



**Land at Hanson Quarry & J.C.
Phillips & Son, South Street,
Bridport, DT6 3NP**

Heritage Statement

Planning Issues Ltd

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Ecus Ltd

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Executive Summary

Ecus Ltd was commissioned by Planning Issues Ltd in February 2024 to produce a heritage statement to inform a planning application for Land at Hanson Quarry & J.C. Phillips & Son on South Street in Bridport.

The proposed redevelopment involves the demolition of the existing buildings and construction of retirement living with associated services, access, landscaping and car parking. The redevelopment was assessed in order to determine whether it would impact upon, and consequently harm, built heritage and nearby Conservation Areas.

Although the redevelopment results in a change, this needs to be considered against the current character of the Site, the positive benefits it will bring and that it would not harm the ability to understand, experience and appreciate the historic environment. As no harm has been identified as part of this assessment, the proposals accord with Planning (Listed Buildings and Conservation Areas) Act 1990 and comply the National Planning Policy Framework and local planning policies relating to the protection of and development within the historic environment.

As part of this heritage statement, the existing buildings within the Site were assessed to understand if they are of heritage interest. The existing buildings are not of historic or architectural interest. Their removal is not considered a heritage constraint that would prevent redevelopment of the Site.

The potential impacts of the forthcoming planning application on buried archaeological remains are provided in a separate Archaeological Desk-Based Assessment produced as part of the planning application by Ecus Ltd (ref. 23381.1).

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues Ltd in February 2024 to prepare a heritage statement to inform a planning application for Land at Hanson Quarry & J.C. Phillips & Son on South Street in Bridport (hereafter ‘the Site’). The Site is centred on National Grid Co-ordinate 346514, 092283 (Figure 1).

1.2 The Site

1.2.1 The Site is situated to the west of South Street, in an area of commercial and industrial buildings. The River Brit flows to the south and west of the Site.

1.2.2 The Site is irregular in shape, measuring c. 10,485 m² in extent and lies c. 5-10 m above Ordnance Datum. The Site sits higher than the River Brit which flows in a cutting along existing flood walls. Beyond these flood defences are vegetated river banks.



Plate 1. View of extant buildings in the Site

1.2.3 The Site comprises a former aggregate depot and builders’ merchants (Plates 1-2). Access into the Site is currently afforded via two entrances off South Street to the east. Two buildings are situated adjacent to the southern boundary with the remainder of the Site comprising areas of hardstanding, building materials, dense scrub, trees and waste ground. A boundary wall defines the south and west boundary, with a panel fence and hedge to the north.

1.2.4 The buildings within the Site comprise:

- A linear semi-cylindrical structure orientated east to west. Its east and west elevation is constructed of red brick with a timber frame corrugated asbestos/steel sheeting roof. Although in use, it survives in a poor condition; and
- A single-storey rectangular building of mixed materials with flat roof. This is currently in use as offices.



Plate 2. View across the Site towards the north

1.2.5 Roberts Close lies to the north of the Site, comprising both commercial and residential buildings, with Jewson Bridport on the east side of South Street. Further built form associated with the townscape of Bridport lies to the north and south with pockets of open green space utilised for education and recreational purposes.

1.3 Aims and Objectives

1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.

1.3.2 This assessment has been commissioned to focus solely on the proposals with regards to setting and built heritage (including conservation areas). It does not discuss the potential for buried archaeological remains within the Site. This has been provided in a separate archaeological desk-based assessment (ADBA) produced as part of the planning application by Ecus Ltd (2024; Ecus ref. 23381.1).

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017a).
- Historic England’s *Understanding Place – Historic Area Assessments* (2017b);
- Historic England’s Advice Notes:
 - Advice Note 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (2019a);
 - Advice Note 7 (Second Edition): *Local Heritage Listing: Identifying and Conserving Local Heritage* (2021); and
 - Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019b).
- Historic England’s *Gasworks and Gasholders: Introductions to Heritage Assets* (2020);
- Historic England’s *Gasworks and Redundant Gasholders. Guidelines for their Evaluation and Recording* (2019c);
- Historic England’s *Industrial Buildings Listing Selection Guide* (2017c);
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists’ *Code of Conduct* (CIfA, 2022);
- The Chartered Institute for Archaeologists’ *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020a); and
- The Chartered Institute for Archaeologists’ *Standard and Guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2020b).

2.2 Scope of Assessment

2.2.1 The initial step of the heritage statement process is the identification of heritage assets likely to be affected by the proposed redevelopment due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).

2.2.2 The spatial scope of the assessment was defined by a 500 m study area around the Site to inform for designated heritage assets.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE);
- The Dorset Historic Environment Record (DHER);
- Historic mapping available online and from the National Grid Archive;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP) and online at Historic England
- Bridport's Conservation Area Character Assessment (West Dorset District Council 2010) and the Bridport's Historic Town Survey (Dorset County Council 2017);
- Dorset Local Heritage List;
- Relevant primary and secondary sources including published and unpublished documents and reports; and
- Site visits undertaken in 2022 and 2023. This included an assessment of the general character of the Site, identification of any heritage assets not identified through desk-based review, and assessment of the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another. The site visits was undertaken in clear dry weather conditions with good visibility.

2.2.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

DHER

2.2.5 Whilst a 500 m search area was submitted to the DHER by Ecus, and all data was reviewed and

analysed to understand the historic environment, the study area was reduced to 250 m. Data provided by the DHER has not been reproduced on any accompanying figures or tabulated in Appendix 2. Where relevant, it is discussed in Section 3 and referenced by its DHER reference number.

2.2.6 Data records which inform our understanding of the archaeological potential of the Site are discussed in the accompanying ADBA produced by Ecus Ltd (Ecus 2024).

Assumptions and Limitations

2.2.7 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.

2.2.8 Archival material relating to the Site and study area was not consulted in-person at the Dorset Archive. A review of the online catalogue did not identify any information which would further enhance our understanding of the Site and its historic development, from that which is available online. There also may other material held in private collections, local repositories, and the National Archives, which was not possible to view these as part of the assessment. All Ordnance Survey (OS) mapping was obtained from Emapsite and provided in Appendix 3.

2.2.9 Aerial photography was used to inform understanding about the evolution of the Bridport and the Site. Due to copyright it is not reproduced.

2.2.10 Sufficient access was afforded to the Site and wider townscape during the site visits. Due to location of some designated heritage assets within private ownership, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.3 Assessment of Significance

2.3.1 The National Planning Policy Framework (NPPF 2023) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 200).

2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):

- **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.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

2.3.5 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

2.3.6 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 209 of the NPPF.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Context

3.1 Introduction

- 3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a) and *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment, information has been provided below to inform understanding about the historic development of the Site. The information has been summarised to ensure it is appropriate and proportionate, in accordance with the NPPF, to understanding the heritage significance of the Site and of the potential impact of the redevelopment.
- 3.1.2 Figure 2 illustrates designated heritage assets identified for assessment. NHLE data records are referenced by their NHLE entry number and listed in Appendix 2.
- 3.1.3 The following section has also been informed by the *Conservation Area Character Assessment* (West Dorset District Council 2010) and the *Bridport's Historic Town Survey* (Dorset County Council 2017). The information in these documents has been used to inform the below and is not reproduced in full and this heritage statement should therefore be read in conjunction with both documents.

3.2 Historic Development

- 3.2.1 Whilst the exact origins for Bridport cannot be confirmed, the low level of prehistoric and Romano-British remains suggest that the area was not the focus of pre-medieval settlement. Whilst the precise location of the burh of Brydian, listed in a tenth-century document, is unknown, it is suggested to possibly be associated with Bridport as well as Little or Long Bredy. By the Domesday Survey of 1086 the borough of Bridport was established although no archaeological evidence for early settlement has yet been recorded.
- 3.2.2 Settlement during the early medieval to medieval period is suggested to have been centred around the parish Church of St Mary (Grade I Listed; NHLE: 12283360) c. 250 m north of the Site. South Street is suggested to have comprised a main route. The settlement would have been characterised by linear development consisting of burgage plots aligned perpendicular to the street. The limits of the early medieval/medieval town are suggested to have extended close to the junction between South Mill Lane and South Street with the area south not developed until the early nineteenth century.
- 3.2.3 The post-medieval town was characterised by the following three principal streets: East Street, South Street and West Street. The dominant economic activity during this period was the flax and hemp industry and during the eighteenth century other industries were established including a number of maltings. The largest brewery in Bridport was the Old Brewery (Grade II Listed;

NHLE: 1228731) established in 1794 which is located c. 50 m south east of the Site. It was built by the Gundry family and expanded in size throughout the nineteenth century. It was bought in the late nineteenth century by two Palmers brothers and was subsequently known as Palmers brewery¹.

3.2.4 During the eighteenth and nineteenth century Bridport expanded in size, notably along South Street, resulting in the piecemeal appearance of terraces of vernacular cottages and houses that are present today. Many of these have been designated Grade II Listed and form part of the Bridport Conservation Area.

3.2.5 Bridport was the first town in Dorset to have a gas supply; in 1831 Bridport Gas and Coke Company was founded and a gasworks built on the western side of South Street. Historic mapping from the mid-nineteenth century (Figure 3) records the northern extent of the Site in use as a gasworks (owned by Bridport Gas Company) with gardens and meadow in the south. The gardens and meadow in the south were held under independent ownership.

3.2.6 The 25" OS maps records the northern extent of the Site (Plate 3) forming part of the gasworks, with the southern and western extent undeveloped. Buildings and infrastructure associated with the gasworks are located in the north eastern extent of the Site, with the gas holders located beyond the Site boundary to the north. Beyond the Site boundary to the east were small workshops/sheds and a manager's house. The gasworks in the Site is recorded on the DHER (ref. MDO23891).

3.2.7 The former course of the River Brit ran through the eastern and western extent of the Site during this period (Plate 3). The river channel is recorded on OS mapping from the late nineteenth century as comprising marshy margins.

3.2.8 OS mapping throughout the early twentieth century indicates that the former gasworks in the Site extended in size, including beyond the Site boundaries. The course of the River Brit is shown to cross through the centre of the Site in OS mapping from 1889 and 1938.

3.2.9 Data held by the National Grid Archives (Appendix 4) records the gasworks structures in the northern extent of the Site during the mid-twentieth century comprising plant (benzole and carburetted water gas), a retort house with chimney, coal stores/bunkers with hoppers/conveyors, boiler houses and likely gas scrubbers/purifiers and compressors (Crossfield Consulting 2022). The gasworks extended to the north and north west of the Site with gas pipework below the River Brit.

3.2.10 The Site appears to have remained in industrial use with the southern extent developed in the mid

¹ <https://palmersbrewery.com/heritage/#:~:text=In%201794%2C%20Dorset%20rope%20and,have%20kept%20the%20brews%20bubbling.>

to late twentieth century. The river channels were straightened, with the former river course within the Site infilled, and the southern extent of the Site was used as a 'Builder's Yard' (Plate 3). An 'Allotment Gardens' was present in the south. Gas production in Bridport ceased in 1958.

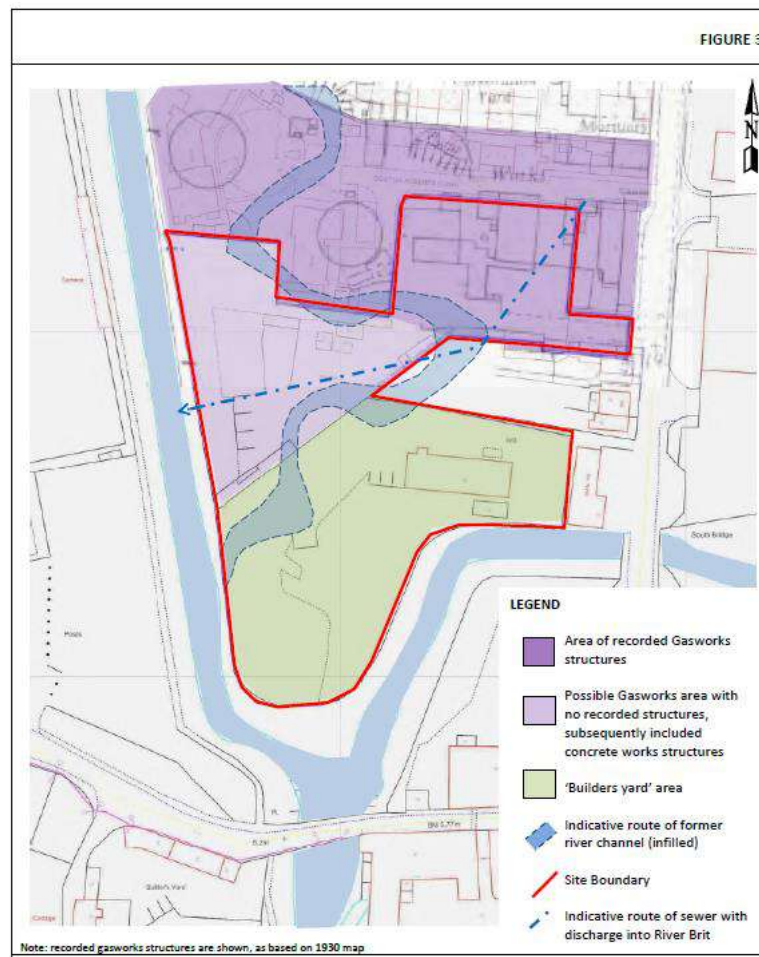


Plate 3. Areas of activity within the Site (after Crossfield Consulting 2022, Figure 3 Historical Features p. 24)

3.2.11 It is understood that the current occupier of the Site, J.C. Phillips & Son, have been supplying sand, gravel and general haulage to Bridport for over a century. The history of the company goes back to 1901 with the established by Josiah Charles Phillips and later purchased by Rachael and David Weston in 1986. The Site remained in industrial use throughout the mid to late twentieth century, by the 1970s the gasworks had been removed and a Liquid Cement Works was operational in the western extent of the Site. Tanks were present in the centre of the Site.

3.2.12 Throughout the mid to late twentieth century the gasworks were gradually cleared and removed although it is understood that the area of the gasholders to the north, outside of the Site, remained held in British Gas ownership until the 1990s (Crossfield Consulting 2022). This area was subsequently developed in the early twenty-first century for residential housing. The northern extent of the Site was held by ARC Ltd in 1997 and registered as a concrete batching plant.

3.2.13 Google Earth imagery for the Site records it in commercial/industrial use from the early twenty first century onwards. Available mapping and imagery record the redevelopment of the Site and its surrounds, including the removal of the gasworks and residential expansion in the north. There are two surviving gas work buildings on South Street, these comprise 152-154 and 156 South Street. They are located to the north and south of Doctor Roberts Close.

3.3 Townscape Assessment

3.3.1 The Site lies on the confluence of the rivers Brit and Asker to the south of the historic core of Bridport. It is located within Urban Character Area 19 – Old Brewery and Portville of the Dorset Historic Town Survey (2017). It comprises the area south of the medieval town in the River Brit floodplain downstream from the confluence with the River Asker. It comprises West Bay Road, Skilling Hill Road and Flood Lane. West Bay Road and Flood Lane are postulated to be of medieval origin.

3.3.2 The character of this area derives from the discontinuous development along West Bay Road, comprising sporadic housing and commercial development, with the dominant element the Old Brewery. There is no cohesive built character or building line, with built form comprising rural vernacular buildings, workers terraced housing, former industrial buildings and modern utilitarian structures present. The majority of the earlier residential buildings are located south of the brewery, on the west side of the road, and this is reflected in the key buildings identified by the Dorset Historic Town Survey which contribute to this area: '*Flood House, the Old Brewery, 2 West Bay Road, Fives Court Row, and the houses of Portville*' (Dorset County Council 2017, p. 181).

3.3.3 The Site lies to the north of this area and is characterised as industrial. Within its vicinity, modern housing estates characterise the north, and these have few distinguishing features (road, layout, materials, house type). Their development has impacted upon the historic South Street frontage by creating gaps in the building line fronting the roadside to provide access. Much of the area to the east and south of South Street is characterised by modern industrial and commercial built form with extensive open areas for storage. The built form comprises utilitarian industrial and commercial buildings of undistinguished type and is reflective of an '*urban fringe area*' (Dorset County Council 2017, p. 184). The part of the character area in which the Site is located is considered in the Bridport Historic Town Survey (2017, p184) to have a low sensitivity to large scale development due to the character of the surroundings described above.

3.3.4 Pockets of eighteenth and nineteenth century housing survive along South Street, including nos. 130-142, 144, 148, 153-159 South Street (Grade II Listed; NHLE: 1287220, 1228345 and 1228017). The closest of these to the Site comprises 158 South Street (Grade II Listed; NHLE: 1287139). The majority of built form along South Street is set back slightly from the roadside with

the exception of 130-150 and 152-154 South Street on the western side of the road.

- 3.3.5 Building materials for the historic buildings typically comprises stone or red brick with some render or painted finishes under slate roof whilst modern development is of brick with modern concrete pantiles.
- 3.3.6 To the east and south east of South Street, the area is more rural in character comprising paddocks, trees and hedges along the River Asker.

3.4 Summary of Potential Heritage Constraints

Designated Heritage Assets (Figure 2)

Archaeology

- 3.4.1 The proposed redevelopment of the Site would not directly or indirectly impact upon any designated archaeological remains located within the wider landscape.

Conservation Areas

- 3.4.2 The Site is located outside the designated Conservation Areas of Bothenhampton and Bridport. The Bridport Conservation Area is located c. 50 m north of the Site and the Bothenhampton Conservation Area is located c. 370 m south east of the Site. Whilst the Site forms part of the wider landscape, it is not considered to comprise a key element which makes a positive or meaningful contribution to the setting of either Conservation Area. Although the proposed redevelopment would result in a change in character, function and use, it would be in keeping with the residential character of the environment to the north and would represent another stage in the development of the townscape outside of the historic core. The change to the Site would not harm the setting or significance of these Conservation Areas and they are therefore not discussed in any further detail.
- 3.4.3 The Conservation Area forms an inherent part of the setting of designated and non-designated buildings located within it. As such, the majority of these buildings were assessed in conjunction with the Conservation Area and concluded not to comprise potential receptors to the proposed redevelopment. These buildings would not be harmed. With the exception of the Parish Church of St Mary, no further historic buildings (designated or non-designated) in either Bothenhampton and Bridport have been subject to any further assessment.

Listed Buildings

- 3.4.4 The following Listed Buildings are considered to have the potential to be impacted by the proposed scheme and will be assessed further in Section 4:
- Grade I Listed Parish Church of St Mary (NHLE: 1228336) located c. 250 m north of the Site;
 - Grade II Listed 158 South Street (NHLE: 1287139) located to the east of the Site;

- Grade II Listed bridges over Bridport rivers (NHLE: 1287221 and 1287504) located c. 30 m east and 40 m to the south of the Site; and
- Grade II Listed Buildings at Bridport Old Brewery comprising Bridgeport Old Brewery, Maltings, Former Mineral Water Plant and Cottages over (NHLE: 1228731, 1228732, 1229044 and 1279290). These are located over 50 m south/south east of the Site.

Non-Designated Heritage Assets

- 3.4.5 Non-designated built heritage subject to further assessment comprises the surviving gas work buildings, nos. 152-154 and 156 South Street. They are located to the north and south of Doctor Roberts Close and to the east of the Site.
- 3.4.6 The existing buildings within the Site are of no historic or architectural interest. Whilst the semi-cylindrical building in the Site is representative of Nissen hut style architecture, there is no known former military association, and it is not considered to be of heritage interest and its removal is not considered a heritage constraint that would prevent redevelopment of the Site. The other building in the Site is also of no heritage interest.

4. Statement of Significance

4.1 Introduction

4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above. This was undertaken in accordance with Step 2 of Historic England's GPA3 (2017a) and assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Parish Church of St Mary

4.2.1 The Church of St Mary comprises a Grade I Listed parish church of several phases, the earliest of which dates to the thirteenth century (NHLE: 1228336; Plate 4). It comprises a church of cruciform plan with crossing tower, six-bay aisled nave and north and south chancels. It is built of Ham Hill stone with a clay tiled roof. The church is of high heritage significance which derives from its historic, architectural and archaeological interests inherent in the development and evolution, including historical associations with key architects (i.e. John Hicks of Dorchester), the development of Bridport and function for former and current communities. The heritage interests also derive from upstanding physical fabric (internally and externally).



Plate 4. Parish Church of St Mary

4.2.2 The setting of the church is derived from its roadside position on South Street and churchyard, including commemorative/funerary monuments (one of which is Grade II Listed NHLE: 1228337), which extend to the north, south and west of the church (Plate 4). The church wall (Grade II Listed,

NHLE: 1287255) along South Street forms a clear boundary that demarcates the church grounds from the streetscape and is an inherent part of the setting of the church along with the wall to north and south of the churchyard (Grade II Listed, NHLE: 1228338 and 1287256). The heritage significance of the church is best appreciated, unobstructed, from the churchyard and immediate environs along South Street.

4.2.3 The Site does not form part of the principal setting of the parish church of St Mary (i.e. church yard). Whilst the Site and church collectively contribute to the shared streetscape of South Street, the Site is located within the wider townscape of Bridport at a distance of c. 250 m south of the parish church. The experience from South Street does not encompass both in conjunction with each other and any intervisibility is limited by intervening built form. Views from within the Site are glimpsed, restricted to the very upper storey of the church tower and are not considered to provide a positive or meaningful contribution. Views are afforded towards the church from the eastern end of Skilling Hill Road bridge c. 40 m south of the Site (Grade II Listed, NHLE: 1287504; Plates 5-6). These views are glimpsed, distant and restricted to the top of the church tower with the remainder of the church screened by intervening modern development. As such the heritage significance of the church is not readily appreciated. The central and western parts of the Site are visible in these views, and due to its current use and appearance, is not considered to possess any attributes that make a positive contribution to the understanding and/or appreciation of the interests that embodies the parish church's significance. At best, the Site in its current use it considered to make a neutral contribution to these views and, at worst, a negative contribution due to its current land



Plate 5. View towards the Parish Church of St Mary from Skilling Hill Road bridge

4.2.4 Overall, the Site forms part of the wider townscape context of the Parish Church of St Mary. The

Site does not make a positive or meaningful contribution to the setting of the Listed Building, and its overall contribution to the wider townscape context is considered neutral.



Plate 6. View towards the Parish Church of St Mary from Skilling Hill Road bridge

4.3 158 South Street

- 4.3.1 158 South Street comprises a two-storey Grade II Listed Building dating to the early nineteenth century constructed of colour-washed brick with a hipped slate roof. Small two-storey outshots extend north of the building (NHLE: 1287139; Plates 7-8). 158 South Street is of high heritage significance which derives from its historic and architectural interests inherent in the physical fabric, form and function of the building and it forming part of the expansion and growth of Bridport along South Street during the post-medieval period.
- 4.3.2 Historically, the setting of 158 South Street comprised outbuildings and gardens, as depicted on OS mapping. The outbuildings extended to the west (as extant) and the gardens, with formalised access routes, were present to the south and south west. The setting of the building during the mid to late nineteenth century was characterised by these elements, as well as the course of the River Brit to the west, South Street to the east and the gasworks to the north.
- 4.3.3 It cannot be fully concluded from the available mapping that there was no historical association between the gasworks and 158 South Street, although any such historical association has since been severed with the removal of the former gasworks and reuse of the Site. The setting of 158 South Street today therefore derives from its position on South Street (Plate 8), with garden to the rear (west). It is best understood, experienced and appreciated from the immediate environs along South Street.



Plate 7. 158 South Street



Plate 8. View towards 158 South Street from the south east

4.3.4 Whilst 158 South Street is located on the boundary of one of two entrances into the Site (Plates 8-9), this is the result of modern activity dating to the late twentieth century activity, and the setting of the Listed Building has been further altered by the realignment of the River Brit. The setting of the Listed Building today therefore does that resemble that which was present during the time of its construction/early occupation.



Plate 9. View towards the north elevation of 158 South Street



Plate 10. View towards 158 South Street from within the Site

4.3.5 Due to proximity, a level of intervisibility is afforded, although the experience from the Site encompasses the north and west (rear) elevations which are of very limited architectural and visual interest, in comparison to the north and east elevations (Plates 9-10). The Site is not of visual interest in views from South Street which encompass both the Site and the Listed Building the views do not enhance the experience or appreciation of the listed building. Although extant vegetation in the Site adds a green aesthetic in such views, it is unmanaged and unkempt, and

thus does not have a positive effect. This statement concludes that the Site makes a neutral contribution to the setting and thus heritage significance of this Listed Building.

4.4 Bridges over Bridport Rivers

4.4.1 Within proximity to the Site there are two bridges over the River Asker and River Brit which are designated Grade II Listed. These comprise South Bridge (NHLE: 1287221; Plates 11-12) located c. 30 m east crossing the River Asker and Skilling Hill Road bridge (NHLE: 1287504; Plate 13) c. 40 m to the south over the River Brit.



Plate 11. South Bridge looking north

4.4.2 South Bridge is a later (1877) rebuild of an earlier bridge with single reinforced concrete span and original ornamental cast iron parapets, ashlar piers with pediment capitals and sunk panels, and hammer dressed stone flanking walls. Skilling Hill Road Bridge (listed as 'Bridge over River Brit') is of similar design, albeit iron single span, and dates to the mid-nineteenth century.

4.4.3 The high heritage significance of these bridges derives from their form, function and fabric and historical development associated with the River Brit and transportation through Bridport. Their setting therefore derives from their position spanning the watercourse and the associated road network.

4.4.4 The Site forms part of the wider townscape context of Bridport. Whilst, historically, the course of the River Brit ran through the Site, this is not experienced within the landscape today and best understood and appreciated on documentary sources. The Site does not contribute to the setting or heritage significance of these bridges. During the site visit, views from the bridges were noted

to encompass the Site, although the Site's appearance in such views did not provide a significant or meaningful contribution (Plates 5-6 and 12-13).



Plate 12. View towards the Site from South Bridge



Plate 13. Skilling Hill Road Bridge

4.5 Bridport Old Brewery

4.5.1 Bridport Old Brewery (Plates 14-15) comprises the only remaining thatched brewery in the United Kingdom and is located south of the historic core of Bridport, adjacent to the weir across the

confluence of the River Asker into the River Brit. The Bridport Old Brewery complex which dates from the eighteenth and nineteenth century is located over 50 m south/south east of the Site and formed of several Grade II Listed Buildings, comprising:

- Former mineral water plant which is located north of Skilling Hill Road and the closest building to the Site (NHLE: 1229044). This comprises a late nineteenth century red-brick, two-storey building with double pitched slate roof;
- Bridport Old Brewery which forms the main collection of buildings/structures immediately south of Skilling Hill Road (NHLE: 1228731). The main block comprises a hammer-dressed building with double-pitched thatched roof. Other buildings/structures include a single storey office block, carriage entrance, later single-storey extensions, west block, boundary wall, brick stack and water wheel². The earliest phase of development within this complex dates to 1794, and the brewery was extended in 1833;
- Cottages within the brewery complex date from the early to mid-nineteenth century and are two-storey in height, rendered with pitched slate roof (NHLE: 1279290). The cottages are located immediately south of the main brewery complex; and
- Maltings which date to 1857 (NHLE: 1228732). The building is located east of River Brit and forms the south western extent of the brewery complex. It is constructed of hammer dressed stone with double pitched slate roof. It is three storeys in height with attic.

4.5.2 These buildings are identified by Historic England to form a group along with nos. 2 West Bay Road (Grade II Listed, NHLE: 1279283; Plate 14) and Fives Court Row (Grade II Listed, NHLE: 1279420; Plate 16)³, the latter of which was built for brewery workers. Within the *Bridport Historic Town Survey*, these buildings are identified to provide a ‘*historic industrial aspect*’ to this part of Bridport (Dorset County Council 2017, p. 180). The buildings are of high heritage significance, individually and cohesively as a group, with the significance deriving from the historic, architectural and archaeological interests. As a group, they form a cohesive complex of buildings with shared materials and setting. This is best experienced from within the brewery complex as well as the following areas:

- River Brit:

² Historic photograph available at:

<https://palmersbrewery.com/heritage/#:~:text=In%201794%2C%20Dorset%20rope%20and,have%20kept%20the%20brews%20bubbling>.

³ Redevelopment of the Site would not result in harm to either nos. 2 West Bay Road and Fives Court Row as individual heritage assets. Due to the group values, the impact on the Bridport Old Brewery and therefore the shared group will be considered in Section 4 and 5.

- Public footpath running along the western side of the watercourse south of Skilling Hill Road (Plate 17). Clear views of the buildings and surviving historic waterwheel are afforded from this footpath which allow for an appreciation of the technology and use of water power; and
- Skilling Hill Road Bridge (Plate 18): views south allow for an unobstructed appreciation of technology and positioning adjacent to the watercourse, as well as the expansion and development of the brewery to the north of Skilling Hill Road.
- Roads: West Bay Road (Plate 15), Skilling Hill Road (Plate 19) and the very southern extent of South Street (road junction; Plate 14). Views from these areas allow for the buildings to be appreciated as a complex, situated south outside of the historic core on the periphery of Bridport. Due to buildings lining the roadside, views from further along South Street to the north are restricted.



Plate 14. View towards Bridport Old Brewery from the east (2 West Bay Road demarcated by the arrow)



Plate 15. View towards Bridport Old Brewery from the south east



Plate 16. View towards Fives Court Row



Plate 17. View towards Bridport Old Brewery from the south west



Plate 18. View towards Bridport Old Brewery from the north



Plate 19. View towards Bridport Old Brewery from the west

- 4.5.3 Whilst historically the Site comprised an area of gasworks and contributed to the industrial commercial activity character of this area, its former use is no longer appreciable in the landscape today.
- 4.5.4 There is currently no known evidence to suggest that the Site formed part of the brewery and it does not form part of the brewery complex, being located north of the River Brit which separates the Site from the Listed Buildings. Historically the brewery originated south of Skilling Hill Road and extended beyond it to the north in the late nineteenth century.
- 4.5.5 Due to proximity, a level of intervisibility is afforded between the two (Plate 20) although as predominately functional buildings, the brewery complex would not have been designed with views outward in mind and any visibility would encompass the Site in the wider context of residential development to the north.



Plate 20. View towards Bridport Old Brewery from the southern extent of the Site

- 4.5.6 Views are also afforded from the public footpath which follows the River Brit to the west/north west of the Site (east of Bridport FC; Plates 21-22). Due to the undeveloped nature of the Site, views are afforded across it and encompassing it from the footpath, in a north west/south east direction, towards brewery complex. The appearance of the Site in such views is considered to provide at best a neutral contribution and at worst a negative contribution through its character and appearance. Whilst these views illustrate the position of the brewery adjacent to the River Brit, the views illustrate the course of the river following its realignment and the views are not considered to provide the greatest contribution to the overall heritage interest. They therefore provide a more limited contribution to the overall significance of the Listed Buildings, than from those locations identified above.
- 4.5.7 Given the lack of known or functional association, and absence of positive or meaningful contribution to views, this heritage statement has concluded that overall the Site makes a neutral contribution to the setting and thus heritage significance of Bridport Old Brewery. The neutral contribution derives from the shared industrial/commercial character but the Site is concluded to comprise a modern development of little overall coherence or quality (Dorset County Council 2017, p. 184).



Plate 21. View towards Bridport Old Brewery from the north west



Plate 22. View towards Bridport Old Brewery from the north west

4.6 Gasworks Buildings

4.6.1 Whilst part of the Site formed part of the former gasworks situated on South Street, subsequent redevelopment and alteration has resulted in the loss of much of the former complex. Surviving features comprise (Plates 23-24):

- Nos. 152-154 South Street (Plate 23) which comprised the former gasworks showroom which dates to 1899⁴. It comprises a solid stone two-storey building, with cast ironwork spanning the east elevation, the former showroom entrance/shop window; and



Plate 23. 152-154 South Street



Plate 24. 156 South Street

- No. 156 South Street (Plate 24) which comprised the former gasworks manager's house. Dated 1872 it is constructed of solid stone and two-storey in height, fronting onto but setback from South

⁴ <https://historicengland.org.uk/images-books/photos/item/DP249855>, <https://historicengland.org.uk/images-books/photos/item/DP249862>, <https://historicengland.org.uk/images-books/photos/item/DP249854> and <https://historicengland.org.uk/images-books/photos/item/DP249859>

Street's pavement behind an area of amenity grass. On the east elevation is a carved roundel incorporating the initial BGS for Bridport Gas Company.

4.6.2 The buildings hold a level historic interest as part of the development of the gasworks in the late nineteenth and twentieth century. The historical interest derives from the functional association and group values of the buildings; together they form a complex of former gas work buildings/structures which front onto South Street. The historic interest of the buildings is limited due to the removal of the gasworks and change of use for both buildings (i.e. conversion from commercial to residential and vice versa). The removal of the gasworks has inherently altered a key aspect of the setting of these buildings and subsequently their former function and use, in association with the former Bridport Gas Works, is not appreciable in the landscape today. The visible link and contextual association have been severed. This statement has concluded that due to the level of change which has occurred within the Site, the association, historic interest and context is best understood, experienced and appreciated from cartographic and documentary sources.



Plate 25. Rear elevations of 152-154 and 156 South Street

4.6.3 Both buildings do retain a level of, albeit low, integrity through their fabric, although overall their design and appearance, and extant plan/layout and construction, do not feature innovation, architectural quality or rarity. Whilst this statement considers both buildings to be aesthetically pleasing from their east elevation, this does not equate to the buildings being of architectural or aesthetic interest and the remainder of the buildings' elevations are not of interest (Plate 25). They are not of early date and there is no known historical association with nationally or locally famous architects or craftsman.

4.6.4 Neither building is included on the existing Local List and this statement, using Dorset Council's standards for inclusion on the list, does not consider them to meet the criteria that would warrant their identification⁵. Within the NPPF a heritage asset is identified 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)' (203, p. 70).

4.6.5 Non-designated heritage assets are identified in the National Planning Policy Guidance (NPPG) as:

'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets' (Paragraph 39, ID: 18a-039-20190723).

4.6.6 The NPPG recognises that buildings can be of heritage interest but do not necessarily constitute identification as non-designated heritage assets. Only a minority of buildings are considered to have enough significance to meet this identification.

4.6.7 In order to assess whether 152-154 and 156 South Street are considered to comprise non-designated heritage assets, and thus require consideration in the planning system, this statement in line with sector guidance undertook an assessment of the buildings using the criteria outlined in the NPPF. This assessment has confirmed that the buildings retain group values with each other, although the former historical and functional relationship and their context is best understood on cartographic and historic mapping. The buildings themselves are aesthetically pleasing but are of a level of negligible heritage significance (Historic England 2017c, 2019c and 2020). They are not therefore considered to fall within the minority of buildings which would merit identification as non-designated heritage assets. They are not considered to be a constraint to development in heritage terms and will not be subject to any further assessment as part of this heritage statement.

⁵ Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/public-land-and-buildings/the-dorset-local-heritage-list/standards-for-inclusion-on-the-local-list>

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Redevelopment Proposals

5.1.2 The proposed redevelopment of the Site comprises:

- Demolition of the existing buildings and associated infrastructure;
- Construction of a retirement development building (hereafter referred to as the principal building) – a single building with rectangular footprint in the south western corner of the Site. The building will be three storeys in height with undercroft required for flooding;
- Construction of retirement living cottages (hereafter referred to as retirement cottages) in the north east, south east, and north west corners of the Site. Retirement cottages will be two storeys in height with undercroft required for flooding;
- Access will be afforded from South Street to the east and Doctor Roberts Close to the north. The proposed access route will run through the eastern extent of the Site towards the south west corner. The existing entrances off South Street will be utilised;
- Areas of car parking will be afforded in the north east, south east and western extent of the Site;
- Landscaping comprise vegetation removal, introduction of amenity grass and hard landscaping with removable furniture and planters; the latter will be in the south west corner of the Site; and
- Flooding defences include a brick wall located in the southern extent of the Site.

5.1.3 Proposed materials comprise red brick and render with architectural detailing comprising window cills and headers and banding.

5.2 Assessment of Redevelopment Proposals

Character

5.2.1 The redevelopment would change the character of the Site from commercial/industrial to residential. Whilst this would represent a change, it would be in keeping with the residential character of the environs of the north. The industrial/commercial character to the south (i.e. the brewery) would remain legible and appreciable.

Undercroft

5.2.2 Both the principal building and retirement cottages will comprise an undercroft required for flooding. Whilst this heritage statement recognises that an undercroft will result in an increased height of the proposed buildings, the provision to use the undercroft is considered appropriate for the following reasons:

- Placement of the proposed buildings with those of greater height located in the least visible areas of the Site and at a distance from the Conservation Area and historic buildings;
- Enables larger communal amenity space with vegetation planting which results in soft landscaping improving the quality of the area; and
- Ensures there is a balance between the built form, hardstanding and landscaping on Site.

5.2.3 Due to the risk of flooding, this heritage statement recognises that any redevelopment on the Site will need to consider an elevated ground floor level to be accommodated.

Footprint

5.2.4 The retirement development will introduce a principal building in the south west corner of the Site. The Site has the capacity to accommodate a building with a footprint of this size due to its design which reflects buildings with larger footprints that are present in the surrounding area.

5.2.5 The footprint and positioning of the retirement cottages is in keeping with the surrounding townscape, notably the environs to the north, characterised by linear terrace footprints orientated to the streetscape.

Positioning, Scale, Mass, and Height

5.2.6 The proposed redevelopment has incorporated the surrounding building heights into the scheme to settle both the principal building and retirement cottages in with the surrounding townscape. This ensures that combined with mass and scale, the redevelopment does not result in a dominant or prominent development when views from its surroundings, notably South Street and Skilling Hill Road.

5.2.7 Whilst the principal building will be large in mass, any perceived effects will be reduced through its position, height and orientation which prevents a dominant or landmark building or prominent element in the skyline. By locating it within the south west corner of the Site, and orientating it north/south, this ensures the glimpsed views across the Site from Hill Road bridge (NHLE: 1287504) towards the Church of St Mary tower (NHLE: 1228336) are retained and the perceived appearance of the building in such view is reduced.

5.2.8 The perceived scale and mass of the principal building has been further reduced through:

- Use of setbacks, bays and enhance of articulation through architectural design;
- Materials and colour palette;
- Fenestration and ratio of window to solid mass;
- Roof designs including pitched and gabled; and
- Design and deliberate position of balconies.

5.2.9 Through positioning, the principal building also affords a degree of separation between the modern development and historic buildings to the east and south east. This ensures it does not overshadow or detract attention away from the historic buildings or challenge the historic industrial aspect of the Bridport Old Brewery complex from the surrounding street network.

5.2.10 Through height, combined with positioning, those retirement cottages of greatest scale and mass are located furthest away from the streetscapes, in the western extent of the Site. Retirement cottages are two storey where visible from Skilling Hill Road bridge and South Street. This ensures they are in keeping with surrounding building heights and do not exceed the established residential roofline. The scale and mass of the retirement cottages reflects surrounding residential development.

5.2.11 The positioning of the proposed car parking areas in the Site is consistent with the surrounding townscape and prevents large areas of hardstanding being dominant or visible in the streetscapes and within the context of historic buildings.

Design and Materials

5.2.12 The design and materials of the redevelopment have been considered to ensure that the principal building and retirement cottages respond to the surrounding context and do not detract from the historic buildings in the vicinity. The chosen materials reflect the local vernacular, and the colour palette is neutral preventing any visual impacts. The variation in materials and colour palette allows for the variation in building origins, between historic and modern development, to be readable and appreciable.

5.2.13 The redevelopment will contribute to the continued development of Bridport by enhancing the quality of the Site and its contribution to both the surrounding streetscapes and views afforded from them. It will:

- Remove buildings which are not of architectural merit or visual interest;
- Remove large areas of industrial/commercial activity which are unattractive in views;

- Retain views across the Site towards the Church of St Mary tower;
- Comprise materials and a colour palette which are not visually striking but sympathetic to the historic environment and allow for the variation in building origins to be readable and appreciable; and
- Retain entry points off South Street improving their character and appearance and thus views and the experience along the streetscape into/from the historic core of Bridport.

Landscaping

5.2.14 The Site currently comprises a large open space, predominately characterised by bare ground, in commercial/industrial use. It is of no visual interest and the vegetation present is unkept and unmanaged. The introduction of amenity grass and landscaping, with managed vegetation, would improve and enhance the green aesthetic in this area and overall enhance views which encompass the Site.

5.3 Impact upon the Identified Heritage Assets

Parish Church of St Mary

5.3.1 Redevelopment of the Site would result in no direct or indirect impacts upon the Grade I Listed Church of St Mary (NHLE: 1228336). The change posed to the wider townscape context is not considered to equate to harm. Redevelopment would preserve the setting and heritage significance of the building.

5.3.2 Through design and positioning, the redevelopment would retain glimpsed views towards the church tower from Skilling Hill Road bridge (NHLE: 1287504). Redevelopment would also improve these views, removing a site which is of no visual interest and introducing modern development which corresponds with its surroundings. The change in character would be in keeping with the existing residential context already present in the townscape, and the settlement context of the church and position of the church and settlement in relation to the River Brit would therefore remain identifiable and appreciable. Overall, the function and purpose of the church tower as a recognisable and identifiable feature would remain unaffected.

158 South Street

5.3.3 Redevelopment of the Site will result in a change within the immediate vicinity of the Grade II Listed 158 South Street (NHLE: 1287139). Such change is not considered to result in harm to its heritage significance. This is concluded for the following reasons:

- The building's contributing heritage interests and setting, including the streetscape of South Street, would be preserved;

- The redevelopment would be in keeping with the residential context;
- The redevelopment ensures a degree of separation between the building and redevelopment thus allowing for a clear distinction and appreciation of the evolution of buildings;
- The redevelopment ensures a degree of separation between the boundaries of the buildings grounds and redevelopment, with undeveloped areas (car parking, landscaping and internal access roads) positioned in proximity to 158 South Street's plot boundaries;
- The building would remain appreciable and legible along South Street, as a key component of its setting; and
- Landscaping within the Site would improve the green aesthetic in views in conjunction with the Listed Building.

5.3.4 Whilst the redevelopment would introduce change in views from the rear of the Listed Building, the change to such views needs to be considered in relation to the extant view. The extant view encompasses the Site, which is of no visual interest, and existing modern development off Doctor Roberts Close to the north. The introduction of development, which is considered appropriate and sympathetic to its surrounds, would therefore not appear out of context and improve such views. The townscape context of 158 South Street encompassed in such views would therefore continue to be understood, experienced and appreciated.

Bridges over Bridport Rivers

5.3.5 Redevelopment would not result in any harm to South Bridge (NHLE: 1287221), Skilling Hill Road bridge (NHLE: 1287504) or those key elements of their setting, i.e. their position in relation to the rivers and the road which crosses them. Redevelopment would not therefore affect their legibility or how they are experienced or appreciated.

5.3.6 Redevelopment would result in a change of views afforded from the bridges, looking west from South Bridge and north from Skilling Hill Road Bridge. Such views are incidental and illustrate the wider townscape context outside of the historic core of Bridport. The townscape context in such views would be retained by the proposed redevelopment, and the appearance of modern development which reflects characteristics of the established surrounding built form would be in keeping with the existing baseline. This statement has concluded that the redevelopment would not change the way the bridges are experienced and would therefore result in no harm.

Bridport Old Brewery

5.3.7 Over 50 m south/south east of the Site lies the Bridport Old Brewery complex which comprises four Grade II Listed Buildings associated with the old brewery; Bridport Old Brewery, Maltings, Former Mineral Water Plant and Cottages (NHLE: 1228731, 1228732, 1229044 and 1279290). These are

identified to form a group with Nos. 2 West Bay Road (Grade II Listed, NHLE: 1279283) and Fives Court Row (Grade II Listed, NHLE: 1279420).

5.3.8 Redevelopment of the Site would not directly impact upon these buildings. Their overall form, layout and plan, as a brewery complex and wider group, would continue to be understood, experienced and appreciated. Due to proximity, attention has been paid to the design of the redevelopment to prevent impacts to the setting of these historic buildings and this is achieved through positioning, materials and height:

- The overall design reflects the residential context in this area of Bridport and therefore affords a clear definition between the industrial/commercial complex and the Site; the River Brit acts as a clear demarcation between the two areas with the area of landscaping in the southern extent of the Site further emphasising this;
- Through scale and architectural design, the redevelopment would be subservient to and would not challenge the buildings character and prominence, which would continue to demonstrate the historic industrial aspect of this area of Bridport.
- Through scale and positioning, the redevelopment would not result in a competing structure overshadowing the Listed Buildings within views from South Street or West Bay Road. It would not challenge the roofline and would be largely screened by the intervening historic buildings and extant vegetation; and
- Key views towards the Listed Buildings would be retained, and the experience through the brewery complex via Skilling Hill Road unaffected with the buildings forming a key gateway in this area.

5.3.9 Redevelopment of the Site will result in a loss of incidental views from the public footpath west of the Site along the River Brit (east of Bridport FC). This heritage statement has concluded that the experience from this area provides a limited contribution to the overall heritage significance of the complex as it is the result of later activity, with the modern realignment of the river. Furthermore, the experience is somewhat restricted, with seasonal visibility affording a greater appreciation of the buildings. The proposed principal building will screen part of the brewery complex from this area. It is considered that this change to the setting does not equate to harm. As outlined in Historic England guidance (2017a), not all elements of setting make the same contribution and the proposed change is to an experience of limited value. Those experiences which provide the greatest contributions, including those from the footpath along the river south of Skilling Hill Road bridge, would be retained and unaffected. Additionally, views from the southern extent of the footpath would remain due to the proposed undeveloped nature of the southern extent of the Site.

5.3.10 This assessment recognises a level of change to the setting of the Bridport Old Brewery and associated group complex. Historic England's guidance (2017a) states that the protection of the

setting of heritage assets need not prevent change and whilst this assessment acknowledges that the redevelopment would result in a degree of change to the surrounds, the Site has the capacity to accommodate this change without resulting in harm to the heritage significance or associated group value. The design of the proposed redevelopment has sought to minimise impacts to the Listed Buildings through scale, location and choice of materials. Consequently, no harm through changes to its setting has been identified as part of this assessment and the heritage significance of the Listed Buildings and their settings would be preserved.

6. Conclusion

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 Historically, the Site comprised part of the Bridport Gas Works, which were demolished by the late twentieth century. Whilst the Site has retained its industrial/commercial character, it is of no visual interest and its former function and use are not appreciable in the landscape today. Whilst two buildings associated with the former gasworks, 152-154 and 156 South Street, survive in the immediate vicinity, of the Site this statement has concluded that they do not fall within the minority of buildings which would merit identification as non-designated heritage assets due to the changes which have occurred to their historic integrity and context. Bridport Gas Works is therefore best understood, appreciated and experienced through cartographic and documentary sources.
- 6.1.3 The Site is proposed for redevelopment, comprising a retirement living development. Although this would result in a change, this statement has concluded that it would preserve the setting and significance of surrounding designated built heritage comprising the Parish Church of St Mary (NHLE: 1228336), 158 South Street (NHLE: 1287139), bridges over the Bridport rivers (NHLE: 1287221 and 1287504) and Bridport Old Brewery (NHLE: 1228731, 1228732, 1229044 and 1279290). No harm to these designated heritage assets has been concluded.
- 6.1.4 No harm was further identified to any designated and non-designated heritage assets in the wider landscape, including the Bothenhampton and Bridport Conservation Areas.
- 6.1.5 As the assessment has identified no harm, the proposed redevelopment is considered to accord with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the NPPF and local planning policy.
- 6.1.6 The potential impacts of the forthcoming planning application with regards to below-ground archaeology are provided in a separate ADBA produced as part of the planning application by Ecus Ltd (2024; ref. 23381.1).

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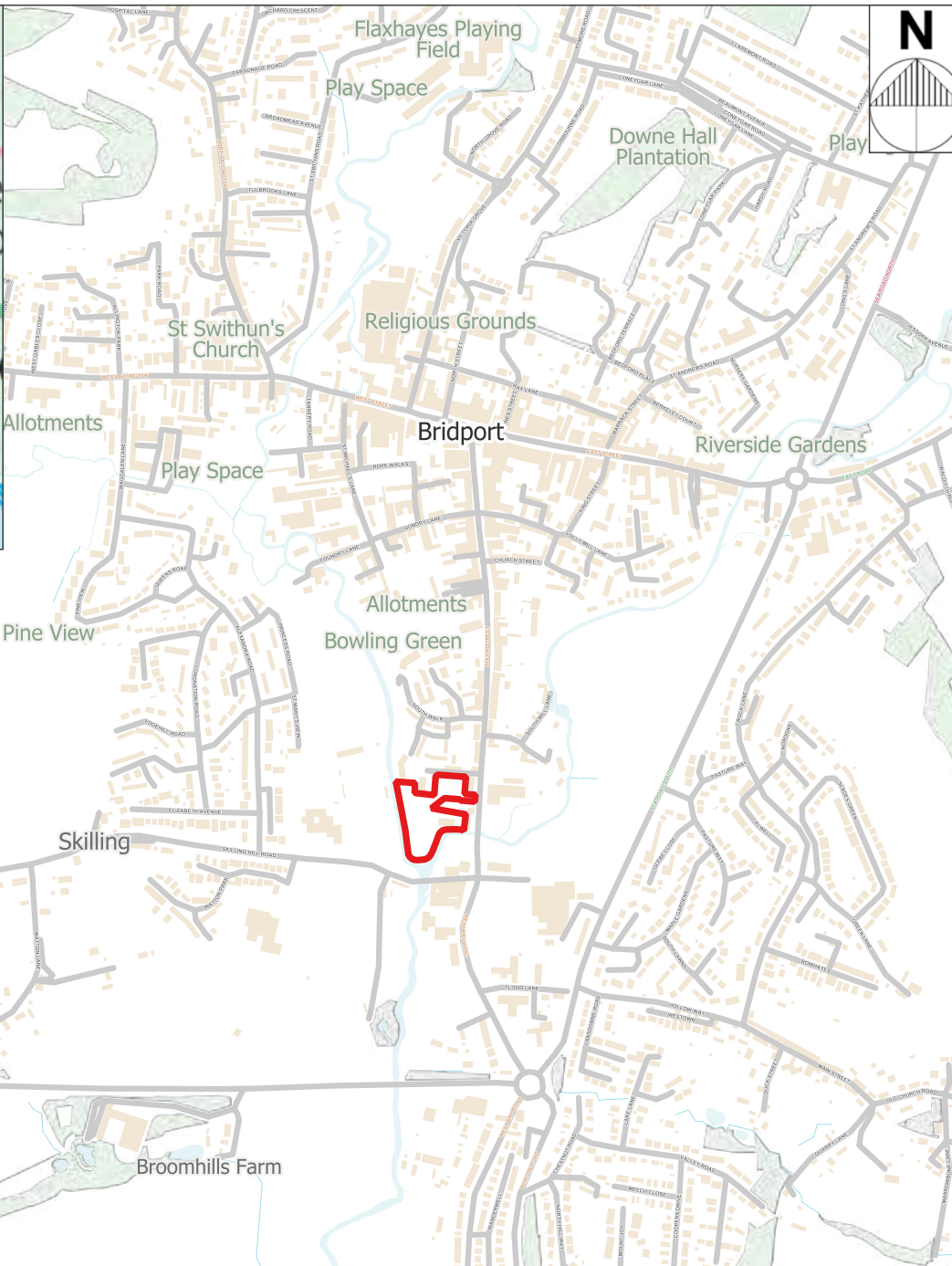
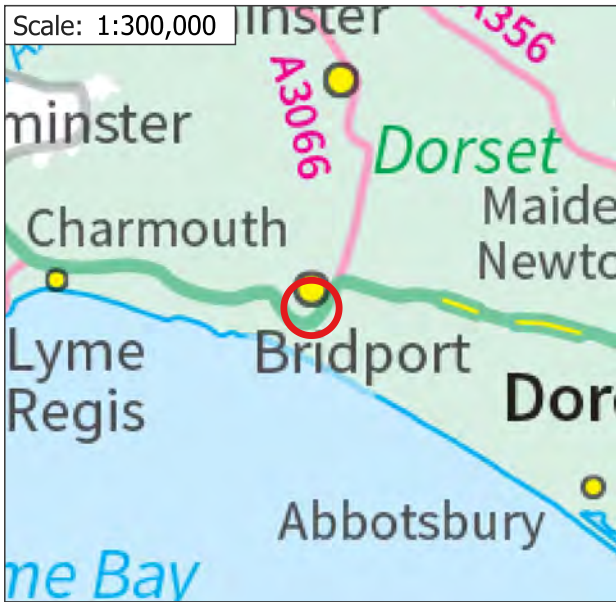
7.2 Cartographic Sources

Bridport, Dorset 1845 Tithe Map. Available at : www.thegenealogist.co.uk

All OS mapping was obtained from Emapsite and is provided in Appendix 3. N.B. The Site boundary on these maps is incorrect.

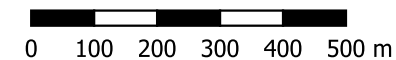
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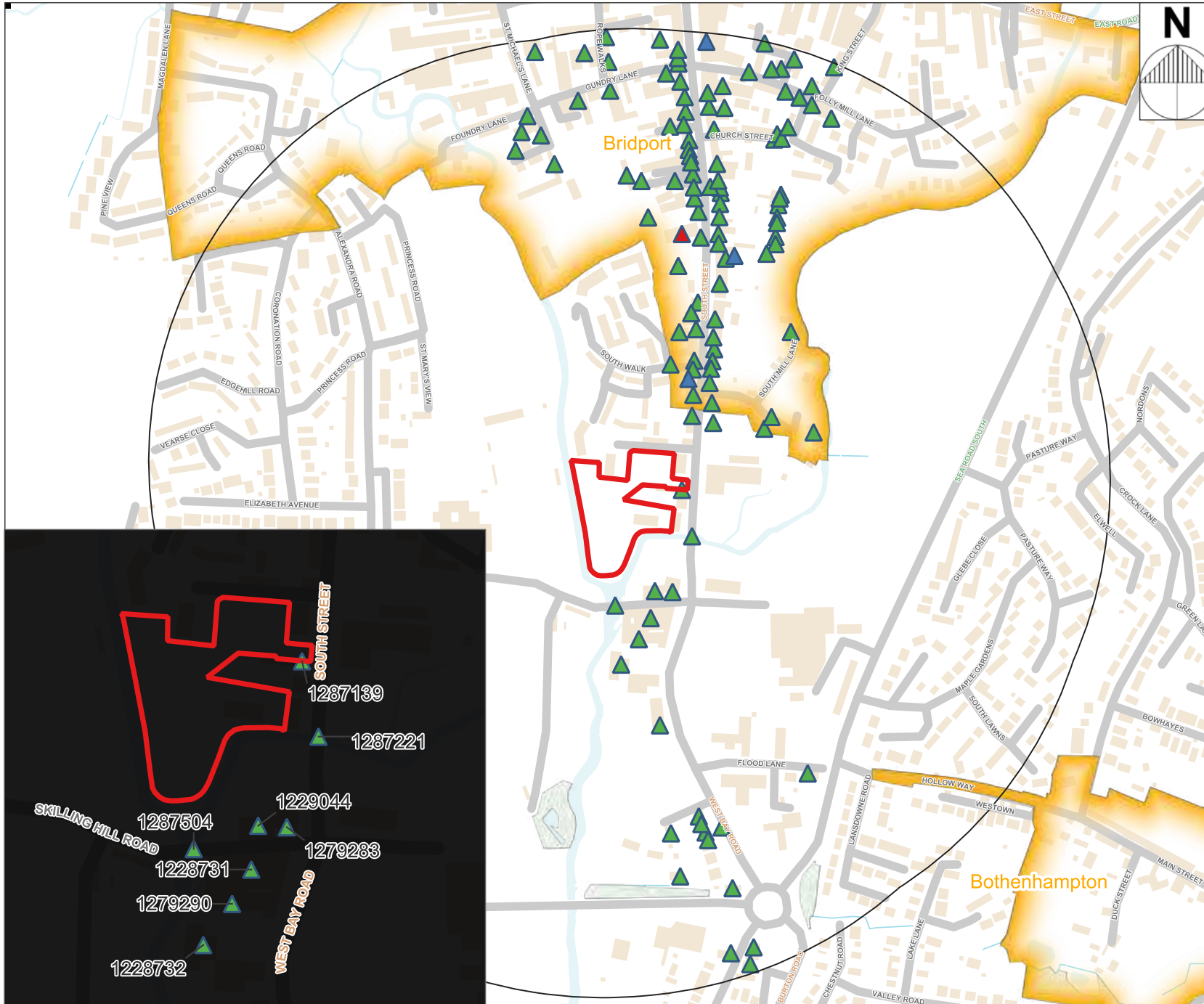
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




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 Street, Bridport, DT6 3NP –
 Heritage Statement

Figure 1
 Site Location

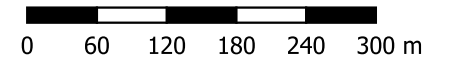
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Rev	Date	Drawn by	Checked by
Site centred on:		SY 46506 92266	



Key

-  Site Boundary
-  500m Study Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Conservation Areas

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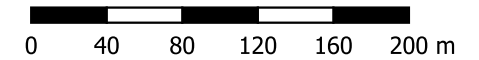
Figure 2
 Designated Heritage Assets

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Site centred on:		SY 46506 92266	



Key

-  Site Boundary
-  500m Study Area



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Figure 3
 Tithe Map 1845 - Bridport, Dorset

A	20.03.24	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SY 46506 92266	

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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 (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key

requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the unitary authority of Dorset District Council. Relevant planning policy is contained within the *West Dorset, Weymouth and Portland Local Plan 2011-2031* (2015). Relevant planning policy comprises:

- Strategic Approach: Environment and Climate Change; and
- ENV4 Heritage Assets.

Bridport also has a Neighbourhood Plan (2020) and the following relevant Supplementary Planning Documents: Listed Buildings and Conservation Areas (2002) and Urban Design (2002).

Appendix 2: NHLE Gazetteer

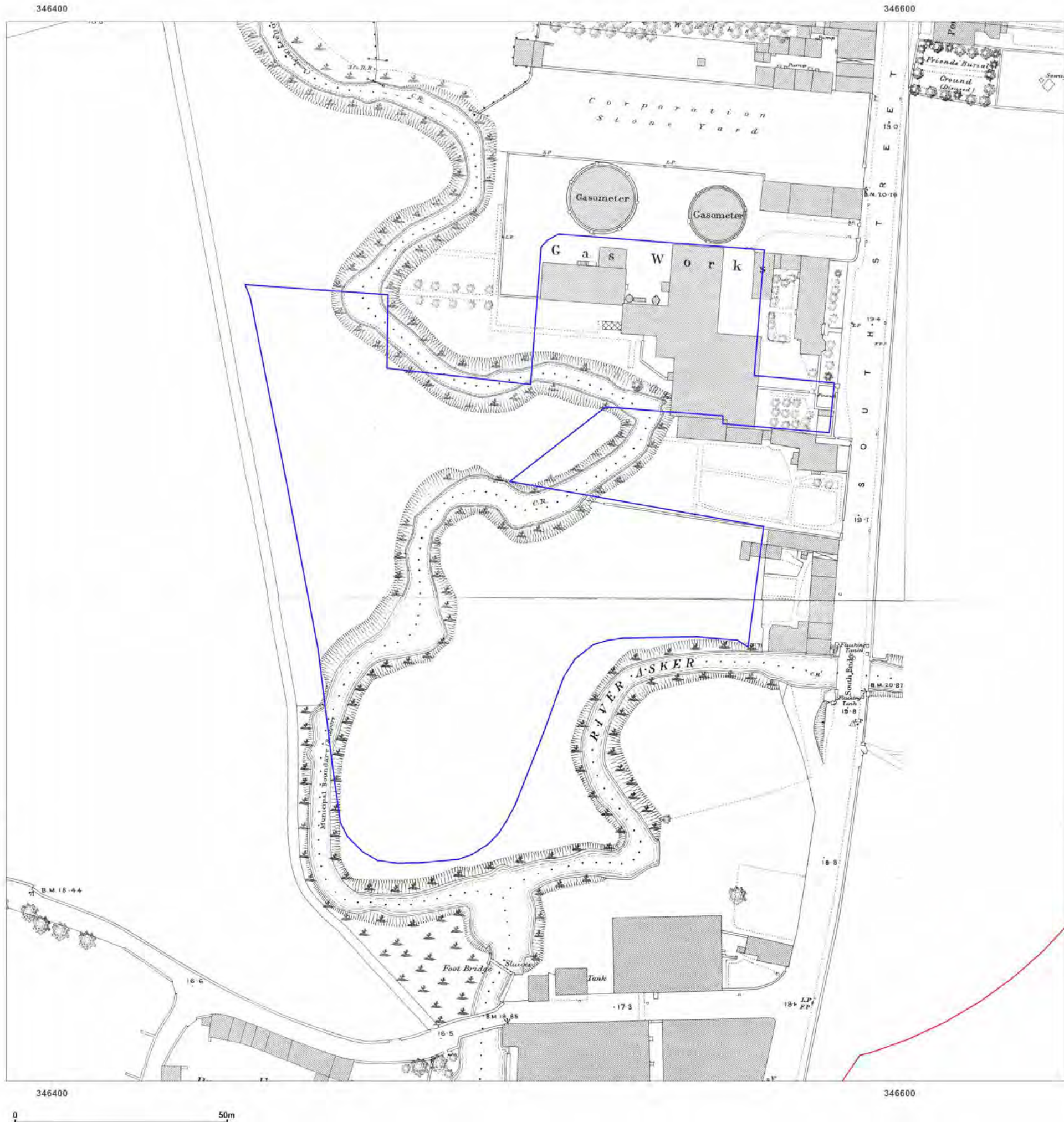
Table 3. NHLE Data in a 500 m Study Area

NHLE ref.	Description	Designation/Grade	NGR
1228336	Parish Church Of St Mary	Grade I Listed Building	SY 46577 92595
1227857	The Castle (Museum And Art Gallery)	Grade II* Listed Building	SY 46606 92823
1287219	The Chantry	Grade II* Listed Building	SY 46585 92424
1287414	Daniel Taylor's Almshouses, Water Pump And Walls To The Rear	Grade II* Listed Building	SY4661992573
1118982	18, Chancery Lane	Grade II Listed Building	SY 46710 92802
1118985	Oaklea	Grade II Listed Building	SY 46731 92748
1118986	Wall Along South Side From Opposite The Dorset Water Board Office To The Corner With South Mill Lane	Grade II Listed Building	SY 46686 92707
1118987	Nos 15 To 19 (Odd) Including Wall Behind No 15	Grade II Listed Building	SY 46690 92713
1118988	Post Opposite No 21	Grade II Listed Building	SY 46695 92708
1118989	Nos 21 To 25 (Odd) Including Extension To North And Railings	Grade II Listed Building	SY 46703 92722
1118990	1 And 2, Crewkerne Place	Grade II Listed Building	SY 46675 92821
1119015	Stable And Warehouse At West End	Grade II Listed Building	SY 46512 92665
1119027	3 And 4, Chancery Lane	Grade II Listed Building	SY 46695 92791
1216225	Flood House	Grade II Listed Building	SY 46726 91956
1216226	Wall From Co-Op As Far As No 1	Grade II Listed Building	SY 46656 92787
1216227	1, Folly Mill Lane	Grade II Listed Building	SY 46683 92790
1216229	13, Folly Mill Lane	Grade II Listed Building	SY 46731 92770
1216230	8, Folly Mill Lane	Grade II Listed Building	SY 46700 92764
1216231	14, Folly Mill Lane	Grade II Listed Building	SY 46754 92732
1216232	7 And 9, Gundry Lane	Grade II Listed Building	SY 46558 92785
1216233	Warehouse In Occupation Of C E Bazeley Limited	Grade II Listed Building	SY 46492 92765
1216234	Priory Works Including Gates	Grade II Listed Building	SY 46490 92799
1216277	St Marys Primary School	Grade II Listed Building	SY 46462 92810
1216438	Bridport Chapel	Grade II Listed Building	SY 46426 92678
1216439	Youth Hostel	Grade II Listed Building	SY 46410 92712
1227742	37-45, Ropewalks	Grade II Listed Building	SY 46487 92829
1227779	Warehouse Attached To East Side Of No 27 (Shangri La)	Grade II Listed Building	SY 46403 92811
1227846	2, South Mill Lane	Grade II Listed Building	SY 46694 92642
1227847	6 And 8, South Mill Lane	Grade II Listed Building	SY 46691 92629
1227848	No 10 Including Railings In Front	Grade II Listed Building	SY 46690 92614
1227849	12 And 12a, South Mill Lane	Grade II Listed Building	SY 46688 92592
1227850	South Mill House	Grade II Listed Building	SY 46733 92360
1227858	43, South Street	Grade II Listed Building	SY 46609 92746
1227860	53-61, South Street	Grade II Listed Building	SY 46619 92678
1227862	Richmond House	Grade II Listed Building	SY 46623 92644
1227884	32-38, South Mill Lane	Grade II Listed Building	SY 46706 92479
1227894	South Mill	Grade II Listed Building	SY 46675 92365
1227988	Ship Inn Public House	Grade II Listed Building	SY 46607 92762
1228002	67, South Street	Grade II Listed Building	SY 46622 92650
1228007	71-79, South Street	Grade II Listed Building	SY 46622 92631

NHLE ref.	Description	Designation/Grade	NGR
1228008	81, South Street	Grade II Listed Building	SY 46621 92615
1228009	87, 87a, 87b And 91, South Street	Grade II Listed Building	SY 46620 92595
1228010	93, South Street	Grade II Listed Building	SY 46621 92584
1228011	Bridport Quaker Meeting House	Grade II Listed Building	SY 46624 92565
1228012	99-117, South Street	Grade II Listed Building	SY 46622 92536
1228014	133 And 135, South Street	Grade II Listed Building	SY 46615 92459
1228015	137 And 139, South Street	Grade II Listed Building	SY 46613 92444
1228016	141 And 141a, South Street	Grade II Listed Building	SY 46612 92436
1228017	153-159, South Street	Grade II Listed Building	SY 46613 92395
1228025	36, South Street	Grade II Listed Building	SY 46573 92797
1228230	Garden Wall Behind No 30	Grade II Listed Building	SY 46551 92825
1228231	34, South Street	Grade II Listed Building	SY 46572 92804
1228241	42, South Street	Grade II Listed Building	SY 46575 92776
1228326	50-54, South Street	Grade II Listed Building	SY 46581 92740
1228327	58, South Street	Grade II Listed Building	SY 46579 92725
1228328	Range Of Former Stables Behind No 58	Grade II Listed Building	SY 46563 92722
1228329	62 And 62a, South Street	Grade II Listed Building	SY 46586 92706
1228330	Almshouses	Grade II Listed Building	SY 46585 92695
1228332	66, South Street	Grade II Listed Building	SY 46587 92688
1228333	Hamilton Place	Grade II Listed Building	SY 46590 92666
1228335	Warehouse Belonging To Home Appliance Services, Hamilton Place	Grade II Listed Building	SY 46529 92658
1228337	War Memorial	Grade II Listed Building	SY 46597 92621
1228338	Churchyard Wall From West End Of Church House Returning South	Grade II Listed Building	SY 46537 92615
1228340	86, 88 And 88a, South Street	Grade II Listed Building	SY 46596 92514
1228345	144 And 148, South Street	Grade II Listed Building	SY 46589 92380
1228491	90, South Street	Grade II Listed Building	SY 46588 92501
1228495	114, 118 And 120, South Street	Grade II Listed Building	SY 46592 92445
1228507	122a And 122b, South Street	Grade II Listed Building	SY4656492441
1228731	Bridport Old Brewery	Grade II Listed Building	SY 46540 92140
1228732	Maltings At Bridport Old Brewery	Grade II Listed Building	SY 46505 92085
1229044	Former Mineral Water Plant At Bridport Old Brewery	Grade II Listed Building	SY 46545 92172
1229045	48, West Bay Road	Grade II Listed Building	SY 46597 91905
1229054	52, West Bay Road	Grade II Listed Building	SY 46605 91886
1229055	54 And 56, West Bay Road	Grade II Listed Building	SY 46608 91877
1229056	Coach Houses And Stables Of Nos 48 To 56 (Even)	Grade II Listed Building	SY 46564 91885
1229057	Belmont	Grade II Listed Building	SY 46575 91834
1229058	74 And 74a, West Bay Road	Grade II Listed Building	SY 46635 91743
1229061	61, West Bay Road	Grade II Listed Building	SY 46658 91730
1229062	The Crown Inn	Grade II Listed Building	SY 46662 91750
1229234	K6 Telephone Kiosk Outside Numbers 65 And 67, South Street	Grade II Listed Building	SY 46611 92651
1279256	50, West Bay Road	Grade II Listed Building	SY 46600 91896
1279257	Dwarf Wall, Railings And Gates To Front Gardens Of Nos 48 To 62 (Even)	Grade II Listed Building	SY 46624 91892
1279258	Belmont Lodge	Grade II Listed Building	SY 46637 91820
1279283	2, West Bay Road	Grade II Listed Building	SY 46566 92171

NHLE ref.	Description	Designation/Grade	NGR
1279290	Cottages Within Bridport Old Brewery Site	Grade II Listed Building	SY 46526 92115
1279420	Fives Court Row	Grade II Listed Building	SY 46551 92013
1287139	158, South Street	Grade II Listed Building	SY 46577 92292
1287201	80 And 80a, South Street	Grade II Listed Building	SY 46592 92638
1287218	122-126, South Street	Grade II Listed Building	SY 46590 92435
1287220	130-142, South Street	Grade II Listed Building	SY 46590 92405
1287221	South Bridge	Grade II Listed Building	SY 46589 92237
1287251	46 And 48, South Street	Grade II Listed Building	SY 46580 92757
1287252	68 And 70, South Street	Grade II Listed Building	SY 46588 92680
1287253	Stables Behind Nos 72 And 74 Including Wall On North Side Of Stable Court	Grade II Listed Building	SY 46569 92658
1287254	76 And 78, South Street	Grade II Listed Building	SY 46591 92650
1287255	Churchyard Wall From War Memorial As Far South As Vicarage Garden	Grade II Listed Building	SY 46599 92591
1287256	Wall To Vicarage Garden From Churchyard As Far As No 86	Grade II Listed Building	SY 46573 92557
1287257	98 And 100, South Street	Grade II Listed Building	SY 46594 92482
1287379	145, 147 And 151 South Street	Grade II Listed Building	SY 46610 92419
1287380	Wall Surrounding Former Quaker Burial Ground	Grade II Listed Building	SY 46614 92371
1287383	32, South Street	Grade II Listed Building	SY 46573 92813
1287407	43a And 43b, South Street	Grade II Listed Building	SY 46627 92745
1287415	119-127, South Street	Grade II Listed Building	SY 46616 92494
1287416	129 And 131, South Street	Grade II Listed Building	SY 46614 92473
1287456	14 And 16, South Mill Lane	Grade II Listed Building	SY 46688 92583
1287457	Raised Pavement Opposite South Mill From Former Bridge Over Mill Race As Far West As Division In Road	Grade II Listed Building	SY 46683 92378
1287458	45, South Street	Grade II Listed Building	SY 46615 92719
1287459	63 And 65, South Street	Grade II Listed Building	SY 46620 92658
1287494	4, South Mill Lane	Grade II Listed Building	SY 46693 92637
1287495	No 10a Including Wall To South As Far As No 12	Grade II Listed Building	SY 46690 92608
1287498	1-6, St Mary's Place	Grade II Listed Building	SY 46574 92479
1287501	Priory Cottage	Grade II Listed Building	SY 46394 92735
1287504	Bridge Over River Brit	Grade II Listed Building	SY 46498 92155
1287562	Messrs Northover And Gilbert's Mill	Grade II Listed Building	SY 46387 92716
1287727	21, Gundry Lane	Grade II Listed Building	SY 46454 92753
1287729	24-44, King Street	Grade II Listed Building	SY 46757 92793
1324085	27, Church Street	Grade II Listed Building	SY 46716 92757
1366054	Outhouse Just West Of Messrs Northover And Gilbert's Mill	Grade II Listed Building	SY 46380 92694
1386804	Palace Cinema And Flanking Shops	Grade II Listed Building	SY 46625 92771
1470685	Walls To Quaker Burial Ground	Grade II Listed Building	SY 46677 92572
-	Bothenhampton Conservation Area	Conservation Area	SY 47173 91790
-	Bridport Conservation Area	Conservation Area	SY 46657 93003

Appendix 3: OS mapping

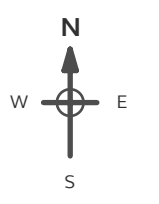


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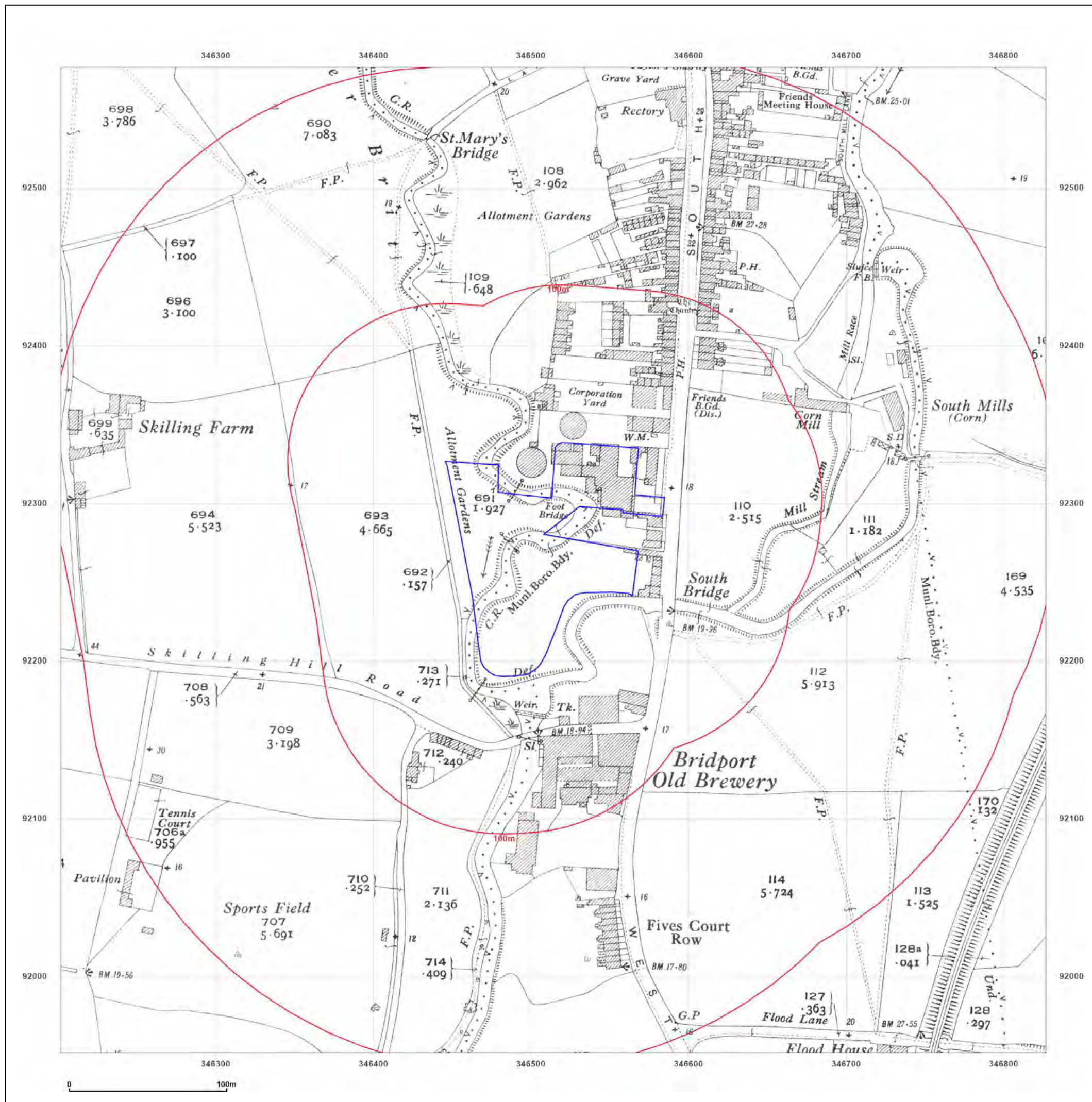


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Production date: 06 March 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1962-1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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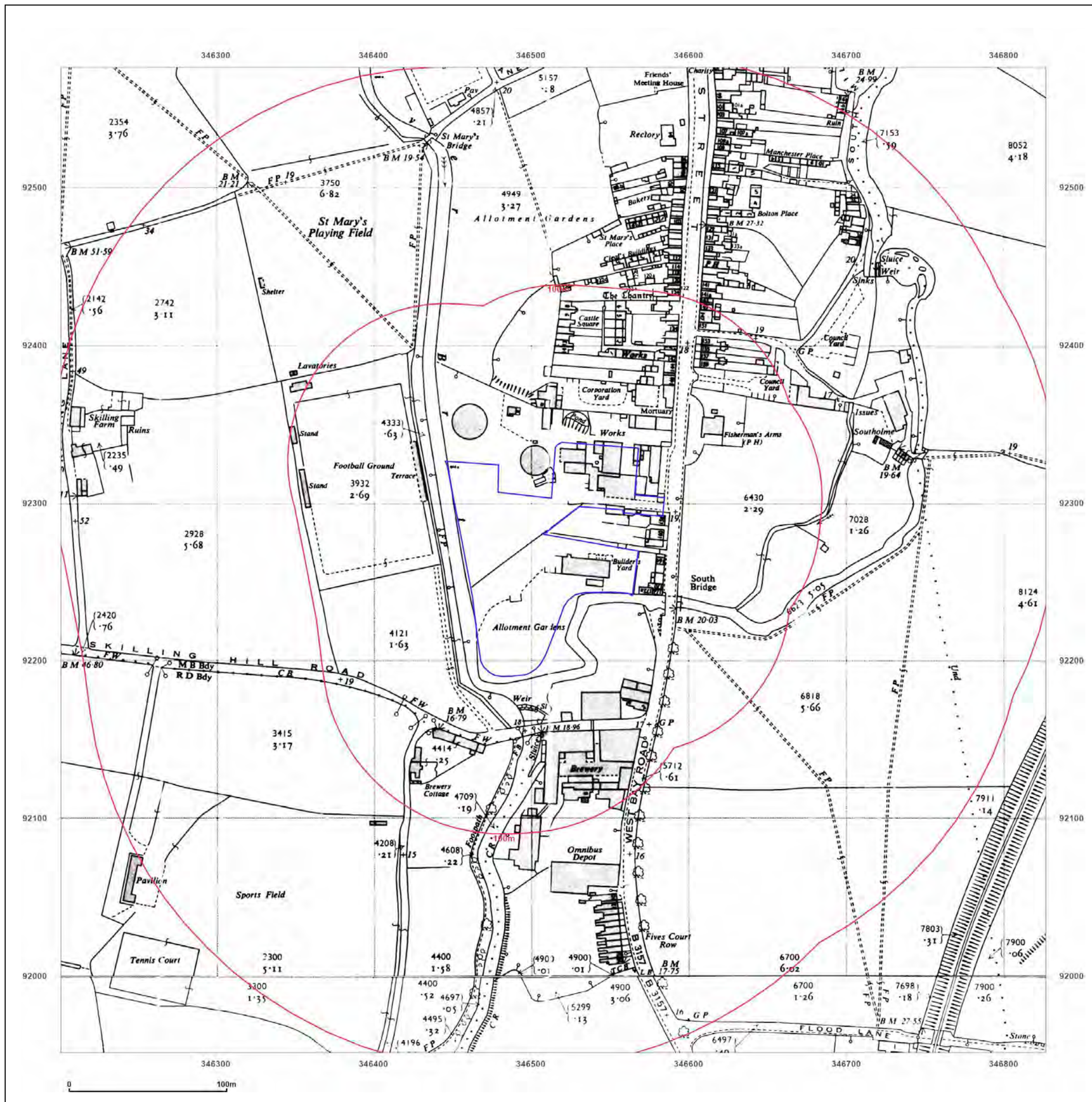


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Production date: 06 March 2024

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Site Details:

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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

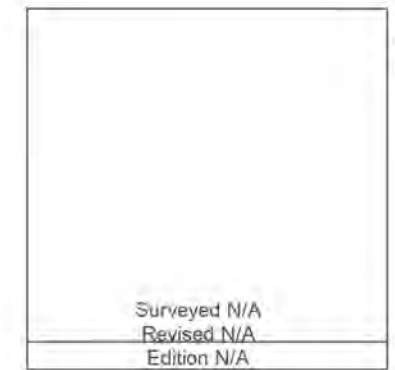
Map date: 1970-1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1970
 Revised 1970
 Edition N/A
 Copyright 1971
 Levelled 1955



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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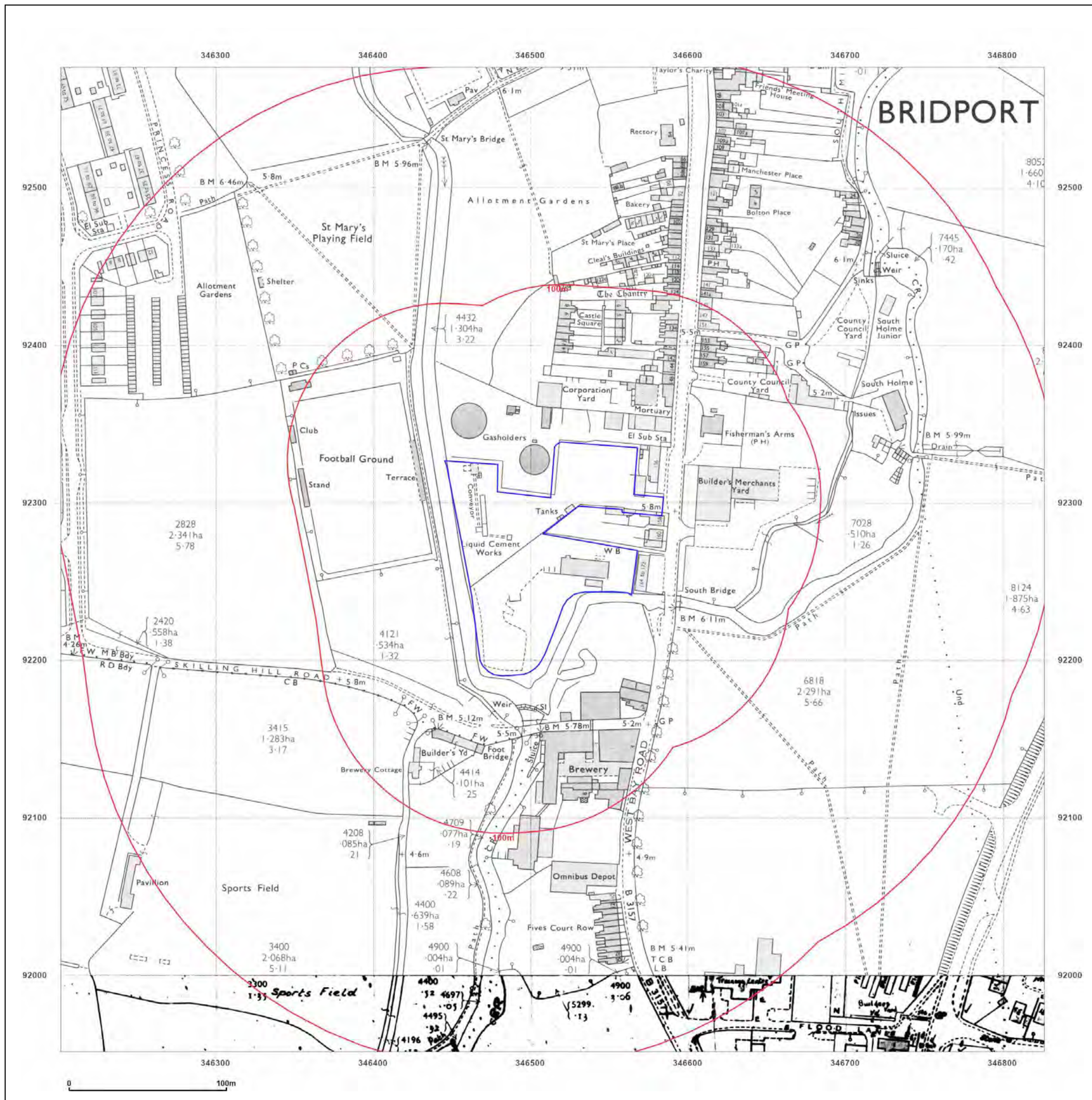


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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1971-1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1974
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1974



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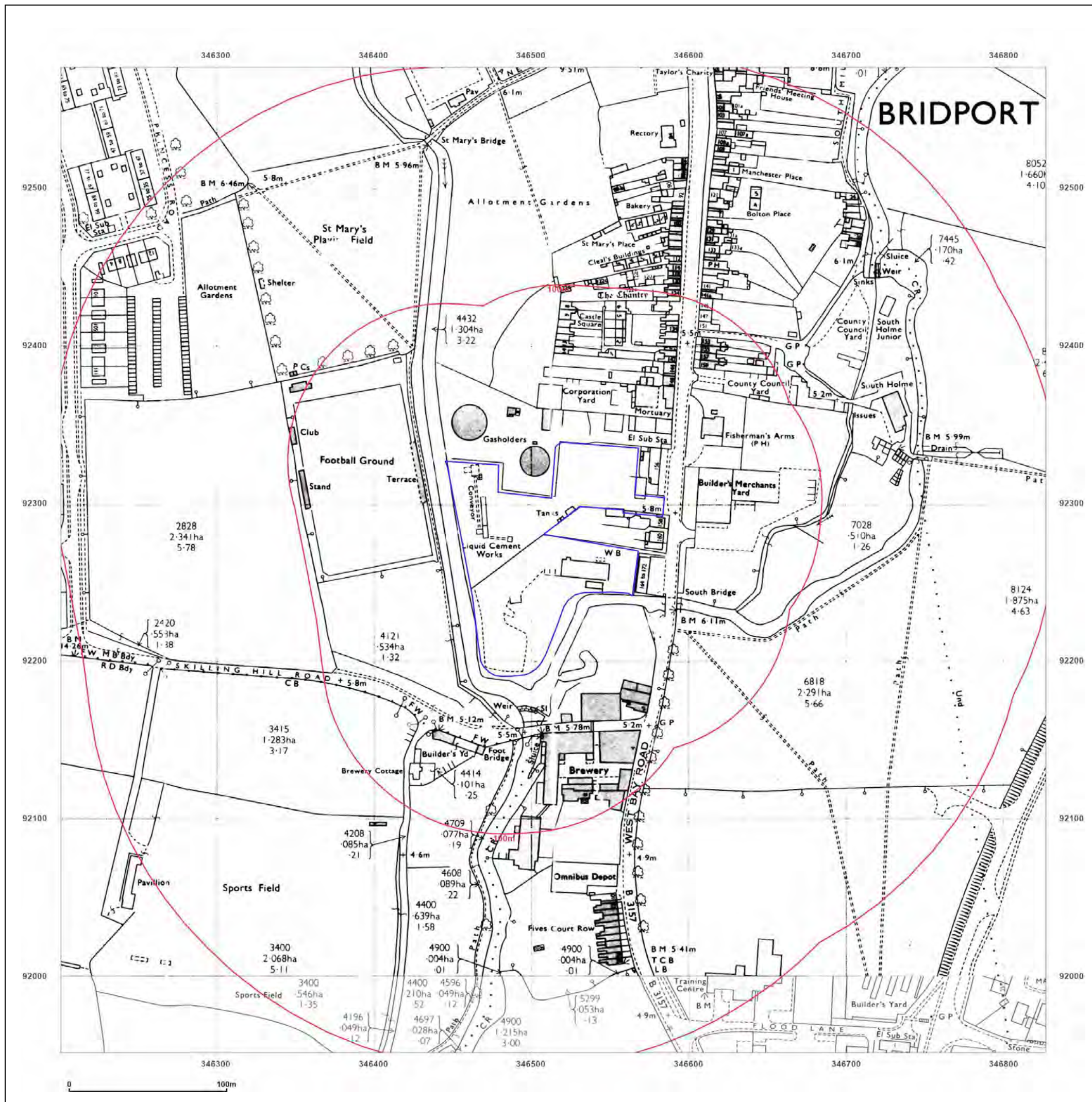


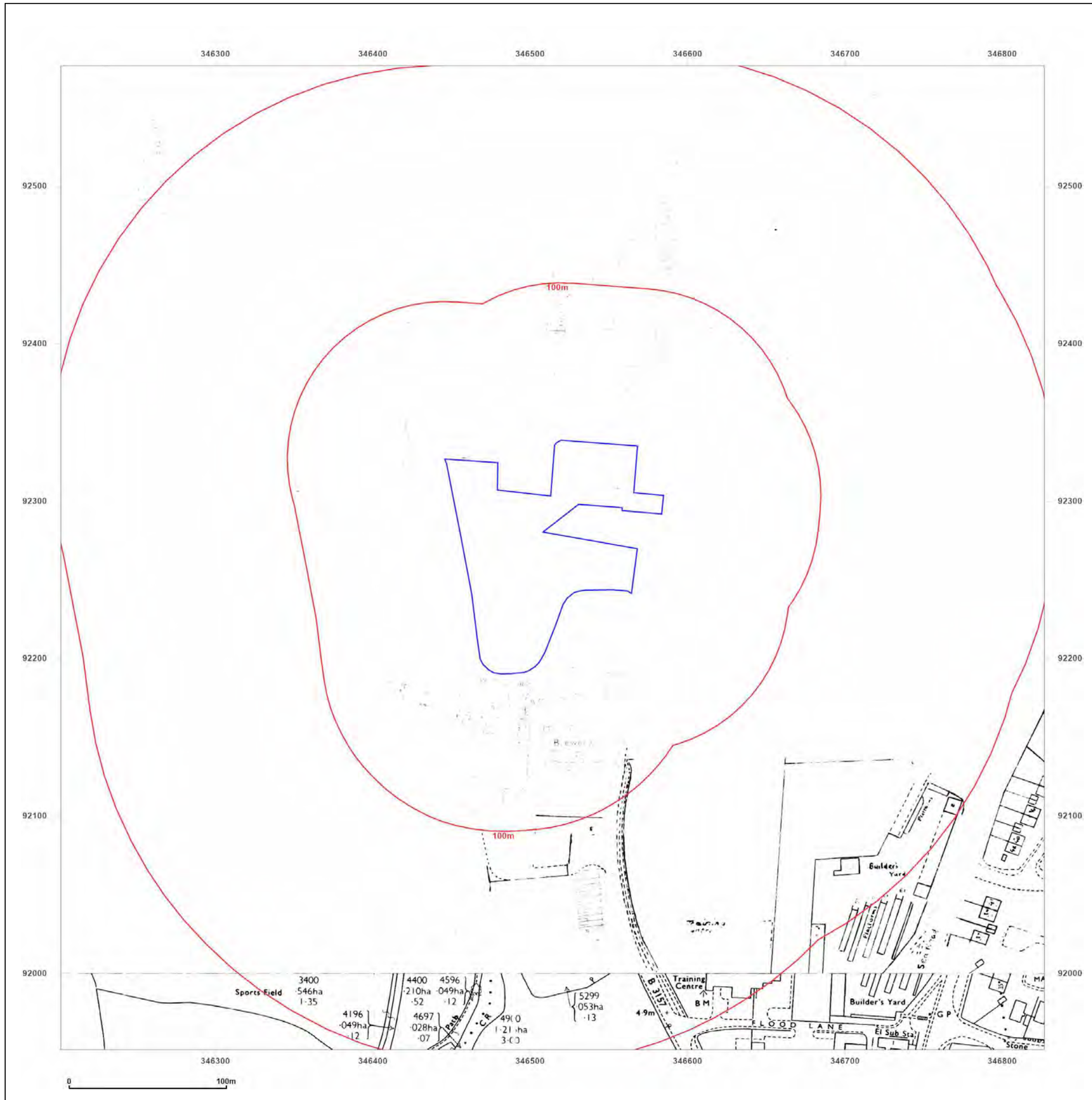
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1975-1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

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Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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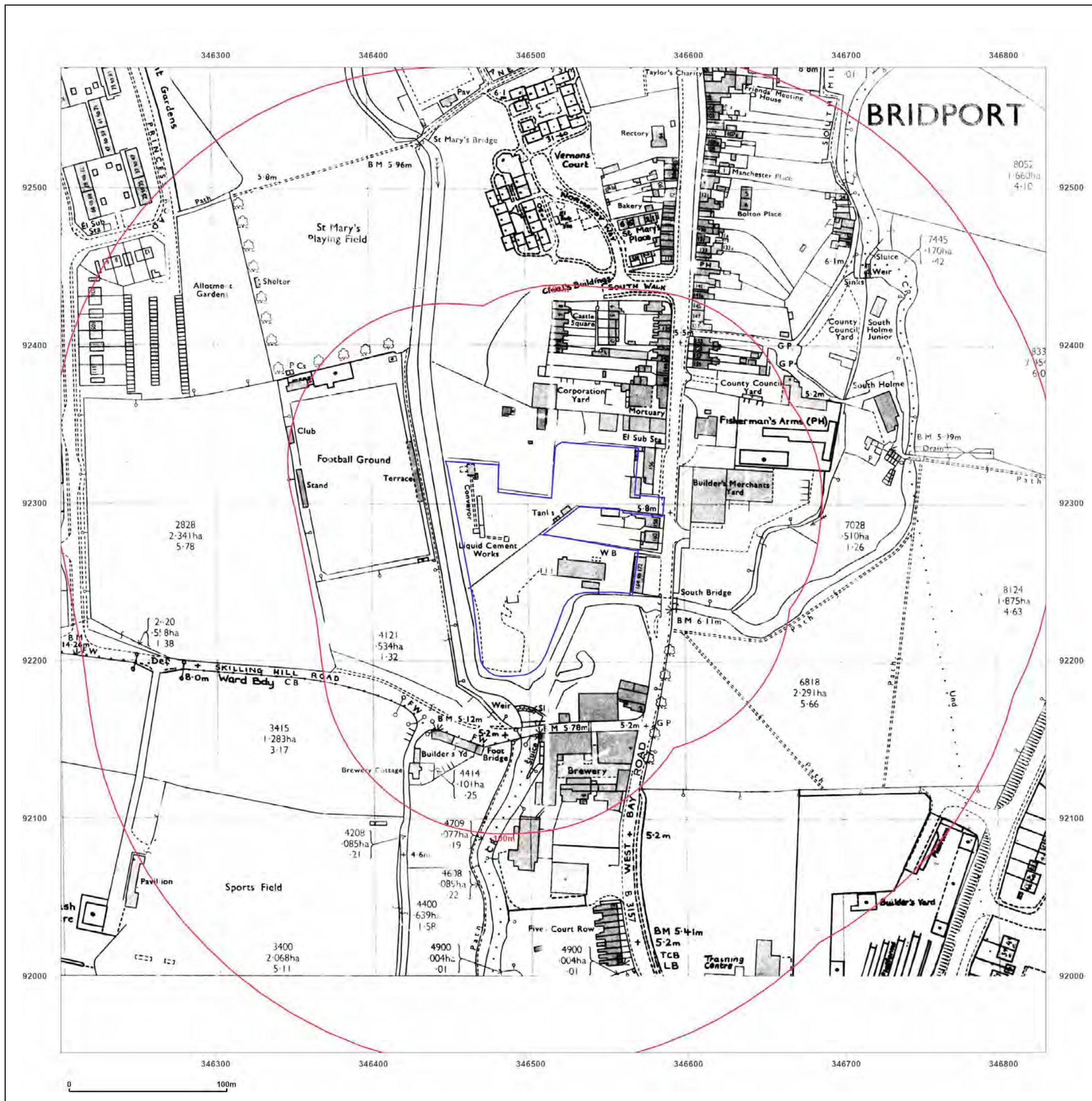


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Production date: 06 March 2024

Map legend available at:
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
 Revised 1983
 Edition N/A
 Copyright 1983
 Levelled 1955



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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1985

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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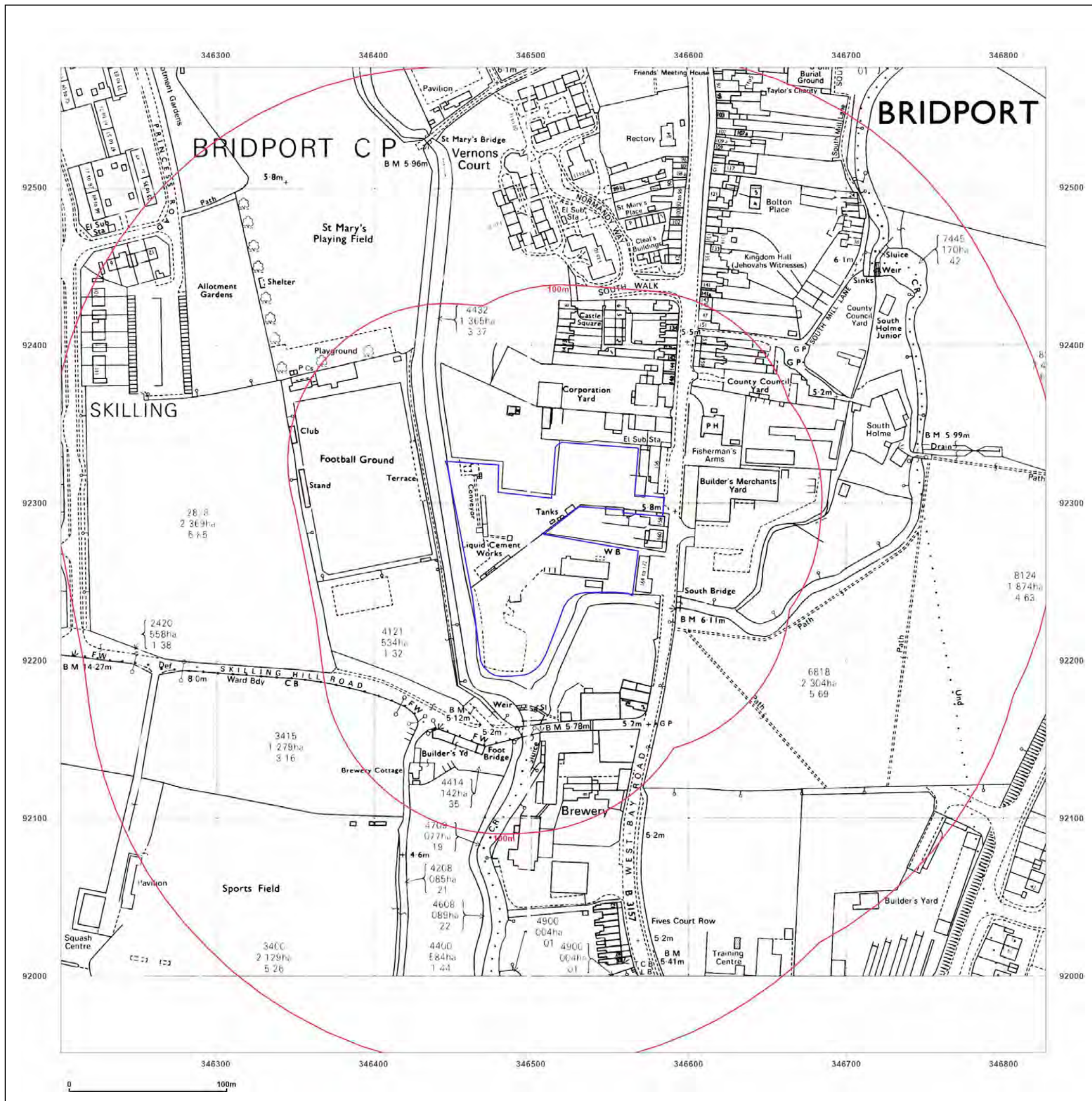


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Site Details:

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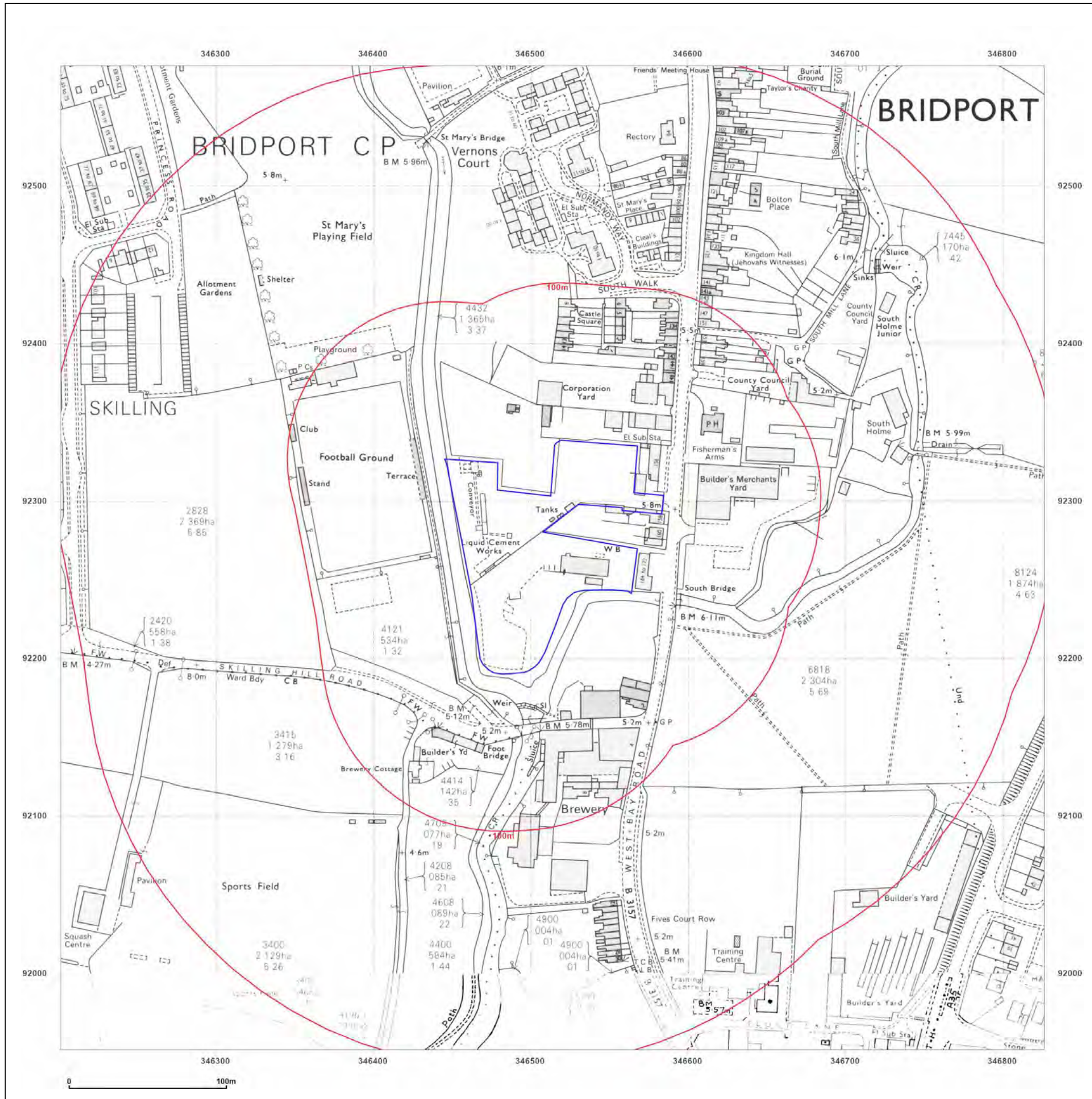
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Grid Ref: 346514, 92264

Map Name: National Grid

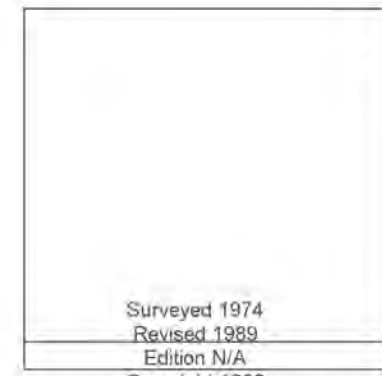
Map date: 1984-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1984
 Revised 1984
 Edition N/A
 Copyright 1985
 Levelled 1974



Surveyed 1974
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1974



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Map legend available at:
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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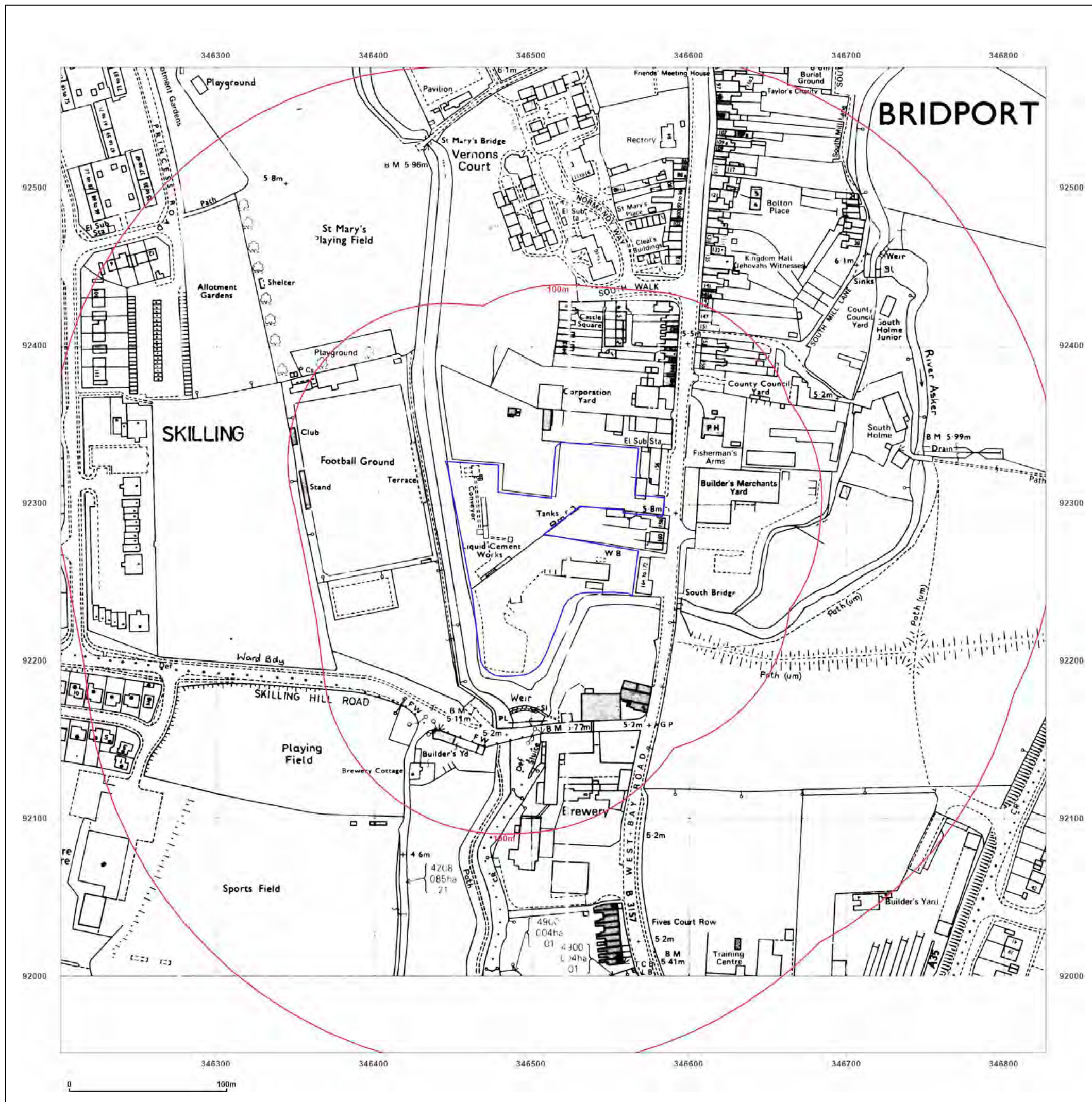


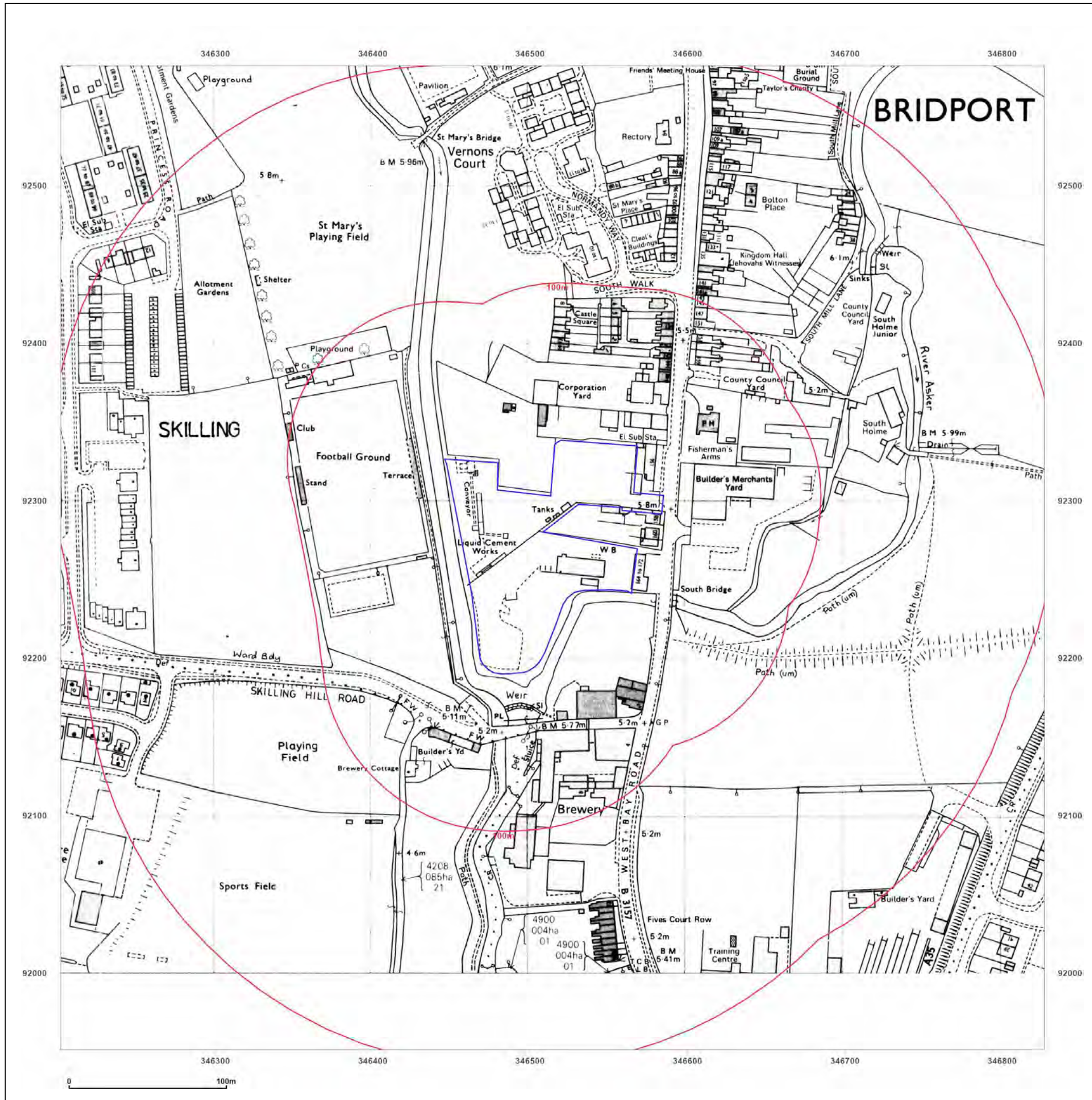
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
 Revised 1988
 Edition N/A
 Copyright 1985
 Levelled 1974



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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A



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Map legend available at:
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A



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Site Details:

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Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright 1995
 Levelled N/A



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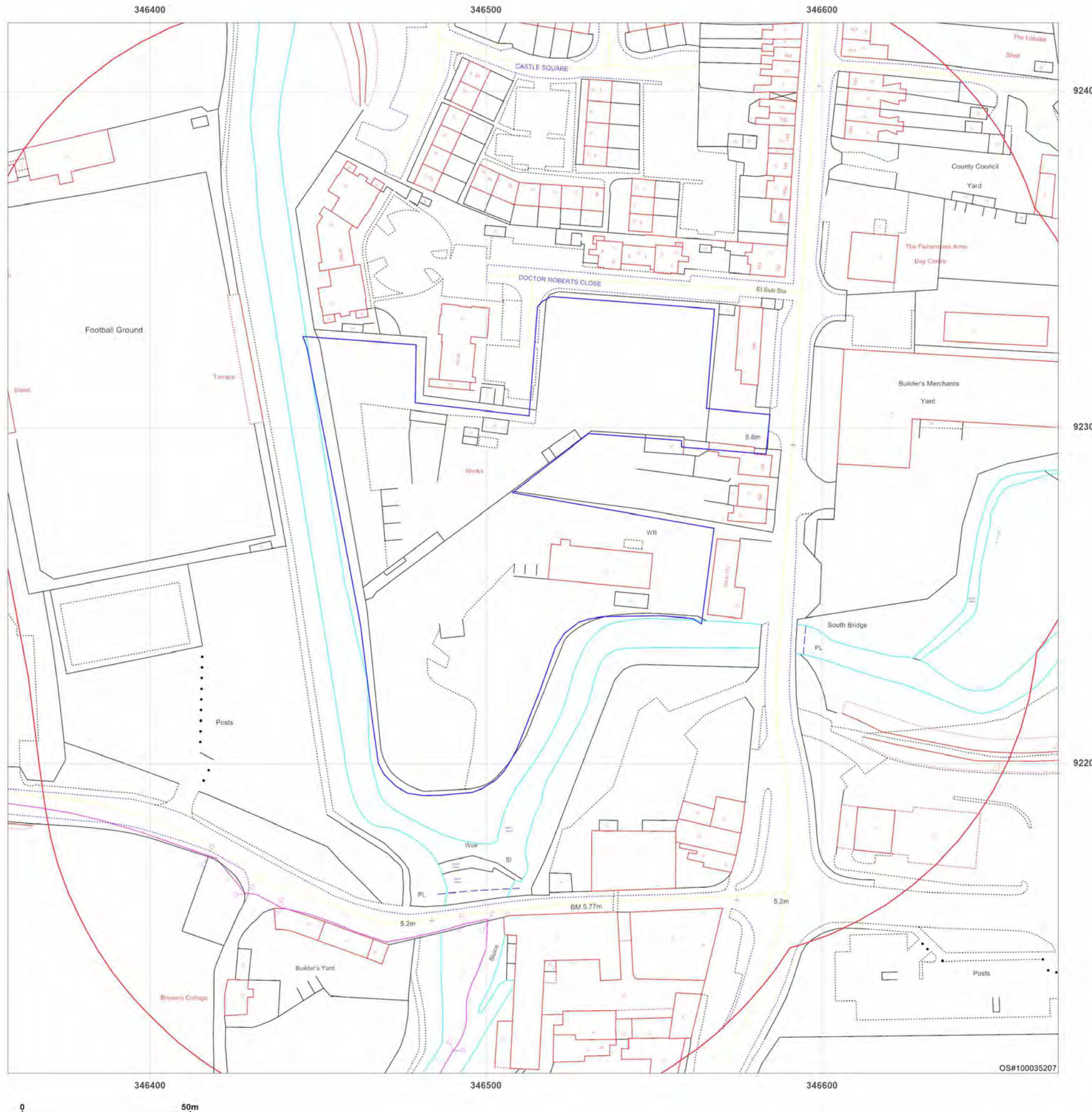
Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Production date: 06 March 2024

Map legend available at:
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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: County Series

Map date: 1887

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1887
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1887
 Revised 1887
 Edition N/A
 Copyright N/A
 Levelled N/A



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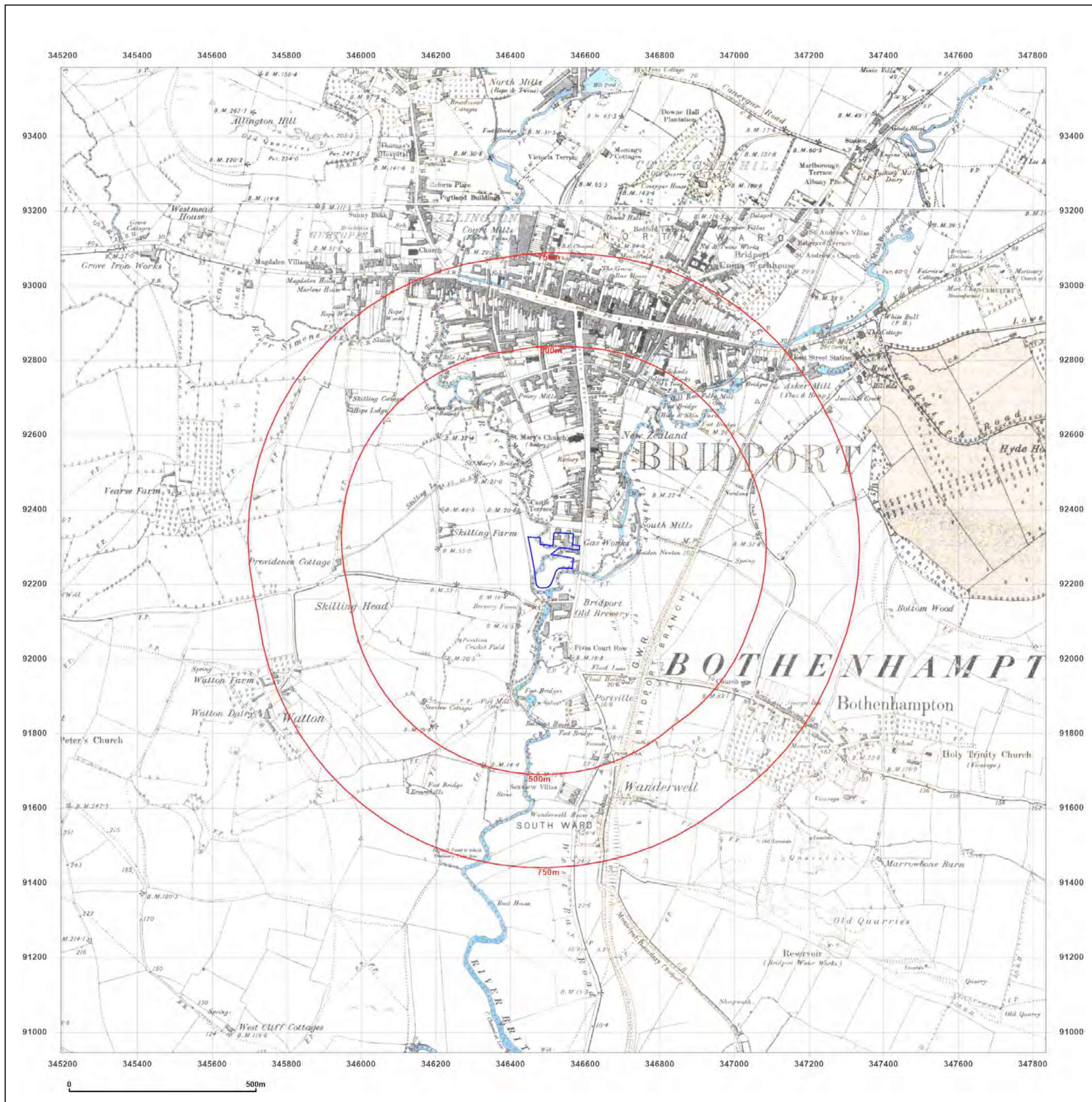


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Production date: 06 March 2024

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Site Details:

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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: County Series

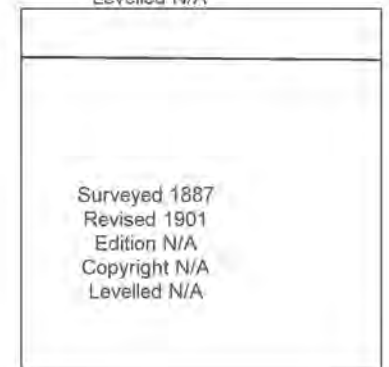
Map date: 1901

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1887
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A



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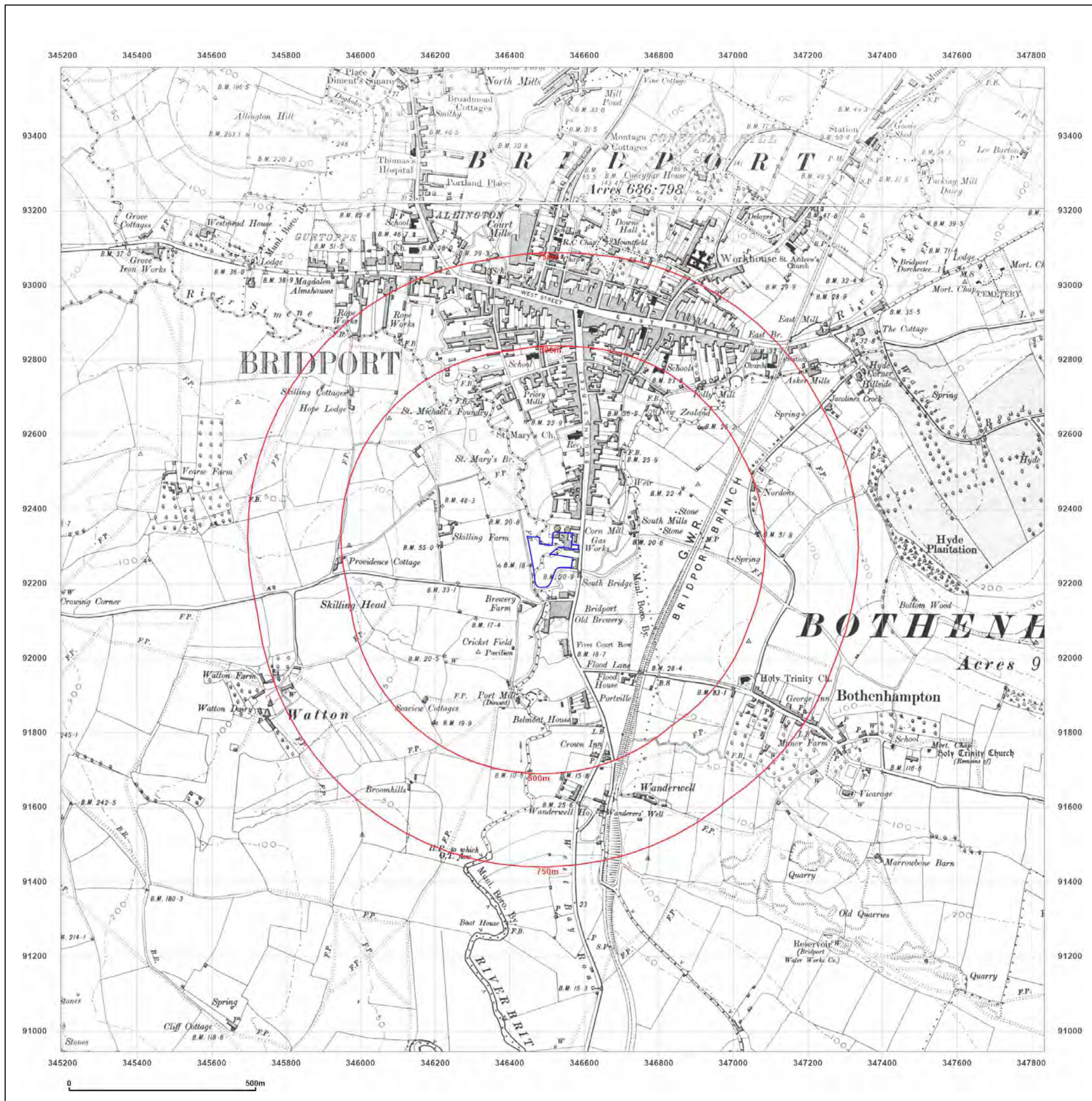


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Production date: 06 March 2024

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Site Details:

unspecified

Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: County Series

Map date: 1930-1931

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1930
 Edition 1930
 Copyright N/A
 Levelled N/A

Surveyed 1887
 Revised 1931
 Edition 1931
 Copyright N/A
 Levelled N/A



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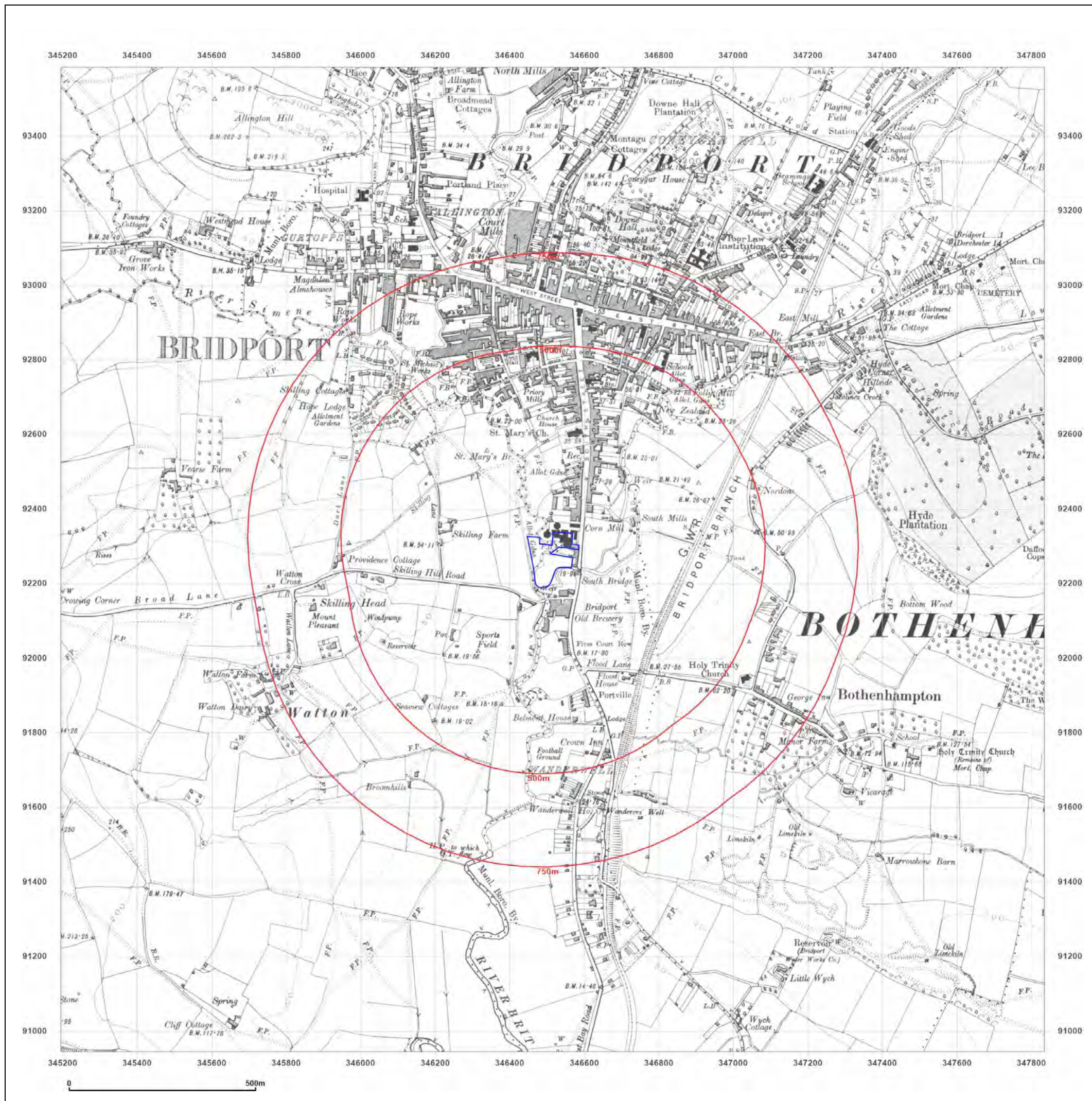


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Site Details:

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Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1887
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A



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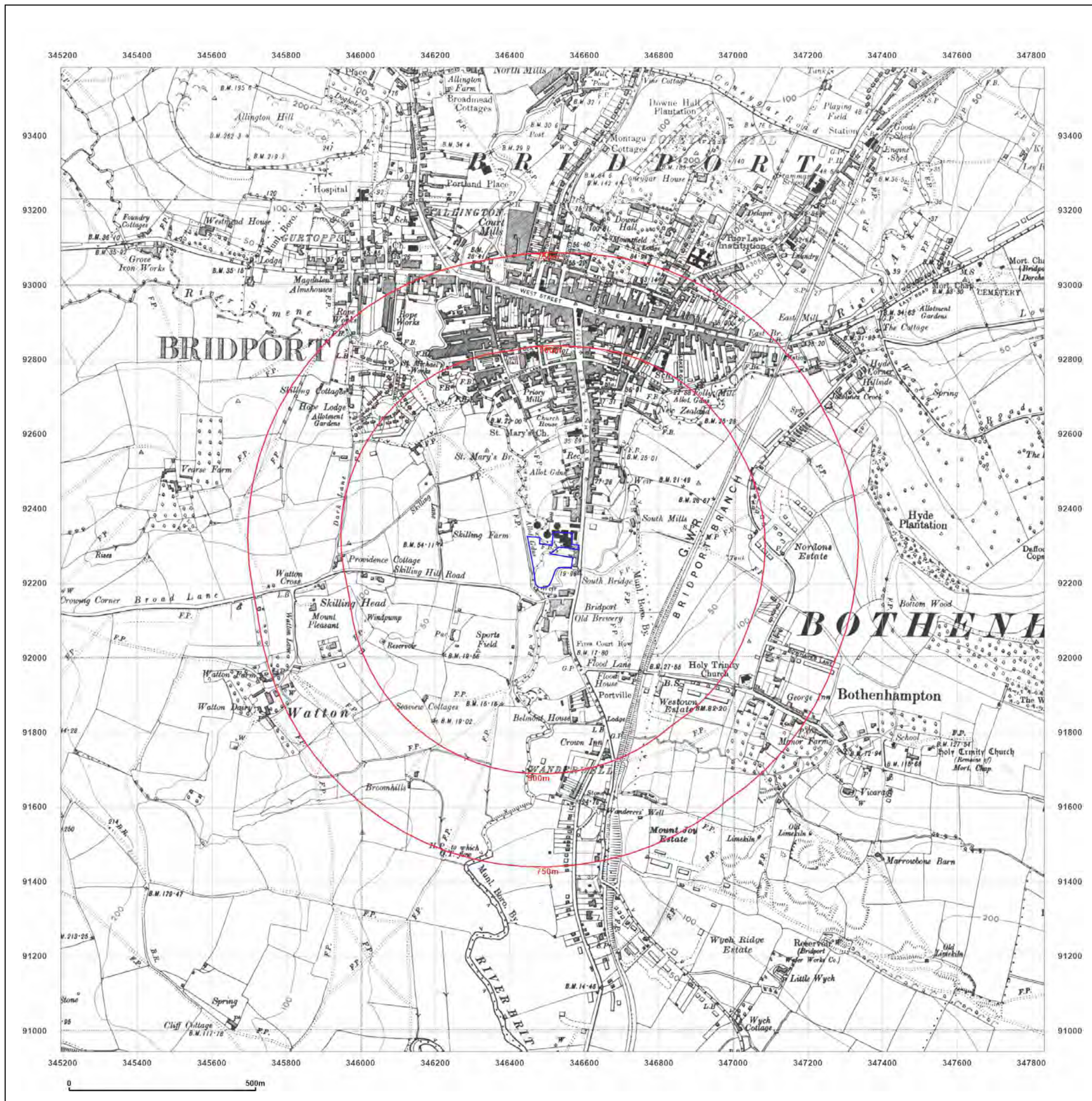


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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A



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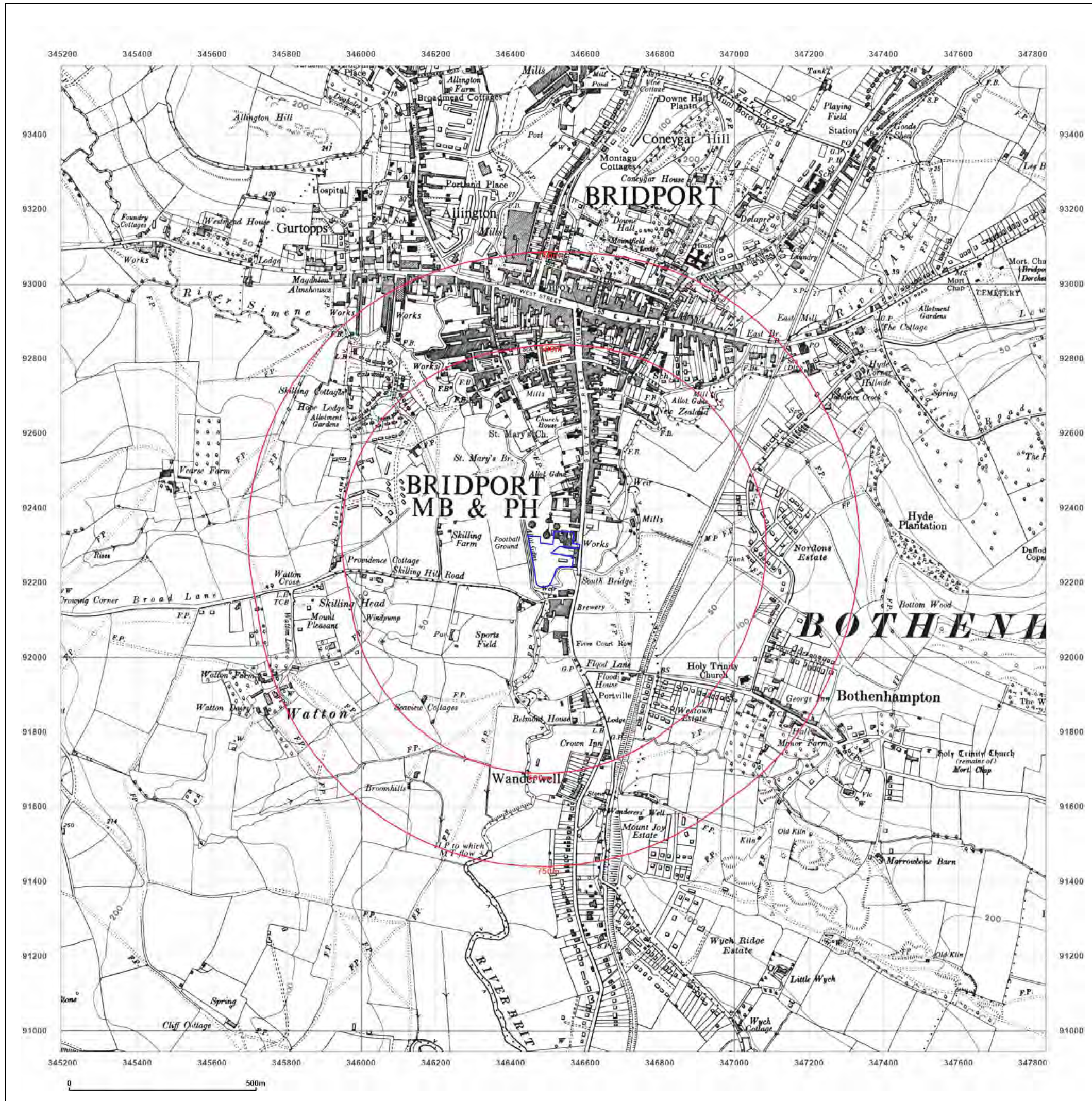


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Site Details:

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Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A



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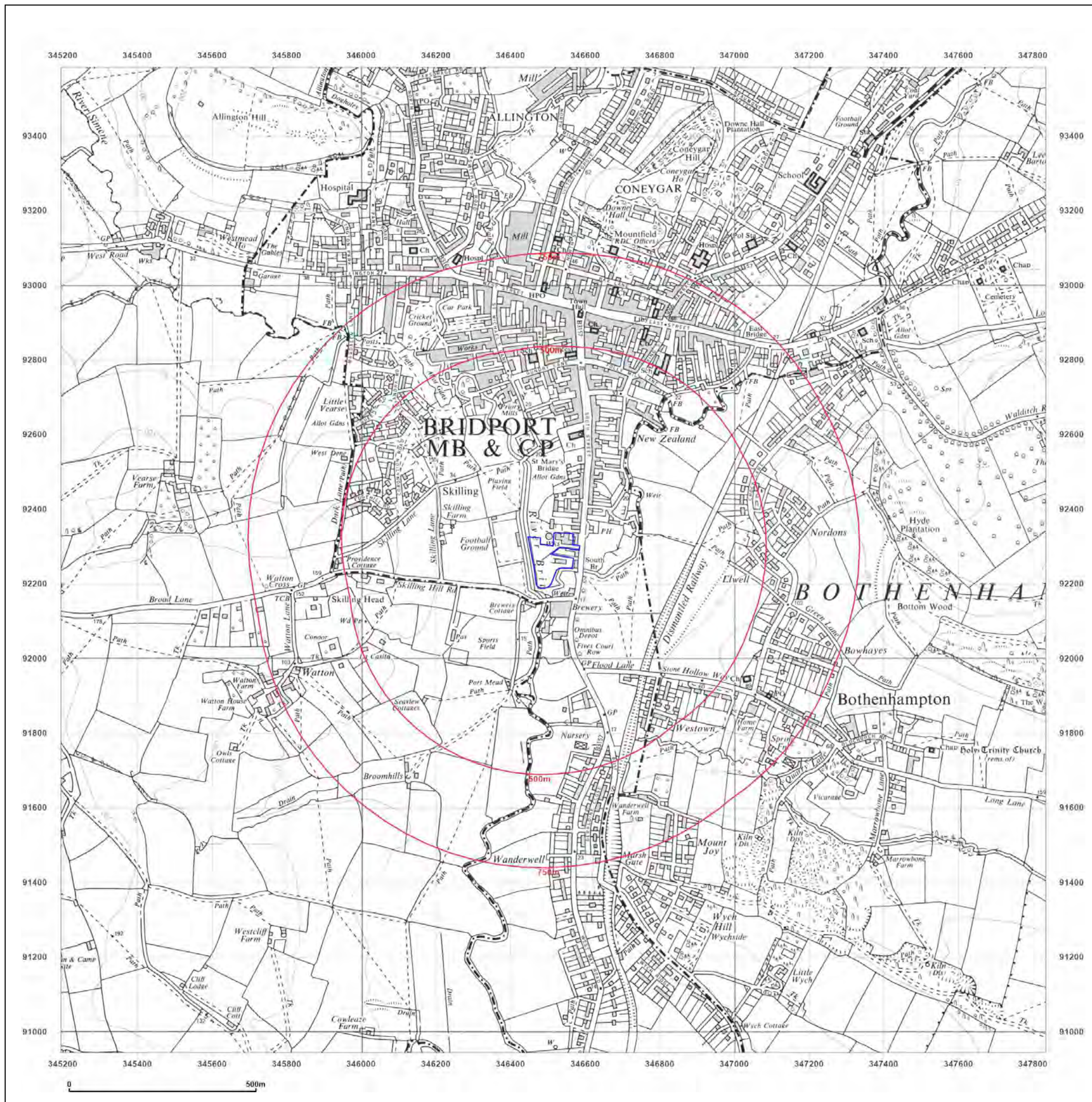


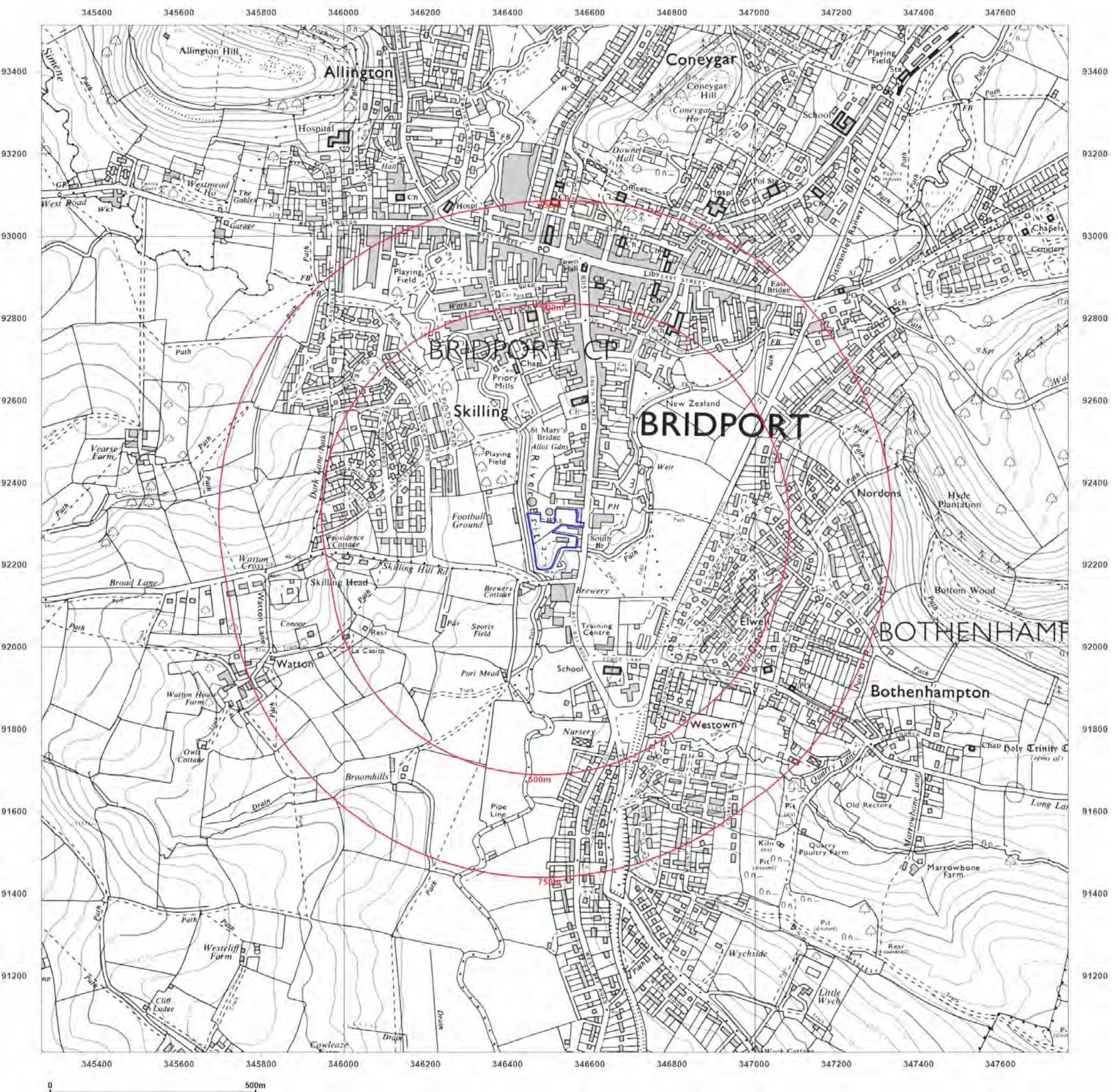
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Production date: 06 March 2024

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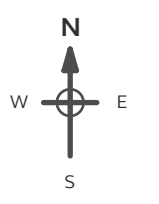
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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
 Revised 1976
 Edition N/A
 Copyright 1976
 Levelled N/A



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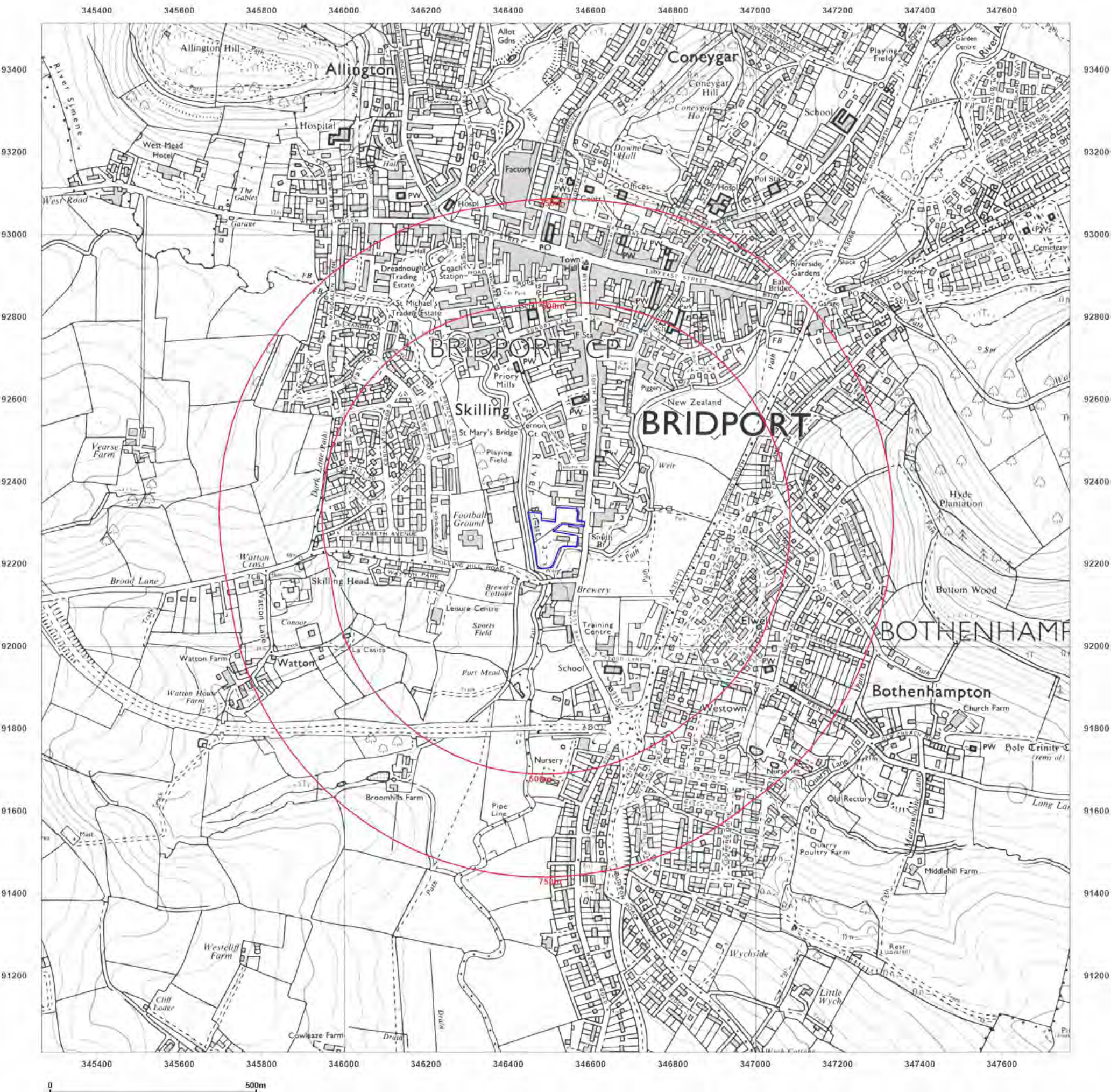


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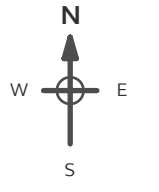
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Report Ref:	EMS-929596_1183797
Grid Ref:	346514, 92264
Map Name:	National Grid
Map date:	1992
Scale:	1:10,000
Printed at:	1:10,000



Surveyed 1989
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A



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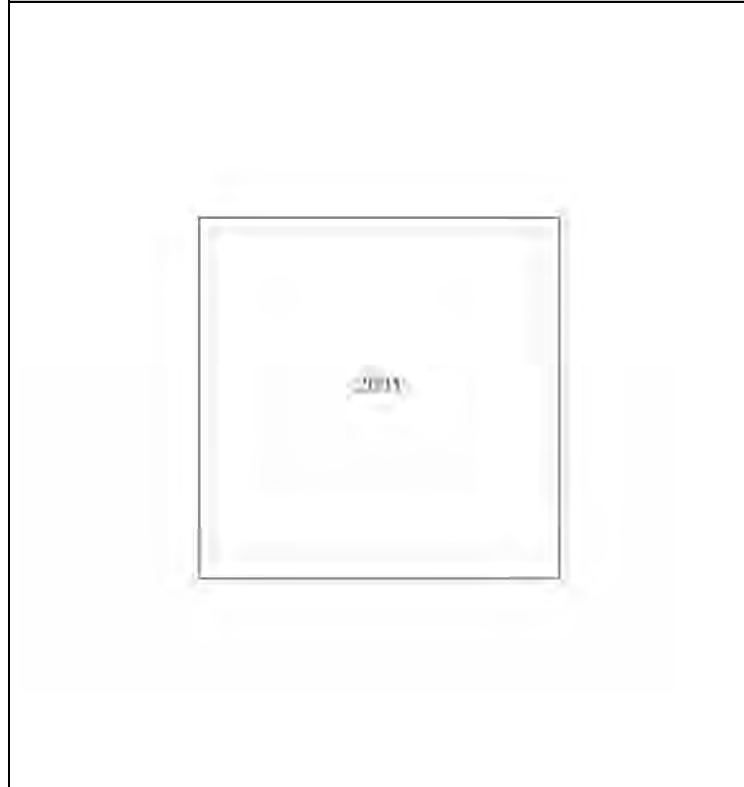
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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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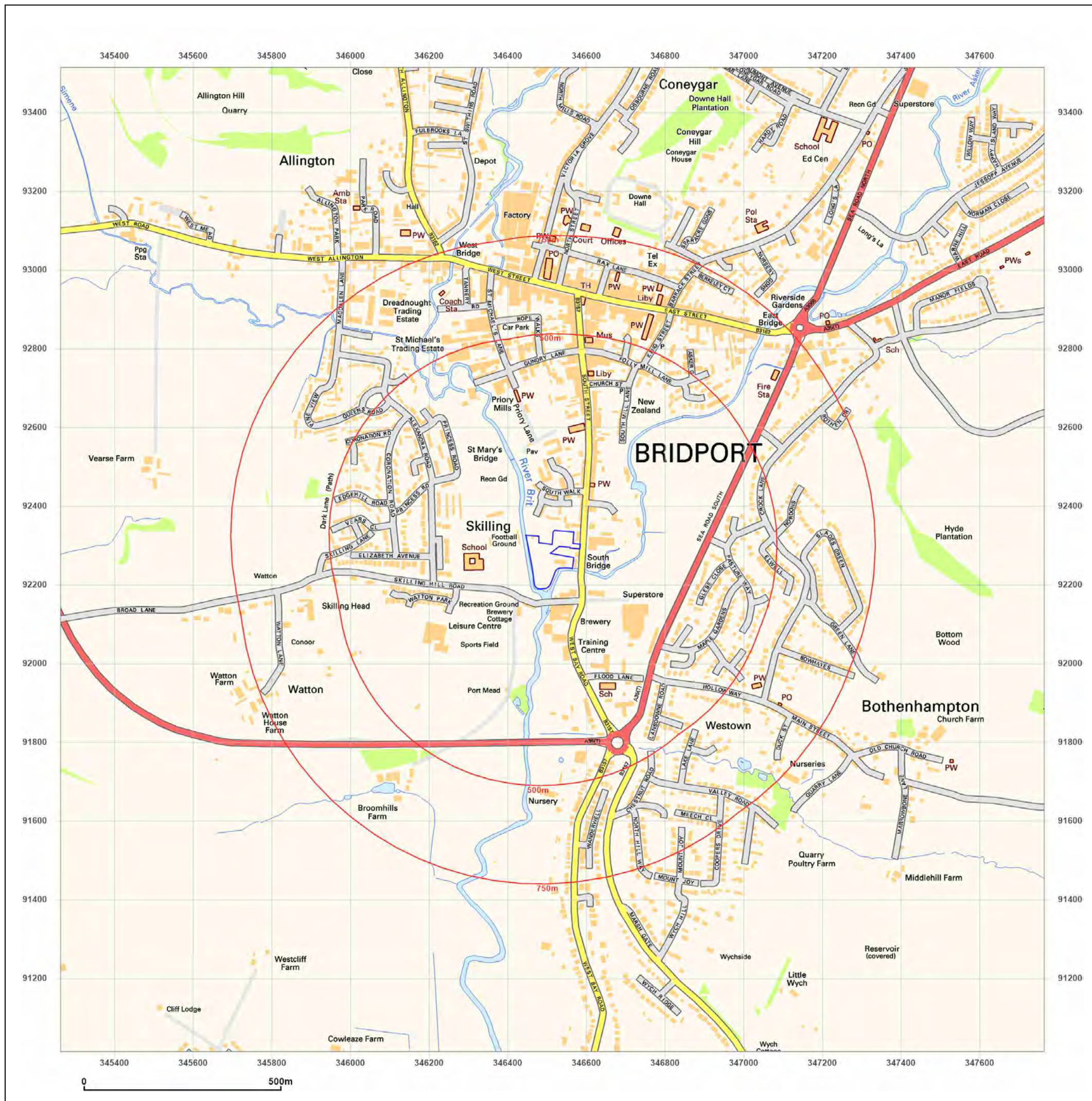


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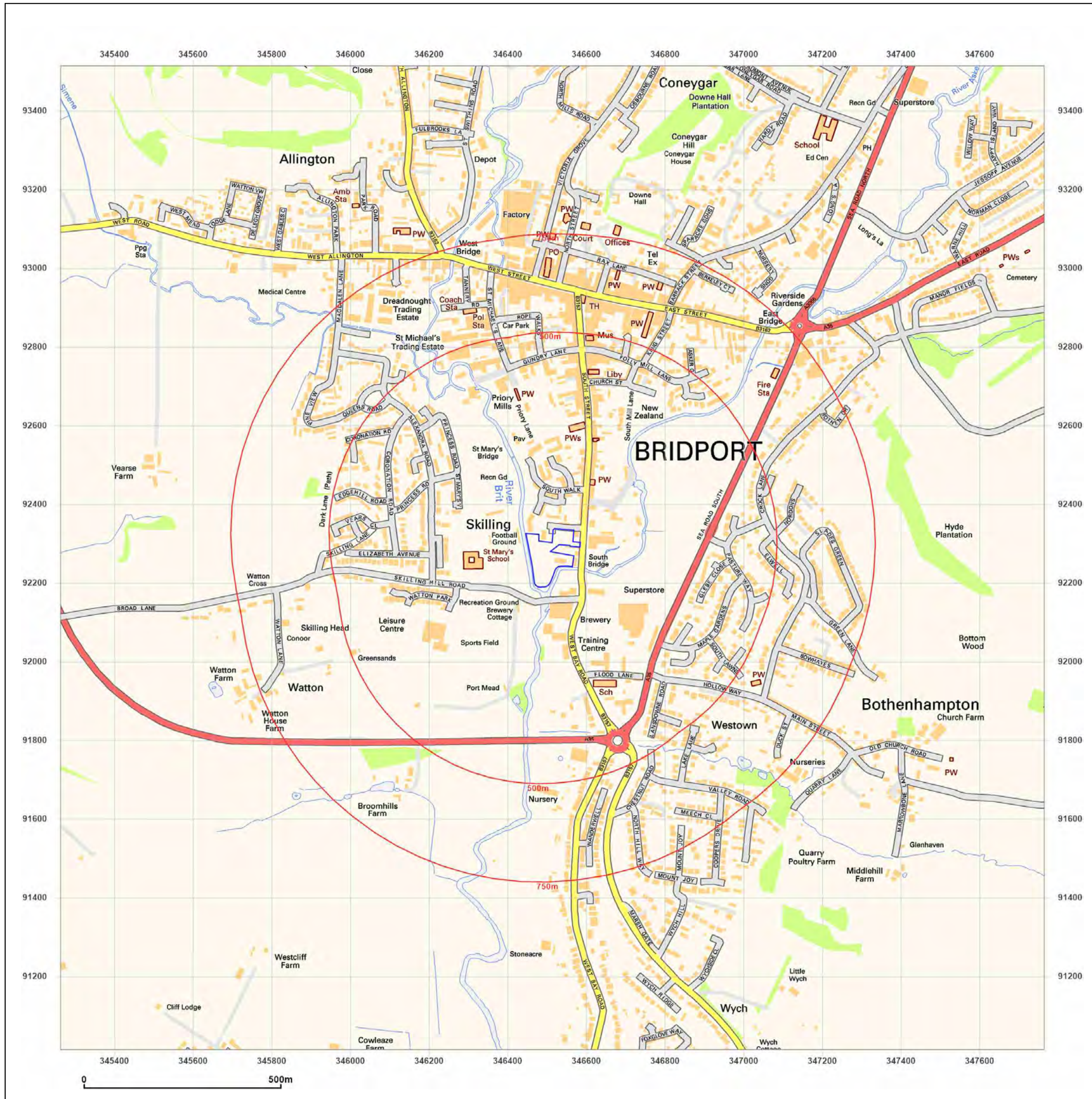
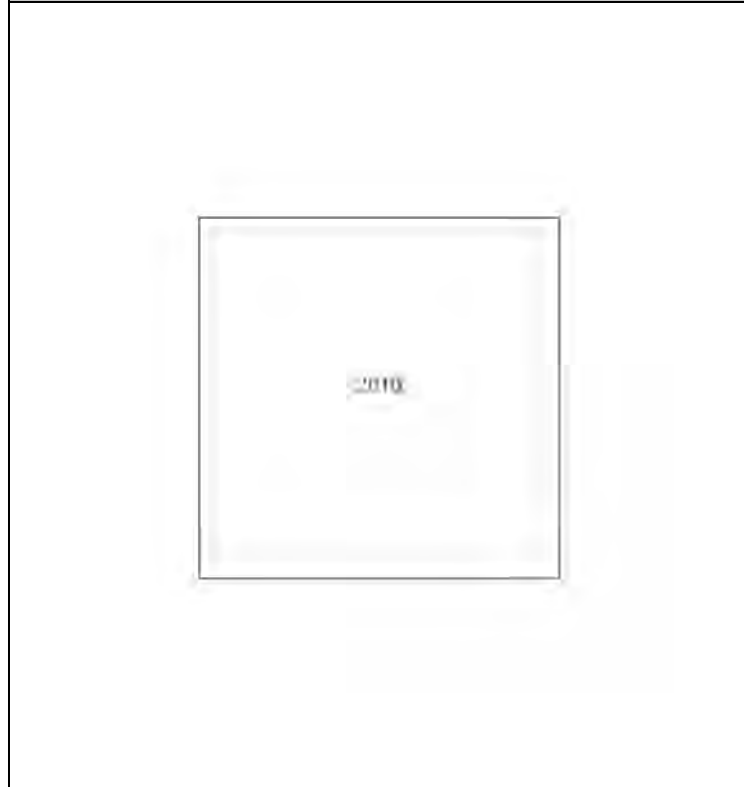
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Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 06 March 2024

Map legend available at:
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Site Details:

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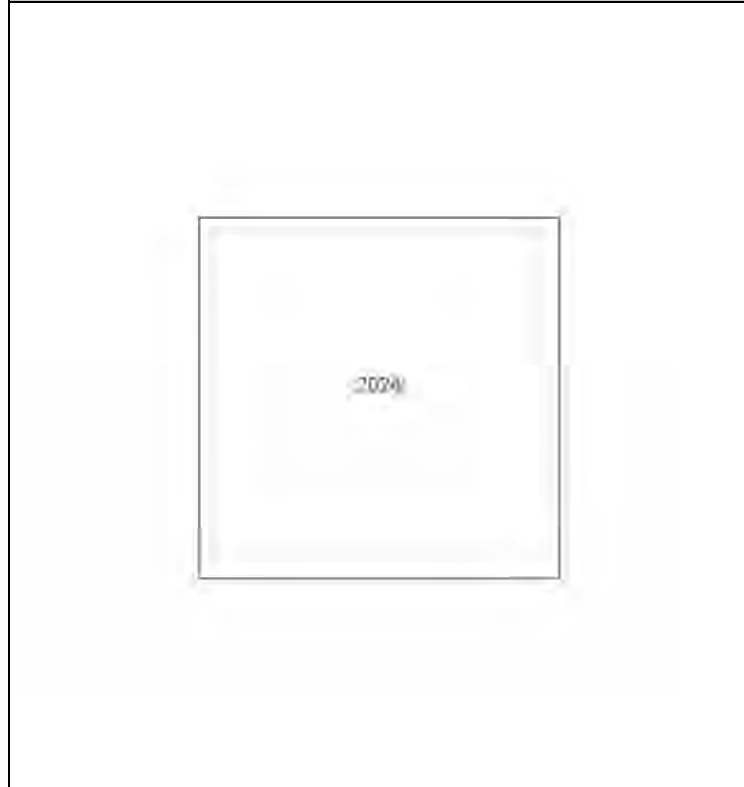
Client Ref: EMS_929596_1153290
Report Ref: EMS-929596_1183797
Grid Ref: 346514, 92264

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



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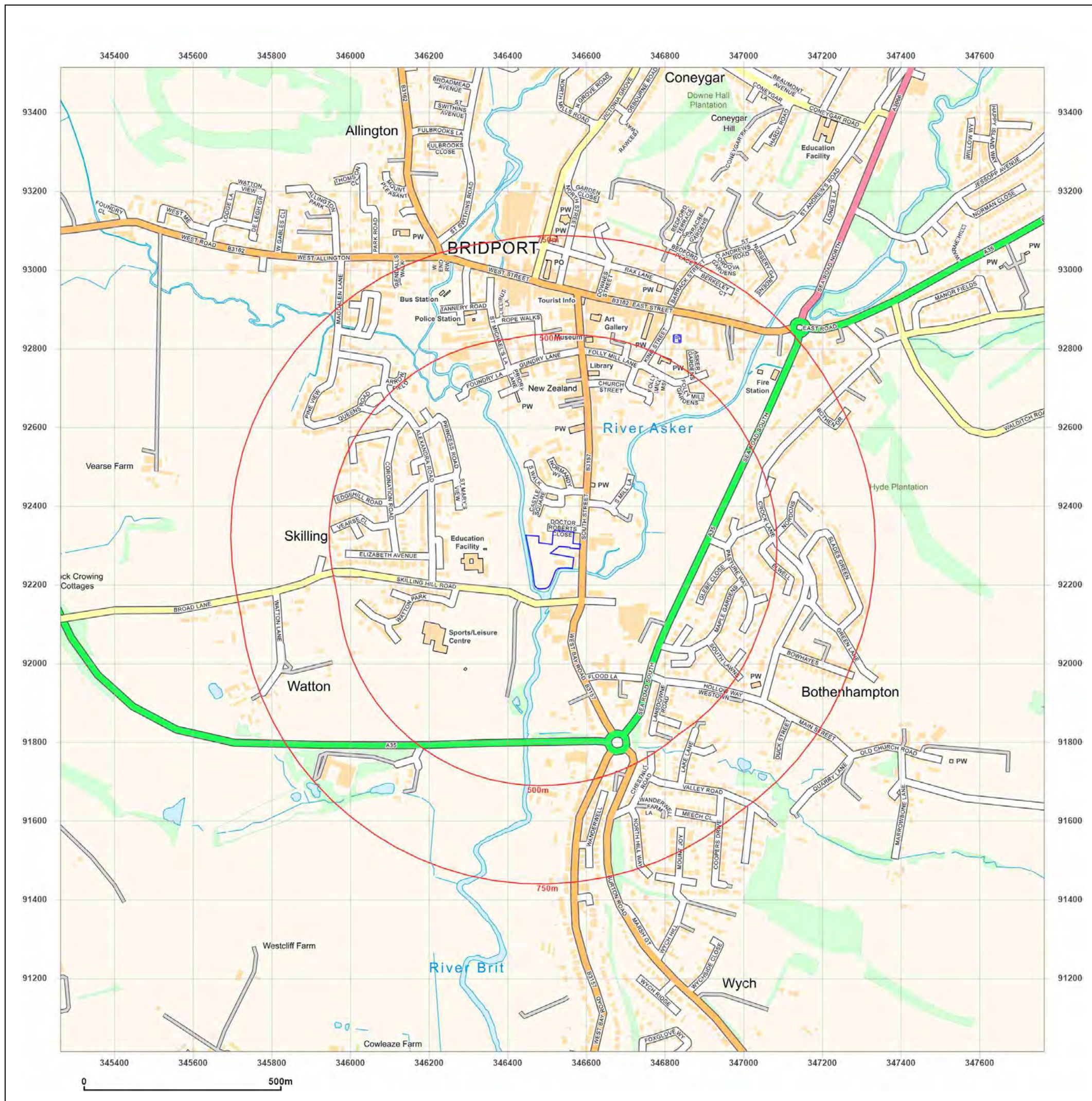


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Production date: 06 March 2024

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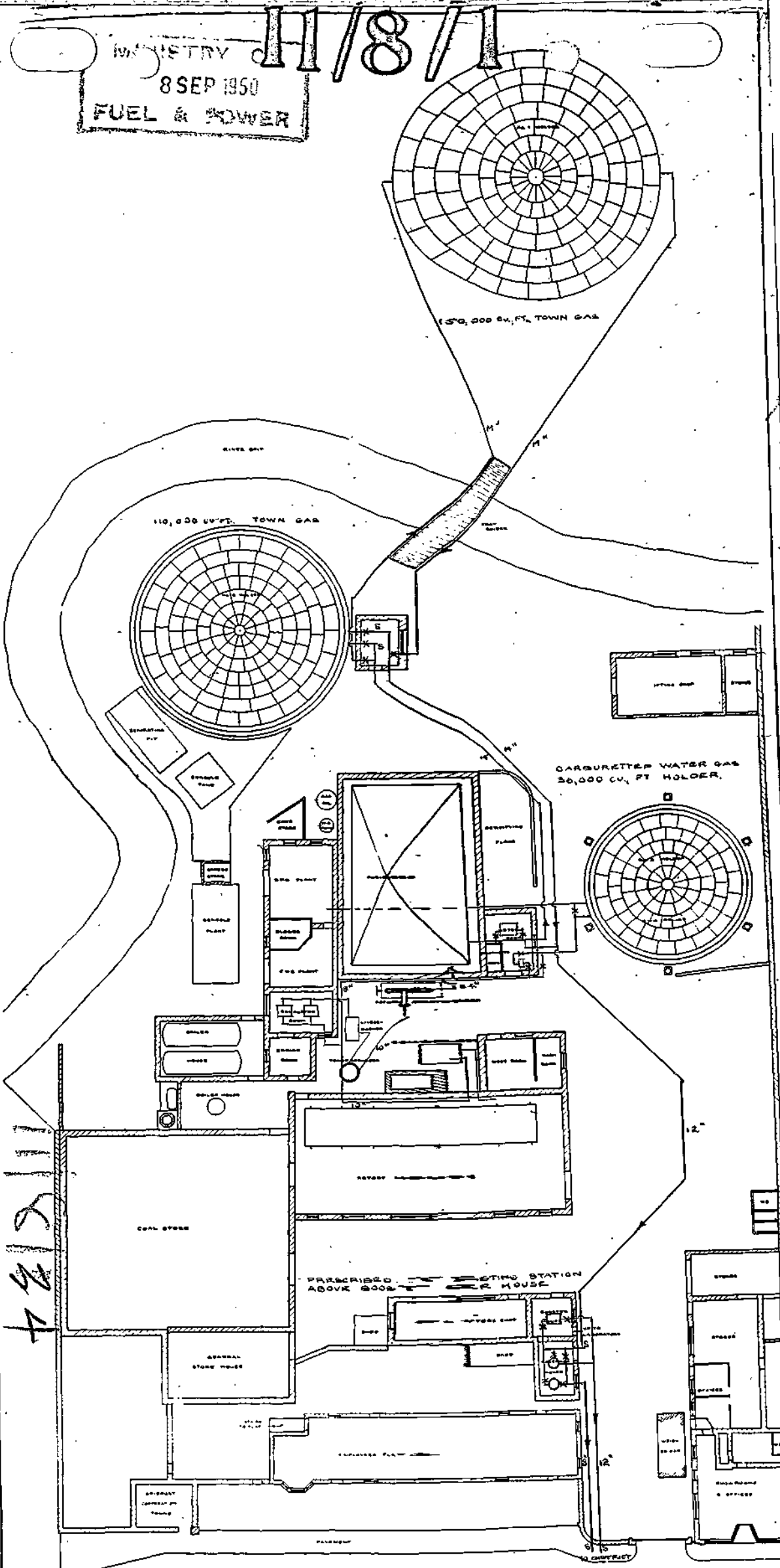


Appendix 4: National Grid Archives

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INDUSTRY
 8 SEP 1950
 FUEL & POWER

H/8/1



74/511

SOUTHERN GAS BOARD

BRIDPORT GAS UNDERTAKING

BRIDPORT WORKS

BLOCK PLAN OF WORKS

SOBIE/ELE/2

'S' DENOTES SYPHON

TRADE MARK REGISTERED BRIDPORT GAS BOARD
 1948 No. 871

NOT TO SCALE

DRG. No. B/74

