

**Planning and Heritage Support Statement.**

**Full Planning Application for The Temporary Retention of a Relocatable Building as an Education Centre and Local Museum:**

**Land at :  
Garden Cottage,  
Colchester Road,  
St Osyth,  
Essex.  
CO16 8HA**

**03/02/2024**



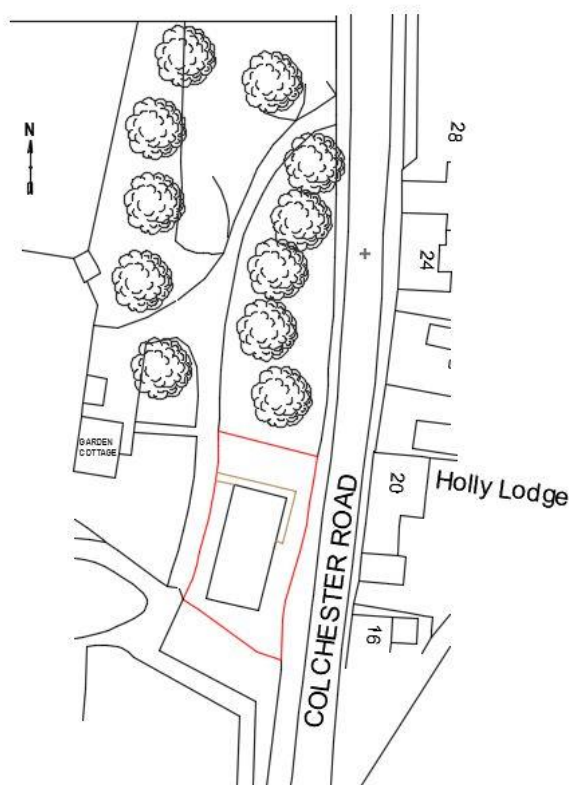
## Background.

This Design, Access & Heritage Statement is prepared on behalf of St Osyth Priory and Parish Trust and accompanies a full planning application for the temporary retention of a relocatable building for the ongoing use as an Education Centre and Local Museum relating to the history of the St Osyth Priory and that of St Osyth locality.

The proposal is to retain the relocatable building comprising 138 sq m of education amenities, a local office and WC facilities together with associated car parking for the assistants.

The application is in full, with the intention that the anticipated conditions are thought of and dealt with within this application.

This Planning Support Statement has been written to meet the requirements of the Town and Country Planning Development Management Procedure (England) Order (as amended), this statement forms an integral part of the full application and shows a suitable solution for the proposed site that has had support indicated from English Heritage.



**The Site**

## **Proposal and Location.**

The plot of land that has been chosen for the application is below 0.1 ha in area and is part of the amenity land relating to Garden Cottage which is owned by The St Osyth Priory.

The site is accessed via the existing crossover and driveway from of Colchester Road, St Osyth.

Originally the proposal to retain the temporary building shown above had evolved after discussions with Tim Murphy of Place Services and Matt Lang of the Tendring District Council Planning Department, Sonia Grantham and Andy Booth of the St Osyth Priory and Parish Trust and Andy Cameron and Roger Wright of Wright Ruffell Cameron Ltd, architectural design services.

It was agreed that the building is very utilitarian in design and function and that it was for a temporary solution over 3 years so has little impact on the local scenery and very little harm to the heritage asset nor the ground beneath and around the structure.

The site is protected and shielded from view from Colchester Road, St Osyth by the existing solid red brick wall, forming part of the Priory enclosure.

### Update to the use.

Following the initial temporary planning approval (21/00248/FUL) it was planned to move the use over to a newly refurbished area of the Priory before the current approval came to an end, following the slow emergence out of the covid lockdown for both the Education Centre and refurbishment works around the Priory this has been delayed, it is still the trusts intention to move to the Tithe Barn within the new approval period.



**Access to site from The Street.**



## Context.

The area is within the Settlement boundary of St Osyth and is found at the North End of the village crossroads.

The site is adjacent to a regular bus route to both Clacton and Colchester with the closest bus stop at 200m away (see below). The main source of access to this attraction is intended to be by coach parties and individual visitors, both of which will be using the car/coach parking off the Bury in front of the Priory main access, see appendix A.

The site and the surrounding village are both dominated by the Grade I Listed Priory, which is visible from the B1027 and surrounding countryside as well as the village street, the statutory list description is within the heritage statement.

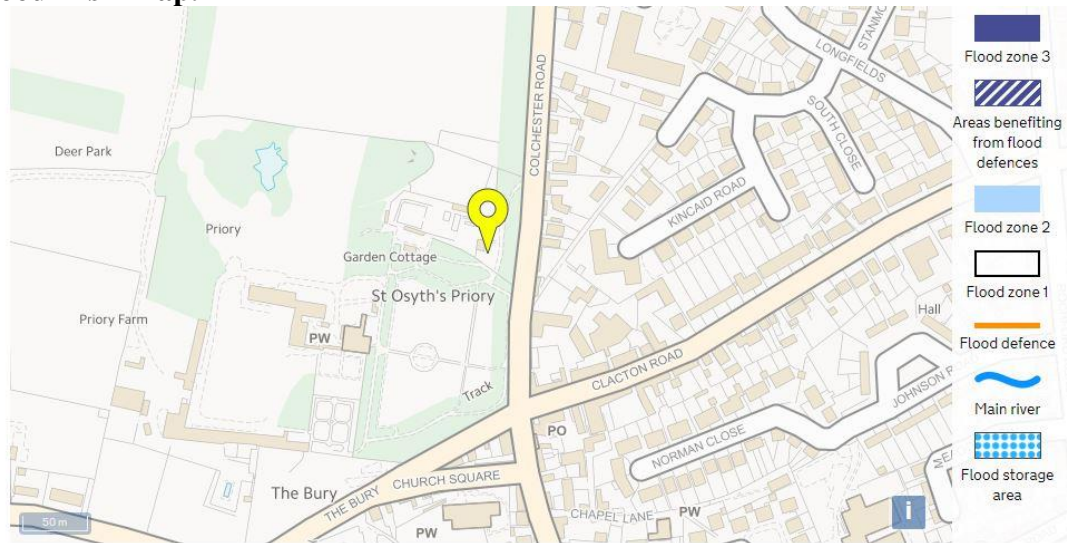
The Priory itself is visible from the various public footpaths whereas the Education Centre will be out of sight from the incoming Colchester Road.

St Osyth is a semi-rural community containing solid institutions which are found within the village including shops, take away outlets and offices, there can also be found the primary school, public house, church, chapel, village hall together with well supported groups within the community.



Bus Stops Near the Site.

## Flood Risk Map.



**The Site is outside of any flood risk as shown on the Environment Agency's Mapping system.**

## Planning Policy Context.

**Economic** – the Education Centre, albeit on a temporary basis in this format, will add to the economy due to the incoming tourism.

**Social** – The development is in a sustainable location with some local facilities and employment opportunities, and with good access to public transport.

**Environmental** – The site is well related to the village and sited to have little impact on the local area.

There would be no appreciable harm arising from the development that would outweigh the benefits outlined in relation to the 3 arms of sustainable development above.

## Highways.

The proposed Education Centre utilises the existing accesses and parking facilities and so should not be an issue with the Highways Department.

## Use and context.

The use will be Educational and uses existing parking facilities.

The retention of this relocatable building is proposed for the short term solution to the Education Centre development prior to the conversion of a unit within the Priory to serve this purpose.

**Amount.**

It is proposed to retain the existing relocatable building for Educational purposes and will comprise of the single unit, the building is low- key so as to have no appreciable impact on the setting of the adjacent building and surrounding wall. and in particular,

**Landscaping.**

The landscaping will be quite utilitarian and minimal to allow access to the Education Centre and St Osyth Museum and so will comprise of hard landscaping for wheelchair access around the building and car parking arrangements for the volunteer helpers.

**Appearance and Scale.**

The building is 17.4 m long a 7.8 m wide clad in insulated plywood decorated with Sandtex, insulated flat roof and floor. Upvc windows and doors.

**Conclusion.**

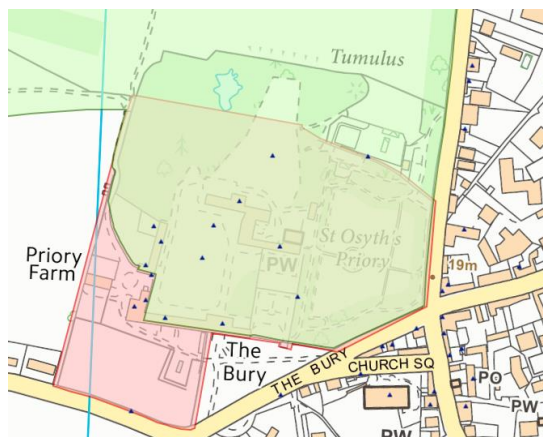
The application is for a temporary relocatable building in the grounds of Garden Cottage, Colchester Road, St Osyth to act as an Education Centre and Museum for the benefit of the village of St Osyth and it surrounding areas.

Additional information for the running / attendance and visitor feedback has been provided within included documents “Ed Centre Feedback” & “Education Centre 2023”

**Andy Cameron**  
CIAT (Affiliate), OCDEA

**Wright Ruffell Cameron Ltd.**

## Heritage Statement.



## Listings.

### Kitchen garden walls and attached bothies north-east of St Osyth's Priory

**Heritage Category: Listed Building**

**Grade: II**

**List Entry Number: 1416974**

**Date first listed: 20-Mar-2014**

**Statutory Address: The Priory, St Osyth, Clacton-on-sea, CO168NZ**

The mid-to late-C18 kitchen garden walls and attached bothies north-east of St Osyth's Priory are listed at Grade II for the following principal reasons:

**Architectural interest:** their relatively early date and high degree of intactness confers special architectural interest.

**Group value:** the walls and bothies have clear historical and functional group value with the designated buildings at St Osyth's Priory and the registered Park and Garden.

**Historical interest:** the kitchen garden was probably constructed by the fourth Earl Rochford, a significant figure in the historical development of St Osyth's Priory and its landscape.



Heritage Category: Scheduled Monument

List Entry Number: 1002193

Date first listed: 10-Aug-1923

Date of most recent amendment: 15-Aug-2014

Location Description: Cloister TM1217015699 West Court TM1208615695

Statutory Address: The Priory, St. Osyth, Clacton-on-sea, CO16 8NZ



St Osyth's Priory, a house of Augustinian Canons founded in the early C12, including the remains of part of the post-dissolution mansion built by the 1st Lord Darcy after 1553, and the remains of a range added by his son, the 2nd Lord Darcy.



Heritage Category: Park and Garden

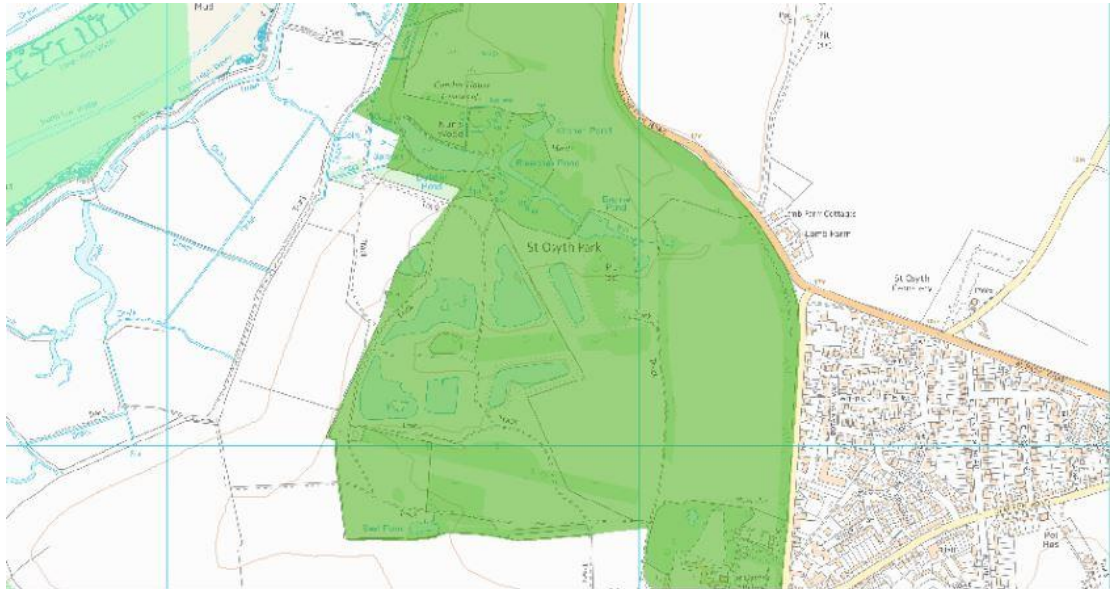
Grade: II

List Entry Number: 1000237

Date first listed: 01-Jul-1987

Date of most recent amendment: 20-Mar-2014

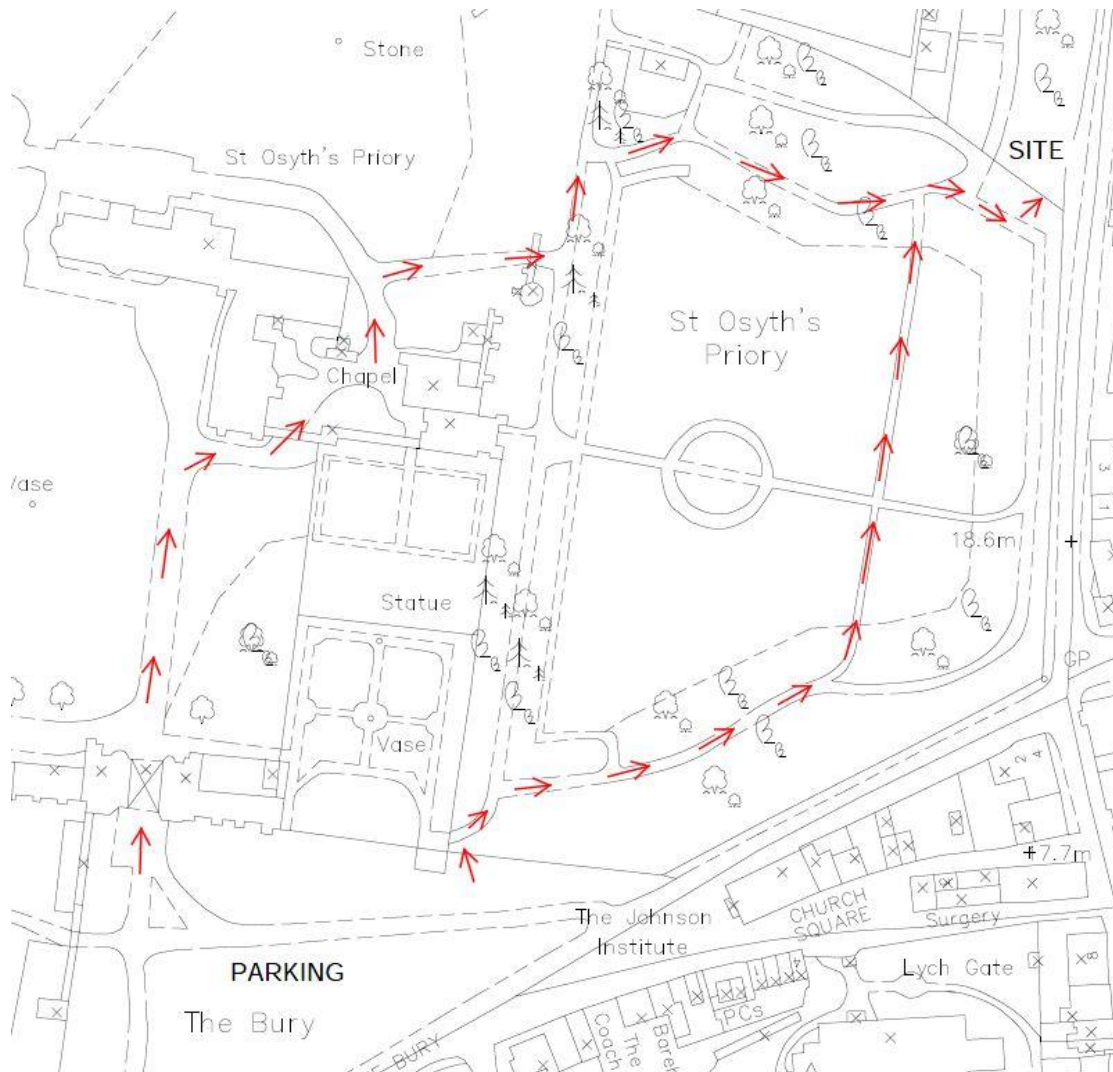
Location Description: Park and Garden at St Osyth's Priory, The Bury, St Osyth, Essex, CO16 8NZ.



The Park and Garden at St Osyth's Priory is registered at Grade II for the following principal reasons:

\* Historic interest: the designed landscape reflects the multi-phased history of the Priory and its estate, contributing to the national historic importance of this site; \* Landscape design: the designed landscape is predominantly C19 in character but retains elements of monastic, post-Reformation and C18 arrangements. Of these The Green, Nun's Wood and formal gardens to the south and east of the Abbot's tower and Darcy House ruins are particularly significant; \* Group value: the Park and Garden has strong group value with, and provides an important setting to, the St Osyth's Priory Scheduled Ancient Monument and numerous listed buildings on the site most of which are of exceptional architectural and historic interest.

## Appendix A



**Access from Bury Parking area to the site.**