

Knoll House Hotel, Studland Heritage Statement edp4741_r001b_090518

1. Introduction

- 1.1 This Heritage Statement has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Knoll House Hotel Ltd. It has been produced to support a planning application for redevelopment at Knoll House Hotel, Studland, Dorset (hereafter referred to as the 'site').
- 1.2 The proposed development comprises the partial demolition of an existing hotel building and the erection of a new hotel extension to include 30 rooms, the erection of 38 apartments, 25 villas and ancillary leisure facilities and associated parking, servicing and landscaping. The façade and colonnade of the former Knoll Hill House, dating from the early 20th century, will be retained in the redevelopment, with the remainder of the structure and those dating from the mid and late 20th century being removed.
- 1.3 This Heritage Statement sets out the findings of a review of relevant records related to heritage assets to gauge: (1) the potential for the site to result in change to the setting of surrounding designated heritage assets (i.e. the environment in which they are experienced); and (2) the potential for the site to contain hitherto unrecorded archaeological remains and, if so, what their likely level of significance is.
- 1.4 In these terms, it provides sufficient information to address the requirements of Paragraph 128 of the National Planning Policy Framework (NPPF).
- 1.5 The site is located c.500m to the north of Studland and is centred on NGR 403096, 83287. It comprises an existing hotel complex, with buildings dating from the 20th century. It is located between 25 and 30m above Ordnance Datum (aOD) and is situated on Parkstone Sand Member and a small amount of Broadstone Clay Member along the western and southern boundaries, with no superficial deposits (www.bgs.ac.uk).

2. Methodology

- 2.1 The following Heritage Statement was produced in reference to relevant national guidance, comprising the *Standard and Guidance for Archaeological Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017) and Historic England best practice guidance (HE, 2015, 2016 and 2017).
- 2.2 It involved consultation of information from the following relevant sources:
 - Dorset Historic Environment Record (HER);

- National Heritage List for England; and
- Online sources of historic mapping.

- 2.3 The statement firstly sets out any potential for the proposed development of the site to result in changes to the setting of designated heritage assets within a wider 1km radius study area, and whether such changes would result in harm to their heritage significance.
- 2.4 Secondly, the statement analyses relevant records for previously recorded non-designated heritage assets within the study area and determines the potential for the site to contain hitherto unrecorded remains and what their likely heritage significance is.
- 2.5 The statement concludes by placing its findings in the context of relevant national and local planning legislation and policy, in this instance encapsulated in the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and the Purbeck Local Plan (2012).

3. Designated Heritage Assets

- 3.1 The site does not contain any designated heritage assets – as defined in Annex EDP 2 of the NPPF; where there would be a presumption in favour of their retention/preservation *in situ*.
- 3.2 In the wider study area there are a total two scheduled monuments, 24 listed buildings and one conservation area. There are no world heritage sites, registered parks and gardens or registered battlefields.

Scheduled Monuments

- 3.3 The scheduled monuments are located c.170m to 270m to the south of the site and comprise two bowl barrows (**1014298** and **1014297**), i.e. funerary monuments dating from the Late Neolithic to Late Bronze age periods. They are described as surviving well as earthwork features, consisting of a mound surrounded by a ditch. They derive their significance from their historic and archaeological interests, as survivals of prehistoric religious remains that have the potential to contain further information on the ritual practices of the mid-prehistoric period, and the contemporary populace more generally.
- 3.4 In terms of their wider setting, they are described as being part of a dispersed group of round barrows situated across Godlingston Heath. However, the extent to which such associations can be appreciated are limited by the intervening planted and built environment of the landscape. Indeed, one of the barrows (**1014297**) is physically isolated within the gardens of a residential property. As such, the setting of these barrows makes limited contribution to their significance, mainly derived from providing space in which to appreciate their form and a limited ability to understand their group value.

3.5 The site, being a collection of 20th century structures linked with modern hotel use, is not considered to make any contribution to these scheduled monuments. Indeed, its location does not interrupt any intervisibility between the barrows. The proposed development, involving the replacement of the current modern buildings with further hotel structures, would present a barely perceptible change, which would not result in harm to the significance of either scheduled monument.

Listed Buildings

3.6 The listed buildings can be broadly divided into two groupings, comprising (1) World War II defensive structures, spread along the coastline; and (2) those related to the settlement of Studland including cottages and a church. These are all Grade II listed, other than the Grade I listed Parish Church of St Nicholas (**1120271**) in the village c.0.9km to the south-east of the site.

3.7 The first group comprises gun emplacements and Fort Henry (**1411830** and **1411809**), observation posts (**1411833**, **1411832** and **1411831**), pillboxes (**1411819**, **1411815** and **1411813**), some of which were accompanied by anti-tank pimple (**1411821**), and standalone anti-tank defences (**1411810**). These formed part of the Studland Bay defences, which were constructed in 1940 against German invasion, and therefore were designed implicitly to face seawards. By 1943, with the threat of invasion receded, it became a training area for D-day preparations.

3.8 These listed buildings derive their significance from their historic interest, as part of the network of defences constructed in World War II, and to a lesser extent, their architectural interest, as they demonstrate thinking in terms of military stratagems and defensive considerations of the period.

3.9 In terms of setting, the interrelationship of these listed buildings (i.e. their group value) and the association with the coastline around Studland make positive contributions to their significance.

3.10 The second group includes houses/cottages (**1120288**, **1305176**, **1120275**, **1323433**, **1172386**, **1120287** and **1120286**), a manor house (**1305155**), a church (**1120271**) and associated monuments (**1323428**, **1120272**, **1120273** and **1323427**), a barn (**1323429**) and a coach house (**1120276**). These buildings are all located within the conservation area of Studland village and derive their significance from their architectural and, to a lesser extent, historic value as examples of buildings dating from the medieval through to Victorian periods and illustrating various parts of local history. They also derive some significance from their relationship with the wider street scenes and their immediate private enclosures, be they gardens or, in the case of the church and funerary monuments, a cemetery.

3.11 In both cases, neither of these groups of listed buildings derive any significance from the site, which comprises a 20th century hotel complex. The replacement of some of these structures with further hotel buildings will make a near imperceptible change, if any at all, and would not affect their heritage significance.

Conservation Area

- 3.12 In terms of Studland Conservation Area, located c.415m to the south of the site. The conservation area appraisal identifies that the designation is intended to protect the *“historic core of the village with its network of lanes, boundaries and loose pattern of development...The conservation area is otherwise of interest in terms of the collection of artefacts from the Second World War which it contains”* (PDC 2012).
- 3.13 Furthermore, the *“range of listed buildings”* is noted, including the *“Church of St. Nicholas which forms part of an interesting group centred upon the churchyard”*. Otherwise, it notes that *“there are good examples of the vernacular and more recent interpretations of the same in a range of local materials”* (ibid.).
- 3.14 In terms of the contribution of its wider setting to its significance, the appraisal observes that *“most noteworthy are the views out of the conservation area from points all along the coast across Studland Bay, and particularly through the slit of Fort Henry”* (ibid.). There is no indication that the site forms part of such views, being situated as it is inland to the north.
- 3.15 The site is located outside of the conservation area and does not contribute to its character or appearance. In terms of the setting, inasmuch as there is any experience of the site from the designated asset, as a collection of 20th century hotel structures, it makes no contribution to those special historic and architectural interests noted above. The replacement of some of these buildings with further hotel structures will be a barely perceptible change and will not result in harm to this asset.

Interim Summary

- 3.16 The proposed development would not lead to harm to the heritage significance of any designated heritage assets.

4. Non-designated Heritage Assets

- 4.1 The site does not include any hitherto recorded archaeological remains, as noted within the Dorset HER. There are a number in the wider study area, comprising remains from the prehistoric to modern periods, with a particular emphasis on World War II related features and buildings. It should be noted that none of the recorded shipwrecks included within the HER are discussed below, and for ease of explanation, records have been combined under a single entry where appropriate.
- 4.2 In addition to those scheduled earthwork remains discussed in the preceding section, a number of additional possible above-ground prehistoric features are noted within the HER. Circular banks that may relate to prehistoric activity (**MWX3117**), but may also be linked to a later saltern, is recorded c.800m to the north-west of the site. Mounds (**MWX3101**) annotated on an

18th century map as lying c.700m to the south-west of the site may relate to prehistoric activity, although they could have an alternate explanation, e.g. natural mounds.

- 4.3 In terms of other physical remains, Late Iron Age ‘features’ (**ED06377**) were found during trial trenching c.840m to the south-east of the site, although no further information is provided in the HER.
- 4.4 A possible prehistoric flint working site (**MD07949**), identified in the early 20th century, was located c.815m to the south-west of the site. Otherwise, stray artefactual remains are represented by an Early Neolithic or Early Bronze Age arrowhead (**MWX3091**), found c.700m to the south, and a worked flint (**MWX3470**), found c.850m to the south of the site. These stray finds may represent accidental loss in antiquity, rather than being indicative of underlying archaeological remains.
- 4.5 In terms of the Roman period, possible saltworks (**MD07954**) are located c.230m to the north-east. A Roman cist burial of a decapitated woman (**MD07922**) and a ditch (**ED06377**) found during trial trenching, are both recorded c.840m to the south-east of the site.
- 4.6 Whilst these records indicate a scatter of activity from the prehistoric and Roman periods, no such activity has been recorded within the site or its close proximity, and given its relatively small size, there remains a low potential for it to contain archaeology from these periods.
- 4.7 Similar to the Roman period, salt production continued in the medieval and post-medieval periods, with associated works (combined under **MWX3100**) located c.300m to the north-west, and c.650m to the north (**MWX3131**). The nearby entry (**MD07955**) that relates to place name evidence for a salt works may well relate to the remains at **MWX3100**. As would be expected in the hinterland of settlements in the medieval period, field boundaries (**MD029066**), which albeit may be of later date, are recorded c.700m to the south-east, as well as ridge and furrow (**MD029025**) c.310m to the south-east.
- 4.8 The remains dated to the post-medieval period are largely characterised as relating to mineral extraction pits (**MWX3106**, **MWX3115**, **MD029095**, **MD031121**, **MD031123**, **MD03849** and **MD029096** – although some of these may relate to World War II gun pits or bomb craters) field boundaries, banked enclosures and drainage systems (**MWX3094**, **MD031002**, **MD029084**, **MD029065**, **MD029026**, **MD029027**), cultivation marks (**MD030794**) and trackways (**MD029028**, **MD031000** and **MD030854**, **MD029049**, **MD029044**, **MD029046**).
- 4.9 Otherwise, there are records of a late 19th century brick kiln (**MWX3110**), a Victorian coastguard station (**MWX4088**), boat house (**MWX4087**), milestone (**MD07980**), churchyard monument (**MD016987**), mine shaft (**MD031125**), farm (**MD027474**), cottage (**MD027473**) and late 18th century House (**MD027475**).
- 4.10 The earliest historic map to depict the site (not reproduced here) consulted as part of this Statement date from the late 19th century and show it as located within a large area of coniferous plantation (First Edition Ordnance Survey map, 1889). This arrangement continued until 1925, when Knoll House, within the site, was constructed. Subsequently throughout the mid and late

20th century, the forested area was cleared and a complex of structures built-out, solidifying into the current layout of the site.

4.11 As previously mentioned, a large number of World War II related features and structures are recorded within the HER, comprising:

- Slit trenches (**MWX1477** and **MD029034**);
- Pillboxes (**MWX1466**, **MWX1467**, **MWX1469**, **MWX1475**, **MWX1470**, **MWX1473** and **MWX1476**);
- Machine gun posts (**MWX1464**);
- Gun emplacements (**MWX1463** and **MD030850**);
- Anti-tank pimples (**MWX1459**);
- Bomb craters (**MD030845**, **MD03846**, **MD029041**, **MD029040**, **MD029039**, **MD029036** and **MD029097**);
- Weapons pits (**MD031004**);
- Beach defences (**MD029022** and **MD029021**);
- Defensive structures and sites (**MD029038**, **MD029035**, **MD029061** and **MD029062**); and
- Trackways (**MD029033**).

4.12 The site was located outside of areas of settlement throughout the medieval to modern periods, within the farmed hinterland. Sometime before the late 19th century it was used as part of a plantation, before the construction of Knoll House and the hotel complex in the 20th century. As such, there is a low potential for remains from these periods to be present, other than those related to past agricultural and plantation activity, and the construction and operation of Knoll House and the hotel complex, all of which are considered unlikely to be of greater than 'negligible' significance.

4.13 In terms of undated entries, a field system (**MD07965**) is located c.370m to the south, a square structure noted on aerial photographs (**MWX4711**), c.800m to the south-east, and two windmill mounds (**MWX859** and **MD07953**) c.800m to the south. None of these remains change the conclusions outlined above regarding the site's archaeological potential.

4.14 Whilst the site has not been previously subject to any archaeological investigations, there are a number in the wider area. Those that identified archaeological remains are discussed in the

preceding section otherwise three watching briefs (**ED05937**, **ED06208**, **EWX2320**) and a trial trench evaluation (**ED05699**) c.630m or more to the south and south-east of the site produced no notable results. These do not influence the archaeological potential of the site.

Interim Summary

- 4.15 The site has a low potential to contain remains from any period, other than those related to former farming practices from the medieval and later periods, plantation activity from the 19th century, and features and deposits related to the construction and operation of Knoll House and the hotel complex.
- 4.16 Given the previous impacts on the site – being located beneath a plantation, the subsequent tree clearance, and landscaping and construction associated with its development as a private house and later hotel complex. It is likely that any pre-modern remains present would be heavily truncated and of ‘negligible’ significance.

5. Conclusions

- 5.1 The site does not include any designated heritage assets, such as scheduled monuments or listed buildings. In the wider study area there are two scheduled monuments, 24 listed buildings and one conservation area. The proposed development, comprising the demolition and replacement of 20th century hotel buildings with new structures, would not lead to harm to the heritage significance of any designated heritage assets.
- 5.2 In terms of non-designated heritage assets, the site is not considered to have more than a low potential to contain remains from any period, other than those of ‘negligible’ significance related to medieval and later farming practices etc. Given the level of previous impacts on the site, including plantation clearance, and construction and landscaping associated with the hotel, the likelihood is that any remains once present will have been removed, or at least heavily truncated.
- 5.3 As such, it is considered that no further archaeological investigations should be required, either pre- or post-determination.
- 5.4 Therefore, the proposed development would conform to the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant paragraphs within the NPPF and policies within the Purbeck Local Plan (2012).

6. Bibliography

Chartered Institute for Archaeologists (CIfA), 2017, *Standard and Guidance for Archaeological Desk-based Assessments* Reading

Department for Communities and Local Government (DCLG), 2012, *National Planning Policy Framework* London

Historic England, 2015, *Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment* London

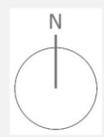
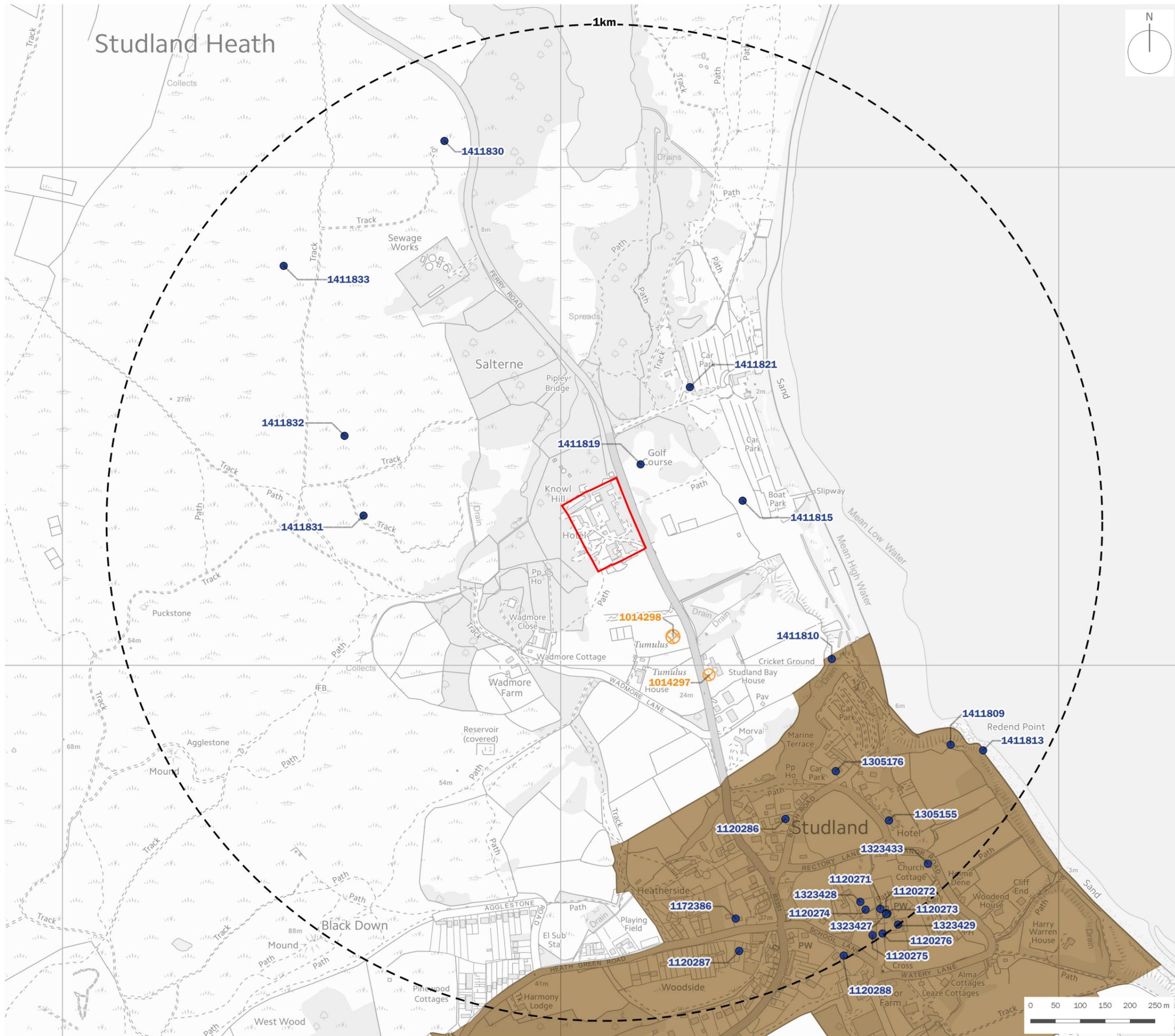
Historic England, 2016, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* London

Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* London

Purbeck District Council (PDC) 2012 *Studland Conservation Area Appraisal Document* Wareham



Plan EDP 1
Known Heritage Assets
(edp4741_d001a 20 April 2018 GY/MM)



- Site Boundary
- Range Rings (at 1km intervals)
- Scheduled Monument
- Listed Building
- Conservation Area

client
Knoll House Hotel Ltd

project title
Knoll House Hotel, Studland, Dorset

drawing title
Plan EDP 1: Known Heritage Assets

date	20 APRIL 2018	drawn by	GY
drawing number	edp4741_d001a	checked	MM
scale	Refer to scale bar	QA	JTF



Plan EDP 2
Known Non-designated Heritage Assets
(edp4741_d002a 20 April 2018 GY/MM)

