

Ackworth House, The Beach, Filey, North Yorkshire

Heritage Impact Assessment



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Ackworth House, The Beach, Filey, North Yorkshire

Heritage Impact Assessment

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TABLE OF CONTENTS

Acknowledgements	1
Executive Summary	2
1. Introduction	3
1.1 Project Background.....	3
1.2 Site Location and Description.....	3
1.3 Description of Proposed Development.....	3
1.4 Aims of the Study.....	3
2. Baseline	5
2.1 Assessment of Significance.....	5
3. Assessment	19
3.1 Assessment of Physical Impacts.....	19
3.2 Assessment of Setting Impacts.....	20
3.2.1 East-Facing Façade.....	20
3.2.2 West-Facing Façade.....	21
3.2.3 Association to Other Buildings.....	21
3.2.4 Views.....	21
3.2.5 Setting Impacts to Surrounding Heritage Assets.....	22
3.3 Conclusion.....	22
4. Sources	25
4.1 Bibliography.....	25
Appendix 1 - Proposed Plans and Elevations	26
Appendix 2 - Legislation, Policy and Guidance Framework	43
Legislation.....	43
Policy.....	43
National.....	43
Local.....	44
Guidance.....	45
National.....	45
Appendix 3 - Methodology	46
Overview.....	46
Walkover Survey.....	46
Significance.....	46
Defining Significance.....	46
Assessing Significance.....	47
Defining the Contribution of Setting.....	47
Chronology.....	48
Assumptions and Limitations.....	48
Copyright.....	49



LIST OF FIGURES

Figure 1 Location of proposed development site.....	4
Figure 2 Principal eastern façade facing west.....	5
Figure 3 First-floor balcony.....	6
Figure 4 Narrowed stone stairs and disabled access ramp railing.....	6
Figure 5 Rear extension, facing north-west.....	7
Figure 6 Southern extent of western elevation, facing east.....	7
Figure 7 View across rear of property from public footpath, facing south-east.....	8
Figure 8 North extension, facing east.....	8
Figure 9 Ground-floor southern extension, facing west.....	9
Figure 10 Decorative arch formed from earlier blocked window and other features on southern elevation.....	9
Figure 11 Central hallway, aligned north to south.....	11
Figure 12 Later inserted fireplace, now blocked.....	11
Figure 13 Entrance hall, facing east.....	12
Figure 14 Interior of northern extension.....	12
Figure 15 Example of unsympathetic modern replacement glazing.....	13
Figure 16 Remnant of former round-headed window opening, now blocked.....	13
Figure 18 Central staircase.....	14
Figure 17 Example of alterations to spindle alignment.....	14
Figure 19 Interior of rear modern extension.....	15
Figure 20 Interior of basement.....	15
Figure 21 Reinforced timber beams.....	16
Figure 22 Raised roof timbers on third floor.....	16
Figure 23 View looking south-west on The Beach.....	17
Figure 24 View looking north-west on The Beach.....	18
Figure 25 Third-floor oval window, facing onto existing flat roof.....	20
Figure 26 View of listed buildings on The Crescent.....	23
Figure 27 View from The Crescent, facing east.....	24
Figure 28 View from Crescent Gardens, facing south-east.....	24
Figure 29 Existing elevations (prepared and supplied by C.A. Hall).....	27
Figure 30 Existing block plan of site (prepared and supplied by C.A. Hall).....	28
Figure 31 Existing basement layout (prepared and supplied by C.A. Hall).....	29
Figure 32 Existing ground-floor layout (prepared and supplied by C.A. Hall).....	30
Figure 33 Existing first-floor layout (prepared and supplied by C.A. Hall).....	31
Figure 34 Existing second-floor layout (prepared and supplied by C.A. Hall).....	32
Figure 35 Existing third-floor layout (prepared and supplied by C.A. Hall).....	33
Figure 36 Existing roof layout (prepared and supplied by C.A. Hall).....	34
Figure 37 Proposed elevations (prepared and supplied by C.A. Hall).....	35
Figure 38 Proposed block plan of site (prepared and supplied by C.A. Hall).....	36
Figure 39 Proposed basement layout (prepared and supplied by C.A. Hall).....	37
Figure 40 Proposed ground-floor layout (prepared and supplied by C.A. Hall).....	38
Figure 41 Proposed first-floor layout (prepared and supplied by C.A. Hall).....	39
Figure 42 Proposed second-floor layout (prepared and supplied by C.A. Hall).....	40
Figure 43 Proposed third-floor layout (prepared and supplied by C.A. Hall).....	41
Figure 44 Proposed roof layout (prepared and supplied by C.A. Hall).....	42

LIST OF TABLES

Table 1 Legislation relating to cultural heritage in planning.....	43
Table 2 Key passages of NPPF in reference to cultural heritage.....	44
Table 3 Key passages of <i>Scarborough Borough Local Plan 2011-2032</i> in reference to cultural heritage.....	44
Table 4 National guidance documentation consulted.....	46
Table 5 Criteria for assessment of significance.....	47





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EXECUTIVE SUMMARY

Solstice Heritage LLP was commissioned by White House Leisure Ltd to produce a Heritage Impact Assessment in relation to the impact of a proposed development at Ackworth House, The Beach, Filey on heritage assets close to the proposed development area. The most significant heritage assets within the immediate vicinity of the site are considered to be the non-designated Ackworth House, as well as a number of adjacent listed buildings and the surrounding Filey Conservation Area.

The assessment finds that, whilst all aspects of setting, as well as certain elements of the physical fabric of Ackworth House, contribute to the significance of the building and its surrounding heritage assets, it is considered that neither the non-designated Ackworth House or the nearby designated heritage assets suffer harm from the proposed development. The experience and view of the building from the principal east side – an important element of the setting of the building in terms of its wider contribution to the Conservation Area – will be primarily maintained, with necessary alterations made in order to create the required access and parking. Although this element of the development will have some impact in terms of physically removing some historic fabric from the eastern façade, the impact upon the contribution this fabric makes will be offset by the important contribution to a sustainable future use. Any sustainable redevelopment, aiming to ensure the building's long-term contribution to quality of place, will require additional parking facilities, and the current proposals were designed to minimise such losses to the fabric of the building.

The proposed development will also improve the historic external appearance of the building's principal façade by repairing the exterior as well as restoring a number of traditional features, such as timber sash glazing, throughout and adding Victorian-style railings to the frontage, thereby enhancing the ability to appreciate the general architectural character of the surrounding Conservation Area and better reveal its significance. Internally, little of the original fabric and layout remains, while the development will seek to repair the many structural issues throughout, again contributing to a sustainable future use that will ensure a continuing positive contribution to the significance of the Conservation Area. The development will, therefore, result in a greater opportunity to appreciate not only the character of the existing non-designated building, but also the character of the wider Conservation Area.

Overall, the proposed development is considered to have a minor positive impact on the significance of the Conservation Area and, as such, fulfils the heritage criterion of 'sustainable development defined in NPPF (CLG 2012, 31-32). The development seeks to adapt the non-designated building in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation (CLG 2012, 31), thereby ensuring its continued contribution to the surrounding buildings and heritage assets, primarily the Conservation Area. The development will also enhance the rear façade of the building, thus returning this western elevation to more closely resemble its original layout. This again will better reveal its significance, as well as opening up views across the rear of the property which have previously been obstructed by an unsympathetic, heavy, modern rear extension.

It is also considered that the development is in line with local planning policy in that it respects and maintains the character and appearance of the Conservation Area (Policy DEC 5). Furthermore: it does not adversely affect what remains of the internal character of the non-designated historic building; it has a positive effect on the external character; it is appropriate in terms of design, scale, detailing and materials; and it would not result in the loss of historic fabric which contributes to the setting of the surrounding Conservation Area. Finally, the development is not considered to adversely affect the setting of any listed building (Policy DEC 5).

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned by White House Leisure Ltd to provide an assessment of the potential cultural heritage impact of a proposed development at Ackworth House, The Beach, Filey, North Yorkshire.

This document provides baseline information on the cultural heritage resource in the proposed development site and surrounding area and assesses potential effects on that resource.

1.2 SITE LOCATION AND DESCRIPTION

The proposed development is located at Ackworth House, The Beach, Filey, North Yorkshire (NGR TA 11952 80388) (Figure 1). The building is not listed but sits within the Filey Conservation Area and adjacent to a number of other listed buildings. For the purposes of this assessment, the building is considered to be a non-designated heritage asset.

1.3 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development consists of the redevelopment of the former nursing home to nine new apartments with on-site parking (see Appendix 1 for proposed plans and elevations). Proposed works will include:

- Demolition of the modern rear extension
- Internal alterations
- Creation of access and parking
- Creation of penthouse

1.4 AIMS OF THE STUDY

The focus of this document relates primarily to the setting and fabric of Ackworth House and the potential impact of the proposed development on this setting and fabric. Furthermore, the assessment will consider any potential impacts upon surrounding heritage assets, including the surrounding listed buildings and the Filey Conservation Area.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and its environs.
- To assess the potential effects of the proposed development upon the cultural heritage resource.



Figure 1 Location of proposed development site

2. BASELINE

2.1 ASSESSMENT OF SIGNIFICANCE

Ackworth House is located on The Beach within the seaside town of Filey. The property, comprising four storeys, fronts onto the street and is slightly set back and elevated with a small stone boundary wall retaining an embanked town garden, now rough ground, at its principal eastern façade (Figure 2). The building itself is of 19th-century origin, having been built in 1863 as a spa and saloon, later converted to a hotel, and most recently a care home which went out of use in 2015. As a result, a number of both internal and external alterations have been made over the years, including a modern rear extension as well as an extension to the northern elevation.

The principal façade of the building is rendered with two projecting end-bays and a partially glazed porch to the ground floor frontage with decorative quoins, as well as a distinctive roofline. The building has clearly been extended to the north, which alters the original symmetrical appearance of the façade. Further alterations have taken place over time, including the replacement of original double-height round-headed windows with two rows of sash windows, perhaps the result of the insertion of an additional floor to create increased accommodation for use as a hotel. Alongside these, the second storey windows inserted as part of the northern extension and the central third-storey dormers are also insertions. There is also an original first-floor balcony formed on the roof of the ground-floor porch (Figure 3). The frontage, which was undoubtedly designed to form a distinct and eye-catching part of The Beach's street scene, and to be identifiable from the sands, has been somewhat diminished by these changes, as well as the partial blocking of the central stairs and erection of a ramp and handrail to the right of them (Figure 4). The *Filey Conservation Area Character Appraisal and Management Proposals* document specifically refers to Ackworth House as a 'building of Local Historical Interest (LHI)', with regards to its 'category of construction', 'association', and as an 'indicator of the area's historic...meaning' (Hall 2012, 34).

At the rear of the property is a large, unsympathetic, modern extension attached to the rear of the original building (Figure 5). The rear slope itself is lined by mature trees. Due to the angle of the slope, only the first, second, and third storey window openings, many of which have been blocked up, are visible on either side of the central extension (Figure 6). The rear western elevation is in a poor state of repair and its aesthetic value has been substantially diminished by the construction of the rear extension, which has rendered the rear façade unappreciable as an original architectural element. Its heavy, unrelieved appearance and sheer mass currently block views along the rear of the building line from the public footpath (Figure 7).

The north elevation consists of a later apsidal extension with a third-storey flat roof terrace (Figure 8). As discussed previously, its addition has altered the once symmetrical appearance of the building. The south elevation has too been extended, rather unsympathetically, on the ground floor, connecting it to the adjacent building (Figure 9). Higher up, however, this elevation does contain a series of decorative features of note, including evidence of a blocked, original double-height round-headed window (Figure 10). This window, the only original round-headed window opening visible externally, includes an exaggerated keystone with a decorative face, presumably representing Neptune.



Figure 2 Principal eastern façade facing west



Figure 3 First-floor balcony



Figure 4 Narrowed stone stairs and disabled access ramp railing



Figure 5 Rear extension, facing north-west



Figure 6 Southern extent of western elevation, facing east



Figure 7 View across rear of property from public footpath, facing south-east



Figure 8 North extension, facing east



Figure 9 Ground-floor southern extension, facing west



Figure 10 Decorative arch formed from earlier blocked window and other features on southern elevation

The internal fabric of Ackworth House is difficult to appreciate as it contains few period features that reflect the original character of the building prior to the structural alterations which have taken place since its construction. Few attractive or architecturally significant period elements survive inside the building and its historical layout, having been altered, is not immediately appreciable. The layout can generally be described as being centrally divided around the main stairway, with a central hall at each landing and sets of subdivided rooms to the front and rear. This is broadly uniform across the ground, first, second, and third floors (Figure 11). Such a layout is unlikely to reflect the original layout of a saloon, where a larger suite of spaces is more likely. The subdivided rooms and central corridors are therefore likely to reflect the building's use as a hotel and later as a care home. As such, this repetitious layout of small undecorated spaces has little or no historic interest or evidential value and is unlikely to represent the original, intended, grandeur of the interiors that were presumably once present. Further evidence of internal alterations includes the remnants of fireplaces, which themselves were later insertions and have since been blocked up (Figure 12).

The main entrance is accessed by two sets of double doors at ground-floor level, the grandeur of which is in keeping with the original character of the building (Figure 13). The northern extension has been carried out in a sympathetic manner internally, with traditionally high ceilings and characterfully rounded walls (Figure 14).

As previously discussed, the existing windows are of poor quality and not in keeping with the character of the building, providing little to no evidential value (Figure 15). They are, in fact, not even the original windows which would have been double-height rounded arch windows, the remnants of which are visible in the internal brickwork, having been blocked, and on the southern façade (Figure 16 and see Figure 10).

The main, central staircase, which at first appears original, has actually been significantly altered over time. This is clearly evidenced by the lack of uniformity in the proportion of the spindles and positioning of the stair landings and bannisters, with clear cuts in the woodwork (Figure 17 and Figure 18). It is possible that parts of the original stairs were reused here, interspersed with modern replacements when the layout of the stairs was altered, most recently for the creation of access to the modern rear extension. As the originality of the staircase itself has been compromised, it is considered to be of little historic interest or evidential value. Equally, the interior of the rear extension is entirely modern and is therefore of no historic interest or evidential or aesthetic value (Figure 19).

The basement is in poor condition and consists of exposed brick walling with no original features, having been used most recently for storage and as a boiler room (Figure 20). It is therefore considered to be of no significant evidential value or historic interest.

The poor-quality internal modern features and finishes have no inherent historical value or architectural interest and do not contribute to the significance of the asset. Parts of the interior are also not structurally sound, with much of the timber frame on the third storey suffering from wood rot and damp, with one set of joists even having been cut out of the wall and supported with a steel beam (Figure 21). There is also evidence that the original roofline has been previously altered to create the existing third storey, as can be seen by the raised timbers added to the original roof trusses (Figure 22).



Figure 11 Central hallway, aligned north to south



Figure 12 Later inserted fireplace, now blocked



Figure 13 Entrance hall, facing east



Figure 14 Interior of northern extension



Figure 15 Example of unsympathetic modern replacement glazing



Figure 16 Remnant of former round-headed window opening, now blocked



Figure 18 Central staircase



Figure 17 Example of alterations to spindle alignment



Figure 19 Interior of rear modern extension



Figure 20 Interior of basement



Figure 21 Reinforced timber beams



Figure 22 Raised roof timbers on third floor

The building itself is best viewed from the east, facing the principal eastern façade (see Figure 2). Given its prominent and exposed setting, it also provides a contribution to views north and south along The Beach (Figure 23 and Figure 24), forming part of the mix of traditional properties which give this street its architectural character of mainly three-storey development, with a mix of rendered and brick construction typical of much Victorian seafront development. The main contribution of the building to this part of the Conservation Area derives from its imposing and visually prominent frontage, with a distinctive roofline. Views of the back of the building are generally obscured by the mature trees on the slope behind. Views of the north and south elevations are limited, although the gap in development to the north of the building due to the presence of a public footpath renders the north elevation, comprising the later extension, more visible (see Figure 8). Due mainly to the building's position in a tight line with the buildings to either side, it is considered that no other views make a meaningful contribution to the significance of the building. Based on this assessment, it is strongly considered that the views which contribute most to the setting, and therefore the significance, of the building are those gained from The Beach of the principal eastern façade facing west. These views most clearly allow an understanding of the building's setting, as well as its architectural interest and aesthetic value. Views looking north and south along The Beach highlight the uniqueness of the principal façade, in particular the distinctive ground-floor porch and roofline. Views of the rear and southern façade, at present, due to the massive modern extension, are of very limited visual exposure more widely, offering little in the way of experiencing the building, and therefore do not make a major contribution to the setting of the non-designated heritage asset.

The contribution to significance made by the physical fabric of the building itself is most evident within the east elevation of the building and its principal features. This provides the overall character, evidential and aesthetic value of the building. In particular, this can be characterised as the traditional east-facing façade. Elements of fabric which detract from the significance of the building have also been identified. Specifically, these elements comprise the modern rear extension, partially narrowed stone staircase and poor landscaping at the front, and the poor-quality glazing throughout which is not in keeping with the traditional character of the building. The building itself, both internally and externally, is also in a generally poor state of repair, which currently reduces its positive contribution to the wider Conservation Area in terms of aesthetic value.



Figure 23 View looking south-west on The Beach



Figure 24 View looking north-west on The Beach

3. ASSESSMENT

3.1 ASSESSMENT OF PHYSICAL IMPACTS

The proposed development will have a number of physical impacts on the non-designated building which will result in both positive and negative impacts. The physical fabric of the building is considered to provide some contribution to its significance as a non-designated asset, as well as providing a contribution to the significance of the wider Conservation Area.

Most notably, the proposed development will demolish the modern rear extension. The extension itself is of no historic or evidential value and its demolition, in restoring the line of the rear façade, as well as views across it, will provide a major positive impact to the significance of the non-designated heritage asset.

Internally, the proposed development would remove the existing staircase and replace it with a new central staircase. Although parts of the stairs may be original, their significance is limited as it is clear that they have been reassembled and/or altered and are therefore of severely limited historic interest or evidential value. As such, replacing them would result in an overall neutral impact. A change in ceiling height is also proposed, which would result in some loss of the character of the non-designated heritage asset, with tall ceilings being typical of its era of construction. However, the building was originally built as a saloon and spa, which would have been laid out as individually large rooms, as evidenced by the height and size of the original round-headed windows. As such, the ceiling height as existing are not original to the construction of the building and have very limited evidential value. The lowering of the ceiling, therefore, is considered to have a neutral impact on the significance of the building.

As previously mentioned, the property itself has already been significantly subdivided and the existing layout offers very little evidence with regards to the original internal layout. As such, the proposed reordering of the space internally is considered unlikely to result in any loss of further evidential value or ability to appreciate the significance of the building, which is now heavily reliant on the exterior and the contribution this provides to the wider Conservation Area. Therefore, the proposed subdivisions for use as flats are considered to have an overall neutral impact on the significance of the building.

The proposed development also includes the construction of a central second-storey terrace in between the two projecting end-bays accessed externally by two inserted doorways. The creation of the two access doorways will require the removal of the brickwork below the existing windows, which will result in the loss of some existing fabric. This brickwork, however, dates to the late 19th to early 20th-century blocking of the original round-headed windows and is not itself original. Given that no original fabric will be lost and that the existing decorative band, which is of architectural and aesthetic value, will be retained, it is considered that this element of the proposed development will have an overall neutral impact upon the building's significance.

The existing flat roof on the extension will be converted into a terrace, with access to be gained from the third storey. In order to do this, the existing oval window will be replaced with a door opening which will result in a minor negative impact to the building (Figure 25). Finally, the development also proposes to replace all windows with timber sashes, which would restore part of the historic character of the building and thus would have an overall moderate positive impact on the significance of the building.

The proposed development also includes the introduction of access and parking to the rear of the property. This will have the physical impact of demolishing the existing, modern ground-floor extension to the south as well as a small portion of the original ground-floor façade, taking the glazed porch back to align with the end of the southern projecting bay. The partial loss of the southernmost corner of the glazed porch is considered to have a minor negative impact to the significance of the building. However, this loss of original fabric contributes directly to the future sustainable use of the building, with no other means available to create usable parking on the site. Given the lack of parking facilities in the wider area, this facility would surely be required in some form, however a building of this size is redeveloped.

The proposed development also seeks to erect a penthouse with terrace across the central section of the roof. This would necessitate the removal of the three existing chimneys, however, they are not original to the construction of the building, being higher and larger than those originally included, and provide little in terms of aesthetic and evidential value. Therefore, this would result in a neutral impact to the significance of the building.

It is worth noting other alterations to the exterior which, by removing modern additions and replacing them with traditional ones, will all result in a positive impact to the significance of the building. The development proposes to, for instance, reinstate period glazing in place of the unsympathetic modern glazing in the centre of the third storey. It will also see the existing disabled access ramp and railings removed as well as the insertion of Victorian-style railings. The external central steps will also be reinstated to their full width and the modern glazed porch will be replaced with sympathetic Victorian-style glazing. Finally, the remnants of an archway on the southern elevation, which originally would have been a double-height window, is to be reinstated as an external decorative feature (see Figure 11), its visibility improved by the creation of access to the rear of the property at the southern extent. This restoration will improve the ability to read the structural development of the building and contribute positively to its significance.

On balance, the improvement in terms of longer-term sustainable use as a residential building, as well as the cumulative impact of the improved visual appearance and amenity value of the frontage and restoration of the line of the rear façade the physical effects of the proposed scheme, is considered to have an overall neutral impact on the significance of the building.



Figure 25 Third-floor oval window, facing onto existing flat roof

3.2 ASSESSMENT OF SETTING IMPACTS

The most pertinent elements of the setting of Ackworth House, as well as its contribution to the significance of surrounding heritage assets, are examined here.

3.2.1 EAST-FACING FAÇADE

Ackworth House has a principal east-facing façade, identified during the walkover survey as forming the most important element of the setting of the building and the most relevant element of the building in terms of its contribution to the wider Conservation Area. This pre-eminence is mainly due to its imposing size and general period architectural style. The building's adherence to the line and height of development within the row, as well as its difference in architectural style, all serve to present an attractive scene where the building is harmoniously placed within the row, but also serves to provide an attractive eyecatcher within it. It is also possible to understand that it is of an earlier date than the buildings around it. It is considered that the experience and view of the building from the east side is an important element of the building's setting and it makes a strong positive contribution to the significance of the asset, as well as to the wider Conservation Area.

The proposed development will make a number of alterations, which will have both positive and negative impacts to the principal façade. The proposed alterations to the roof for the installation of a penthouse will impinge upon views of the roofline and will inevitably alter the distinctive shape of the roofline. The existing roofline, however, is currently compromised by poor quality dormer windows at the front and rear facades. It has also,

in the past, been largely altered from its original appearance, as evidenced by the internal timberwork and the chimneys, which rather than being original, are in fact later additions. Due principally to this existing level of alteration, it is considered that any further changes will not result in as great a loss in terms of evidential value or architectural interest. It is therefore considered to have only a minor negative impact on this element of setting.

Similarly, the original front has also been developed and significantly altered in the past, with the original double-height arched windows, a remnant of which is visible on the southern façade as well as internally, having been replaced with two levels of glazing, most likely to insert an additional floor for the building's altered use as a hotel. This has, in turn, reduced the contribution of originality to the significance of the building. As such, the insertion of a central terrace at the second-storey level, which would sit at the level of the central decorative cornice, will not affect the essential symmetry of the building or break up the coherence of the existing façade. By echoing the form of the projecting porch below, the new balcony will, in fact, be a sympathetic addition in line with the architectural style of the wider building. It is therefore considered that this would have a neutral impact on this element of the setting of the building.

The proposed development also seeks to remove part of the southern extent of the porch at ground-floor level for the creation of access and parking. Although the façade will be altered, the extension to the north has much reduced the original symmetry of the frontage and therefore reduced its relevance to the significance of the building, which now more heavily relies on its imposing scale and general period architectural style. As the building's symmetry is no longer as important a contributing factor to the significance of the building and the fact that the overhanging terrace on the first floor will be retained, it is considered that this will have only a minor negative impact on the significance of the building, given the importance to the successful ongoing use of the building of creating parking to within the site.

Finally, the external repairs as part of the development and reinstatement of period external features, including improved character glazing, will all contribute positively to the setting of the building. It is therefore considered that the proposed development will have an overall neutral-to -minor-positive impact on the contribution this façade makes to the building's significance.

3.2.2 WEST-FACING FAÇADE

As noted above, the west-facing façade of the building is a subservient, rear elevation. It includes little significant architectural detail but has some evidential value and architectural interest with regards to the original design of the building. The experience of this elevation, however, is very limited due to the presence of the modern rear extension which has significantly reduced the contribution this elevation makes to the overall significance of the asset.

The proposed development would seek to restore the façade much closer to its original state by demolishing the rear extension, which is of no historic value. This would result in a major positive impact on this element of the significance of the building.

3.2.3 ASSOCIATION TO OTHER BUILDINGS

The group value of the undesignated building within the context of other buildings in its immediate vicinity is an important contributory factor to its significance, particularly in relation to the other buildings on The Beach. As such, the building's architectural and close spatial associations with those buildings make further positive contributions to its setting, expressed both in terms of public appreciation and an associative bond between structures of similar form, date and style. Such elements are considered to be important contributors to the Conservation Area's significance, relating to an intangible communal and experiential value.

The proposed development, with the removal of the small modern ground-floor extension to the south, insertion of sympathetic period glazing, and general repair of the exterior will restore character to the frontage. This will result in a minor positive impact to this element of the setting of the Conservation Area; it will, therefore, have a minor positive impact on the significance of the building itself, as well as the other assets around it.

3.2.4 VIEWS

Views around the building are considered to make an important contribution to its significance. As previously discussed, the most significant views of the building are those gained from The Beach, facing west. Views look-



ing north or south along The Beach also make a contribution to its significance. At the present time, views of the rear western façade are obscured by the modern extension and therefore are considered to make little or no contribution to the significance of the building.

Based on this assessment of the views around the building, it is strongly considered that the views which contribute most to the setting, and therefore the significance, of the building are those gained from The Beach. These views most clearly allow an understanding of the building's setting, as well as its architectural interest, evidential and historic value. Views of the building gained from the west offer little in the way of experiencing the building in its surroundings and so do not make a meaningful contribution to the setting of the asset.

The proposed development will enhance views from The Beach by re-rendering and repainting the eastern façade, as well as the replacement of existing windows with timber sashes. Further improvements to the frontage, including the widening of the stone steps to their original width and the insertion of Victorian-style railings will also enhance these views. By removing unsightly modern additions and replacing them with period features, the development will enhance the original character of the exterior and is therefore considered to provide a moderate positive impact to this element of the setting of the non-designated building.

The proposed development, by demolishing the modern rear extension, will not only enhance views of the rear western façade but also open up views across the rear of the building line from the bank to the northwest (see Figure 7). It will also return the building to its original building line, allowing it to sit more appropriately in line with the buildings to either side. As such, it is considered that this will have a major positive impact to this element of the setting of the building, creating a positive contribution to significance from an area which currently detracts.

3.2.5 SETTING IMPACTS TO SURROUNDING HERITAGE ASSETS

From a review of historic environment data, it is considered that the other heritage assets which could be potentially affected by the proposed development are:

- Filey Conservation Area
- Seven other Grade II listed buildings on The Crescent, Filey

The development itself does not project forward of the existing building line on The Beach, retaining the building on its line as it is. Further to that, improvements to the frontage, including the insertion of higher quality glazing across the front, as discussed above, will result in improved views looking north or south along the waterfront. Finally, the cumulative impact of the external repairs consisting of partial re-rendering and painting will also enhance the contribution of views of the building and thereby the contribution it makes to the Conservation Area. Therefore, it is considered that the development will result in a minor positive impact upon the wider Filey Conservation Area.

With regards to the listed buildings, there are no significant views from The Crescent due to the topography and planting of Crescent Gardens, as well as the elevated position of the listed buildings, which allow the form of the roof to be appreciated or indeed views over Ackworth House which can be considered significant (Figure 26 and Figure 27). There are also no views which would allow the building proposed for development and the listed buildings on The Crescent to be seen in the same view (Figure 28). Therefore, it is considered that there will be a neutral impact upon the setting of The Crescent.

3.3 CONCLUSION

The assessment finds that, whilst all aspects of setting, as well as certain elements of the physical fabric of Ackworth House, contribute to the significance of the building and its surrounding heritage assets, it is considered that neither the non-designated Ackworth House or the nearby designated heritage assets suffer harm from the proposed development. The experience and view of the building from the principal east side – an important element of the setting of the building in terms of its wider contribution to the Conservation Area – will be primarily maintained, with necessary alterations made in order to create the required access and parking. Although this element of the development will have some impact in terms of physically removing some historic fabric from the eastern façade, the impact upon the contribution this fabric makes will be offset by the important contribution to a sustainable future use. Any sustainable redevelopment, aiming to ensure the building's long-term contribution to quality of place, will require additional parking facilities, and the current proposals were designed to minimise such losses to the fabric of the building.

The proposed development will also improve the historic external appearance of the building's principal façade by repairing the exterior as well as restoring a number of traditional features, such as timber sash glazing, throughout and adding Victorian-style railings to the frontage, thereby enhancing the ability to appreciate the general architectural character of the surrounding Conservation Area and better reveal its significance. Internally, little of the original fabric and layout remains, while the development will seek to repair the many structural issues throughout, again contributing to a sustainable future use that will ensure a continuing positive contribution to the significance of the Conservation Area. The development will, therefore, result in a greater opportunity to appreciate not only the character of the existing non-designated building, but also the character of the wider Conservation Area.

Overall, the proposed development is considered to have a minor positive impact on the significance of the Conservation Area and, as such, fulfils the heritage criterion of 'sustainable development defined in *NPPF* (CLG 2012, 31-32). The development seeks to adapt the non-designated building in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation (CLG 2012, 31), thereby ensuring its continued contribution to the surrounding buildings and heritage assets, primarily the Conservation Area. The development will also enhance the rear façade of the building, thus returning this western elevation to more closely resemble its original layout. This again will better reveal its significance, as well as opening up views across the rear of the property which have previously been obstructed by an unsympathetic, heavy, modern rear extension.

It is also considered that the development is in line with local planning policy in that it respects and maintains the character and appearance of the Conservation Area (Policy DEC 5). Furthermore: it does not adversely affect what remains of the internal character of the non-designated historic building; it has a positive effect on the external character; it is appropriate in terms of design, scale, detailing and materials; and it would not result in the loss of historic fabric which contributes to the setting of the surrounding Conservation Area. Finally, the development is not considered to adversely affect the setting of any listed building (Policy DEC 5).



Figure 26 View of listed buildings on The Crescent



Figure 27 View from The Crescent, facing east



Figure 28 View from Crescent Gardens, facing south-east

4. SOURCES

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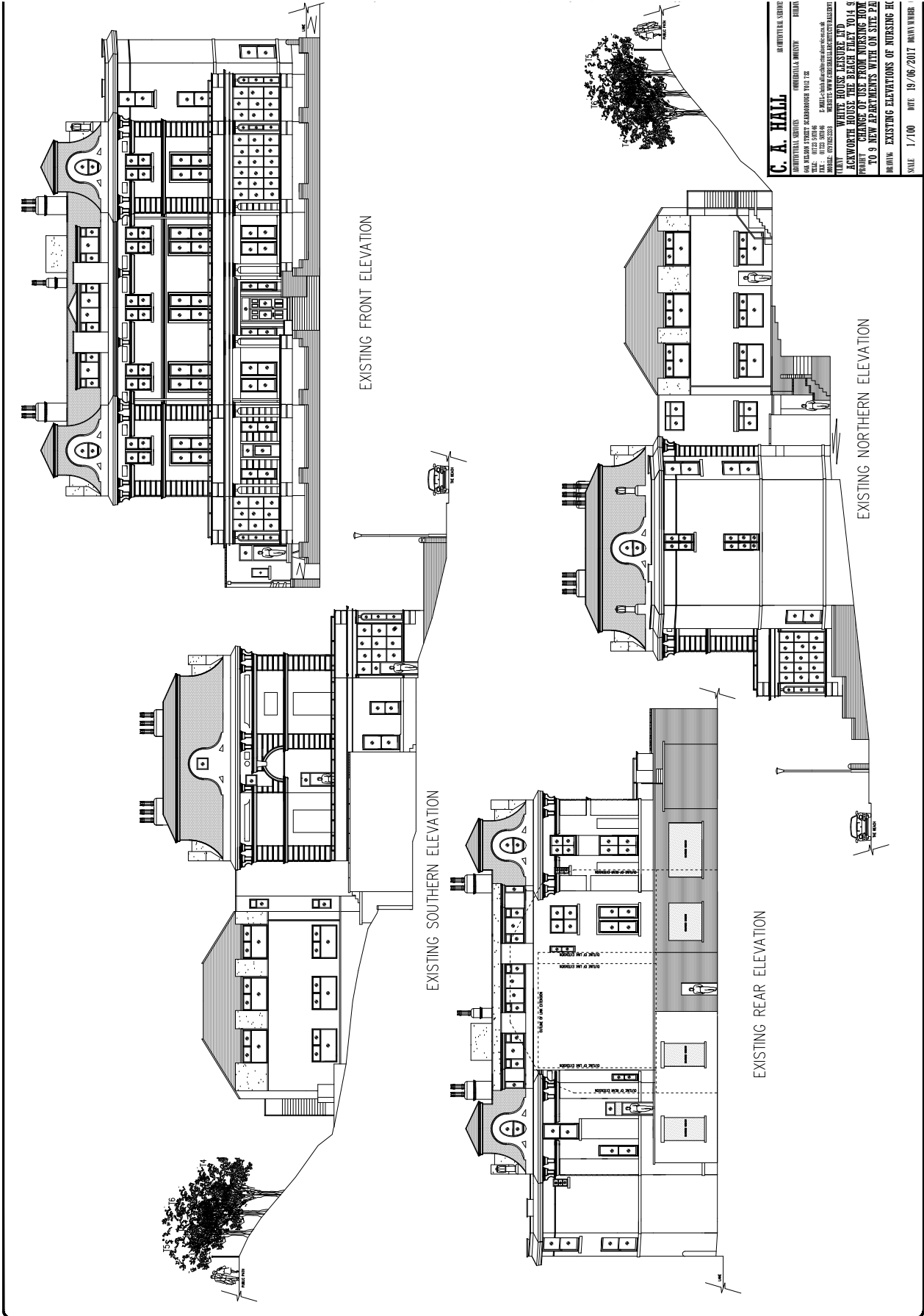
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APPENDIX 1 - PROPOSED PLANS AND ELEVATIONS

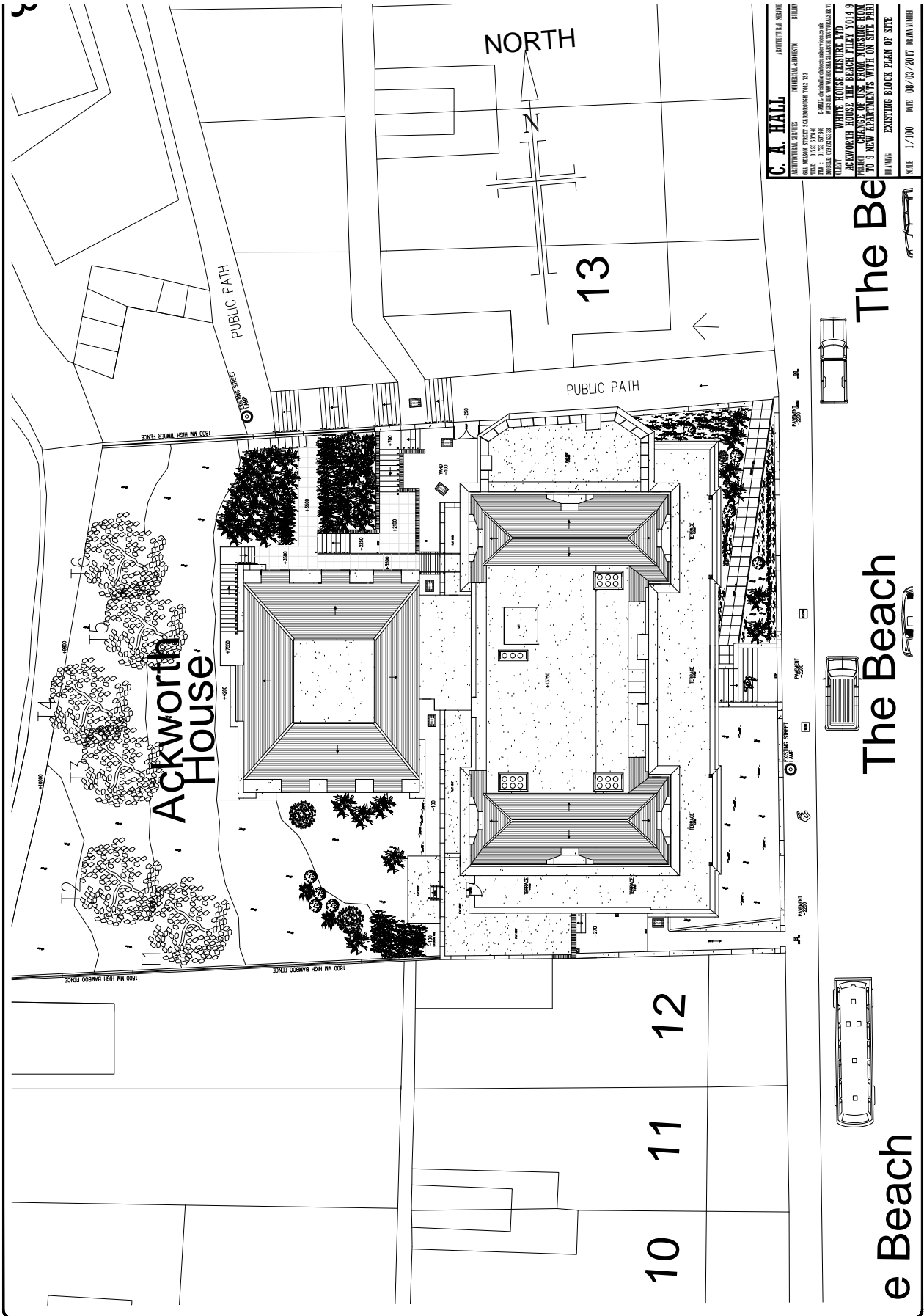


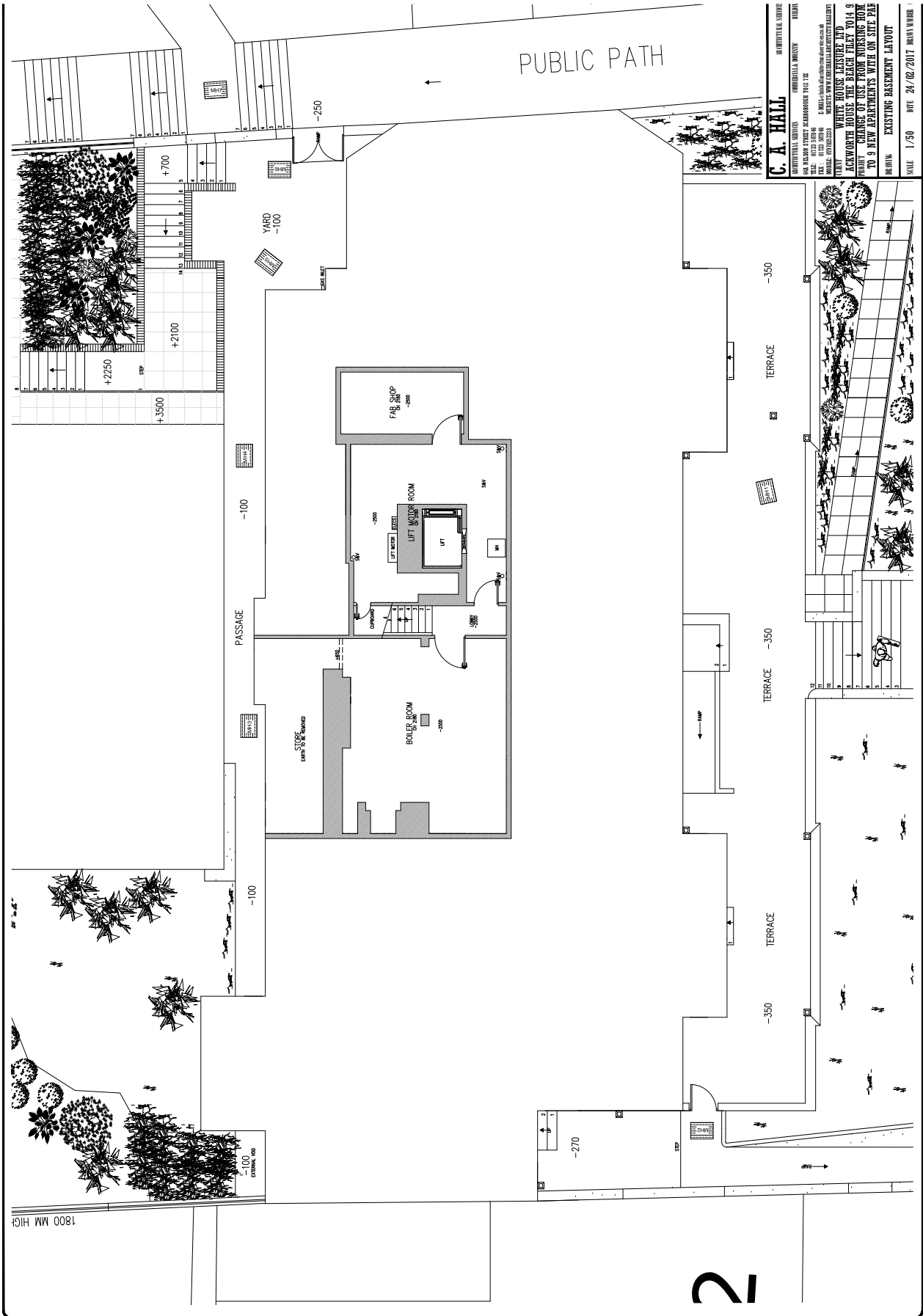


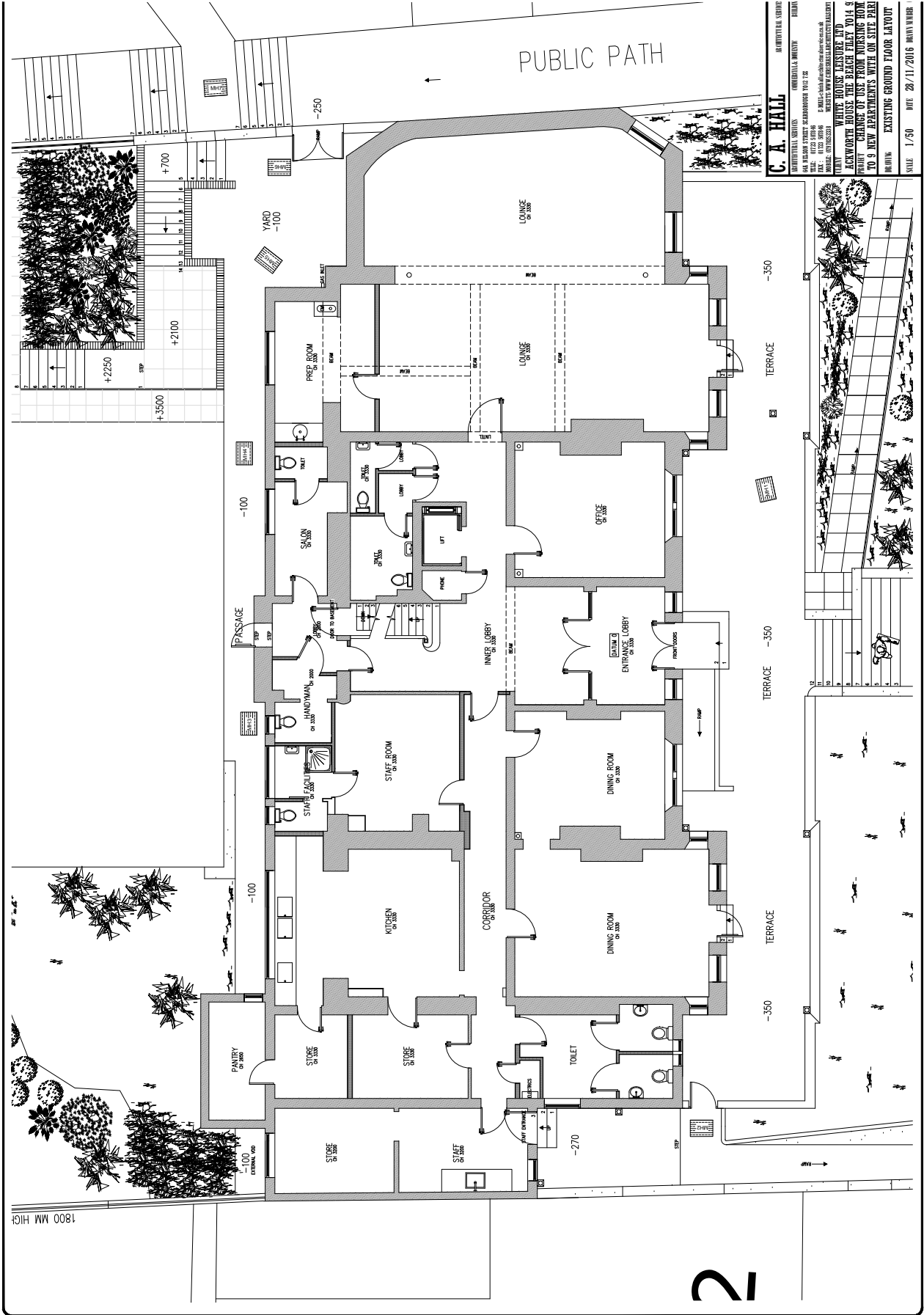
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 ARCHITECTURAL SERVICES
 644, BRACKEN STREET, SCARBOROUGH YO12 1SE
 TEL: 01753 509100
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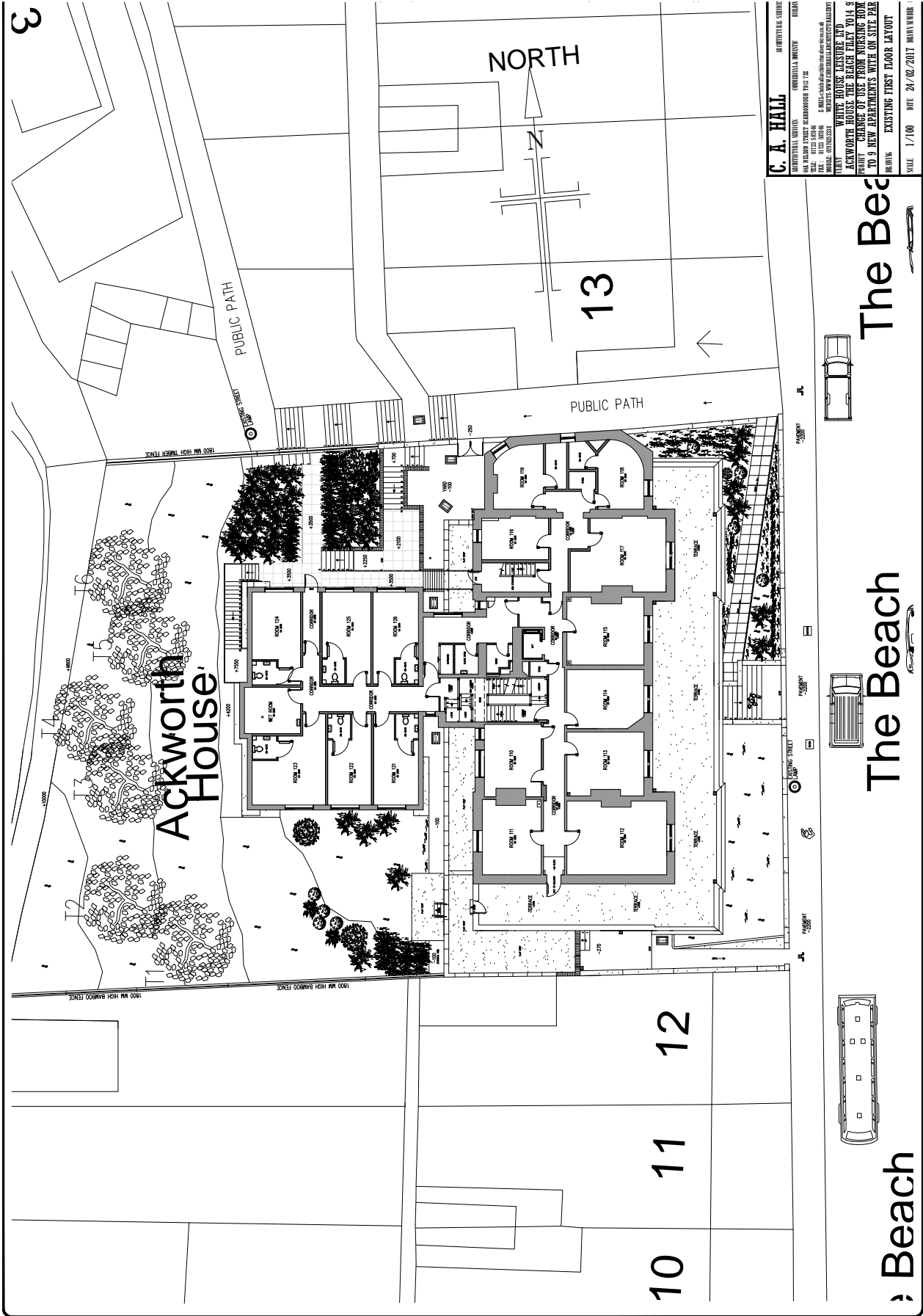
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 TO 9 NEW APARTMENTS WITH ON SITE 24
 HOURS EXISTING ELEVATIONS OF NURSING HC

SCALE 1/100 DATE 19/06/2017 DRAWN NUMBER 1









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WHYRE HOUSE LESURE LTD
 ACKWORTH HOUSE, THE BEACH, FILEY YO13 9
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 TO 3 NEW APARTMENTS WITH ON-SITE PARKING
 EXISTING FIRST FLOOR LAYOUT

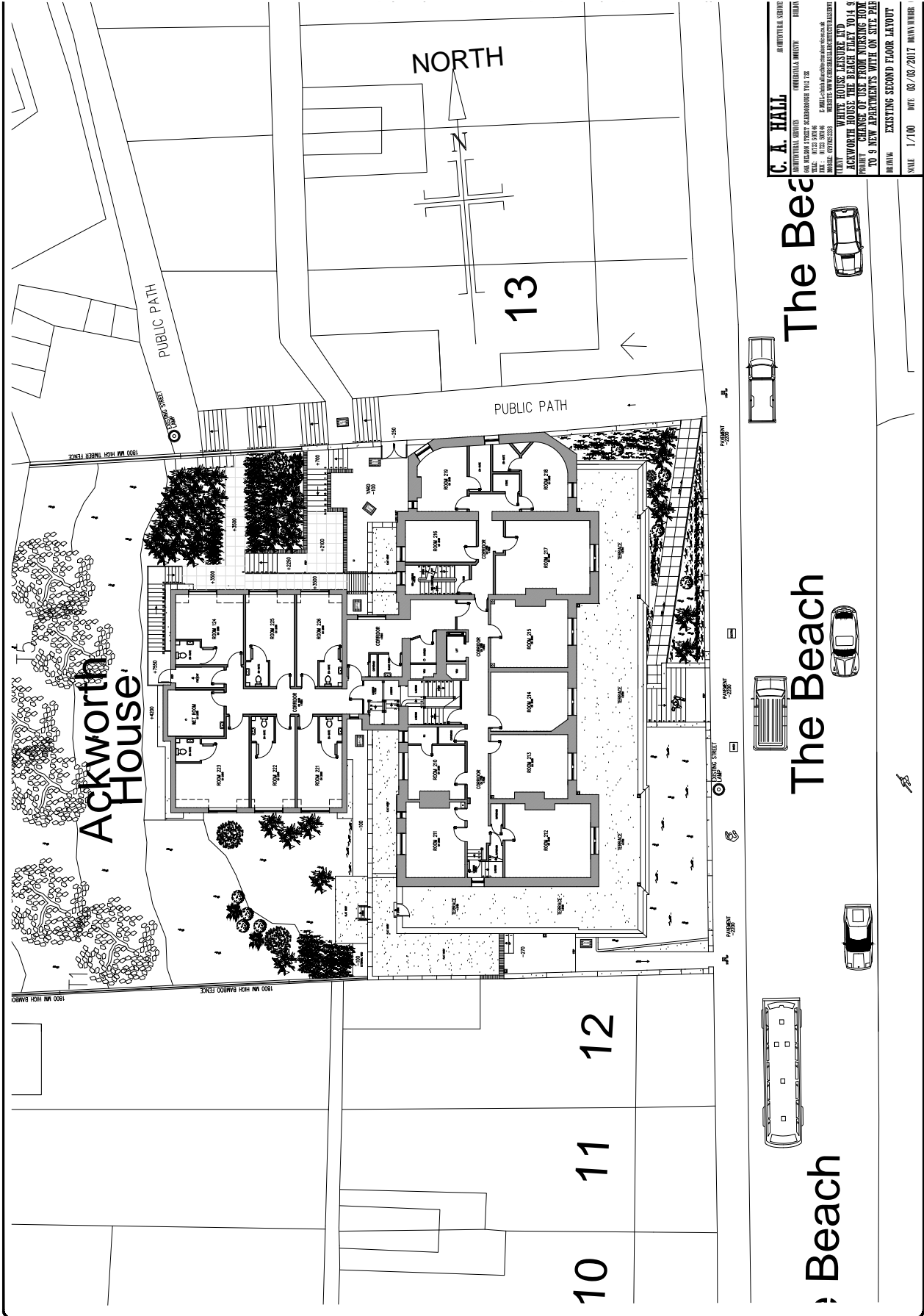
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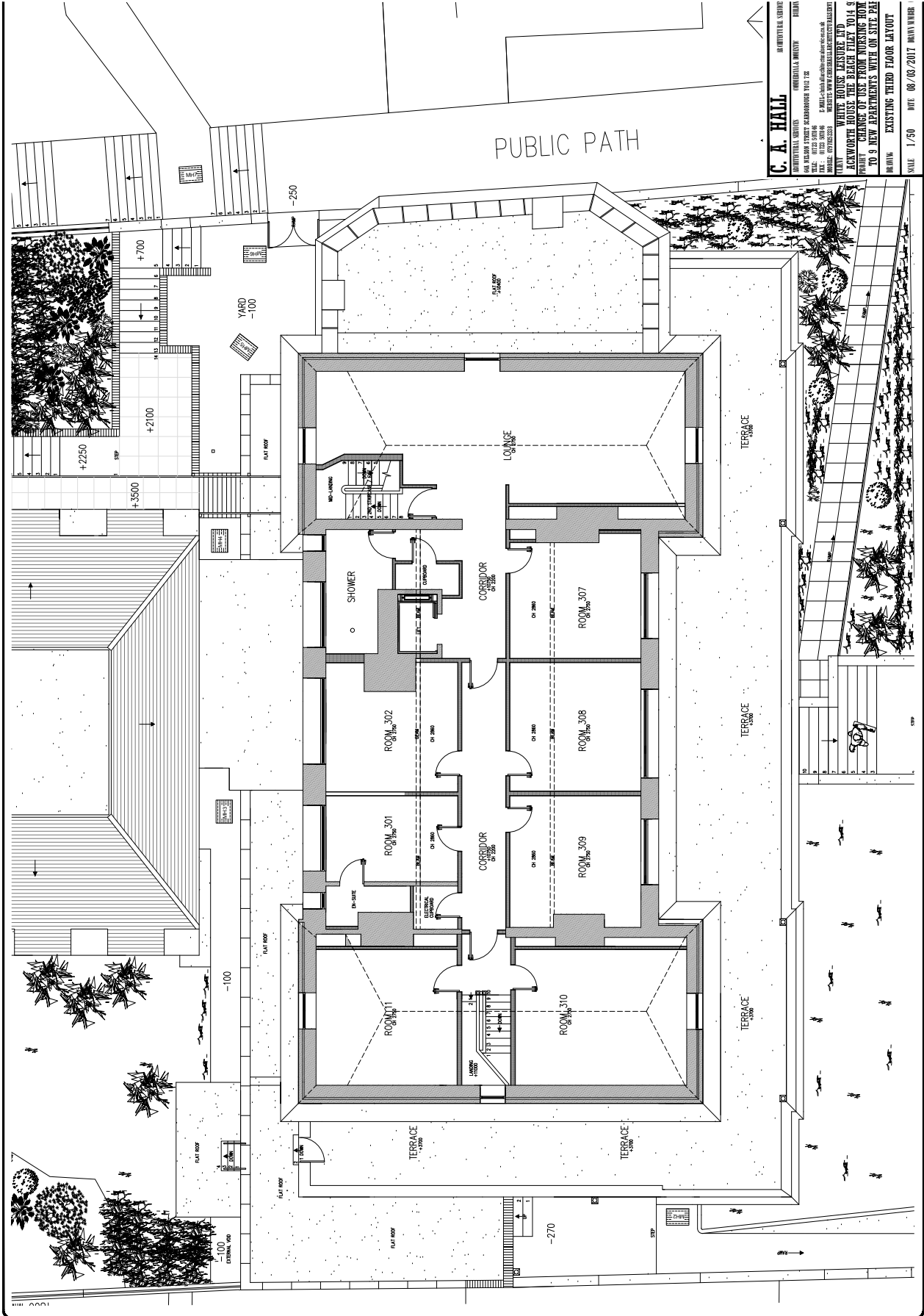
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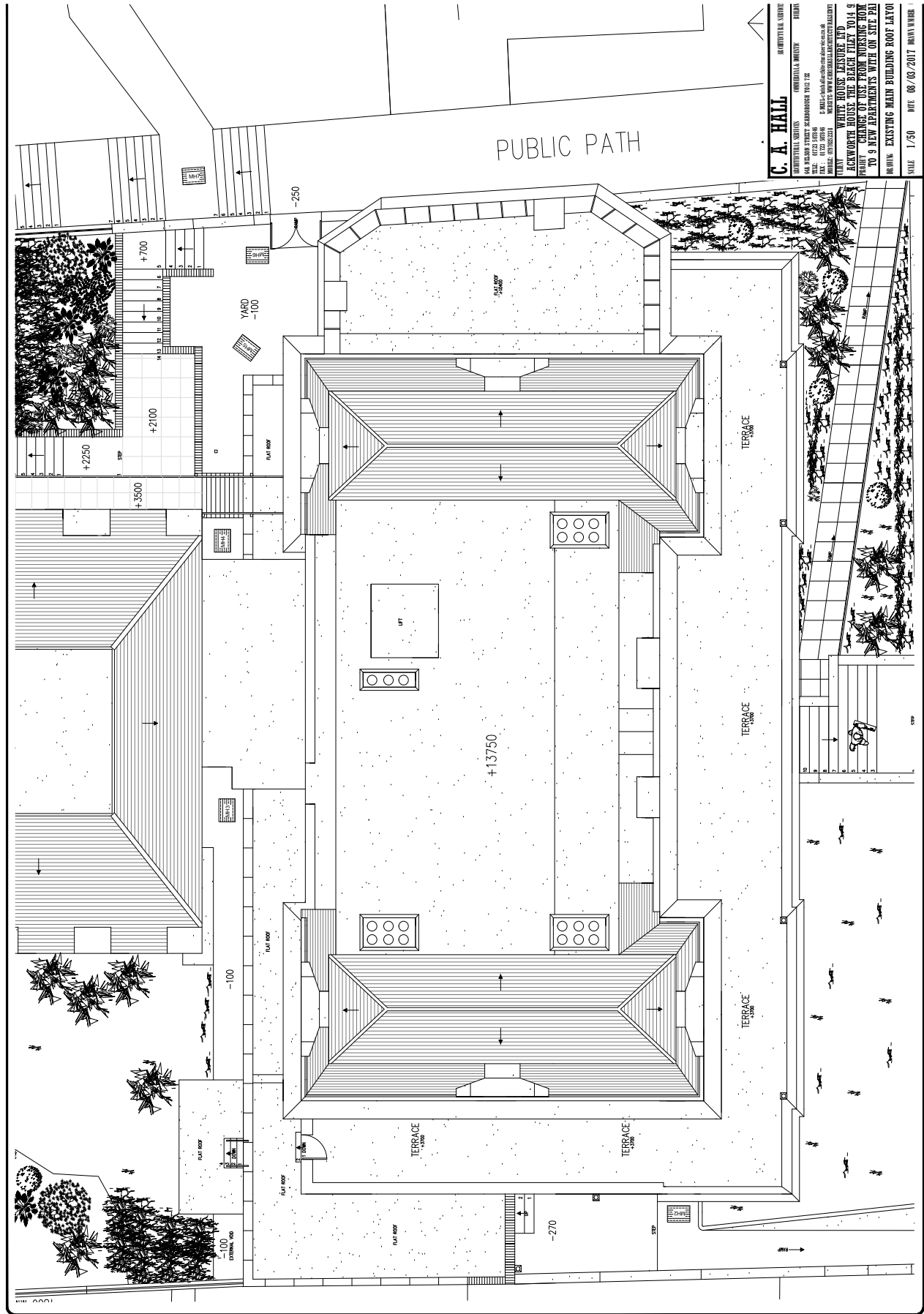


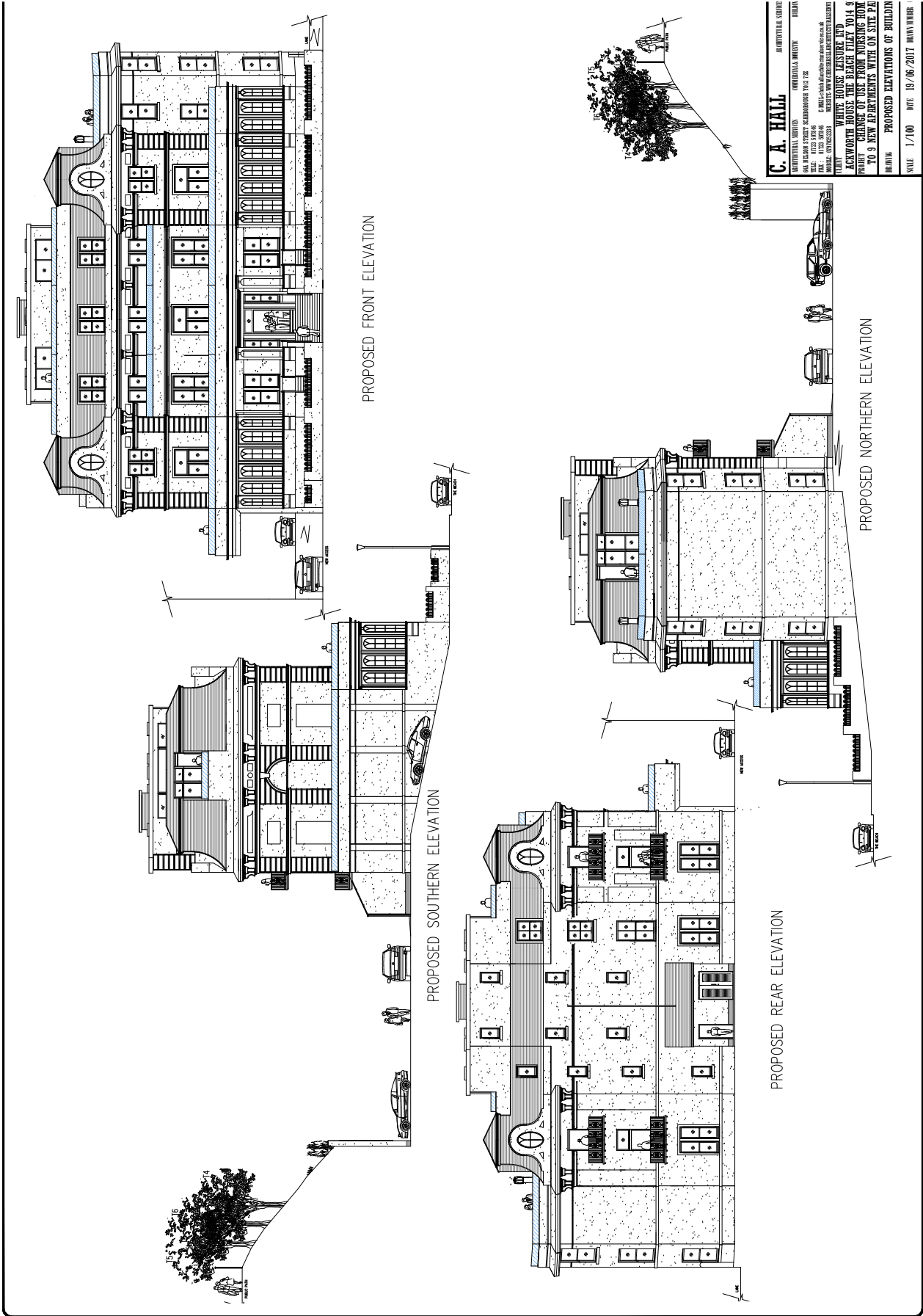


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 PROPOSAL: CHANGE OF USE FROM WORKING HOME
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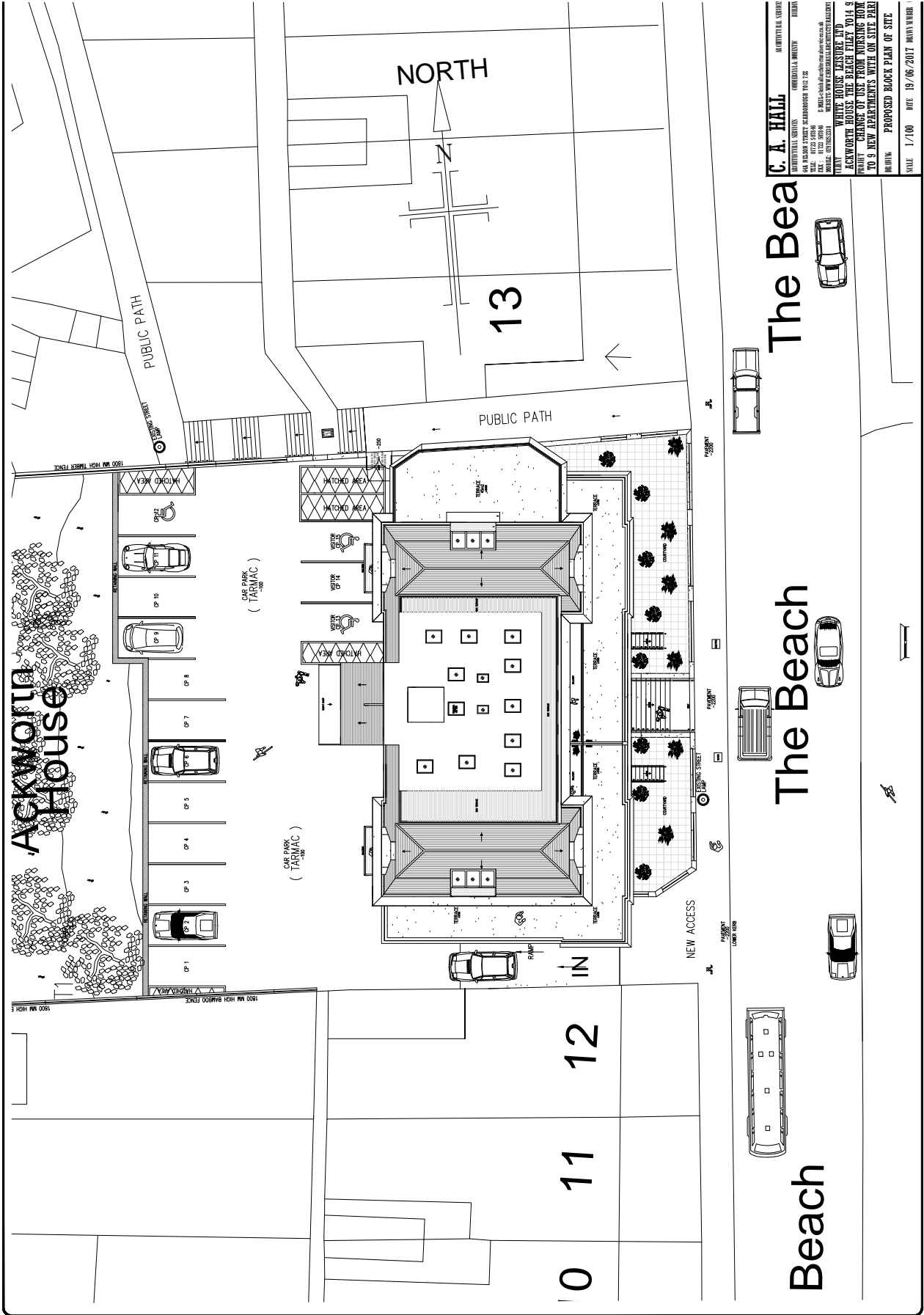


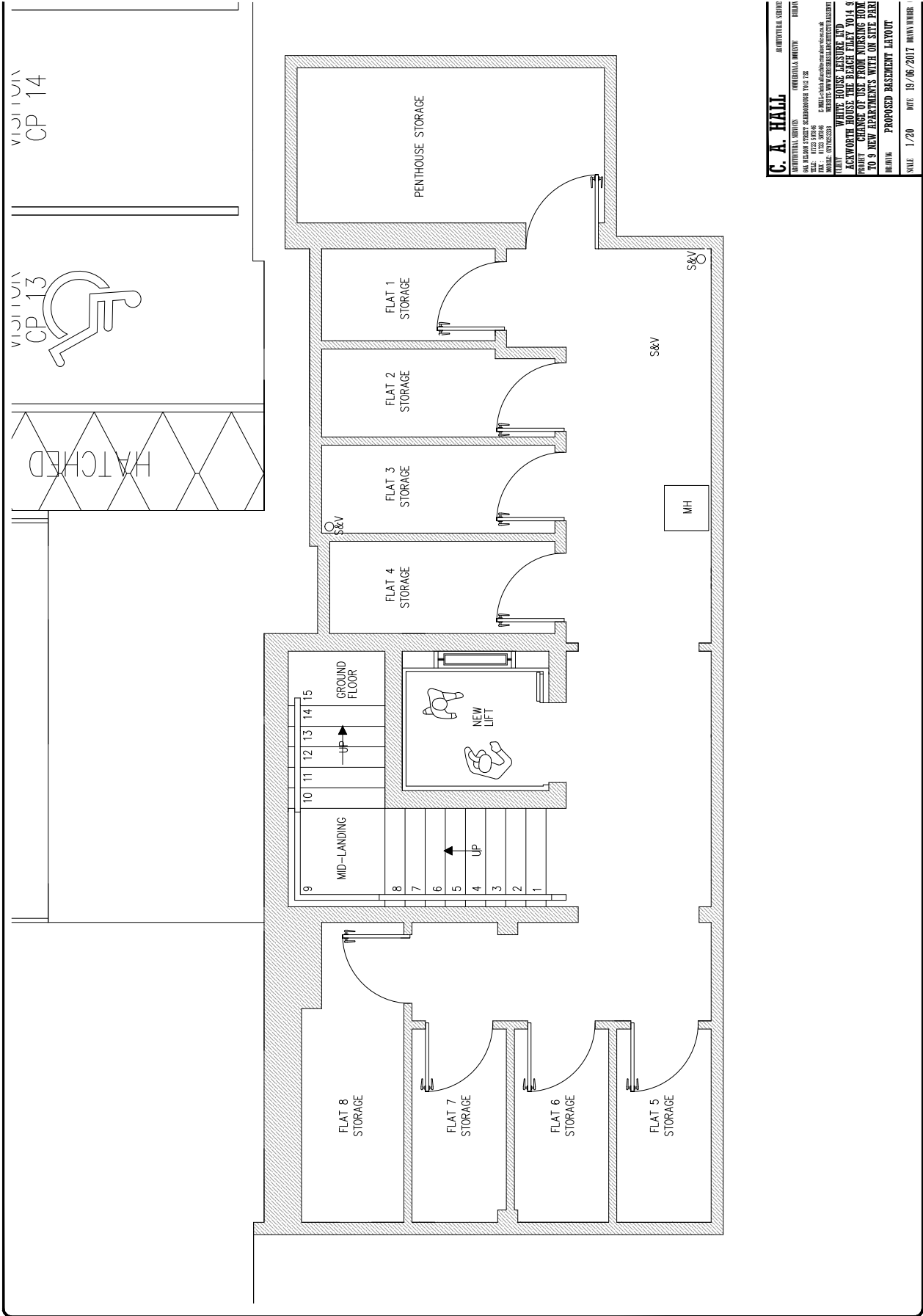
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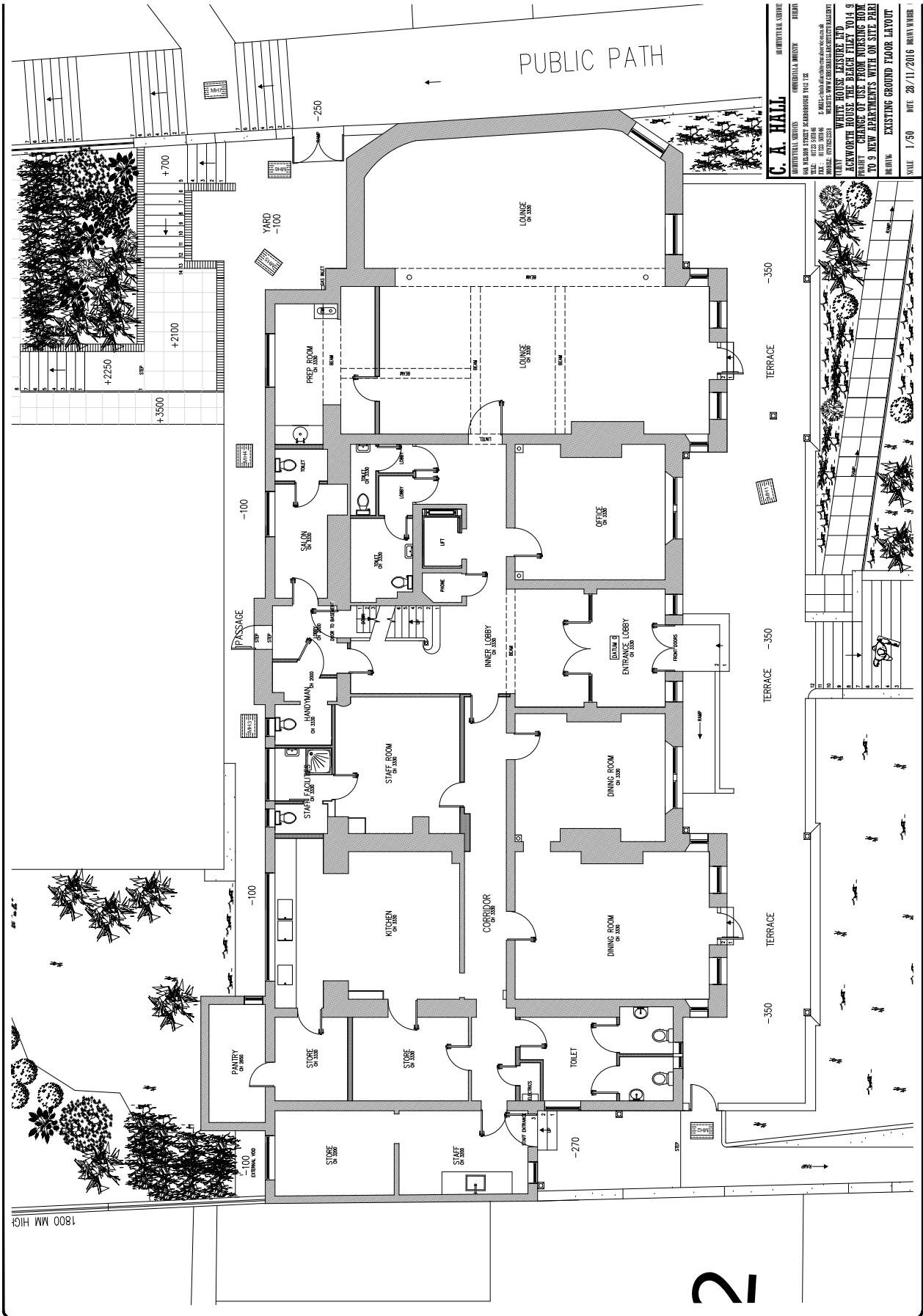
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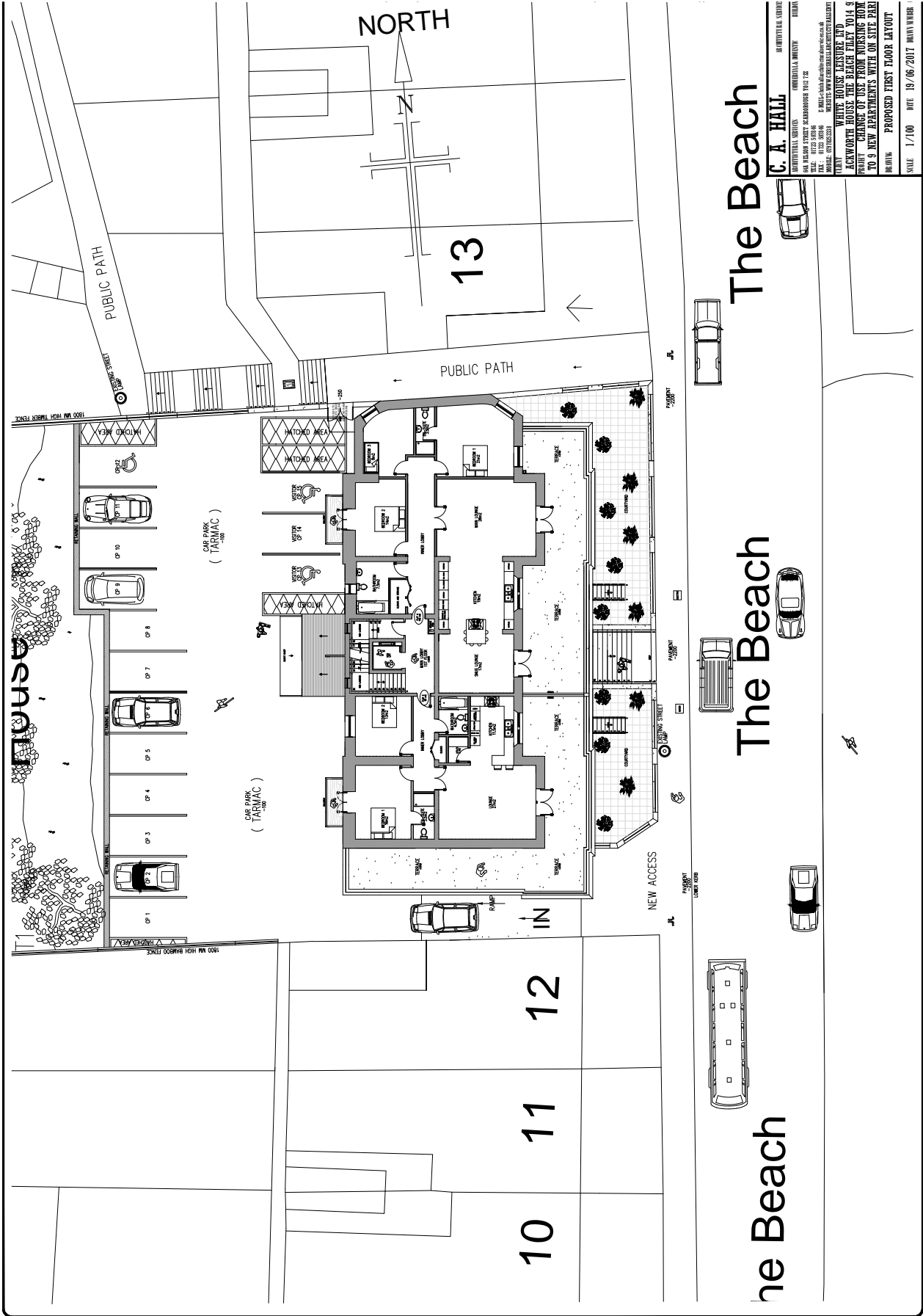
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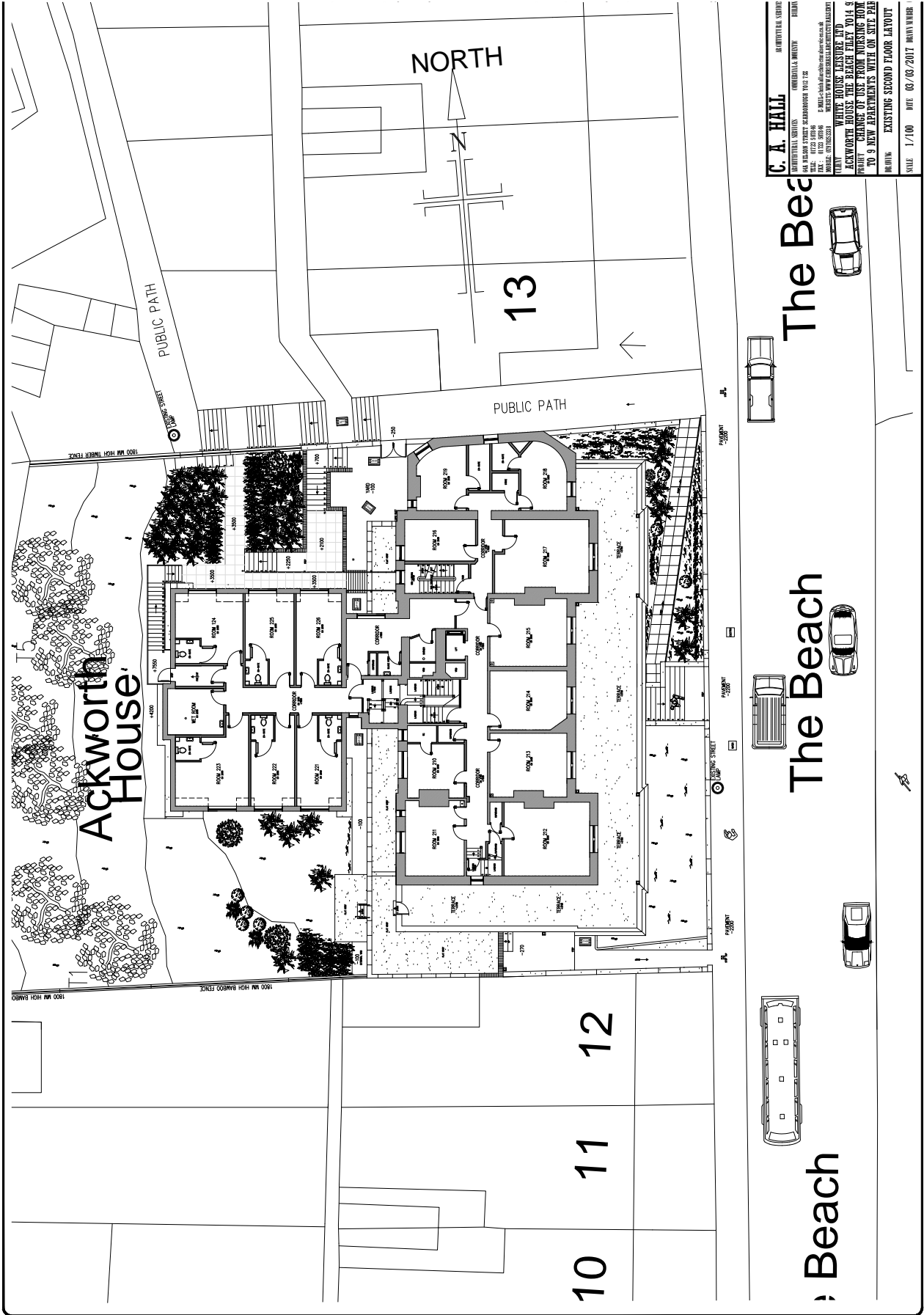


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 TO 3 NEW APARTMENTS WITH OFF SITE PARK
 BR/0106 PROPOSED BASEMENT LAYOUT
 SCALE 1/200 DATE 19/06/2017 DRAWN/CHKD





DATE	1/10	REV	19/06/2017	DRAWN	WVH
PROJECT	ACKWORTH HOUSE, THE BEACH, FILEY, NORTH YORKSHIRE				
CLIENT	C. A. HALL				
ARCHITECT	SOLSTICE ARCHITECTS				
ADDRESS	644, 646 & 648, THE BEACH, FILEY, NORTH YORKSHIRE YO13 1SE				
SCALE	1:100				
PROJECT NO.	19/06/2017				
DATE	19/06/2017				
FILE NO.	19/06/2017				
PROJECT NAME	ACKWORTH HOUSE, THE BEACH, FILEY, NORTH YORKSHIRE				
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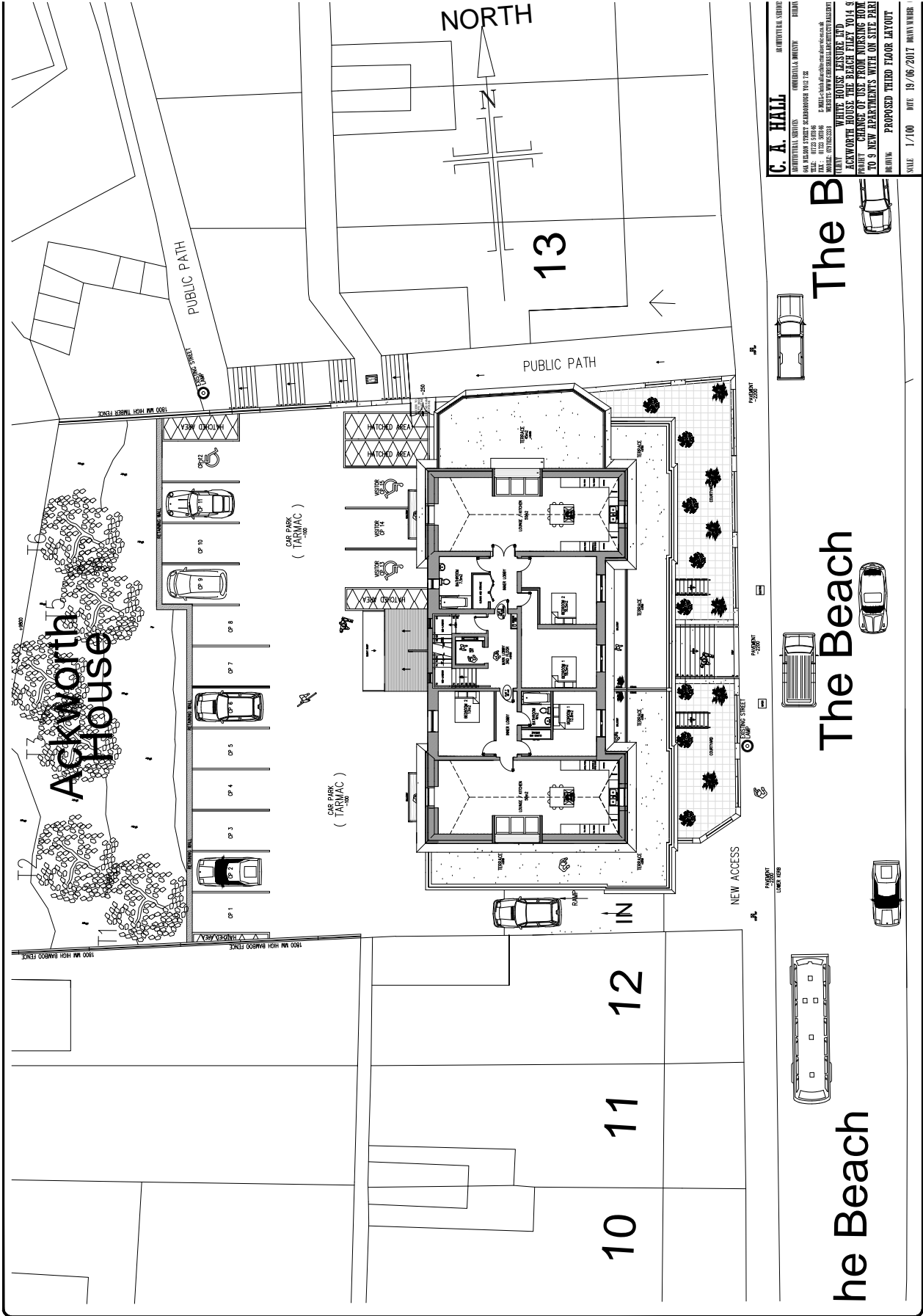


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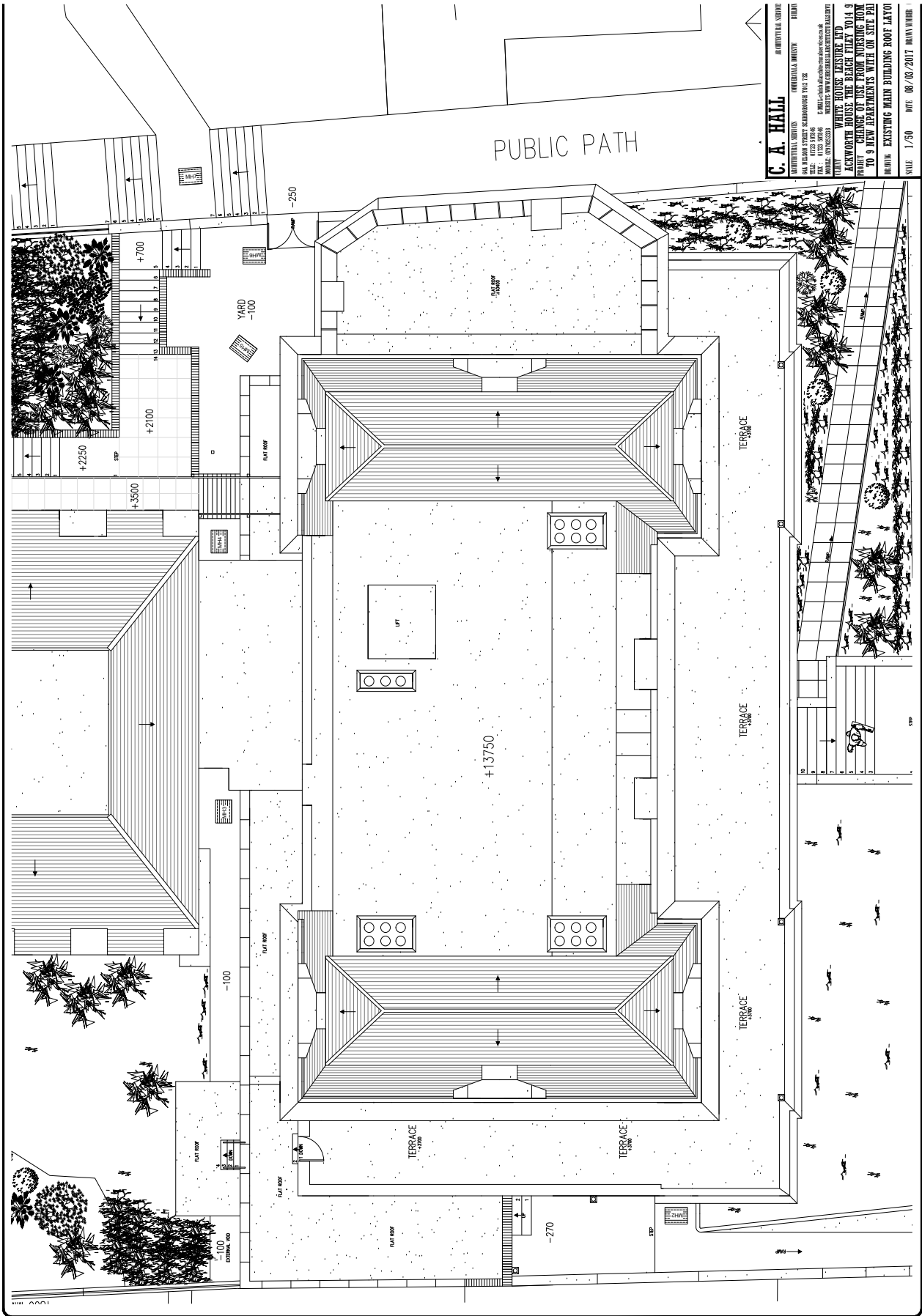
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PROPOSED THIRD FLOOR LAYOUT

SCALE 1/100 DATE 19/06/2017 DRAWN NUMBER 1

The Beach

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WHYME HOUSE LESURE LTD
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PROPOSED CHANGE OF USE FROM NURSING HOME
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APPENDIX 2 - LEGISLATION, POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 1 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the "golden thread" which, when met, can trigger presumption in favour.
17	A core planning principle is to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations".
128	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance". The normal minimum level is expected to be a desk-based assessment of proportional size "and, where necessary, a field evaluation".
129	Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph	Key Points
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require “clear and convincing justification” relative to the significance of the asset in question.
135	At paragraph 135 it states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
139	At paragraph 139 it states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Table 2 Key passages of NPPF in reference to cultural heritage

LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development this is represented by the *Scarborough Borough Local Plan (2017)*. Within the *Scarborough Borough Local Plan*, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Section	Text
DEC 5: The Historic and Built Environment	<p>“Historic rural, urban and coastal environments will be conserved and, where appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer and education of the area exploited, particularly those elements which contribute to the areas distinctive character and sense of place. In order to ensure this:</p> <p>a. Proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances;</p> <p>b. Proposals affecting a Conservation Area should preserve or enhance its character or appearance especially those elements identified in any Conservation Area Appraisal;</p> <p>c. Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development;</p> <p>d. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will only be permitted where the public benefits of the development would outweigh the harm; and</p> <p>e. Proposals which will help to secure a sustainable future for heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.” (Scarborough Borough Council, 49)</p>

Table 3 Key passages of *Scarborough Borough Local Plan 2011-2032* in reference to cultural heritage

GUIDANCE

NATIONAL

Document	Key Points
<i>National Planning Practice Guidance</i> (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant Historic England guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance. Expanding on the narrow definitions within NPPF, the guidance defines conservation as 'an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.'
<i>Conservation Principles, Policies and Guidance</i> (Historic England 2008)	This document sets out the guiding principles of conservation as seen by Historic England and also provides a terminology for assessment of significance upon which much that has followed is based.
<i>Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment</i> (Historic England 2015b)	This advice note provides good practice advice from Historic England, as the government's advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.
<i>Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets</i> (Historic England 2015c)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment, and advocates a staged process of assessment outlined in the appropriate section below.
<i>Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment</i> (ClfA 2014a)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.
<i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (ClfA 2014b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage LLP.

Table 4 National guidance documentation consulted

APPENDIX 3 - METHODOLOGY

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (ClfA 2009; 2014a; 2014b; HE 2006; 2008; 2011).

The following tasks were undertaken as part of this assessment:

- Compilation of appropriate desk-based and online resources including the National Heritage List for England (NHLE)
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish ground conditions and assessment of potential setting impacts
- Preparation of an assessment of known and potential physical and setting impacts and constraints (this document).

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in August 2017 and comprised an assessment of the entire proposed development area and environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> · Evidential · Historical · Aesthetic · Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': <ul style="list-style-type: none"> · Archaeological · Architectural · Artistic · Historic

Source	Significance Criteria
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> · Period or category · Rarity · Documentation (either contemporary written records or records of previous investigations) · Group value · Survival/condition · Fragility/vulnerability · Diversity (importance of individual attributes of a site) · Potential

Table 5 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015b):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets mean that, in the majority of cases, they are unsuitable for assessment via a nominally ‘objective’ scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2015c), setting is defined as (quoting NPPF) ‘the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’ (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset’s setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development

- Form and appearance of the development
- Other effects of the development, including:
 - Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
 - Changes to wider context such as the alteration of landscape character or use
 - Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to ‘second-guess’ future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (CLG 2014) which states that “setting is the surroundings in which an asset is experienced” and also that “the contribution that setting makes to the significance does not depend on there being... an ability to... experience that setting”.

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: ‘elements of a setting may make a positive or negative contribution to the significance of an asset’. Acknowledging this, ‘the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting’ (CLG 2014), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of ‘buried assets’ (Historic England 2015b, 5).

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 70
- Roman/Romano-British: AD 70 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
- Industrial: AD 1750 – 1900
- Modern: AD 1900 – Present

ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. Where information has been accessed from a local authority HER and/or national lists of designated heritage assets, this represents a record of known assets and their discovery and further investigation. Such information is not complete and does not preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sen-

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