



11 HIGH BAXTER STREET

BURY ST EDMUNDS, IP33 1ES

Historic Building Report

For Bury St Edmunds Town Trust

January 2020

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Appendices

Appendix I – Statutory List Description

Appendix II – Planning Policy

Appendix III – List of Plates

Contact Information

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Summary of Historic Building Report

1.1 Introduction

The BTT has prepared this report to advise changes to repair, refurbish and bring back into use 11 High Baxter Street, Bury St Edmunds IP33 1ES, a building they own.

The investigation has comprised historical research, using both archival and secondary material, and a site inspection. A brief history of the site and building is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the site/building, which is set out in Section 4 and summarised below.

Historic buildings are protected by law and in planning policy; the specific constraints for this building are summarised below. This report has been drafted to inform the design of proposals for the building so that they comply with these requirements. Section 5 provides a justification of the proposals according to the relevant legislation, planning policy and guidance.

1.2 The Building and its Legal Status

11 High Baxter Street is an Grade II-listed building located in the Town Centre Conservation Area in the West Suffolk District. Alterations to a listed building generally require listed building consent; development in conservation areas requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building is included in Appendix I and a summary of guidance on the conservation area provided by the local planning authority is in Appendix II, along with extracts from the relevant legislation and planning policy documents.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have '*special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*' and, in respect of conservation areas, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

In considering applications for listed building consent or planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework 2019. At the heart of the Framework is '*a presumption in favour of sustainable development*' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'. The Glossary to the National Planning Policy Framework defines a heritage asset as:

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

The Framework, in paragraph 189, states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.

Section 4 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 193, requires that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Section 5 of this report provides this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 195, that:

... 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, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 196, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Concerning conservation areas and world heritage sites it states, in paragraph 201, that:

Not all elements of a Conservation Area.... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Areashould be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

1.3 Summary Assessment of Significance

A detailed assessment of significance with guidance on the relative significance of elements of fabric and plan form is included in Section 4.0 of this report. The following paragraphs are a summary explaining why the listed building is considered of nationally-important architectural and historical interest.

The building itself is a palimpsest. It is not an architectural statement of any significant quality but, rather, it is an extremely old structure which exhibits its history to those who are prepared to study it, but also give significant hints of its origins even in passing. It is clearly a very old building; it needs further interest to discover its most special qualities. The building's history is not remarkable, there have been no events or people of particular interest associated with the house but, rather, the building has been occupied for good or bad by a mixture of people who until more recent years Jane Austen might have described as of the 'middling' type. But these people had their effect on the fabric, not in any grand manner, but in ways which allow us now to enjoy the history of the building through its fabric and plan forms. It has no particular historic interest, excepting of course it tells a long and complicated historical story, but special interest it certainly has:

It has a core and significant historical fabric and plan form dating from the late 15th Century. This is of the highest significance.

The building was changed significantly in the late 16th or early 17th Century when the attic was converted, and staircases and chimney stacks were added and much of this fabric survives. This is of very high significance.

In the late 18th or early 19th Centuries there was further remodelling and the first floor layout still survives from this period. This fabric is of a quality which suggests the house, and presumably High Baxter Street too, remained a good residential location at this time. This is of significance.

There is a presupposition that all of this significant fabric would be expected to be preserved in any changes to the building fabric.

There were other changes from the late 19th/ early 20th Centuries when changes were made in particular to the staircase from the ground to the first floor and a rear extension was rebuilt. Fabric of this period added little to the interest of the building and has no particular quality in itself. The changes at this period seem to have reflected a change in the nature of the street as a whole, becoming a service street to the commercial buildings in Cornhill to the West.

Finally there were even more fundamental changes effected in the 1970s when the building was converted to multiple occupancy. None of those changes are of special interest and in many ways served to hide much of the historic fabric. Only one thing survives of any interest from this most recent period of use and that is a 'folk art' panel of no great artistic quality but, at least, providing a reminder that even in adversity the artistic spirit can survive.

In terms of the building's setting it is, despite its current condition, an important building in the conservation area and this is particularly as it is evidently the single remaining mediaeval structure in the heart of the street. It is expected that such contribution to the setting of the conservation area should be preserved or enhanced in any changes. Historic England's map showing 11 High Baxter Street with other nearby listed buildings is available via this link: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

1.4 Summary of Proposals and Justification

The proposals are set out on the drawings and Design and Access statement prepared by Whitworth, architects. In general terms the proposals would see the listed building returned to residential use as a single family dwelling. This would return an historic building to its original and most appropriate use.

The Bury St Edmunds Town Trust (BTT) are sincerely committed to try and make the historic environment play its part in reducing carbon emissions and as such are committed on this project to try and make this building as sustainable as practical, given its designated status.

The building would be repaired and put into good order. This would mean the earliest fabric from the 15th, 16th, 17th and 18th Centuries would, generally, be preserved with some limited removals. Modern hard render and other such materials will generally be removed and replaced with new materials which would be more appropriate for a wooden framed medieval structure. The roof would be repaired as would the later external window joinery on the west facing elevation. The mixed joinery to the rear would be replaced with a more homogeneous arrangement.

Generally internally the ground floor would be restored to what is believed was its layout in the 17th C, with two rooms, the hall opening off the street. The precipitate late 19th/ early 20th C staircase from ground to first floors would be replaced with new joinery to improve access to the first floor. The rooms on the ground floor would be repaired with the 15th C floor structures exposed (subject to further investigation). Currently the north room (G4) has what appears to be an 18th C lath and plaster ceiling which hides the 15th C wooden structures, further investigation is required to establish the provenance of the plaster but the ambition is to expose the medieval floor frame.

The area of floor above G2 which has been damaged by rot following water leakage would be repaired and the historic structure left exposed.

It is proposed to keep the first floor layout in its current and 18th C form with two large bedrooms. Modern partitioning which encloses WCs and shower rooms would be removed and a single large family bathroom created in the P2 area. In general terms the existing finishes would be retained and repaired.

On the second floor the modern partitions would all be removed and the space reconfigured to create a single large bedroom with ensuite WC/ Bathroom facilities.

The surviving rear extension, which is a confection of materials of different ages dating from the 18th to the late 20th C would all be removed and replaced with new construction which would extend to the East boundary wall. This extension is designed to provide modern family living accommodation in the form of a single space with kitchen and sitting areas. At the East boundary would be an external cupboard/ plant room which would house the air source heat pumps which should provide a large proportion of the heating/ cooling require for the house as a whole. The extension would be contemporary in design and, taking inspiration from the back-land type structures which would have been common in service streets like High Baxter until the 1960s clearances; it would be clad and roofed in corrugated steel in a black finish. This material would finish above a new red brick North boundary wall. There is a structural requirement for lightweight construction for the extension as the structural capacity of the retaining wall to the rear of the buildings in Low Baxter Street is limited. The lightweight wooden frame and steel cladding would keep this new building as light as possible.

The proposals would satisfy the requirements of the NPPF set out in paragraph 192 as they would:

- sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation;*
- help sustain the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- provide limited new development which would make a positive contribution to local character and distinctiveness.*

In addition with regard to potential ‘harm’ to the significance of a designated heritage asset, in paragraph 193 the framework states the following:

...great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Where a development proposal will lead to ‘less than substantial harm’ to the significance of a designated heritage asset, the Framework states, in paragraph 196, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘less than substantial harms’ which would fall out of the proposals:

The removal of 18th C and later fabric at the rear of the property which has no context but the removal of which

Set out in section 5.2 is an explanation of the heritage issues raised by the proposals and an assessment of whether or not they constitute 'harm' or a 'benefit' (either public or heritage).

This addresses the two paragraphs 193 and 194 above. To address the paragraph in 196 the following are the perceived 'less than substantial harms' which would fall out of the proposals:

The removal of 18th C and later fabric at the rear of the property which has no context but the removal of which would allow the better rebuilding of a new rear extension which would add viability to the listed building and enhance both the setting of the listed building and the CA.

The removal of other less significant fabric, such as a (potentially) 18th C ceiling on the ground floor and the replacement of window glass with ultra-thin double glazing.

On the other hand the public and other benefits which would fall out of the proposals are manifest and include:

Returning a listed building which has been proven to be unviable in any commercial manner to a condition where it would have its optimum viable use as a single family house.

Repairing and restoring the fabric of a 15th C house to enhance it and its CA setting and to help extend its life after years of neglect which had led to it blighting rather than enhancing the CA.

Extending the heritage asset with a new building which would lead to both an enhancement of the setting of the building and the CA.

Making changes to the listed building to improve its carbon footprint and to make it more environmentally sustainable.

Remodelling and presenting the listed building in ways that mean its significance can be better revealed both internally and within the CA.

Even without going into detail it must be obvious that the benefits which would accrue from the proposals would greatly out-weigh the very much 'less than substantial harm' that they would cause, so, therefore, the condition of the NPPF outlined in paragraph 196 is also met and as a result the proposals meet all the criteria of the NPPF.

1.5 Conclusion

This report has examined the history and development of this fascinating historic building and established its significance. It has, thereafter, explained the proposals to bring the building into its next phase of life and reviewed these against the significance of the building to establish what 'harms' and what 'benefits' would result from the proposals. It has explained the sorry recent history of the building: the way that its significance has been hidden by changes, especially in the 20th C but really from the early 19th C, and how this has meant that while, by good fortune, it survived the clearances of the 1960s, it did so undervalued and in the most miserable of residential uses as an HMO.

That the BTT bought the house and is determined to restore it for the benefit of both the building and the wider community has to be seen as a good thing. The building has not been commercially viable and it was only the Trust's charitable status that has meant it could bring forward the proposals which are now presented. These are not extravagant proposals but do try and make the building both attractive to potential future owners and as viable as possible.

Irrespective of this the report has established that the proposals meet the requirements of the NPPF particularly as they would provide major benefits, not the least of which would be to provide the building with its optimum viable use. It is, therefore, the conclusion of this report that the submitted proposals should be granted consent.

2.0 Historical Background

To avoid complications relating to copyright where this report refers to documents there is given a link to either where they may be downloaded from an internet source, or where otherwise they may be seen. There are three sources for documents: Suffolk Record Office, Raingate Street, Bury St Edmunds (SRO); National Library of Scotland Ordnance Survey Maps (NLS); and an unpublished Heritage Assessment of 11 High Baxter Street by Nicolaas Joubert, July 2017 (NJ).

2.1 Historical Background

High Baxter Street was a part of the Norman layout of the town, created by Abbot Baldwin in the 12th Century. So the building on the site now is almost certainly not the primary construction. It is likely that by the late medieval period the street was built up with buildings along the pavement edge and probably with their first floors cantilevering with jettying.

From site evidence by the late 15Th C the current house was built apparently always with a first floor and probably two rooms on the ground floor. High Baxter Street would have been occupied by people who were reasonably well off but probably tradespeople or craftsmen, ideally located adjacent to the market square, but also likely to trade from their premises.

From site evidence the house was altered considerably in the late 16th/ early 17th Century when it was remodelled and the attic converted to habitable accommodation. It was further altered in the later 18th/ early 19th Century, so it was apparently still in reasonably affluent occupation.

By the late 19th C the street buildings had probably been either rebuilt or, as in the case of No11, heavily remodelled and extended to accommodate workshops and service buildings, such as livery stables, supporting the local population and businesses.

By the mid19th Century it seems to have been in multiple occupancy of tradespeople. According to the Rate Books and Census Returns between 1831 and 1841 the house was occupied by Richard and Mary Kemp, who seem to have shared the building with others including the Reffell family (with five children) in 1841. Richard Kemp was a Livery Stable Keeper but it is not known if the stables were on the site of the house, this could explain why the site evidence suggests there was a passage from the front to the rear.

This 1851 census records the Reffell family still in occupation with Samuel (pipe maker) and Elizabeth by now having eight children.

By the late 1960s High Baxter Street had been largely demolished and the historic buildings all removed except No 11. 1970 was the year that the house was bought by the Suffolk Hotel, who were in Buttermarket, they used the house for staff accommodation. They undertook thoroughgoing 'modernisation' of the house covering up most of the building's historic fabric and fitting it out with modern joinery and finishes.

2.2 What the Historic Maps Show

Warrens Map of 1792 shows High (or Upper) Baxter Street being an almost complete terrace from the North to the South on its East side with building plot widths of different sizes. No 11 seems to have had no extensions at that time. Payne's map of 1834 shows the street was by this time a complete terrace. These maps may be seen in via the following link:

https://planning.westsuffolk.gov.uk/online-applications/files/776D094EE3472D65DBC1CACD67E01D1A/pdf/DC_17_1850_LB-HERITAGE_ASSET_ASSESSMENT-1333474.pdf

The first edition Ordnance map of 1886 shows the building extended to the west with a closet and further buildings to the East, it is also suggested the building may have had a full width extension, but there is no evidence of this insitu. The 1904 and 1926 Ordnance maps repeat that information. These maps may be viewed via the following links;

- 1886 <https://maps.nls.uk/view/114499417>
- 1904 <https://maps.nls.uk/view/114499420>
- 1926 <https://maps.nls.uk/view/114499423>

2.3 What the Aerial Photographs Show

There are 1950 and 1960 photographs from the East which look towards the rear of the house. It is clear that the surviving footprint of the house existed at this stage, with no rear extension other than the Victorian period closet type addition. These photographs show the street as a terrace too, with both of the former neighbouring buildings to No 11 still in existence. The house to the North has a large rear extension which includes elements which still survive, particularly the South wall with its chimney, it is also clear that the surviving North elevation chimney was deeply embedded within the Northern neighbour. The roof at this stage seems to have been finished in mixed materials with clay tiles to its crown but with apron margins apparently in slate, this is not an unusual mix of materials in East Anglia and there are surviving roofs of this type in Bury. The images also show a single dormer to the rear slope and (the 1960 image) a single dormer to the front slope. There are significant out buildings to the rear of the house.

There is also a 1964 photograph from the West which shows a single dormer on the street elevation. A 1970 photograph from the south shows the street largely post demolition but with the Marks and Spencer carpark created and the buildings to the rear on No 11 removed.

These photographs are all available at SRO and referenced

1950- K511/371
1969-KS511/176
1964-KS511/1069
1972-KS511/592

2.4 Sources and Bibliography

National Library of Scotland Maps Collection, on line.

Suffolk Local Archives
Rate books
Census Records
Ariel Views

Unpublished Sources: 'A Heritage Assessment of 11 High Baxter Street, Bury St Edmunds, Suffolk.'
Nicolas Joubert MSc. July 2017

'No 11 High Baxter Street, Bury St Edmunds: A preliminary Report on the Architectural History with Suggestions for Principles for Refurbishment'. Phillip Aitkens, April 2014.

Research notes by Dr Pat Murrell, whom we thank for her research on behalf of the BTT.

3.0 Site Survey Descriptions

3.1 Introduction

11 High Baxter Street is a house which has been in Multiple Occupancy since 1970. This is the type of residential use which is the least sympathetic to an historic building. In more recent years it has been squatted and has been the location for anti-social uses. Notwithstanding this, the building is basically sound as the roof was refinished as part of major works in 1970 and, as a result, the building has been kept reasonably wind and weather tight, the main damages to the fabric being the result of leaking services within the building.

3.2 The Setting

While 11 High Baxter Street is within the Town Centre Conservation Area and is located in one of the streets which make up the Norman planned town known as the 'Mediaeval Grid' its immediate vicinity is less salubrious than this description might suggest. High Baxter Street has since the mid 19th C become more a service street for the commercial properties in Buttermarket to the West. Indeed excepting No11 the entire East side was demolished in the 1960s and has only more recently seen the development of some residential developments of limited quality. So while the use in the street may now be more or less evenly split between residential and commercial the street is rather dominated by the servicing of commercial uses still, although this is changing with increasing numbers of such premises being converted to apartments.

But one of the issues falling out of the commercial uses is the quality of the public realm, this is low quality and rather detracts from the conservation area. Otherwise the condition of 11 High Baxter Street also is such that it tends to be negative in its contribution to the historic environment and is, indeed, a case in need of treatment.

No 11 is the only listed building in the street (excepting the at the far south west corner where the listed building on the corner of Abbeygate Street stretches into High Baxter Street) and the character of the built environment is robust, especially on the west side where there is a mixture of tall (3-4 Storey) buildings, largely in red brick but with white bricks and polychromatic brickwork too. On the east side the buildings are again mainly in red brick but with stucco render and painted brickwork also in evidence. Here though the scale is generally slightly lower, although the Marks and Spencer (M+S) building at the north end has tall elements linked by a bridge which does nothing to reduce the somewhat commercial ambiance of the street. And neither does the rather unforgiving nature of the M+S carpark to the north of the listed building.

To the East of the building is Lower Baxter Street and here, in common with High Baxter Street, the vast majority of the buildings are modern and again of limited quality and commercial and residential uses. Despite the conservation area designation this is not a high quality setting for the listed building.

3.3 The Building Externally

The street elevation has two storeys with a steep machine made clay tiled roof containing attic accommodation with two wooden framed dormers with pitched roofs, also finished in clay tiles. The walls at ground floor level are brick work of different ages. There is a brick plinth which is probably late 17th or early 18th C and this is generally of the Flemish bond brickwork to the north of the off centre entrance door. There is evidence of a very large opening south of the central door and masonry infilling that opening is of the mid/ late 20th C and in Fletton bricks. These match brickwork to the rear (east) elevation and rather confirm that there was for a period of the building's life and up until 1970, a passageway through where the rooms G1 and G2 are. Originally the ground floor would have been set back about 18" behind the current wall line and the stucco finished first floor would have cantilevered over the pavement. This arrangement seems to have been removed in the late 17th or early 18th C at a time when the roof would have been remodelled to much as it survives now.

The stucco render on the first floor is incomplete with only the two scratch coats of a repair having been applied generally with, in addition, battens affixed defining shapes which should have been completed with raised sections of stucco creating a design of relief panels. This is not an uncommon feature of such buildings as this in the town, seemingly a legacy of the 17th/ 18th C fashion.

What is a conundrum is the post at first floor level on the Northern corner. This has what appears to be the remains of a bracket which faces the street to the West. There is speculation that this could be the residual evidence of a gable of a northern extension of the house, but this seems unlikely as the principal frame post survives in this corner and it is within the finish of the external wall. This may remain a conundrum as it is difficult to see how it relates to the remainder of the mediaeval house with which it appears not to have any meaningful structural connection.

Otherwise the entrance doorway has an 18th C case with its cornice/ hood missing and a mid 20th C robust oak door. The fenestration to the ground and first floors is all of a 19th C pattern of a pair of windows at each floor with two over two sashes with moulded architraves to the sash boxes. The fenestration pattern (other than the window in the infilling modern brickwork) could be 17th/18th C but the joinery does seem all of a piece and presumably 19th C. There are two dor-



Plate 1: West and North Elevations



Plate 2: Rear/ East Elevation

The roof was certainly overhauled in a fairly major way in the 1970s period of works and the machine made tiles date from then as do all of the other roofing finishes. The thoroughness of these roof works may be why the building has survived 50 years of relative neglect.

The street elevation is a hybrid of periods and detail and while it tells a story it is isn't necessarily one with a happy conclusion. The building had been treated in a pragmatic rather than sympathetic manner and this is reflected in its appearance in the street, it is not just neglect but also some crude and insensitive alterations which have left the elevation looking as it does.

The South facing elevation is blind and faced entirely in roughcast stucco render which, as the buildings to which it had been attached for a large proportion of its life were demolished in the 1960s, must date to that period of demolition. The first floor cantilevers over the ground floor wall and this, amongst other matters, has lead to speculation that the building was at one time larger and included accommodation south of its current footprint. The building might though have been jettied to this elevation if built before that to the south, but this is conjecture. There is a plain wooden bargeboard which must also date to the 1960s but the chimney stack of red bricks is of the 17th C. To the east is a modern rendered brick boundary wall with a brick coping.

The North facing elevation tells more of a story. Here again the elevation is blind but there is a huge chimney in the East Anglian manner attached, with a broad base shaping to a narrower upper part, with a stucco render finish topped with 17th C brick work. At the base of the stack is a plinth stone which seems to have been incorporated in the original construction and may be a piece of salvage from the Abbey post reformation. Otherwise the remainder of the main elevation matches the South elevation. To the East of this are stucco finished brick walls which clearly at one time were the flank walls of extensions to the rear of No 11's lost neighbour to the north. Aerial photographs from the 1950's clearly show these remaining scraps of construction as parts of rear extension to the former neighbour but have been retained as they were the parts of that building which were common to No 11 and could not be removed without exposing the extensions built to the rear of the surviving building. This means they must predate the later 19th C and 20th C extensions to the rear of No 11. This would give them a building date from before the late 19th C. The photographs also show the two surviving 20th C chimney stacks in brick. Further east is a rather broken down fence of no great age and, to the east boundary a tall brick wall which in effect forms the enclosure of the plot.

The rear East facing elevation exhibits at ground level to the South of the rear extension more of the 1970 Fletton brick infill of what must have been a passageway from the street. Here, to the south is a large panel of 16th C brickwork. The brickwork is set upon a flint base, which is presumably the original foundation wall of the house and it seems the brickwork may have been constructed during the 16th C and replaced the original wooden framed external wall. So the main building wall line seems to have always been where it survives now.

There is no real evidence that there ever was a full width rear extension which some have suggested there may have been, and what is suggested by the historical maps, and no indication that the brick infill at the south side resulted from the destruction of an earlier addition. What does seem clear is that the rear extensions which survive are the result of three campaigns of construction. The rudimentary conservatory structure seems probably to have been part of the 1970's work (with its north wall with its chimney stack being an earlier part of the neighbouring house), and between it and the main house the kitchen extension is largely late 19th C/ early 20th C but retains a part of an earlier closet type structure with some brickwork on its south wall being apparently 18th C and the north wall is almost certainly 18th C, but its fenestration tiled roof structure and chimney stack are all part of the main construction period.

The rear wall of the main house at first floor is again stucco rendered but here the stucco seems to have some age but has had windows inserted at different times. On the ground floor the sash window in the 1970s brick panel is of that period, as is all of the casement joinery of the first floor windows. The 1950 aerial view shows just the two windows openings at the flanks seem to have been in existence at that time so, presumably, the remainder were formed in the 1970's campaign. What is also clear from that photograph is that the dormer to the North existed then while the southern one was again created in the 1970's. Otherwise the rear roof matches that to the West, but here the dormers are lead clad. From the North the casement windows are: 19th C wooden joinery; mid 20th C steel framed; 1970 wooden joinery and the same at the southern end.

The yard to the rear of the house has modern brick walls to the South and East and rather ad hoc fencing to the North side. The ground is finished in modern concrete.

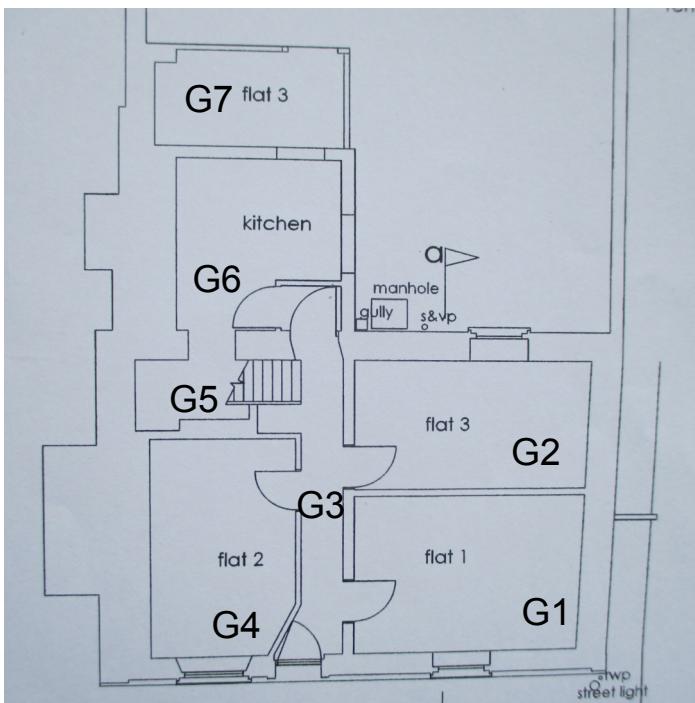


Plate 3: Ground Floor plan with room numbers

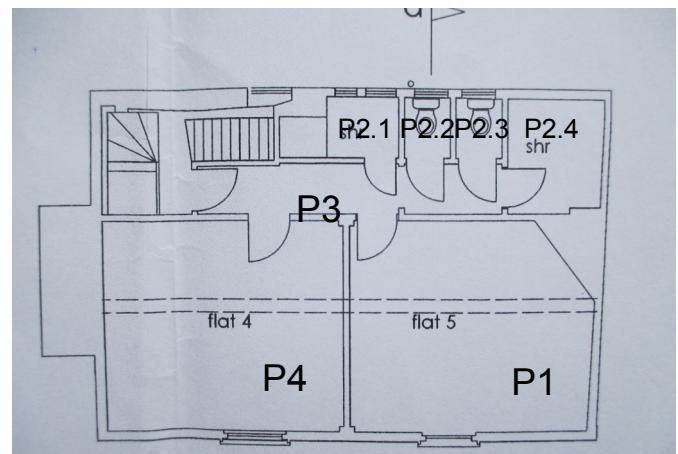


Plate 4: First Floor plan with room numbers

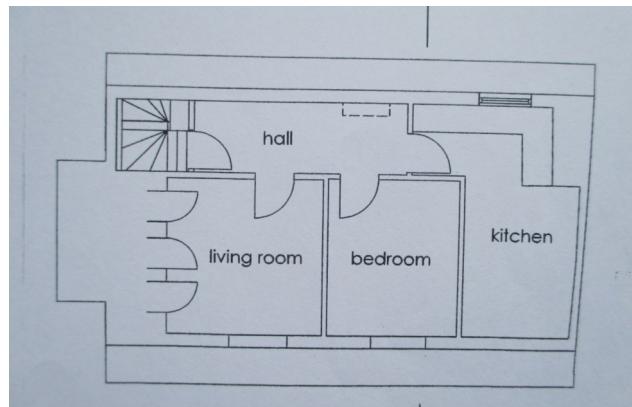


Plate 5: Second Floor plan

3.4 The Building Internally

3.4.1 Ground Floor

Generally- The ground floor plan has a pair of rooms to the south of a (more or less) central corridor and a single room to the north, with the staircase to the East of this room, all within the footprint of the original building. The plan is more or less defined by original late 15th C wooden frames. At this level there are West to East orientated ties surviving in the north and south boundary walls and a cross beam to the South of the corridor. There is also a surviving cross beam orientated North South at approximately the midpoint and at the location of the later wall between G1 and G2 and a post which defines the original line of the Western external wall in the North West corner in G4. To the rear (East) are the two later extensions in the North East corner.

G1- This is a room which was created in the 1970's campaign of works when it seems the concrete floor and the South and East walls were installed. The walls of that date are in masonry with a hard plaster finish, that to the South is in effect a false wall with the earlier wall, which would have formed the party wall with the lost house to the South behind. Hidden behind the wall is what appears to be full height late 18th C wall panelling. This needs exposing to be sure but it seems to suggest that the late 18th changes to the house reflected still that at this time High Baxter Street remained a mainly residential location.

The North wall appears to have been installed in the 17th C and while it was lined out on the room side in the 1970's work, still has lath and plaster on studwork from the earlier date and a low wooden dado at its base. The doorway in the wall from G3 appears to have been created when the wall was **lined out** constructed and **has a 1970's lining and flush door**. The West wall is where the large opening was infilled in the 1970's campaign. But the masonry is otherwise probably 18th C and evidence of how the wall was moved forward and the jettying was lost is still clear in the surviving first floor construction. The window joinery is of 1970 matching earlier late 19th C patterns.

The first floor construction is of handsome late 15th C joists with soft wood boarded infilling of a later date between spanning between the central North- South orientated cross beam and the West wall. There are remnants of lime wash surviving on the carpentry. The floor is in remarkably sound condition and helps relate the changes to the location of the West external wall.

G2- This room is something of a mirror of G1, here with the South and West Walls being masonry of the 1970's and the East wall having the later infill of the earlier opening with the 1970 window joinery and a concrete floor of the same date. The North wall is again apparently of the 17th C and has a door opening which appears to date to the original construction of the wall as well as the current door opening which seems to date from the 1970's with a lining and flush door. Again the south wall is in effect a false wall with the party wall to the lost southern neighbour hidden behind. The outer wall seems to be widely spaced wooden frames with infill of brickwork and presumably from the 18th C but this needs to be confirmed.

The first floor here is again 15th C carpentry with a rather large hole created by rot following a major water leak. Notwithstanding that the original floor structure certainly survives completely intact, with some loss of the later boarded infill evident in G1. In the North East corner is a trimmed area which appears original and, presumably where the original access to the first floor was- judging by the size of the aperture the staircase/ ladder must have been fairly rudimentary.

G3- This is a corridor which appears to have been created in the late 19th / early 20th Century. The oldest visible fabric being the south wall to G1 and G2 which appears to be 17th C but has later finishes at the West end (presumably done when the corridor was created) and at the East end original plaster is exposed which has scraps of earlier wall paper quite likely from the early 19th C. The North wall dates from the late 19th/early 20th C and has sawn lathes with a plaster finish which survives only on the G3 side having been stripped on its North face in G4. The entrance door to the street has an 18th C frame with a 1970 oak door, all the other flush door joinery is of the 1970's period with linings dating to that period too but with 19th C style architraves.

The floor is raised with a boarded finish which presumably dates to the creation of the space and later 19th/ early 20th C.

The first floor is almost certainly 15th C and would have matched the structures visible in G1 and G2. It is hidden by a late 19th/ early 20th C plaster on lath ceiling. What is of note is that at the extreme East end there is no historic carpentry in the floor, the area above and adjacent to the corridor, and it is assumed that this may have been the location of an earlier staircase.

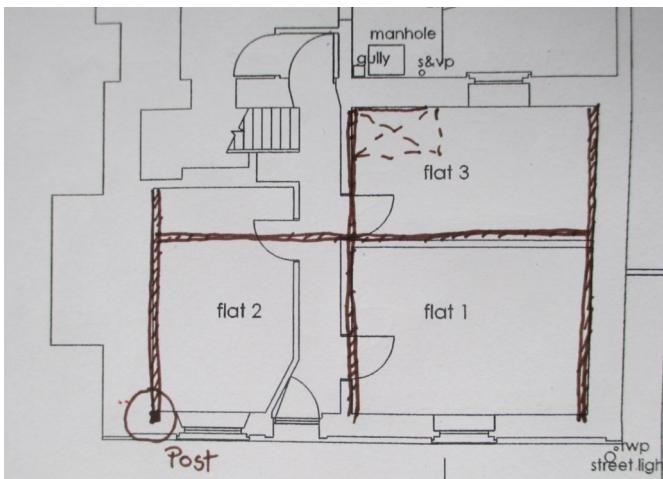


Plate 6: Ground Floor Plan showing 15th C Frame

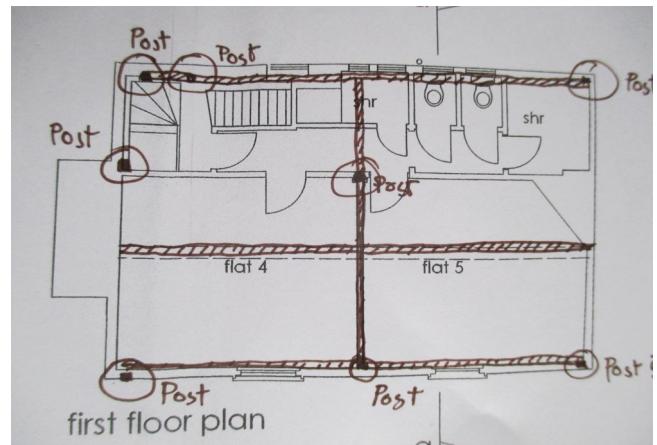


Plate 7: First Floor showing 15th C Frame



Plate 8: G4 North West Corner 15th Century Post and Beam cut when the Jetty was removed



Plate 9: G1 North West Corner 15th Century Post and Floor Joists



Plate 10: G1 16/17th C North Wall and 15th C 1st Floor Joists



Plate 11: P2,4 South East Corner 15th Century Post and External Wall Structures



Plate 12: North Wall 16/17th C Fireplace with later alterations including an infilled 19th C Fireplace

G4- This room was created in the late 19th/ early 20th C when the East and South walls and a solid flat plaster on lath ceiling were inserted. The former has a plasterboard finish now on top of the lathes which remain behind. The 1970's campaign also resulted in the lining out of the north wall which hid a remarkable confection of construction including a 17th C fire place of huge proportions which has at its flanks moulded stone jambs which appear to have been salvaged from the Abbey after the reformation. The fire place was clearly too large for a later generation as it was reduced, with the bressummer cut and left spanning onto a much smaller fire place with brickwork presumably from the 19th Century. Also to the West of this North wall is the original post which defines the line of the original 15th C West wall and adjacent to this are surviving elements of the original north party wall, with wattle and daub, behind which is a metal lath reinforced plaster finish to the chimney stack which would have been inserted when the neighbouring house was demolished in the 1960s.

To the East the construction is all of the late 19th/ early 20th C when the stair enclosure was created. The door to G3 is of the 1970's period. The sash window joinery seems to be of the late 19th/ early 20th C.

It is almost certain that the first floor construction matches the 15th C carpentry visible in G1 and G2, The original North South orientated cross beam is visible below the later ceiling.

The floor is a boarded on a raised structure and this appears again to be of the late 19th/ early 20th C.

G5- The stair enclosure, with wooden boarded linings, seems to date to a remodelling of the late 19th/ early 20th C. It is not clear why the stair was rebuilt at this time, the flight from the first to second floor were installed earlier than the lower flight and it seems likely the arrangement prior to the installation of the corridor in G3 was rather different. This seems to be borne out by the arrangement of the first floor above the East end of the corridor and that the staircase is so vertiginous and has a very restricted landing space.

Below the staircase is an opening in the 1970 period raised wooden floor structure which gives access to the small cellar.

G6- This is the late 19th/ early 20th C Kitchen extension with plain plastered walls and ceiling and modern clay tiled floor. The North wall is effectively the remnants of the extension behind the lost neighbouring house. Otherwise, the south wall has some remnants of an earlier extension to the West and, otherwise sash window joinery matching the pattern and late 19th C date of the other similar windows in the house.

G7- This is a mid/late 20th C conservatory extension presumably added in the 1970's period of alteration. Clay tiled floor, the north wall is made up of remnants of brickwork from the rear extension behind the lost house to the North.

3.4.2 First Floor

Generally- The plan form of this floor level was effectively created in the later 18th C within the original footprint of the 15th C house, The latter is defined by the original frames which largely survive with posts in the four corners of the house and approximately at the centre of the plan and another in the partition between P1, P4 and P3, with North to South running beams on the external walls and at the centre of the plan and a cross tie at the centre orientated West to East. The ties at the north and south external walls are missing and, presumably were removed when chimneys were installed on those elevations at the end of the 16th / early 17th C. The East wall beam is curtailed at the staircase and while the original post survives another seems to have been installed to the South to support the North end of the beam.

The external walls are all of the original 15th C construction, although they are refinished both externally and internally. It is also possible that the East West orientated wall which divides P1 and P4 is of the primary construction, but this would need further investigation to confirm.

There is evidence that the arrangement of the spaces in P2/ P3 in part, at least, also dates to the 18th C. There is some studwork in the partition to the room P2.1 which is clearly from before the 19th C and this defines the corridor line which is otherwise all late 20th C construction. It is possible that the rooms which now are P2.2/ P2.3/ P2.4 and the adjacent part of P3 could have been a single space in the 18th C, but this is speculative. What is clear is that the current staircase from the Ground Floor is not in the location the staircase would have been in the 18th Century or before.

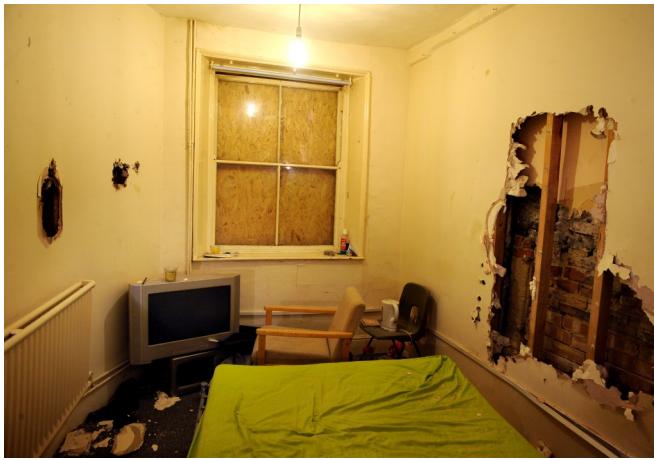


Plate 13; G2 before removal of Plasterboard



Plate 14: G1 before removal of Plasterboard



Plate 15: G6



Plate 17: G2 Water damaged room 15th C Floor Joists



Plate 18: P4



Plate 19: 16/17th C Roof Structure 1970's Alterations

P1- This room, along with P4 and presumably P2.4 were created in the 18th C and generally appear to have finishes and some fittings of that period. Here the ceiling, with the North South orientated 15th C beam downstanding and the beams on the external wall and the partition to P4 obvious, and the walls are finished in plaster with plain skirtings all seemingly of the 18th C. There is also a post, again presumably primary construction at the intersection of the partitions between P1, P3 and P4. The window is of the late 19th/ early 20th C. The door to P3 is modern but the frame/ case is 18th C. In the South East corner is an 18th C squint fireplace with a stepped brick flue partially hidden by modern joinery but, presumably, would have been hidden by 18th joinery originally.

The ceiling to the East is plaster on lathe, but that to the West has the finish removed which exposes the structure of the second floor and indicates quite how that accommodation was created in the 16th / 17th C when the attic was converted and, indeed quite how the structure was reinforced in the 1970 period of work.

The floor has late 19th / early 20th C softwood boards.

The West wall has an area of the external structure exposed and here is evidence of a recent repair- which also relates to the partially completed refinishing of the first floor stucco on the West elevation. Here there are a mixture of early and modern studs/posts and the primary corner post.

P2.1- This is a space created in the 1970's campaign of alterations with all finishes of that period except a mid 20th C steel casement window. There is some earlier studwork in the partition to P3.

P2.2 and P2.3- These wc's have all modern finishes and fittings, including modern casement window joinery.

P2.4- This room has been severely damaged by water. What is clear is that the space was, in common with other rooms in the house, relined in the 1970's works. The partition to P2.3 is of that period but the external walls are primary construction but with later plaster on lathe finish (presumably 18th C). The wall to P1 is 18th C and mainly brickwork of the chimney stack. The ceiling also has a plaster on lathe finish which also must date to the 18th C.

The exposed floor has the 15th C joists/ beams and 19th C boards, many of which are badly damaged but are of the late 19th/ early 20th C.

P3- This corridor/landing is an area greatly remodelled over the years but seems to have had its earliest form in the 18th Century. The walls to the West are of the 18th C as seems to be a short area to the East at the partition to P2.1. It seems likely that the corridor was extended to the south in the 1970's period of alteration to include parts of what had been a single room in the 18th C and which is now P2.2, 2.3, 2.4 and parts of P3. The walls to the West and ceilings have plaster on lathe finish but other internal partitions were plasterboard but are now stripped showing their mid/ late 20th C studwork. The external wall is plaster on lathe and has the 15t C beam and a 19th C casement window. Door openings to the West are 18th C with cases of that date, others are all modern. Modern flush doors to all openings and modern floor finish.

The stair flight to the second floor is basically of the late 16th/ early 17th C period of change, although very heavily rebuilt and with limited fabric remaining from the earliest period. On the staircase are three posts that in the North East corner seemingly original and those in the East and North walls presumably installed at the time the staircase was installed.

P4- This room is a mirror of P1 and has similar finishes and fittings except there is no fireplace and chimney stack.

3.4.3 Second Floor

The attic accommodation was created when the original attic was replaced or remodelled as part of major changes effected in the late 16th/ early 17th C. The current layout and finishes seem to be entirely from the 1970's.

The earliest elements seem to be the north most dormers, both of which predate the 1970's changes, but the window joinery all seems of the later date.

The current attic space exhibits the roof structures which survive from the 16th/ 17th C changes but also significant alterations and reinforcements added to those earlier elements. The roof has a fully lined with modern roofing felt below the machine made clay tile finish..

3.4.4 Cellar

There is a small cellar which has no formal access but is below the ground to first floor fight of the staircase below G5. This has a low head room and rubble retaining walls and an earth floor.

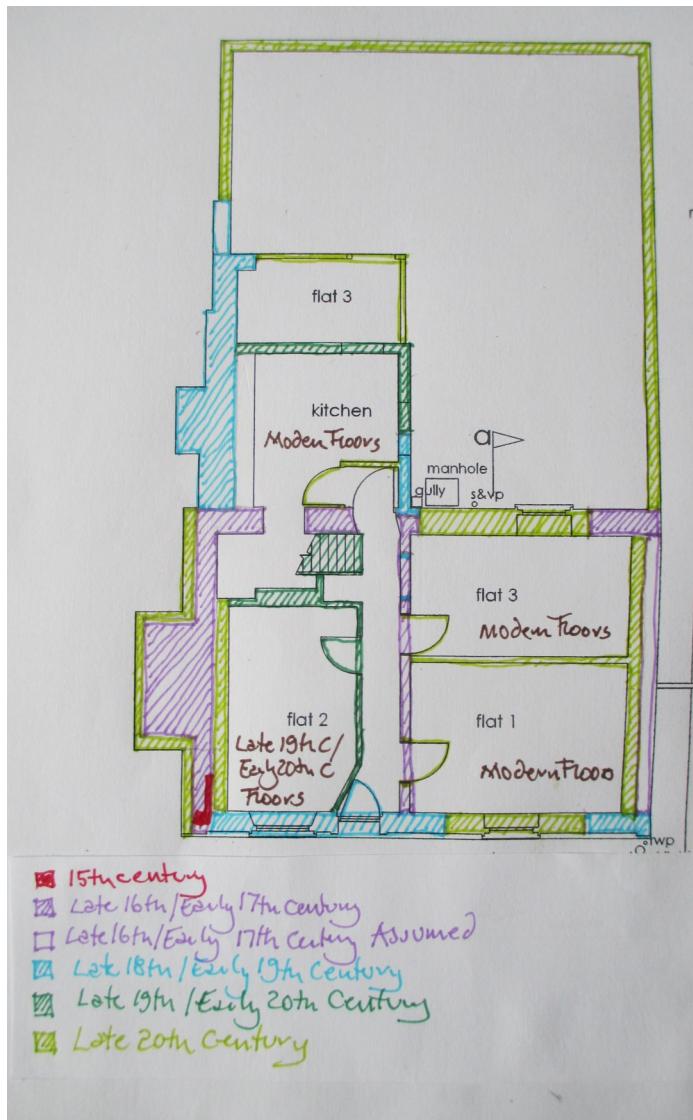


Plate 20: Ground Floor Summary of Periods of Construction

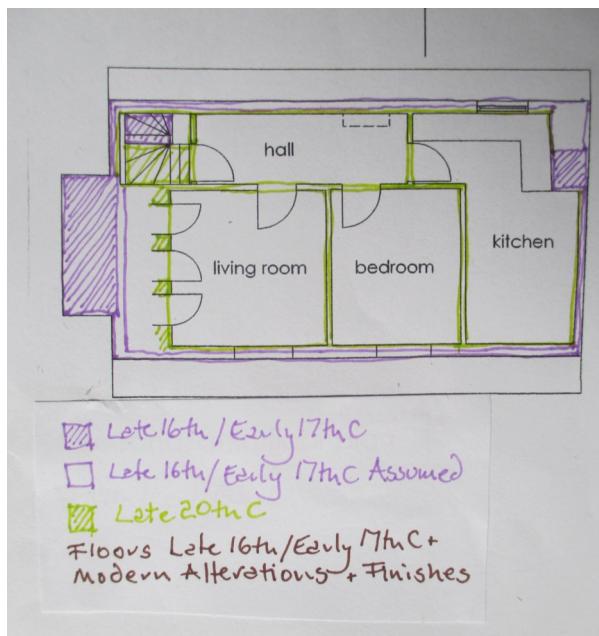


Plate 22: Second Floor Summary of Periods of Construction

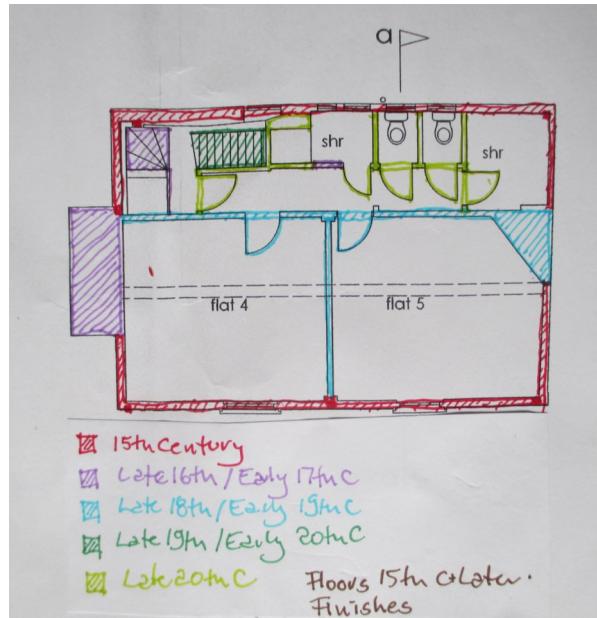


Plate 21: First Floor: Summary of Periods of Construction

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of 11 High Baxter Street, so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated. The assessment begins with a general summary of the building's history and significance; then the various elements of the building are assessed according to a sliding scale of significance, reflecting the extent to which they contribute to the listed building's special architectural and historical interest.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.2 Assessment of Significance

The building itself is a palimpsest. It is not an architectural statement of any significant quality but, rather, it is an extremely old structure which exhibits its history to those who are prepared to study it, but also give significant hints of its origins even in passing. It is clearly a very old building; it needs further interest to discover its most special qualities. The building's history is not remarkable, there have been no events or people of particular interest associated with the house but, rather, the building has been occupied for good or bad by a mixture of people who until more recent years Jane Austen might have described as of the 'middling' type. But these people had their effect on the fabric, not in any grand manner, but in ways which allow us now to enjoy the history of the building through its fabric and plan forms. It has no particular historic interest, excepting of course it tells a long and complicated historical story, and remains the only historic building in High Baxter Street has no other building of its age relate the story of this part of the conservation area.

To summarise the special interest:

It has a core and significant historical fabric and plan form dating from the late 15th Century. This is of the highest significance.

The building was changed significantly in the late 16th or early 17th Century when the attic was converted, and staircases and chimney stacks were added and much of this fabric survives. This is of very high significance.

In the late 18th or early 19th Centuries there was further remodelling and the first floor layout still survives from this period. This is of significance.

There is a presupposition that all of this significant fabric would be expected to be preserved in any changes to the building fabric.

There were other changes from the late 19th/ early 20th Centuries when changes were made in particular to the staircase from the ground to the first floor and a rear extension was rebuilt. Fabric of this period added little to the interest of the building and has no particular quality in itself. In addition the earlier structures to the rear which are in part incorporated into the rear extensions were certainly, also in part or whole, parts of the earlier building to the north of No11. These have no context now and as a result have limited significance.

Finally there were even more fundamental changes effected in the 1970s when the building was converted to multiple occupancy. None of those changes are of special interest and in many ways served to hide much of the historic fabric. Only one thing survives of any interest from this most recent period of use and that is a 'folk art' panel of no great artistic quality but, at least, providing a reminder that even in adversity the artistic spirit can survive.

In terms of the building's setting it is, despite its current condition, an important building in the conservation area and this is particularly as it is evidently the single remaining mediaeval structure in the heart of the street and the only historic building remaining to reveal the history of High Baxter Street. It is expected that such contribution to the setting of the conservation area should be preserved or enhanced in any changes.

5.0 Commentary on the Proposals

This section describes the proposals, what their effect would be on the significance of the building, and on its setting and the Town Centre Conservation Area and why they are acceptable in terms of the legislation and policy.

5.1 Description of the Proposals

5.1.1 The Proposals Generally

The proposals are set out on the drawings and Design and Access statement prepared by Whitworth, architects. In general terms the proposals would see the listed building returned to residential use as a single family dwelling. This would return an historic building to its original and most appropriate use.

The Bury St Edmunds Town Trust are sincerely committed to try and make the historic environment play its part in reducing carbon emissions and as such are committed on this project to try and make this building as sustainable as practical, given its designated status.

The building would be repaired and put into good order. This would mean the earliest fabric from the 15th, 16th, 17th and 18th Centuries would, generally, be preserved with some limited removals described in more detail below. Modern hard render and other such materials will generally be removed and replaced with new materials which would be more appropriate for a wooden framed medieval structure. The roof would be repaired as would the later external window joinery on the west facing elevation. The mixed joinery to the rear would be replaced with a more homogeneous arrangement.

The proposals for each room are described in more detail below, but generally internally the ground floor would be restored to what is believed was its layout in the 17th C, with two rooms, the hall opening off the street. The precipitate late 19th/ early 20th C staircase from ground to first floors would be replaced with new joinery to improve access to the first floor. The rooms on the ground floor would be repaired with the 15th C floor structures exposed (subject to further investigation). Currently the north room (G4) has what appears to be an 18th C lath and plaster ceiling which hides the 15th C wooden structures, further investigation is required to establish the provenance of the plaster but the ambition is to expose the medieval floor frame.

The area of floor above G2 which has been damaged by rot following water leakage would be repaired and the historic structure left exposed.

It is proposed to keep the first floor layout in its current and 18th C form with two large bedrooms. Modern partitioning which encloses WCs and shower rooms would be removed and a single large family bathroom created in the P2 area. In general terms the existing finishes would be retained and repaired.

On the second floor the modern partitions would all be removed and the space reconfigured to create a single large bedroom with ensuite WC/ Bathroom facilities.

The surviving rear extension, which is a confection of materials of different ages dating from the 18th to the late 20th C would all be removed and replaced with new construction which would extend to the East boundary wall. This extension is designed to provide modern family living accommodation in the form of a single space with kitchen and sitting areas.

At the East boundary would be an external cupboard/ plant room which would house the air source heat pumps which should provide a large proportion of the heating/ cooling require for the house as a whole. The extension would be contemporary in design and, taking inspiration from the back-land type structures which would have been common in service streets like High Baxter until the 1960s clearances; it would be clad and roofed in corrugated steel in a black finish. This material would finish above a new red brick North boundary wall. There is a structural requirement for lightweight construction for the extension as the structural capacity of the retaining wall to the rear of the buildings in Low Baxter Street is limited. The lightweight wooden frame and steel cladding will keep this new building as light as possible. This new element of the house is expected to provide two key benefits:

It would mean that the house has a modern element which maximises the use of the site and which would make it more commercially attractive and improve the overall viability of the project.

It would provide the accommodation for services which would make the building overall as sustainable as possible, given its historic nature.

Otherwise the building will be completely replumbed and rewired with all new fittings. The new extension would have underfloor heating while elsewhere the house would have radiators, with pipework hidden in the structure if possible.

5.1.2 The Detail Proposals Externally

In addition to the changes described above there would be the following alterations;

The repaired and new window joinery would be fitted with ultra slim line double glazed units. This would replace glass which is largely 20th C and certainly no historic fabric would be effected. The windows to the West elevation would, in addition, be fitted with secondary glazing internally. This would largely be for acoustic purposes, but in association with the double glazing this would help reduce the building's carbon footprint.

The door to the street would be replaced with a new four panelled model, reflecting the 19th C nature of the fenestration, and the cornice to the restored 18th C door-case would be reinstated.

The wooden framed external walls would be insulated and the ground floor elevation brickwork to the street would be rendered over with lime stucco to match the material at first floor level. To the rear the ground floor brickwork would be painted in mineral paint leaving its history of development exposed. The West facing elevation would be rendered with panels at first floor level to reflect earlier (presumably 18th C) designs known to have been present prior to recent (unfinished) repair work.

The modern chimney pots to the north stack would be replaced with more traditional models.

The rear area paving would be lifted and repaved.

5.1.3 The Detail Proposals Internally

In addition to the changes described above there would be the following alterations;

In G1/G2:

The late 20th C blockwork on the south wall would be removed and 18th C panelling to the West side exposed and repaired. Depending on further investigation, the area to the East side of this wall would also be fitted with matching panelling, which would enclose a new soil pipe from bathrooms above. The chimney breast and fire place would be repaired and made usable.

On the North wall the 17th C plaster and low level dado panel would be conserved and the later door opening to the West would be infilled in similar construction. The opening between G2 and G3/G4 would be fitted with a new door-case to match 18th C models elsewhere in the house and a four panelled door.

The late 20th C concrete floor would be retained and a new parment type tiled finish installed.

In G3/4/5:

The door opening between G5 and G6 would be infilled with studwork and plaster finish.

A new four panelled door would be fitted within the existing frame to G6 and new cupboard joinery in a similar detail would be fitted to the West of the chimney breast.

The chimney breast and fireplace on the North wall would be repaired and made usable and the area of 15th C wattle and daub and corner post to the West would be conserved and enclosed within a new cupboard.

A simple plain balustrade staircase would be fitted to give access to the first floor with the existing opening expanded within an area of the first floor which is all modern fabric.

The existing wooden boarded floor would be retained, cleaned and polished. A trap would be created to allow access to the cellar below the new staircase.

On the First Floor:

The existing wooden floors would be retained, cleaned and repaired, that in P2 would be reinstated to materials to match those in adjacent areas.

In P1 the squint fireplace would be opened up and made usable, and the cupboard joinery adjacent redesigned to rather reflect the 18th C modelling of the room.

The new door opening from P3 to P2 would match other adjacent details and four panelled doors would be fitted generally.

On the Second Floor;

Here new finishes and joinery would match models on the floors below.

5.2 Implications of the Proposals

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 192 of the NPPF identifies the following criteria in relation to this:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

With regard to potential 'harm' to the significance of a designated heritage asset, in paragraph 193 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

It is, therefore, necessary to assess the implications of the proposals and what their affect would be on the significance of the listed building, its setting and the Town Centre Conservation Area (CA).

To begin with it is of the highest importance to understand that the building in question has been vacant for approaching three years and approaching a year ago it was acquired by the Bury St Edmunds Town Trust (BTT). The BTT are a charity whose primary aim is to ensure the survival of historic buildings in Bury St Edmunds. They have a track record going back to the 1970s of undertaking projects to save historic buildings in the town which, otherwise, were not commercially viable. 11 High Baxter Street is another such building which, while a building of great interest, was not a building which could command a market value which could sustain its historic fabric. That is why the BTT acquired it. That the BTT are a charity and are not obligated to make a profit from their property affairs means that they are (perhaps) uniquely able to take on the project to return a rare survivor in this part off the Town Centre Conservation Area to a viable use. The proposals put forward now would allow such an 'optimum viable use' to be created for the building which would have very limited effect on the building's 'special interest' or significance. This would be a very, very major benefit.

To enable the restoration works to approach being commercially viable requires not only the historic building to be beautifully repaired to a very high standard it also requires the some (relatively) minor extension to provide the kinds of facilities which would be difficult to accommodate in the historic fabric, but which would be considered 'de rigour' for a house of this quality in such a town centre location. It must be remembered that while High Baxter Street is within the Town Centre CA it does not have the appeal of (say) Hatter Street, or College Street. It is a robust environment which has for well over a hundred years been effectively the service road to the retail properties in Buttermarket. The kind of people who are likely to buy this house are not those who want a 'chocolate box' listed property, they are people who want a building of real character but which has all 'mod cons' and where the house is more important than the location.

So it is with this background that the proposals need to be understood. This is a building which had no commercial future without the intervention of the BTT and the proposals, while not commercially 'profitable' are able to be supported by the BTT but to do this there needs to be some additional space to improve its viability and reduce risk.

So addressing what may be thought to be the most controversial aspect of the proposals first and that is the proposed extension which would result in the loss of some historic fabric to the rear of the house. While some of this fabric goes back to the 18th C it now has no context and, indeed, at least in part was part of the lost neighbour to the north of No11. So its significance is rather diminished as a result and it has no use as such and rather takes up valuable floor space which would be otherwise incorporated into the proposed extension. On the other hand the proposed extension would help make the house as commercially viable as possible. And, in terms of the proposed design, it would be a clearly modern element added to the historic building in the manner of such earlier service buildings. It would cause the removal of historic fabric but would otherwise result in a rather better setting in the conservation area overall, so would not harm either the setting of the listed building or the CA. Overall there would be at worst some minor harm resulting from the loss of historic fabric resulting from this element of the proposals but enhancement of the setting of both the listed building and the CA.

Other loss of fabric would include the removal of the ground floor partition between G3 and G4. This would see the loss of late 19th/ early 20th C fabric of limited significance, but would see the earlier plan form restored, leading to an benefit overall.

The replacement of the ground to first floor staircase would result in no loss of historic fabric. Both the staircase and landing area to be removed are 20th C construction of no significance and so, as the change would mean that .

the first floor could be more easily accessed, this would help make the building to be put into its optimum viable use and a benefit.

By the same token the changes to the first floor bathrooms in P2 and the second floor generally would see only the loss of 20th C fabric of no significance and again the proposals would help secure the building's optimum viable use again this would be a benefit.

The other removal of 20th C fabric in G1/2 and elsewhere would also be beneficial as these would see historic features exposed and the building's significance to be better revealed.

Double and secondary glazing of listed buildings is sometime considered unacceptable and certainly here the proposal is made with sustainability in mind, but also because the window joinery is not of any great significance and there would be no loss of historic glass. The secondary glazing would be primarily to reduce noise levels on the street frontage, all of these changes would help improve the viability of the house and while may be considered harmful would be very minimally so and this harm would be mitigated by the benefits explained above.

Another issue may be the potential loss of an 18th C plain plaster ceiling in G3/4. However, while the provenance of this ceiling would need to be proven before any decision is made on its future, the really significant fabric of this house is from its origins as a late 15th C house. To better reveal that significance it would seem worthwhile to lose what is a relatively common plain plaster ceiling, even if it were to date to the 18th C. It is hard not to believe that to remove something much more common and of much less significance than a 15th C floor structure to allow that carpentry to be seen would not be a benefit

There are two further aspects of the proposals which should not be undervalued and they are the approach to make the building as environmentally sustainable as possible and the commitment to see the fabric repaired and restored to the highest standards.

It is the belief of the BTT that society as a whole has a duty to address the global climate crisis and every development has to make its own contribution, the proposals for 11 High Baxter Street would do that.

Otherwise, Bury St Edmunds is a prosperous and, frankly, affluent town overall and almost all of its historic buildings are in healthy viable commercial uses which help sustain their fabric. 11 High Baxter Street is an anomaly and may be so because its history has been so hidden by later changes and because it is so isolated in the CA. It is such an anomaly that there may never be any more Medieval buildings that require such rescuing in the town. The BTT is committed to not only undertaking repairs of an exemplary standard to it but keen that our community has the opportunity to see this process through its links with the West Suffolk College and its membership. This too would be a great benefit.

5.3 Justification of the Proposals

Starting where we finished above the proposals would satisfy the requirements of the NPPF set out in paragraph 192 as they would:

sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation;
help sustain the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
provide limited new development which would make a positive contribution to local character and distinctiveness.

In addition with regard to potential 'harm' to the significance of a designated heritage asset, in paragraph 193 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 196, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Set out in section 5.2 is an explanation of the heritage issues raised by the proposals and an assessment of whether or not they constitute 'harm' or a 'benefit' (either public or heritage). This addresses the two paragraphs 193 and 194 above. To address the paragraph in 196 the following are the perceived 'less than substantial harms' which would fall out of the proposals:

The removal of 18th C and later fabric at the rear of the property which has no context but the removal of which would allow the better rebuilding of a new rear extension which would add viability to the listed building and enhance both the setting of the listed building and the CA.

The removal of other less significant fabric, such as a (potentially) 18th C ceiling on the ground floor and the replacement of window glass with ultra-thin double glazing.

On the other hand the public and other benefits which would fall out of the proposals are manifest and include:

Returning a listed building which has been proven to be unviable in any commercial manner to a condition where it would have its optimum viable use as a single family house.

Repairing and restoring the fabric of a 15th C house to enhance it and its CA setting and to help extend its life after years of neglect which had led to it blighting rather than enhancing the CA.

Extending the heritage asset with a new building which would lead to both an enhancement of the setting of the building and the CA.

Making changes to the listed building to improve its carbon footprint and to make it more environmentally sustainable.

Remodelling and presenting the listed building in ways that mean its significance can be better revealed both internally and within the CA.

Even without going into detail it must be obvious that the benefits which would accrue from the proposals would greatly out-weigh the very much 'less than substantial harm' that they would cause, so, therefore, the condition of the NPPF outlined in paragraph 196 is also met and as a result the proposals meet all the criteria of the NPPF.

5.3 Conclusion

This report has examined the history and development of this fascinating historic building and established its significance. It has, thereafter, explained the proposals to bring the building into its next phase of life and reviewed these against the significance of the building to establish what 'harms' and what 'benefits' would result from the proposals. It has explained the sorry recent history of the building: the way that its significance has been hidden by changes, especially in the 20th C but really from the early 19th C, and how this has meant that while, by good fortune, it survived the clearances of the 1960s, it did so undervalued and in the most miserable of residential uses as an HMO.

That the BTT bought the house and is determined to restore it for the benefit of both the building and the wider community has to be seen as a good thing. The building has not been commercially viable and it was only the Trust's charitable status that has meant it could bring forward the proposals which are now presented. These are not extravagant proposals but do try and make the building both attractive to potential future owners and as viable as possible.

Irrespective of this the report has established that the proposals meet the requirements of the NPPF particularly as they would provide major benefits, not the least of which would be to provide the building with its optimum viable use. It is, therefore, the conclusion of this report that the submitted proposals should be granted consent.

Appendix I - Statutory List Description

BURY ST EDMUNDS

TL8564SW HIGH BAXTER STREET 639-1/14/435 (East side) 12/03/96 No.11

II

House. C17 core with C18 and C19 exterior. Timber-framed, part roughcast, part brick faced. Square roughcast panels to the upper storey of the front; painted brick to the lower storey. Plain tiled roof with a moulded timber eaves cornice. Probably originally jettied on the front and along the south gable: a bulge along the gable wall lines up with the top of the brickwork, which may underbuild a jetty along the front. Now in an isolated position as the sole survivor of a former continuous row of buildings along the east side of High Baxter Street. EXTERIOR: 2 storeys and attics: 2 window range: sashes with a single vertical glazing bar in flush cased frames. 2 gabled dormers in the front slope of the roof with plain bargeboards and spike finials have small-paned 2-light casement windows. 2 dormers also in the rear slope. An off centre entrance door in a plain wood doorcase with flat cornice hood. The chimney-stack at the north end has a shaft of Tudor bricks. INTERIOR: plain main cross-beams exposed on the ground floor and in one upper room the wallplates and main beams. The timbers are plain with chamfers. The roof was renewed in the C18, when an extension along the rear widened the building.

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(I) of the above Act states that:

... with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (February 2019). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

190. 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.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 192 of the NPPF identifies the following criteria in relation to this:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 193 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 195 of the NPPF states that:

...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, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following:

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In terms of non-designated heritage assets, the NPPF states:

197. 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 balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 200 states that:

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 201, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on the 23rd July 2019 to support the National Planning Policy Framework (NPPF) 2019 and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is 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 every day use and as yet undiscovered, un-designated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both planning and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is a viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance. It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 193-196 of the National Planning Policy Framework.

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

sustaining or enhancing the significance of a heritage asset and the contribution of its setting

reducing or removing risks to a heritage asset

securing the optimum viable use of a heritage asset in support of its long term conservation

Local Policy

Below are the relevant former St Edmundsbury and the current West Suffolk District Council policies which affect change in the historic environment:

Former St Edmundsbury Core Strategy 2010

Policy CS3 Design and Local Distinctiveness

Proposals for new development must create and contribute to a high quality, safe and sustainable environment.

Proposals will be expected to address, as appropriate, the following components:

- detailed heritage and conservation design appraisals and information;
- consideration of protection of the landscape and historic views;
- an understanding of the local context and an indication of how the proposal will enhance the area and improve community safety;
- protection of the natural and historic environment;
- in proposals for housing, the density and mix of housing;
- provision or enhancement of open space, play, leisure and cultural facilities;
- access and transport considerations.

Concept Statements/Development Briefs and Masterplans will be required for sites which by virtue of size, location or proposed mix of uses are determined by the local planning authority to require a masterplanning approach. A landscape/townscape appraisal will be an essential component for Concept Statements, Development Briefs and Masterplans. Area Action Plans and Site Allocations DPDs will define those sites where this approach is required. In some cases the content required for Concept Statements will be included in Area Action Plans.

In Bury St Edmunds and Haverhill improvements to the environment of streets and spaces to secure attractive, safe and people-friendly town centres will be a priority. Proposals for new development in the towns will be required to contribute to improving the public realm. The Area Action Plans and the Development Management DPD will include specific schemes and policies to support this.

Former St Edmundsbury Local Plan 2015

Policy DM15: Listed Buildings

Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;
- b. contribute to the preservation of the building;

Policy DM17: Conservation Areas

Proposals for development within, adjacent to or visible from a Conservation Area should:

- a. preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area;
- b. be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting;
- c. retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area;
- d. retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and flint or clunch walls;
- e. include fenestration which respects its setting;
- f. use materials and building techniques which complement or harmonise with the character of the area; and
- g. demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. The proposal should demonstrate how the key characteristics of the character area have been addressed.

New shop fronts, fascias, awnings, canopies, advertisements and other alterations to commercial premises must be of a high standard of design which respects the character of the Conservation Area and the building to which they relate. Standardised shop fronts, unsympathetic 'house' signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be granted consent. Where it can be demonstrated that premises rely principally on trading after dark externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible.

Proposals to demolish buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Area will only be permitted in very exceptional circumstances. Applicants must demonstrate that they have addressed the considerations set out in national legislation and guidance for such proposals. In particular it should be demonstrated that:

- i. the building or structure is structurally unsound and beyond reasonable repair, or the proper repair of the building would result in the loss of the qualities which give it architectural or historic interest; and/or
- ii. all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits, and in both cases
- iii. planning permission has been granted for the redevelopment of the site and a contract for the carrying out of the works has been made.

All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a Conservation Area or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the area, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Policy DM18: New Uses for Historic Buildings

Permission for the adaptation of a historic building to sustain a new use will be permitted where the proposal will protect the special significance of the building, and would not have a detrimental impact on:

- a. the character, appearance and setting of the building or significant elements of the building's historic fabric;
- b. the scale, height, massing, alignment, style and materials of the building;
- c. the form, function and manner of construction of the building.

All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a historic building or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the building, the work proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

West Suffolk Vision 2031- 2014

Aspiration 26

THE HISTORIC AND NATURAL ENVIRONMENT IS MANAGED, PROTECTED, MAINTAINED AND ENHANCED.

14.5 Connecting historical assets increases their significance as a group. Connecting historical and natural assets with each other brings together two of the town's most important attractions. Connecting historical and natural assets with local people links the environment to the people who enjoy it and can help protect it. Although residents and visitors value the town, it is often hard for them to identify and articulate exactly what makes it special. Improving their knowledge and understanding can help to increase their appreciation. There are several local amenity groups interested in the historic and natural environment. They represent a valuable resource of local knowledge which could be better used.

14.8 Bury St Edmunds is recognised as a town of considerable archaeological importance and the archaeological remains form an essential and valuable part of Suffolk's identity. Attention is drawn to Appendix 3 which shows the part of the town which is of particular archaeological significance is the historic core, the majority of which lies within the former town walls defences. Beyond this area, the town lies in the wider landscape of the Lark Valley, and there are Prehistoric, Anglo-Saxon and other period archaeological sites within and near the modern town boundaries.

Bury St Edmunds Town Centre Conservation Area Appraisal and Management Plan Revised 2012

This supplementary planning document does not refer to High Baxter Street, perhaps not surprisingly.

Appendix III - List of Plates

Plate 1: West and North Elevations

Plate 2: Rear/ East Elevation

Plate 3: Ground Floor plan with room numbers

Plate 4: First Floor plan with room numbers

Plate 5: Second Floor plan

Plate 6: Ground Floor Plan showing 15th C Frame

Plate 7: First Floor showing 15th C Frame

Plate 8: G4 North West Corner 15th Century Post and Beam cut when the Jetty was removed

Plate 9: G1 North West Corner 15th Century Post and Floor Joists

Plate 10: G1 16/17th C North Wall and 15th C 1st Floor Joists

Plate 11; P2,4 South East Corner 15th Century Post and External Wall Structures

Plate 12: North Wall 16/17th C Fireplace with later alterations including an infilled 19th C Fireplace

Plate 13; G2 before removal of Plasterboard

Plate 14: G1 before removal of Plasterboard

Plate 15: G6

Plate 16: P1 before removal of Plasterboard

Plate 17: G2 Water damaged room 15th C Floor Joists

Plate 18: P4

Plate 19: 16/17th C Roof Structure 1970's Alterations

Plate 20: Ground Floor Summary of Periods of Construction

Plate 21 First Floor: Summary of Periods of Construction

Plate 22: Second Floor Summary of Periods of Construction