traditions	N/A



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Registered office: Bidwell House,
Trumpington Road, Cambridge CB2 9LD