

Appendix 4B
Eastergate Church Lane

Description of and assessment of magnitude and significance of effect of the proposed development on built heritage assets within The Eastergate Church Lane Conservation Area

[PRESENTED WITHIN DESK BASED ASSESMENT AS APPENDIX 4B]

1.0 Background and Introduction

- 1.1 This Conservation lies c. 100m from the north western corner of the proposed development area see [Figure 3]. At this southern boundary and to the south east of this boundary land use is retained, within the proposed development, as open 'park space'.
- 1.2 The Conservation Area is accessed via Church Lane with significant mainly C20th buildings along the north of Church Lane. The centre of the Conservation Area is focused on the Manor Farm yard area that is associated with St Georges church and its associated curtilage.
- 1.3 A further description is presented at Figure 1.
- 1.4 Site walkovers were undertaken by C. A. Pine of DAS Ltd on the 22nd May 2023 with the purpose of recording key characteristics of the Conservation Area and its surrounds. A selected number of Plates, are reproduced with this appendix. Plates A1-A9 showing St Georges church and curtilage, Plates B1-B6 showing the Church Farm area, Plates C1-C11 showing views to and from the south of the Conservation Area and Plates C12-C14 showing selected built assets within the west of the Conservation Area.
- 1.5 The location of recorded built heritage assets is shown at Figure 2.
- 1.6 Within Section 2 of this appendix a description of each recoded built asset is made with an accompanying assessment, based on criteria presented at Tables A-C presented within the body of the ES chapter to be read in association with this DBA.



- 1:** List entry number: 1233516 Parish church of St. George
- 2:** List entry: 1353881: Grade II listed Manor Farm House, Church Lane, Eastergate, a late 18th or early 19th century house
- 3:** List Entry: 1233525: Granary / outbuilding at Manor Farm
- 4:** List entry No: 1027645: Grade II listed 17th century barn & cart shed, at Manor Farm
- 5:** List entry 1276546: Grade II: The Wilkes Head Inn. c. 1763
- 6:** List entry 1353882: Grade II: The Old House
- 7:** List entry Number: 1027646 Grade: II Eastergate House

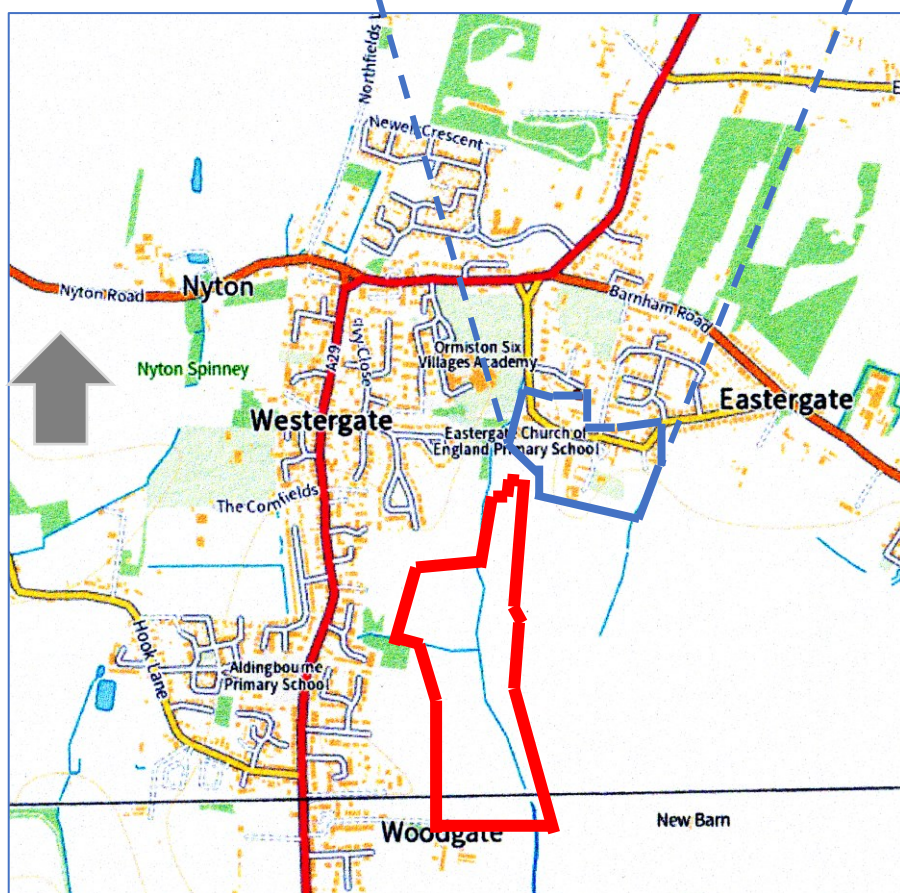


Figure 3: Approximate boundary of the Church Lane Eastergate Conservation Area Shown relative to proposed development site

Approximate location of Church Lane Conservation Area 

relative to site boundary 

2.0 Description of recorded built assets and assessment of magnitude and significance of effect of the proposed development on built heritage assets

2.1 List entry number: 1233516 Parish church of St. George, Church Lane, Eastergate

Grade II* Chancel, nave with shingled bell-turret at west end and north vestry. Largely Norman though much restores with later windows. Vestry C19th addition.

Walkover notes / observations: [See Plan A and Plates A1-A9] The church building sits biased within the north west curtilage of a c. 7,000m² church / grave yard. The site is bounded predominantly by mature mixed hedgerows. To the immediate north the churchyard lies adjacent to the garden of Eastergate House. The western boundary lies adjacent to a farmyard / farm building complex consisting predominantly of Mid C20th agricultural buildings. To the east the graveyard contacts open grass / paddock areas. To the south, external to the east west aligned mature hedge line lies an east west aligned 'paddock' area of c. 2,500m². The southern boundary of the paddock area runs parallel and adjacent to a concrete service / farm track

The church building and associated grave/church yard site within the south east of the designated 'Conservation Area' [See Figures 1,2 and 3].

Heritage significance, magnitude and significance of effect of the proposed development:

The asset is considered to be of high to very high heritage significance. The heritage significance is invested in the fabric of the building and partly, though to a lesser extent in its location as a 'centre / focus' within the Church Lane Conservation Area.

There will be no physical impact on the fabric of the building.

Magnitude of effect, specifically relating to views to and from the asset is considered low to possibly moderate. Significance of effect is considered to be low.



A1: St George's Church viewed from the south east of the graveyard looking north west
For location and direction Plate were taken from refer to Plan A.



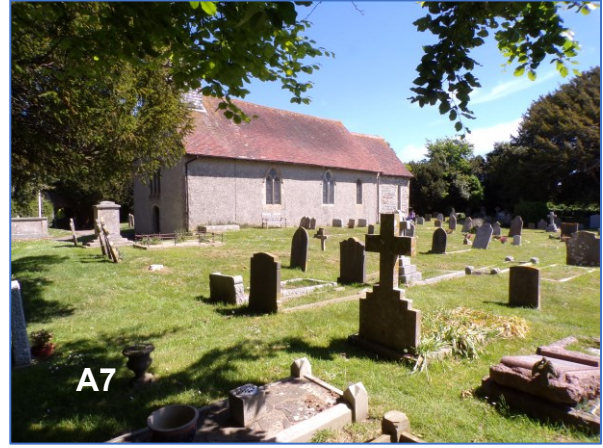
A2: View from entrance road to within barn complex looking south towards St Giles Church.

A3: View from the south east corner of the graveyard looking north west towards the main church building.

A4: View from the north east corner of the churchyard area looking south west across the south-central area of the churchyard area.

A5: The east facing elevation of the church, viewed from the north east of the graveyard area.

For location and direction Plates were taken from refer to Plan A.



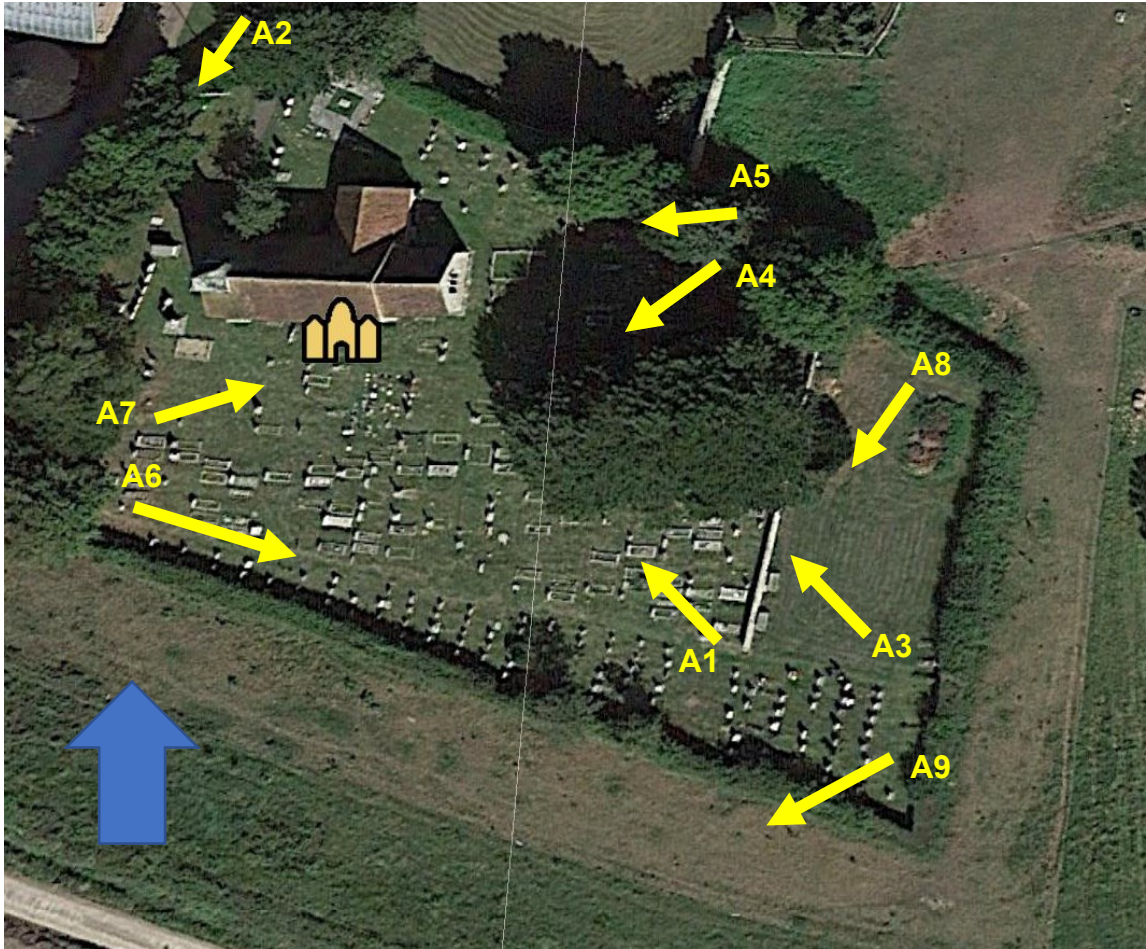
A6: View from the south west corner of the graveyard looking to the east along east west orientated southern graveyard boundary hedge.

A7: As Plate A6 though looking towards the south facing elevation of the church.

A8: View from the extreme east of the grave / church yard looking south

A9: View from the extreme south east corner of the graveyard / church yard looking south across the proposed development site area.

For location and direction Plates were taken from refer to Plan A.



Plan A: Location / direction Plates A1 to A9 were taken from

2.2 List entry No: 1027645: Grade II listed 17th century barn & cart shed, at Manor Farm, Church Lane, Eastergate. NGR: SU94484 05123

Structure located within the curtilage of Manor Farm to the south west of the farmhouse main building. Possibly C17th. East wall is of red brick with a diaper pattern of grey headers. The remainder is face with flints and may be later period construction. There are stone steps up to the entrance on the northern side. The western part of the building / structure forms the cart-shed with the lower part open and weather-boarded above. Corrugated roof [later addition] to the whole.



B1: North facing elevation of Grade II listed barn and cart shed.

B2: As B1 though from approximately 40metres to the north.

For location and direction Plates were taken from refer to Plan B

Walkover notes / observations: [See Plan B and Plates B1 and B2]. The Grade II listed 17th century barn & cart shed sits in the south eastern corner of the open farm yard / barnyard complex that lies to the immediate south of Church Lane. The barn 'defines' the southern edge of the open 'historic' farmyard complex with all farm buildings and associated infrastructure, to the immediate west and east, being mid to late C20th. The modern agglomeration of barns and modern buildings form a distinct and significant visual barrier to open farm land to the west and south and the proposed development site.

Heritage significance, magnitude and significance of effect of the proposed development: The asset is considered to be have a high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

- 2.3 List Entry: 1233525:** Granary / outbuilding at Manor Farm to the north west of the farmhouse, Church Lane, Eastergate. [Formerly listed as Outhouse with Manor Farmhouse] C17th timber framed building with redbrick infilling standing on steddle-stones. Half-hipped tiled roof.



B3: Listed Grade II granary / outbuilding, with Eastergate house to the rear of image. Viewed from entrance way to building complex.

B4: Granary showing location relative to non-listed single storey early C20th garage / storage sheds.

B5: West facing elevation of granary with the west facing façade of Eastergate House to the rear.

For location and direction Plates were taken from refer to Plan B

Walkover notes / observations [See Plan B and Plates B3 to B5]. The Grade II granary building sits within the northern part of the 'historic' open farm yard area that lies to the south of Church Lane. It's location and design and build characteristics link it to the Manor farmhouse that lies immediately to the east.

Heritage significance, magnitude and significance of effect of proposed development:

The asset is considered to have a high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.4 List entry: 1353881: Grade II listed Manor Farm House, Church Lane, Eastergate.

C16th timber-framed building of half H-plan with infilling of redbrick, plaster and flint. Roof tiled. Two storey structure with three windows. Modern [late C19th / C20th] part added to west end of south wing.



Plate B6: View showing east facing 'rear elevation of Manor Farm House across paddock to the east of the building

Walkover notes / observations: At time of walkover no clear access to the grounds / garden of Eastergate House was possible. No view of the north, west or south elevations was possible. From air photographs only it may be noted that the eastern garden area of Eastergate House extends to a discreet garden area adjoins an open paddock [Plate B6] / pasture area that extends eastwards for approximately 100metres in turn bordering an open arable field [see Plans B and C and Plate B6].

Heritage significance, magnitude and significance of effect of proposed development:

The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

- 2.5 List entry 1353882: Grade II:** The Old House, Church Lane. C18th two storey 2 windows Faced with square knapped flints with red brick dressings and quoins. Hipped thatched roof. Casement windows.
- 2.6 List entry 1276546: Grade II:** The Wilkes Head Inn. c. 1763. Two storeys and attic. Three windows. Two Hipped dormers. Red brick. Stringcourse. Tile roof. Casement windows. Doorway with flat hood on brackets and door of six fielded panels.

[For location of both above entries see Plan C]

Walkover notes / observations: Both the Old House and Wilkes Head lie at the extreme north west of the conservation area [Plan C]. They have limited views towards the proposed development site area [from upper floors only]. The C20th Eastergate primary school building complex lies immediately to the south of these buildings.

Heritage significance, magnitude and significance of effect of proposed development:

The assets are considered to have a high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

- 2.7 List entry 1027646: Grade II:** Eastergate House Church Lane. C18 or early C19. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Tiled roof. Two curved bay windows on both floors which have been altered but retain their glazing bars. Recessed section to east of two window-bays with half-hipped gable.

Walkover notes / observations: The building is not clearly visible from Church Lane looking north [No photographic record obtained].

Heritage significance, magnitude and significance of effect of proposed development:

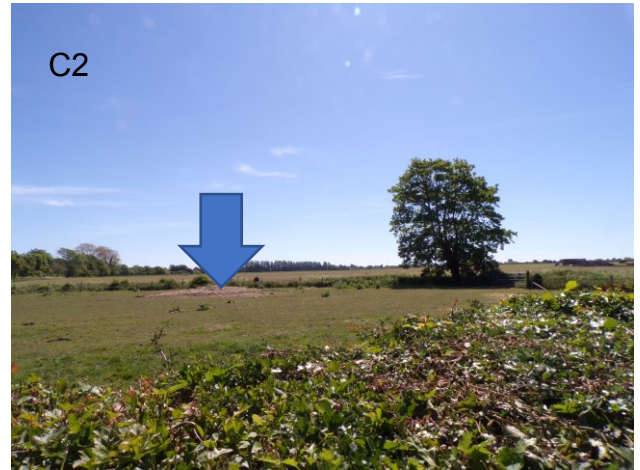
The assets are considered to have a high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible



Plan B: Location / direction Plates B1 to B9 were taken from

Location of Listed Buildings ●

Locally significant though non-designated built heritage assets ▲



C1: View from the south east corner of the graveyard looking south west. Arrow shows line / location of southern east west orientated boundary track.

C2: As C1 though looking south east. Arrow shows line / location of southern east west orientated boundary track.

C3: View from west corner of farm track looking north east towards the church

C4: As C2 though looking south. Arrow shows line / location of southern east west orientated boundary track.

C5: View from corner of farm track looking south west towards proposed development area.

For location and direction Plates were taken from refer to Plan C.



C6: Existing farm / agricultural building complex viewed from the north entrance track

C7: East facing elevations of two southerly barn units.

C8: Barn complex to the west of the western church boundary. View looking to the north

C9: View of most northerly barn / agricultural buildings viewed from Church Lane looking south east

For location and direction Plates were taken from refer to Plan C.



C10: View from the eastern corner of existing concrete service farm track looking north west towards the church.

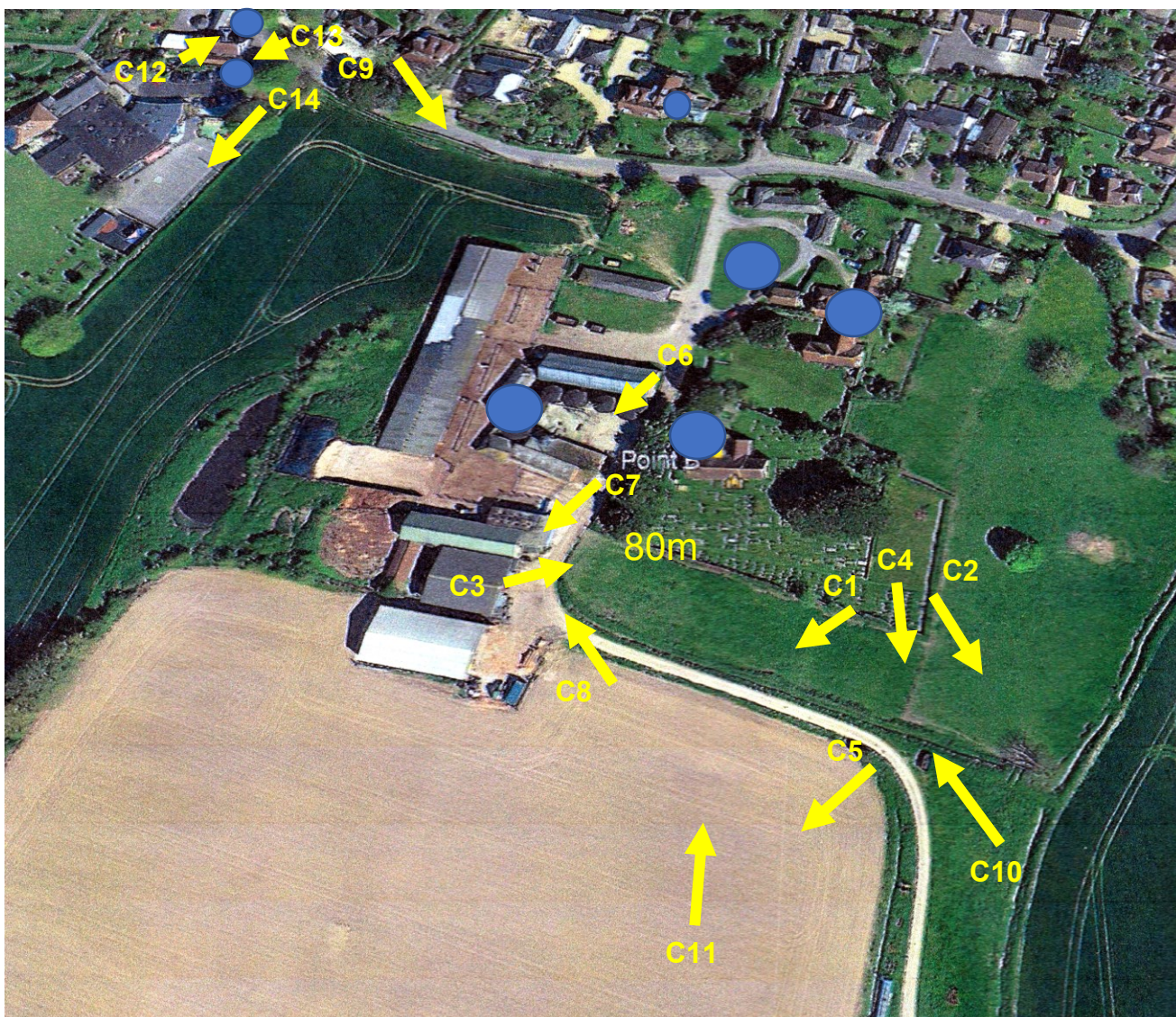
C11: View from the approximate north eastern boundary edge of proposed [revised] build boundary.

C12: South west facing elevation of The Old House

C13: North facing elevation of 'The Wilkes Head' public house.

C14: Eastergate Primary school [Modern C20th] lying to the immediate south of The Wilkes Head.

For location and direction Plates were taken from refer to Plan C.



Plan C: Location and direction Plates C1 to C11 were taken from.

Location of Listed Buildings



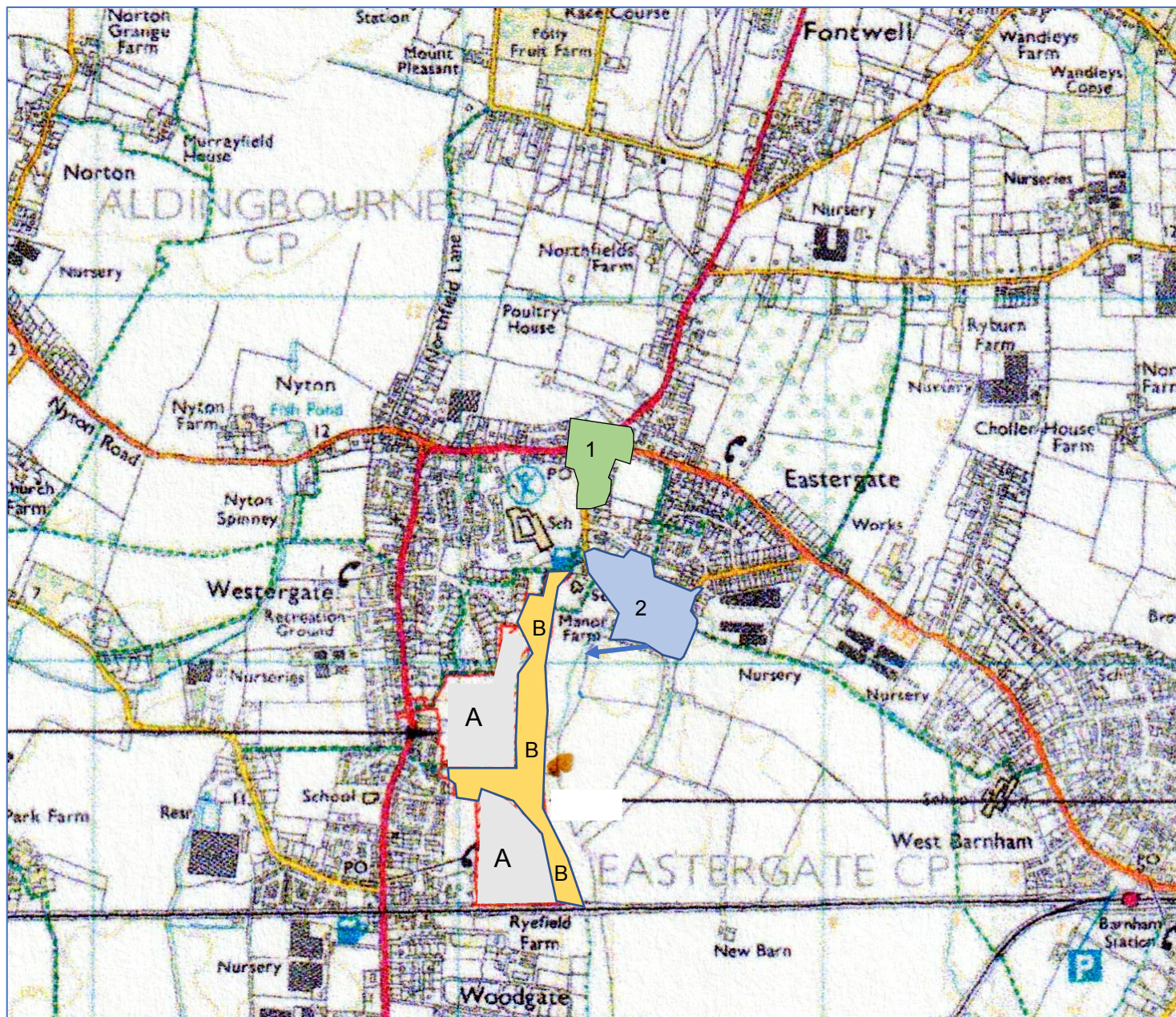


Figure 4. Location of Conservation Areas relative to proposed application site area and build/landscape areas within the application site.

1: The Square Conservation Area

2: Church Lane Conservation Area

B: Proposed landscaped / open areas within the application site

A: Main development 'build' footprint areas



Figure 4a: As Figure 4 though showing direction / location Plates P1 to P6A were taken from.



P1



P2

Plate P1: The site's eastern boundary [defined by visible tree line] viewed from the east looking to the west within the adjacent scheme's site area.

Plate P2: View from the southern central boundary of Church Lane Eastergate conservation area looking south west towards the application site's eastern boundary.

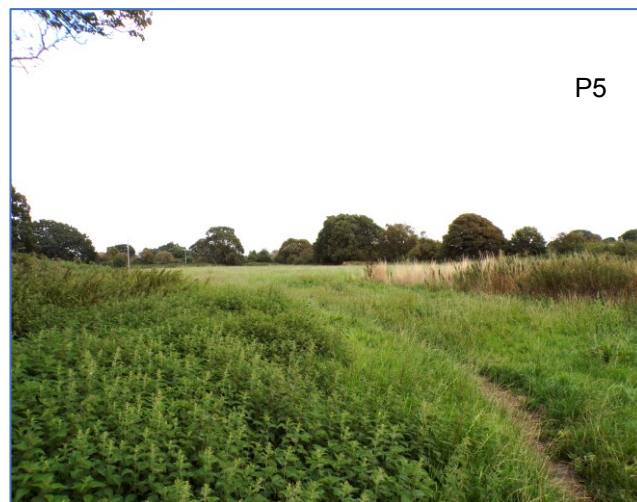
See Figure 4a for location and direction plates were taken from



P3



P4



P5

Plate P3: View towards the northern area of the application site from Church Lane. View looking to the south west.

Plate P4: View from the central western area of proposed build area site looking north east towards the Church Lane conservation area.

Plate P5: View from the central eastern boundary area of proposed build area site looking north east towards the Church Lane conservation area.

See Figure 4a for location and direction pates were taken from



P6: View from the extreme south west corner of the application site looking north east towards St George's Church →

P6A: As Plate P6 [zoomed image]

See Figure 4a for location and direction plates were taken from

3.0 General observations and conclusions:

- 3.1 It is suggested that the key heritage characteristic of the Church Lane Conservation area is the associated and discreet grouping of the farmyard and St Georges Church. [See Plans B and C]. The grouping of listed and associated significant built assets are arranged within a 'courtyard form and are recognised as discreet grouping accessed from and visible from the entrance way from Church Lane. The farm buildings are linked to and clearly associated with Manor Farm House. Visually Manor Farm House is in part screened from the farm building complex though the association and 'grouping' is clear.
- 3.2 Although an historic association between Manor Farm House and the farm complex is evident the house is afforded a considerable degree of visual separation from the more spaced and open built elements occupying the farm yard / courtyard arrangement. To the east extensive grounds / paddock area to the east of Manor Farm House afford this building a degree of isolation, and, from the east, a clear separation.
- 3.3 Included within the Conservation Area is an extensive and largely 'modern' complex of farm buildings. The association of this built grouping is considered to be based on function rather than any architectural association.
- 3.4 The mass and form of the 'modern' building complex forms a visual and architectural barrier between the more historic courtyard farm area and the western parts of the Conservation Area.
- 3.5 St George's Church lies within the south east quadrant of the Conservation Area. Its location and mass, allied with the arrangement and mass of the modern farm building complex lying to its immediate west, combine to form a visual barrier between the farm courtyard area, central to the conservation area, and the proposed development site area to the south west.
- 3.6 However, the location of church means its setting, particularly regarding views from the church, have the potential to be compromised by any development close to and along the southern and south western boundary of this conservation area.
- 3.7 It is considered development south and south west of the conservation area has only limited potential to affect the setting of the group of listed and locally significant buildings within the courtyard / farmyard area as this grouping is visually buffered, from the proposed development site, both by the church building and church grounds and the extensive mass of 'modern' farm buildings to the west of the church. Similarly, the listed buildings, The Wilkes Head, The Old House and Eastergate House, have limited restricted views to the south with The Wilkes Head views towards the south being compromised by the existing Primary School buildings to the south.
- 3.9 The proposed land use solution within the application area, specifically and notably the maintenance of a 'green corridor' and landscaping / planting regime along the application site's eastern boundary allows for preservation of extensive views to the south west from the

southern boundary of the churchyard [St George's] and indeed from all conservation area locations. Significantly public access views from the eastern boundary of the application site west towards the Conservation Area and St George's Church are maintained and possibly enhanced.

- 3.10 It is considered that the proposed development has nil potential to impact on fabric of any listed or building of local significance.