



HISTORIC ASSESSMENT
ST GEORGE'S BARRACKS, RUTLAND



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1.0 Introduction

This report has been prepared by Peter Fellows, Built Heritage Consultant at RegenCo, on behalf of Rutland County Council and the DIO. The report seeks to present an assessment of the likely effects of the proposed masterplan on heritage assets within the site and its environs.

This document should be read in conjunction with the Statement of Significance which was produced September 2018.

2.0 Overall Assessment Criteria

Significance criteria

Determination of the importance/significance of heritage assets is based on the existing statutory designations and, for undesignated assets. Using this approach, the criteria for establishing the importance of assets are described in **Table 1.1**

Table 1.1: Criteria used to determine the sensitivity of assets

Importance/Significance	Description
International	<p>Archaeological sites or monuments of international importance, including World Heritage Sites.</p> <p>Structures and buildings inscribed as of universal importance as World Heritage Sites.</p> <p>Other buildings or structures of recognised international importance. Some Grade I & II* listed buildings.</p>
National	<p>Ancient Monuments scheduled under the Ancient Monuments and Archaeological Area Act 1979, or archaeological site sand remains of</p>

	<p>comparable quality, assessed with reference to the Secretary of State's non-statutory criteria.</p> <p>Listed buildings.</p>
Regional/County	<p>Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria.</p> <p>Conservation Areas.</p>
Local	<p>Archaeological sites that score less well against the Secretary of State's criteria.</p> <p>Historic buildings on a 'local list'.</p> <p>Undesignated built assets of local significance.</p>
None	<p>Areas in which investigative techniques have produced negligible or only minimal evidence for archaeological remains.</p> <p>Buildings of no historic value.</p>

Magnitude of Effects

Determining the magnitude of effects, is based on an understanding of how, and to what extent, the proposed development would affect heritage assets. The magnitude of the effect is a product of the extent of development impact on an asset. Effects are rated as High, Medium, Low and Negligible/Neutral. Effects can be direct or indirect; and be adverse or beneficial. The criteria for assessing the magnitude of effect are set out in **Table 1.2**.

Table 1.2: Criteria for Assessing the Magnitude of Effects

Magnitude	Direct Effects	Indirect Effects
High Adverse	<p>Demolition of built heritage assets or within a Conservation Area.</p> <p>Complete removal of an archaeological site.</p>	<p>Radical transformation of the setting of an archaeological monument.</p> <p>Substantially harmful change in the setting of a built heritage asset or Conservation Area</p>
Medium Adverse	<p>Harmful alteration (but not demolition) of a built heritage asset or Conservation Area.</p> <p>Removal of a major part of an archaeological site and loss of research potential.</p>	<p>Less than substantial harm to the setting of a built heritage asset or Conservation Area.</p> <p>Partial transformation of the setting of an archaeological site, e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity, use, accessibility or appreciation of an archaeological site.</p>
Low Adverse	<p>Alterations to a built heritage asset or to a Conservation Area resulting in minor harm.</p> <p>Removal of an archaeological site where a minor part of its total area is removed but the site retains a significant future research potential.</p>	<p>Minor harm to the setting of an archaeological monument or built heritage asset or Conservation Area.</p>

<p>Negligible/ Neutral</p>	<p>Negligible impact from changes in use, amenity or access</p> <p>Negligible direct impact to the built heritage asset or Conservation Area</p>	<p>Negligible perceptible change to the setting of a built heritage asset, archaeological site or Conservation Area.</p>
<p>Low Beneficial</p>	<p>Alterations to a built heritage asset or Conservation Area resulting in minor beneficial impacts.</p> <p>Land use change resulting in improved conditions for the protection of archaeological remains.</p>	<p>Minor enhancement to the setting of a built heritage asset or Conservation Area.</p> <p>Decrease in visual or noise intrusion on the setting of a built heritage asset, archaeological site or monument.</p>
<p>Medium Beneficial</p>	<p>Alterations to a built heritage asset or Conservation Area resulting in moderate beneficial impacts.</p> <p>Land use change resulting in improved conditions for the protection of archaeological remains plus interpretation measures (heritage trails, etc.)</p>	<p>Significant reduction or removal of visual or noise intrusion on the setting of a built heritage asset, archaeological site or monument.</p> <p>Improvement of the wider landscape setting of a built heritage asset, Conservation Area, archaeological site or monument.</p> <p>Moderate enhancement to the setting of a built heritage asset or Conservation Area.</p>
<p>High Beneficial</p>	<p>Arrest of physical damage or decay to a built heritage asset or structure.</p> <p>Alteration to a built heritage asset or Conservation Area resulting in significant beneficial impact.</p>	<p>Significant enhancement to the setting of a built heritage asset, Conservation Area or Archaeological Site, its cultural heritage amenity, access or use.</p>

3.0 Significance of effects

The significance of the effects of the Proposed Development on heritage assets is determined by:

- the sensitivity of the asset; and
- the magnitude of predicted change to the asset.

Table 1.3 presents a matrix that demonstrates how the significance of effects has been determined:

Table 1.3: Significance of Effects

Magnitude of effect	High	Medium	Low	Negligible / Neutral
International Importance	Major	Major	Major	Negligible
National Importance	Major	Major/Moderate	Moderate	Negligible
Regional/County Importance	Major/Moderate	Moderate/Minor	Minor	Negligible
Local Importance	Minor	Minor	Negligible	Negligible
No Importance	Negligible	Negligible	Negligible	Negligible

In summary, following the characterisation of the baseline conditions, the methods used to define the potential effects of the Proposed Development on heritage assets were as follows:

- an evaluation of the significance of heritage assets (based on existing designations and professional judgment where assets have no formal designation);
- prediction of the magnitude of the likely effects upon the significance of known or potential buried heritage assets;
- determination of what mitigation measures are required during the design and construction or operational lifetime of the Proposed development to mitigate any adverse effects; and

- quantification of any residual effects (those that might remain after mitigation) along with any cumulative effects (considering other development proposals in the Site's environs).

The assessment of the significance of the effects is based on extensive professional experience, by qualified specialists. In particular, potential effects from demolition excavations for foundations, access, services and landscaping have been considered.

4.0 Potential Effects

Identification and Evaluation of Likely Effects

Potential effects on heritage assets have been assessed in accordance with the methodology and criteria described in Chapters 2 & 3. Certain measures to avoid or minimise impacts on heritage assets are incorporated into the design of the proposed masterplan. This section therefore assesses the proposed masterplan, incorporating those measures.

This chapter assesses effect in terms of the short, medium and long-term, by assessing both construction and operational effects on heritage assets and their settings. The evidence gathered also expresses a ranking of the features by heritage value, which feed into the other factors determining the necessity and potential for retention and re-use, or recording prior to loss. The heritage assets assessed are:

Effects on designated and undesignated assets

1. Thor Missile Site (ref: DHA 1)

Significance: International

Direct Effects: There will be a **Negligible/Neutral** effect to the structure with no proposed demolition, alterations or new development.

Indirect Effects: The setting of the Thor Missile is to be preserved as it will sit within a Heritage Zone. Due to the Heritage Zone, there will be a **Medium Beneficial** effect. The masterplan will allow for the improvement of the cultural heritage amenity and access to the site. This will allow people to explore the Cold War History of the site.

2. Bloodhound Tactical Control Centre (ref: UHA 1)

Significance: Local

Direct Effects: There will be **Negligible/Neutral** effect to the structure with no proposed demolition, alterations or new development.

Indirect Effects: The setting of the Bloodhound Control Centre is to be retained as it will sit within a Heritage Zone. Due to the Heritage Zone and in the long term, there will be a **Medium Beneficial** effect. The masterplan will allow for the improvement of the cultural heritage amenity and access to the site, so the Cold War History can be explored.

3. Bloodhound Tactical Control Tower (ref: UHA 2)

Significance: Local

Direct Effects: There will be **Negligible/Neutral** effect to the structure with no proposed demolition, alterations or new development.

Indirect Effects: The setting of the Bloodhound Control Tower is to be retained as it will sit within a Heritage Zone. Due to the Heritage Zone and in the long term there will be a **Medium Beneficial** effect. The masterplan will allow for the improvement of the cultural heritage amenity and access to the site, so the Cold War History can be explored.

4. Runways (ref: UHA 3)

Significance: Local

Direct Effects: The runway structure is to be removed as part of the proposals. However, through careful landscaping the masterplan intends to retain the ethos and shape of the runways through tree lined public footpaths. As such there will be a **Negligible/Neutral** heritage impact

Indirect Effects: It is the line of the runways, rather than the physical fabric that contributes most to the site. Therefore, there will be no significant changes to the appreciation of the runways. As such there will be a **Negligible/Neutral** beneficial effect on setting.

5. J-Type Hangers (ref: UHA 4)

Significance: Local

Direct & Indirect Effects: There will be a **High Adverse** effect. Whilst it is proposed to demolish the structure the building has been heavily altered from its original state. Their scale, massing and position in the site mean that the cost and viability of reusing such a

structure is not possible. There are a number of J-Type hangers in existence and other better and more complete examples that contain the Thor receipt. As the structures would be lost it would be appropriate for them to be historically recorded.

6. Watch Office (ref: UHA 5)

Significance: Local

Direct & Indirect Effects: There will be a **High Adverse** effect. Whilst it is proposed to completely demolish the structure the building has been altered from its original state and is in a particularly poor state of repair. The cost and viability of restoring such a structure is not possible. The structure will be historically recorded.

7. Road Layout (ref: UHA 6)

Significance: None/Local

Direct Effects: There will be **Negligible/Neutral** impact to the road layout. The physical fabric of the roads is of no historical interest. The main access point and spinal road into the development reflects the existing layout.

Indirect Effects: The masterplan has clearly taken cues from the existing 'campus' character and respects the important features of the existing road layout including the main spinal road. As such there will be a **Negligible/Neutral** beneficial effect on setting.

Residual Effects

There will be no residual major or moderate adverse effects on any built heritage assets following the completion of the proposed development. Potential adverse effects on such assets have been mitigated through the detailed masterplan and the programme of building recording proposed.

A residual major beneficial effect is identified as a result of the retention of the Thor Missile Site and the Bloodhound Buildings. These will be integrated into a future Heritage Zone which will help educate and inform future generations about the site and its association with the Cold War.

Cumulative Effects

It is evident that the implementation of the masterplan would result in a larger built area extending toward the retained heritage assets. However, it is not considered that there will be a material cumulative impact considering the large buffer zone between the assets and the development. The feeling of the openness that currently exists will be therefore be retained.

Overall, it is considered that there will be negligible cumulative effects on built heritage assets within the site arising from the proposed masterplan.

5.0 Conclusions

The built heritage potential of the site is largely reflected through the sites coherent Cold War landscape and designation of the Grade II* Thor missile site. The overall impact on the built heritage because of the proposed changes with the Cold War landscape is considered to result in a low/moderate effect. The key Cold War building including the Thor Missile site and the Bloodhound buildings will be retained and enhanced within a new Heritage Zone. There will be no direct impact to the Grade II* listed buildings. Three structures (Two J-Type hangers & the Watch Office) will be demolished. Whilst these structures are of local value they are not unusual in their construction and repairs/restoration for a viable use would be impossible. These structures were also assessed for listing but were not chosen due to the loss of architectural and historic interest.

In summary, there will be considerable change within the site although the Cold War landscape will not be significantly impacted. The areas of demolition will predominantly effect assets of less significance. A programme of mitigation will be agreed with Historic England, which will entail the recording of the adversely affected structures. This programme of investigation will increase the understanding of modern military history, and the proposed Heritage Zone is also beneficial aspects of the masterplan.