

**44-46 Market Street,
Whittlesey, Cambs.
Heritage Statement**

Client: ID ESTATES

AB Heritage Project No:60120

Date:24/08/2017

CHER Licence: 17-3128

44-46 Market Street, Whittlesey, Cambs. Heritage Statement

Client	ID Estates
Project Number	60120
Prepared By	Daniel Dodds
Illustrated By	Pighill Illustrations
Approved By	Chloe Smith

Rev Number	Description	Undertaken	Approved	Date
1.1	Final	DD	CS	07/09/2017

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction	4
1.1	Project Background	4
1.2	Statutory Designations	4
1.3	Site Location & Description.....	4
1.4	Proposed Development	4
2.	Aims & Methodology.....	5
2.1	Aims	5
2.2	Consultation.....	5
2.3	Data Collation	5
2.4	Assessment of the Cultural Heritage Resource.....	6
2.5	Impact Assessment Criteria	7
2.6	Limitations	8
3.	Heritage Review Of Site.....	10
3.1	Historic Development of Site.....	10
3.2	Current Condition of Storage Barn at rear of 44-46 Market Street	12
3.3	Current Setting of Storage Barn at rear of 44-46 Market Street	15
3.4	Significance of Storage Barn at rear of 44-46 Market Street.....	16
3.5	Significance of the Whittlesey Conservation Area	16
4.	Impact Assessment & Recommendations.....	18
4.1	Predicted Impact of Proposed Development.....	18
4.2	Outline Recommendations	18
4.3	Conclusion.....	18
5.	References	20
5.1	Documentary & Cartographic Sources	20
5.2	Online Sources	20

FIGURES

- Figure 1. Site Location
- Figure 2. Proposed Development

PLATES

- Plate 1. OS Six Inch to Mile 1887 Cambs. X.SE showing application site and storage barn

PHOTOS

- Photo 1. Showing Market Street / Broad Street Corner. 1920s response to nearby thatch fire
- Photo 2. Showing folding loading door
- Photo 3. Showing ground floor fireplace
- Photo 4. Showing rendered internal walls
- Photo 5. Showing metal window frame
- Photo 6. West gable showing Gault brick original build, with red brick above to take the new metal roof
- Photo 7. East gable showing loading door and scar from demolished extension
- Photo 8. Looking west across rear yard to illustrate the compact nature of the site, the barn is on the right of the shot

APPENDICES

Appendix 1	Planning Policy	22
------------	-----------------------	----

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by ID Estates to produce a Heritage Statement to cover a proposed development at the rear of 44-46 Market Street, Whittlesey, Cambridgeshire, PE7 1BD (NGR: TL 268970).
- 1.1.2 This report will form part of a Planning Application for the demolition of a brick built storage barn at the rear of the site.

1.2 Statutory Designations

- 1.2.1 The site is located within the Whittlesey Conservation Area (CA).

1.3 Site Location & Description

- 1.3.1 The site located to the rear of 44-46 Market Street, Whittlesey, PE7 1BD. The site is centred on NGR: TL 268 970 and occupies an area of c. 50 sqm.
- 1.3.2 The site lies in an alley to the rear of the properties of 44–46 Market Street and is accessed from Market Street through a communal alley between 46a and 50 Market Street and a second alley between 38 and 36 Market Street.
- 1.3.3 The site lies at the corner of Broad Street and the west end of Market Street, c. 175m west of the Market place which lies at the east end of Market Street.

1.4 Proposed Development

- 1.4.1 It is proposed that the existing shops (44-46 Market Street) be altered internally along with the associated accommodation and storage. It is proposed to demolish the storage barn and a 20th century extension in the alley to the rear of the property.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Consultation between Katie McAndrew (Conservation Officer; Fenland District Council) and Daniel Dodds (Principal Heritage Consultant; AB Heritage), was undertaken by email in August 2017. The Conservation Officer stated that the main points to consider would be the impact of the development upon the Whittlesey Conservation Area and the Grade I Listed, St Mary's Church (and spire) located c. 195 m south east of the application area.
- 2.2.2 The Conservation Officer also indicated that consideration be given to the street scene with particular reference to numbers 1a and 4 Broad Street, which are undesignated heritage assets on the east side of Broad Street and within the immediate vicinity of the application site.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.3.3 The Cambridgeshire Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 17-3128.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 29th August 2017. During the site visit, an inspection of the storage barn and the vicinity was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used.
- Additional relevant documentary resources at the Peterborough Archive Service were accessed on the 29th, and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of ID Estates, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

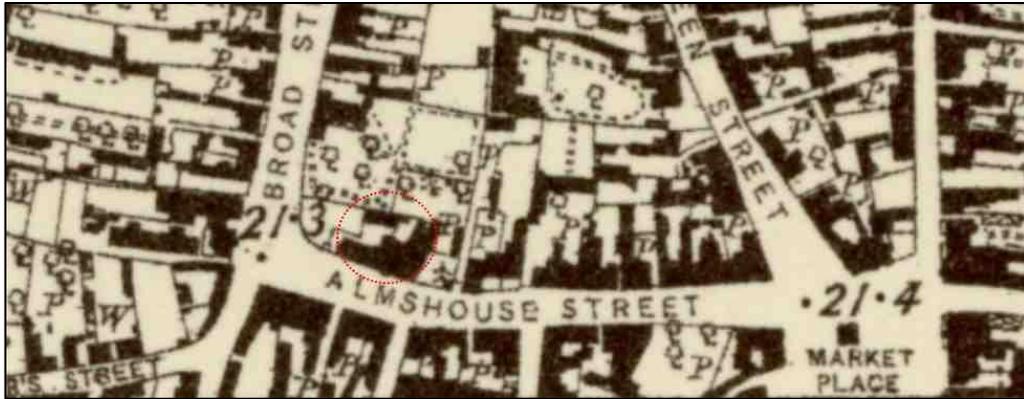
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 The Roman road of The Fen Causeway is thought to have passed either through the northern part of modern Whittlesey or very close to it. The road linked the Roman settlement at Peterborough with Denver in Norfolk. The road is attested in Eldernell and Coates 5.15km and 3.80km east of Whittlesey respectively.
- 3.1.2 Evidence from the Roman period within the town of Whittlesey is rare and often unconfirmed. The best evidence for Roman period activity was recovered an evaluation at Showfields c.1.1km north east of the application site (CAU, 2014). This would indicate that Roman activity lay to the north of the projected line of the Fen Causeway Roman road.
- 3.1.3 Whittlesey is attested in the *Cartularium Saxonicum* (AD 973) as Witlesig.
- 3.1.4 An inhumation cemetery dating from the Saxon period is recorded c.765m north east of the application site (CHER, 2017).
- 3.1.5 Whittlesey is mentioned in the Domesday survey of 1086 as Witesie, and is recorded as being under the Lordship of the Abbey of Thorney St Mary. The village is recorded as being of 38 households (very large) and being predominantly agricultural (Open Domesday, 2017).
- 3.1.6 The Church of St Mary's, c.200m south east of the application site, (Grade I, NHLE 1228792) has its origins in the 13th century. Similarly, St Andrew's Church, c.240m south west of the application site (Grade II, NHLE 1227881), also has origins in the 13th century.
- 3.1.7 There is extensive archaeological evidence from within Whittlesey dating from the medieval period. Most archaeological investigations have uncovered at least some evidence of the period. Notable investigations include an excavation and later evaluation at the Old Post Office Yard, c.175m south east of the application site, and immediately north of St Mary's Church. The work at the Old Post Office Yard, indicates that the town centre was likely to have been actively used throughout the medieval period (OAE, 2008).
- 3.1.8 After the Medieval period, Whittlesey continued to thrive and prosper – this can be seen by extension and refurbishments to the churches of St Mary's and St Andrews. Further buildings were constructed to serve the town, not least the Butter Cross (Scheduled Monument 1006910) located c.170m to the south east of the application site in the market place. This unusual building dates from the 17th century and comprises a rectangular area covered by a pyramidal shaped roof supported by columns.
- 3.1.9 The population of Whittlesey expanded rapidly throughout the period, from c.1,600 people in 1563 to 2,021 people in 1676 and 3,841 people in 1801. During this period Whittlesey was predominantly reliant on agriculture – particularly corn – with markets existing between 1715 - 1788 and with a revival in corn markets from 1851 – 68 (Bevis, 2010).
- 3.1.10 It was around this time that the storage barn on the application site is thought to have been constructed, along with several properties which also have barns and store buildings behind the street frontage (Fenland District Council, 2007). Plate 1 shows the earliest readily available map of the site from 1887, the storage barn is at the north boundary of the

application site. The barn has a small extension on the east end – see Photo 6. Note also the previous name of Market Street was Almshouse Street.



**Plate 1. OS Six Inch to Mile 1887 Cambs. X.SE showing application site and storage barn.
Reproduced with permission National Library of Scotland**

- 3.1.11 The early modern period was perhaps most marked by the coming of the railway in 1847. The station of Whittlesea, c.1.1km south east of the application site, was a station on the Peterborough to Ely line, and still carries the older spelling of Whittlesey. The line caused little disruption to the village as the line skirted well south of the village c.815 m south of the application site.
- 3.1.12 The 1903 OS six inch to one mile map (not shown) shows that at the turn of the 20th century, Whittlesey had altered very little from the Post Medieval layout. Market Street is still shown as Almshouse Street, and the layout of the application site remains the same. The storage barn is still shown with the small eastern extension.
- 3.1.13 During the early 20th century, many of the buildings on Market Street (including the storage barn), which were previously thatched, were converted and modernised after a serious fire on Market Street in the 1920s. Photo 1 shows the corner of Broad Street and Market Street with number 44-46 at the right-hand side. The photograph shows the local community fire brigade attending the fire (not shown). Note the small building with the loading door in the gable has been replaced by number 46A Market Street, and the stone walls at the corner of Broad Street and Market Street are now numbers 50-52 Market Street.



Photo 1. Showing Market Street / Broad Street Corner. 1920s response to nearby thatch fire

3.1.14 During the 20th century the most substantial changes to the town centre, particularly around Market Street and Broad Street have been the modernisation of the various shops, including the associated accommodation above. This can most easily be seen by the removal of chimneys along the street as the properties have been converted to mains gas. The OS six inch map of 1952 shows that by this time the small eastern extension to the barn had disappeared.

3.2 Current Condition of Storage Barn at rear of 44-46 Market Street

3.2.1 The storage barn is an example of a typical c.18th century storage building, of which many were built in Whittlesey, particularly around Market Street. These buildings reflected the town's agricultural success and were likely used to store goods and machines that were sold to farmers and others in the district (Fenland District Council, 2007).

3.2.2 In plan, the building comprises two parts, both of two storeys, on a roughly east to west axis. The western and larger section was constructed before the smaller eastern section. The western section has a floor plan that measures 35.20 sqm. The smaller, later, eastern section measures 13.2 sqm. Access from west to east is via a single doorway on the first floor.

West Section – Ground Floor

3.2.3 The western end of the barn forms the largest and earliest component of the combined building. The western component is characterised by the large, folding loading doors on the west facing gable (Photo 2), and the large fireplace and grate on the internal east wall (Photo 3). The fireplace shows evidence of being filled in - probably as a conversion from wood firing to coal.



Photo 2 & 3. Showing large loading door and fireplace on ground floor of western part of storage barn

- 3.2.4 A further single ground floor door is located centrally along the southern wall (this is now joined to the rear of 46 Market Street by a covered passage). A single iron framed 20th century window frame is located adjacent to the door at the west.
- 3.2.5 The west section contains a single staircase which is located centrally along the north wall of the building, opposite the door. This staircase leads to the upper floor which has a connecting doorway with the eastern extension.

West Section – First Floor

- 3.2.6 The first floor has the same dimensions as the ground floor. The floorboards are rough planks in poor condition.
- 3.2.7 The walls on the first floor were originally rendered (Photo 4). There are two metal framed, early 20th century, south facing windows in the south wall (Photo 5).



Photos 4 & 5. Showing rendered internal walls and metal framed windows

- 3.2.8 The doorway that provides access to the east section is in the north east corner of the upper floor of the west section.
- 3.2.9 The west section shows evidence of significant alteration; records held by the current owner of the building show that during the 1920s many of the buildings around Market Street were still roofed with thatch, apparently including the west section of the storage barn. A fire that damaged a nearby building in the 1920s, caused the owner of the storage barn to convert the barn, providing a corrugated iron roof. As part of that conversion the height of the west section was raised with red brick, and the metal windows with concrete sills and lintels were added (Photo 5). The new roof space was left open and Photo 4 shows the relatively simple

rafters and beams with the new brickwork and corrugated iron roof. This work is considered to have detracted from the significance of the original, free standing and thatched barn.



Photo 6. West gable showing Gault brick original build, with red brick above to take the new metal roof

East Section Ground Floor

- 3.2.10 The east section is an addition to the original barn. Also constructed of Gault brick, the long axis of this section is north to south, and the only existing external access is through a central door on the south elevation. The ground floor consists of a single storage area.
- 3.2.11 The east facing elevation/gable shows evidence of a blocked loading door at the first floor, and the blocking that would have formed a small extension as seen on the map of 1887 but which seems to have been demolished prior to 1952 (Photo 7 and Plate 1). The roof of the east section is of slate and shows no evidence of ever being thatched.



Photo 7. East gable showing loading door and scar from demolished extension

3.2.12 The east section is partially abutting and is partially keyed into the build of the existing west section. The south elevation shows numerous signs of remodelling with at least one blocked doorway and window, with evidence of a blocked hatch and possibly a blocked vent. These alterations are often crudely executed and the blocked fills are of red brick which contrasts with the beige Gault brick surrounding. Taken as a whole, these alterations/repairs are considered to detract from the significance of the barn.

3.3 Current Setting of Storage Barn at rear of 44-46 Market Street

3.3.1 The storage barn lies at the north boundary of the application site (Fig 1). The barn lies in the back plot of numbers 44-46 Market Street and is accessed by an alley on Market Street between 46a and 50 Market Street and another between 38 and 36 Market Street.

3.3.2 The space in which the storage barn is located is very compact and fully enclosed. Figure 2 shows that the west end of the storage barn is c. 1m away from the rear of 46 Market Street, while the eastern end of the barn is c. 3.8 m from the rear of 44 Market Street.

3.3.3 The north of the site is bounded by the high brick walls forming number 4 Broad Street, which is significantly larger than the buildings to the rear of 44-46 Market Street, including the barn.

3.3.4 The south of the site is bounded by the rear extensions and porches of 44-46 Market Street.

3.3.5 To the west the site opens out only slightly to accommodate the alley leading back to Market Street, and the vehicular access it provides to the barn.

3.3.6 To the east the site is occupied and bounded by a single storey 20th century extension building and the rear of numbers 40 and 38 Market Street.

3.3.7 Photograph 8 shows the small area of the back yard, and the closeness of the buildings to one another. Views out of the site in all directions are very restricted indeed. The best view out of the site is that shown in photograph 7, which only just shows the apex of the roof of number 1 Broad Street c.50m to the west.



Photo 8. Looking west across rear yard to illustrate the compact nature of the site, the barn is on the right of the shot

- 3.3.8 The density and compact nature of the site produces slight feelings of a certain overbearing from the surrounding buildings particularly to the north.
- 3.3.9 The character of the site, despite being located to the rear of the main street of Market Street, is of unplanned and unmanaged vernacular accretion.

3.4 Significance of Storage Barn at rear of 44-46 Market Street

- 3.4.1 As an undesignated heritage asset within the Conservation Area of Whittlesey, the storage barn is considered to be of **Local Importance** in line with Table 1. This is because, though the heritage asset is within the Conservation Area, the substantial architectural alterations are considered to detract from the overall significance of the building (see 3.4.4).
- 3.4.2 The setting of the building, characterised by the compact nature of the space and the considerable overbearing of the surrounding buildings is thought to have a **neutral** impact upon the significance of the storage barn in line with Table 2. The haphazard and unplanned nature of the space is considered to have a **medium adverse** impact upon the significance of the building in line with Table 2. This is because changes to the immediate setting have resulted in 'considerable changes to use or access' over time.
- 3.4.3 The storage barn at 44-46 Market Street has undergone substantial architectural remodelling, including, during early 20th century, the removal of the thatched roof, which necessitated the building up of the upper floor to take a simple corrugated iron roof in its place. At the same time iron framed windows were inserted to the south elevation. These actions are considered to have had a direct **adverse medium** impact upon the significance of the building in line with Table 2 resulting in 'changes to most or all of the key heritage baseline elements'.
- 3.4.4 The only features that remain apparently unaltered are the large double folding vehicle doors in the west elevation and the large ground floor fireplace in the larger western barn. These features, are considered to have a **Low** beneficial contribution to the significance of the building.

3.5 Significance of the Whittlesey Conservation Area

- 3.5.1 The Whittlesey Conservation Area (CA) is a Designated Asset considered to be of National Importance in line with Table 1. The CA is considered significant because of the general similarities of the architectural styles in much of the town, particularly between the two Parish Churches of St Andrew's (Grade II NHLE 12277881) in the west and St Mary's (Grade I Listed NHLE 1228792) in the east and including the Market Place and Market Street (Fenland District Council, 2007).
- 3.5.2 The character of the CA is derived from the predominantly agricultural past which supported the town. There are very few industrial buildings within the CA. Most of these small industrial buildings are known by their carriage arches which would have led to rear workshops – such as the former mason's property on Broad Street c.65m north west of the application site.
- 3.5.3 The Fenland District Council Conservation Area Appraisal (Fenland District Council, 2007) describes the Market Street area as having several key buildings at the eastern end.

However, the CA Appraisal notes that there are no buildings of interest at the west end of Market Street.

- 3.5.4 The storage barn that forms part of the present application is completely hidden from view from Market Street and further south by the north street frontage of Market Street itself.
- 3.5.5 The CA Appraisal notes of Broad Street that 'Looking south down the street, the most striking element is the width of the street. No buildings particularly stand out as even the church and school on Broad Street are of a domestic scale. The same is true looking north from the Market Street corner and neither vista is closed by particularly strong buildings' (Fenland District Council, 2007). The storage barn is not visible from Broad Street.
- 3.5.6 Given the location of the application site at the south end of Broad Street and the west end of Market Street, and the fact that the storage barn is completely hidden from view and with limited access, it is considered that the CA has a **negligible** impact on the significance of the storage barn and vice versa.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposal is for the demolition of the storage barn to open out the space in the rear yard. This will result in an **adverse high** magnitude of impact upon the storage barn, in line with Table 2, i.e. 'changes to most or all of the key archaeological heritage baseline'.
- 4.1.2 It is considered that the proposed development will have an **adverse moderate** significance of effects upon the storage barn, in line with Table 3.
- 4.1.3 It is considered in line with Table 3, that the proposed development will have a **negligible** impact upon the Whittlesey Conservation Area. This is because the storage barn has no discernible impact upon the setting of any of the heritage assets within the town centre or upon the Conservation Area.
- 4.1.4 No other heritage assets, designated or otherwise are affected by the proposed development.

4.2 Outline Recommendations

- 4.2.1 It is recommended that the storage barn be subject to Historic Building recording to a level proportional to the significance of the asset. In this instance, we recommend that a Level 2 Historic Building Recording survey be undertaken prior to demolition.
- 4.2.2 It is considered that such Historic Building Recording will result in preservation by record and will mitigate the magnitude of impact of the development, to a level that is considered to be less than significant.

4.3 Conclusion

- 4.3.1 The proposed development is for the demolition of a c.18th century, Gault brick storage barn. The barn is an undesignated Heritage Asset deemed to be of Local significance.
- 4.3.2 The Barn lies in a compact setting that is characterised by unplanned extensions, which have adversely encroached into the setting of the barn, thereby detracting from the significance of the asset.
- 4.3.3 The significance of the asset has been further degraded by substantial architectural remodelling in the 20th century.
- 4.3.4 Despite this, the asset lies within the Whittlesey Conservation Area (CA), however, the CA is deemed to have a neutral impact upon the setting of the storage barn. The storage barn is deemed to have a neutral impact upon the CA.
- 4.3.5 It is considered that the proposed development will have an adverse high magnitude of impact upon the fabric of the storage barn. This results in a moderate significance of effect, which is classed as significant.
- 4.3.6 It is recommended that a Level 2 Historic Building Recording be carried out on the storage barn. It is thought that Historic Building Recording could reduce the significance of effects to a level that is less than significant, by preserving the barn by record.

4.3.7 All decisions regarding mitigation rest with the LPA.

5. REFERENCES

5.1 Documentary & Cartographic Sources

- Bamforth & Pryor, 2010, Flag Fen, Peterborough: Excavation and Research 1995-2007, Oxbow Books
- Bevis, T, 2000, Whittlesey Through the Ages
- Cambridge Archaeological Unit, 2014, Archaeological Field Evaluation at Showfield, Whittlesey
- Fenland District Council, 2007 Whittlesey Conservation Area Appraisal
- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Oxford Archaeology East, 2008, Medieval Occupation at The Old Post Office Whittlesey

5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures
http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf
- Grid Reference Finder, 2017 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2017 <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England, 2017, Understanding Historic Buildings, A Guide to Good Recording Practice <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/>
- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- Historic England, 2008 Conservation Principles, Policies & Guidance
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Open Domesday <http://www.opendomesday.org>

- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is 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. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Fenland Local Plan – Adopted May 2014

Policy LP18 – The Historic Environment

The Council will protect, conserve and seek opportunities to enhance the historic environment throughout Fenland. This will be achieved through

- the consideration of applications for planning permission and listed building consent;
- the use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance (including impact on setting);
- keeping up-to-date and implementing conservation area appraisals and management plans, and using such up to date information in the determination of planning applications;
- making use of Article 4 Directions, where appropriate, to prevent unsympathetic alterations to buildings in conservation areas;
- the preparation and maintenance of a list of buildings and other heritage assets of local importance;
- steps to reduce the number of heritage assets in Fenland on English Heritage’s Heritage at Risk Register; and

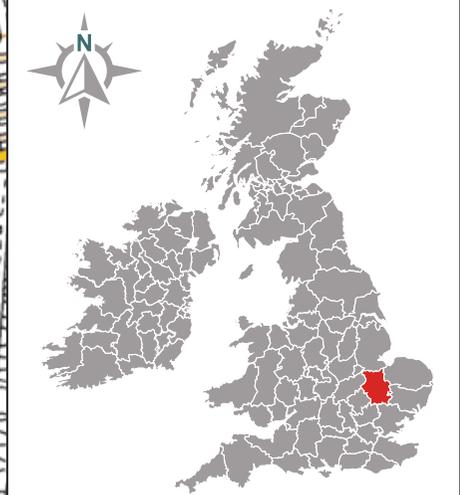
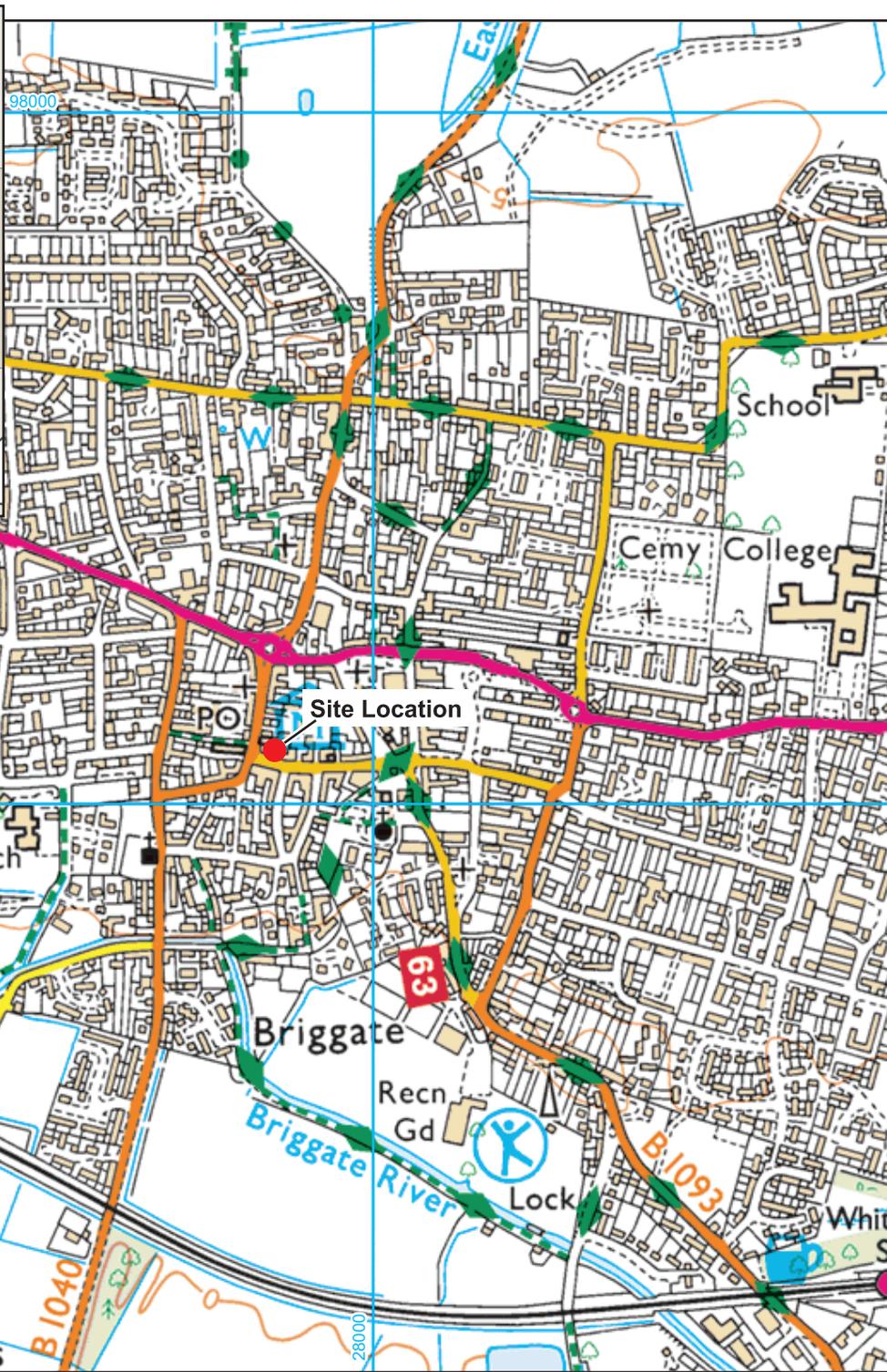
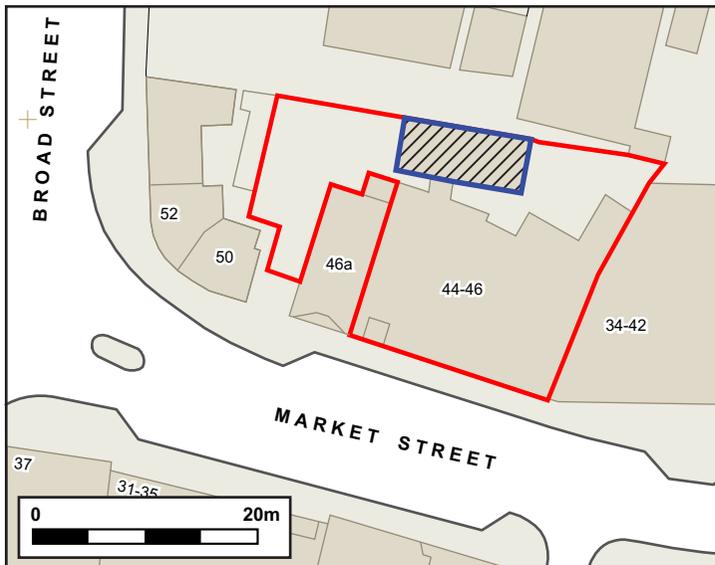
- the use of grant schemes, as resources permit, to safeguard heritage assets at risk and encourage sympathetic maintenance and restoration of listed buildings and historic shop fronts.

All development proposals that would affect any designated or undesignated heritage asset will be required to:

- (a) describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and
- (b) identify the impact of the proposed works on the special character of the asset; and
- (c) provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.

The level of detail required should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance and/or setting.

All development proposals that would affect a heritage asset will be determined in accordance with local policy in this Plan and national policy in the National Planning Policy Framework. Where permission is granted, a programme of work and/or the implementation of any necessary mitigation measures may be secured by condition or as part of a planning obligation in order to minimise any adverse impact.



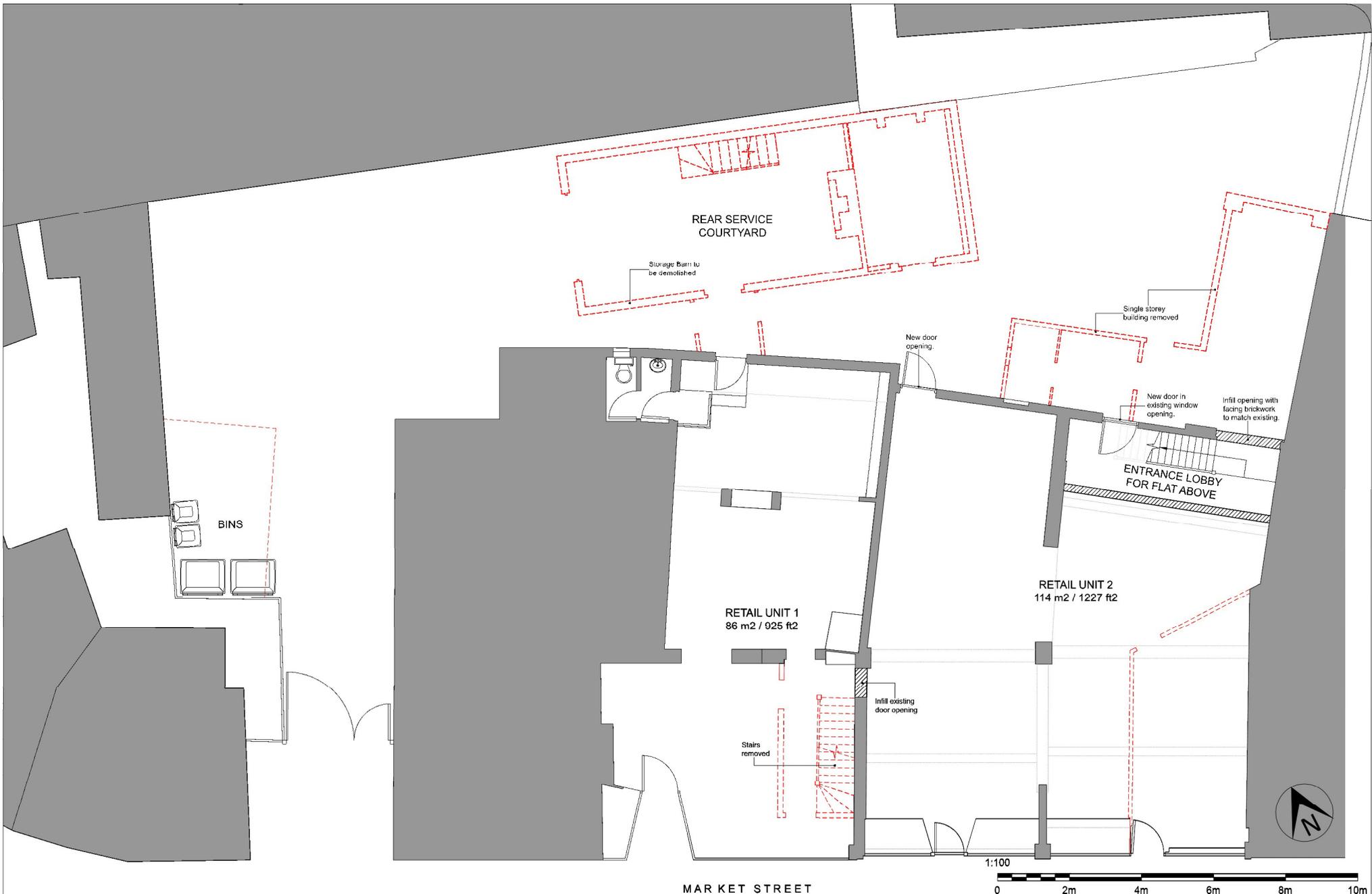
KEY

- Site Boundary
- Storage Barn

0 500m
1:10,000

Figure 1: Site Location

Project: 44-46 Market St, Whittlesey	
Date: 05/09/17	Job No: 60120
Drawn by: PL	Approved by: DD



FOR PLANNING

GENERAL NOTES:
 1. To be read in conjunction with other consultants drawings.
 2. Check site conditions prior to commencement of work.
 3. Any discrepancies to be reported directly to the AW Architectural Design Ltd.
 5. All dimensions to be checked on site.
 6. All drawings are the copyright of AW Architectural Design Ltd.

SCALE:
 1:100 @ A3

DATE:
 13/07/17

CLIENT:

ADDRESS:
 44-46 MARKET STREET, WHITTLESEY, PE7 1BD

JOB NO:
 WHL-17

DRG NO:
 04

REV:
 A

PROJECT:
 WHITTLESEY

DRAWING TITLE:
 PROPOSED GROUND FLOOR PLAN

AW Architectural Design Ltd, 12 Wing Road, Stewley, Buckinghamshire, LU7 0JB
 E: andy@aw-architectural.co.uk | T: 01525 240800 | www.aw-architectural.co.uk



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk