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Version 3.0

Offa House, Offchurch: Heritage Statement



Heritage Matters

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- Member of the Vernacular Architecture Group
- Formerly Assistant Regional Director English Heritage

Dr David Hickie is a national expert in the field of heritage management and planning. He regularly acts as an expert heritage and landscape witness for Planning Inquiries and High Court cases. He was formerly Assistant Regional Director of English Heritage (now known as Historic England) where he led a team of Historic Building Inspectors, Historic Area Advisors and Ancient Monument Inspectors, providing expert advice across the Region. This included providing expert advice and training for all the Local Authority Conservation Officers within the Region. He was responsible for advising the Secretary of State on which planning applications should be ‘called in’ on heritage matters within the West Midlands Region. He is now the Managing Director and Principal Consultant for Heritage Matters, an independent specialist heritage consultancy.



‘Heritage Matters’ is an Institute of Historic Building Conservation (IHBC) Quality Assured Company

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1.0 EXECUTIVE SUMMARY

1.1 Heritage Matters has been commissioned by Mr Joe Hartog and Mrs Louise Hartog, who own the Grade II Offa House and grounds; and Mrs Maggie Hartog who separately owns The Lodge Cottage and the associated garden along the roadside wall – to undertake a heritage impact assessment of the proposed changes.

Proposals

1.2 The proposal seeks to sympathetically restore Offa House to a modern habitable family house. Currently the C20 replacement Wing and the 1980's Wing detract from the heritage significance of the building as a whole. Currently Mr and Mrs Hartog live in the 1980's wing, with the rest of the historic house being in a very poor state of repair prior to restoration works. The restoration works will involve a loss of residential area within the existing Off a House and it is proposed to offset this loss by the construction of a new family house (Property C) in the area of the existing coach (see separate Planning, Design and Access Statement for fuller explanation). This separate house will have permitted access through the grounds of Offa House via the Villager Street garden entrance. This area has been carefully selected to minimise the impact on the main Offa House and grounds. Easterly views from the main house will be over the top of the new house to the woodlands and countryside beyond. The development will benefit from the removal of the C20 replacement wing and the 1980's

wing – which currently harm the heritage significance of the Grade II building.

1.3 A separate house (Property D) in 'Barn Conversion' style is proposed to be built alongside Village Street on a plot part separately owned by Mrs Maggie Hartog, who owns The Lodge Cottage.

Figure 1: Proposed Layout



Heritage Issues

1.4 The key heritage issue in question form are - will the proposed works harm:

- a) the historic significance and/or setting of the Grade II Offa House?
- b) the historic significance and/or setting of the Grade II* Church of St Gregory?
- c) the settings of nearby unlisted heritage assets?
- d) the character and appearance of the Offchurch Conservation Area?

Planning Context

1.5 Offa House is a former Diocesan retreat house situated within the village of Offchurch. The property is a Grade II Listed Building situated within the Offchurch Conservation Area.

1.6 The site is also situated within the identified Infill Village Boundary of Offchurch which is also set within the designated Green Belt. Open countryside extends beyond the north and western site boundaries; St. Gregory's church is situated to the east of the site; and, The Lodge to Offa House is situated to the south. Residential properties face the site from the opposite side of Village Street. There is a vehicular access and driveway to the site from Village Street to the east of The Lodge. This driveway leads to a parking area to the front and side of Offa House. There is also a secondary access drive from Village Street located to the west of The Lodge Cottage side garden.

Planning History

1.7 Planning permission was granted for use as short term refuge accommodation for refugees for a period of 5 years from November 2015 (planning reference W/15/1738). The 2015 planning permission was never implemented and the premises remained vacant.

1.8 In December 2017 planning permission was secured for the change of use from retreat (Use Class Sui Generis) to dwelling (Use Class C3) under planning reference W/17/2104. That permission has been implemented and the single storey 1980's wing of the property is now occupied by the applicants.

1.9 Since 2018 the applicants have sought planning permission and listed building consent for the refurbishment and restoration of Offa House - including internal alterations to support the use of the property as a single dwelling house together with single storey extensions, window and door alterations, 2no. dormer windows, re-roofing and new roof lantern.

1.10 In addition to the works proposed to Offa House the proposals included the creation of 2no. additional dwellings. The two new dwellings were proposed in substitution of the 1960's and 1980's later extensions to the main house which were proposed for demolition.

Unit 1: comprised the remaining wing of Offa House with extensions.

Unit 2: comprised the existing ancillary Coach House with extensions.

1.11 The above proposals were submitted to Warwick DC under application reference W/18/2145. Unfortunately the proposals were refused and subsequently dismissed under conjoined planning appeals APP/T3725/W/19/3232186 (Sec 78 appeal) and APP/T3725/W/19/3232187 (Sec 20 appeal).

1.12 There have been various other iterations of the proposals resulting in withdrawn applications.

Appeal decision

1.13 The main points considered at appeal were:

1. The effect of the proposals on the special interest of the listed building and on its setting and on the character and appearance of the conservation area.
2. Whether the proposals would amount to inappropriate development in the Green Belt and, if so, whether the harm by reason of inappropriateness and any other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the proposals.

1.14 There was no objection to the use of the building as a dwelling house (and the property is now used for such purposes).

1.15 Similarly, it was agreed between the appeal parties that there was scope for a suitably located additional dwelling in the grounds. The concerns related to the form and scale of the alterations and additions proposed, and most importantly, the sub-division of the garden.

1.16 It was acknowledged that although they provide evidence of an important phase in the life of the building, the external alterations and extensions to facilitate the former retreat house appear almost entirely detrimental to the house's character and the existing 20th Century wings added to the rear have a harmful effect on the building's integrity.

Current proposal

1.17 The current proposals have been prepared following an assessment and considered reflection of the dismissed appeal proposals and the Inspector's reasoning.

1.18 Unlike the previously dismissed appeal, the current proposal includes the whole scale removal of the 20th Century wing extensions to Offa House.

Comments from Historic England and the Georgian Society

Historic England: Extracts from letter dated 28th May 2021

"...These proposals offer improvements to the previous scheme including the complete removal of the later extensions of the house and improvements to the

preservation of the coach house. The latter is, in our view, satisfactory from a heritage perspective.

Advice

The Initial Heritage Statement dated 5 March 2021 which you sent is much as I remember the situation in terms of the history of the site which has been thoroughly researched. It emphasises the significance of the main house as the former rectory with the associated lodge and the coach house. The appeal decision endorsed the view of the planning authority that the coach house should be considered as a curtilage structure to the Grade II listed house. The site is also, of course, within the setting of the Grade II* listed parish church and sits within the village Conservation Area.

...Historic England was involved at the outset in view of the extensive works proposed to the Grade II listed house, which remains the main focus for us.

The Main House

The proposals for the house are much as they were in the last iteration which we saw before the whole scheme was dismissed on appeal. We were content at that point with the proposals for the house.

Your scheme involved the demolition of almost all the extensions to the rear of the house. However, you retained a portion of the recent extension to the one side of the house and proposed its conversion to an independent house. Your current proposals offer a considerable improvement to that scheme with the complete removal of the side extension, leaving the immediate setting of the house free of any recent intrusions. This provides a fitting setting for the historic house.

Other Development

The other elements of your proposals are a new small house (Plot D) adjoining Lodge Cottage and a different scheme for a new house (Plot C) adjoining rather than attached to the coach house.

The proposals at the coach house leave it as a freestanding building with its attached wall forming a screen to a new house behind. This is set relatively low in the landscape and will be largely hidden when viewed from the listed house.

The proposal for a new house adjoining Lodge Cottage has a low impact on the setting of the main house and on the character of the Conservation Area.

Conclusion

In our view the proposals for the Grade II listed house are acceptable, although we are content to leave matters of detailed design to the local planning authority. The overall scheme provides the house with an appropriate extensive setting.

The development adjoining the coach house is satisfactory from a heritage perspective, although we understand it introduces Greenbelt issues. However, we will leave the judgement on those matters to the local planning authority to apply their own policies.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage

considerations we may have.” (see Appendix 1 of this report for details of the full comments)

Georgian Society: Extracts from email dated 4th Aug 2021 “...Members of the Committee believed that considerable efforts had been made to arrive at a sympathetic scheme and had no objection in principle to these proposals. ...we are largely happy with these proposals.” (see Appendix 2 of this report for details of the full comments)

1.19 The works will restore the Grade II listed Offa House from its current dilapidated state with many partitioned rooms, plus detrimental C20 extension to the rear, to its former glory as period family house.

1.20 Careful consideration has been given to the design and location of the two new residences which fit in sympathetically within the grounds of Offa House.

1.21 The summary of the assessed Heritage Significance Impacts are shown below:

Box 1: Summary of Heritage Significance Impacts

No. of Impacts	Impact	Definition
3	Neutral/Slight	Very lower end of range of ‘Less than substantial harm’ to the heritage significance of a

		heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
9	Beneficial	Beneficial change to heritage asset – which can be delivered without any adverse consequences to the heritage significance of a heritage asset or its setting

1.22 The key heritage issue in question form are - will the proposed works harm:

a) the historic significance and/or setting of the Grade II Offa House?
The works are beneficial and will restore this fine Georgian House.

b) the historic significance and/or setting of the Grade II* Church of St Gregory?
The works are beneficial and will remove detrimental C20 elements within the wider setting of the Church.

c) the settings of nearby unlisted heritage assets?
No effect on settings of nearby unlisted heritage assets

d) the character and appearance of the Offchurch Conservation Area?

The works are beneficial and will remove detrimental C20 elements within the Conservation Area.

1.23 The proposals would preserve the special architectural and current historic interest of these designated heritage assets. Therefore, the proposals do not directly conflict with any local or national heritage policies.

2.0 EXISTING HERITAGE CONTEXT

Figure 2: Aerial View of Site – Google 3D Satellite 3D View of Site from the South



Figure 3: Aerial View of Site – Google 3D Satellite 3D View of Site from the West



Figure 4: Aerial View of Site – Google 3D Satellite 3D View of Site from the North



Figure 5: Aerial View of Site – Google 3D Satellite 3D View of Site from the East



Figure 6: Google Street View – Village Street – Offa House Entrance and Late C19 The Lodge Cottage on the Corner (2009)



Figure 7: Google Street View – Village Street – looking Westwards towards Garden Entrance on the right (2009)



Figure 8: Google Street View – Village Street – looking Eastwards towards The Lodge and Offa House Entrance with Current Garden Entrance on the left (2009)



Figure 9: Google Street View – Village Street – looking Eastwards towards Offa House Entrance and Garden Entrance on the left (2009)



Figure 10: View of Offa House frontage (East Elevation)



Figure 11: View of Offa House (North Elevation)



Figure 12: View of Offa House Rear (West Elevation)



Figure 13: View of Offa House C20 East Wing (South Elevation) with 1980's Wing to right and Lodge Cottage behind



Figure 14: View of 'Coach House' with associated wall and later inserted arch



Figure 15: View of 'Coach House' frontage with associated wall



Figure 16: View Northern Side of Wall and later inserted arch



Figure 17: View of Wall from South



Figure 18: View of 'Coach House' with associated wall from South



Figure 19: View of C20 Wing from Southern Side



Figure 20: View of Rear of Offa House and 1980's Wing to the right



Figure 21: View of South Elevation of Offa House, 1980's Wing And C20 Wing behind



Figure 22: View of South Elevation of Offa House and 1980's Wing



Figure 23: View of South Elevation of Offa House and 1980's Wing to left



Figure 24: View of South Elevation of Offa House and 1980's Wing and Entrance Doorway



3.0 HISTORIC EVIDENCE

OS Historic Maps

Figure 25: OS Map 1887

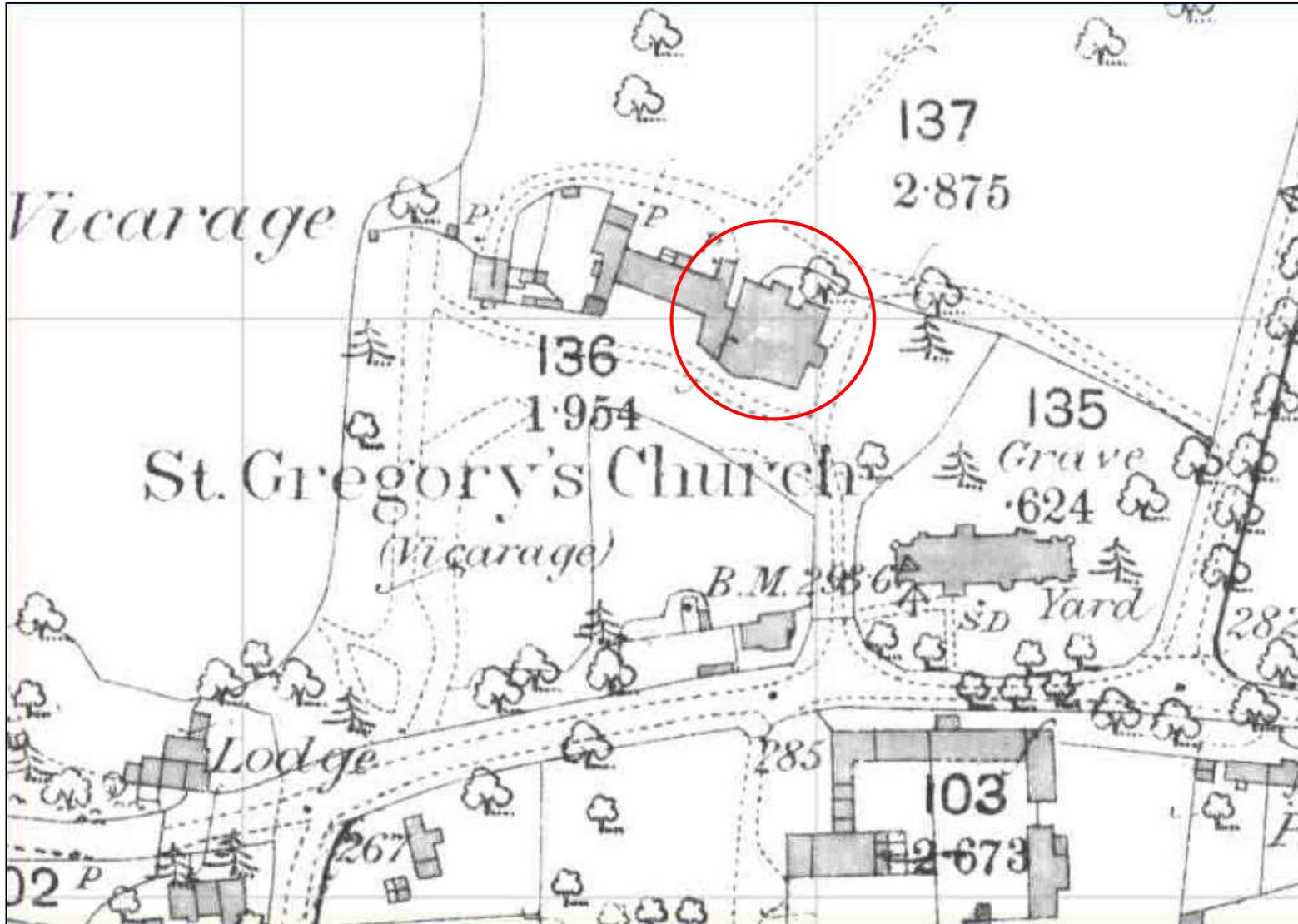


Figure 26: OS Map 1905



Figure 27: OS Map 1968

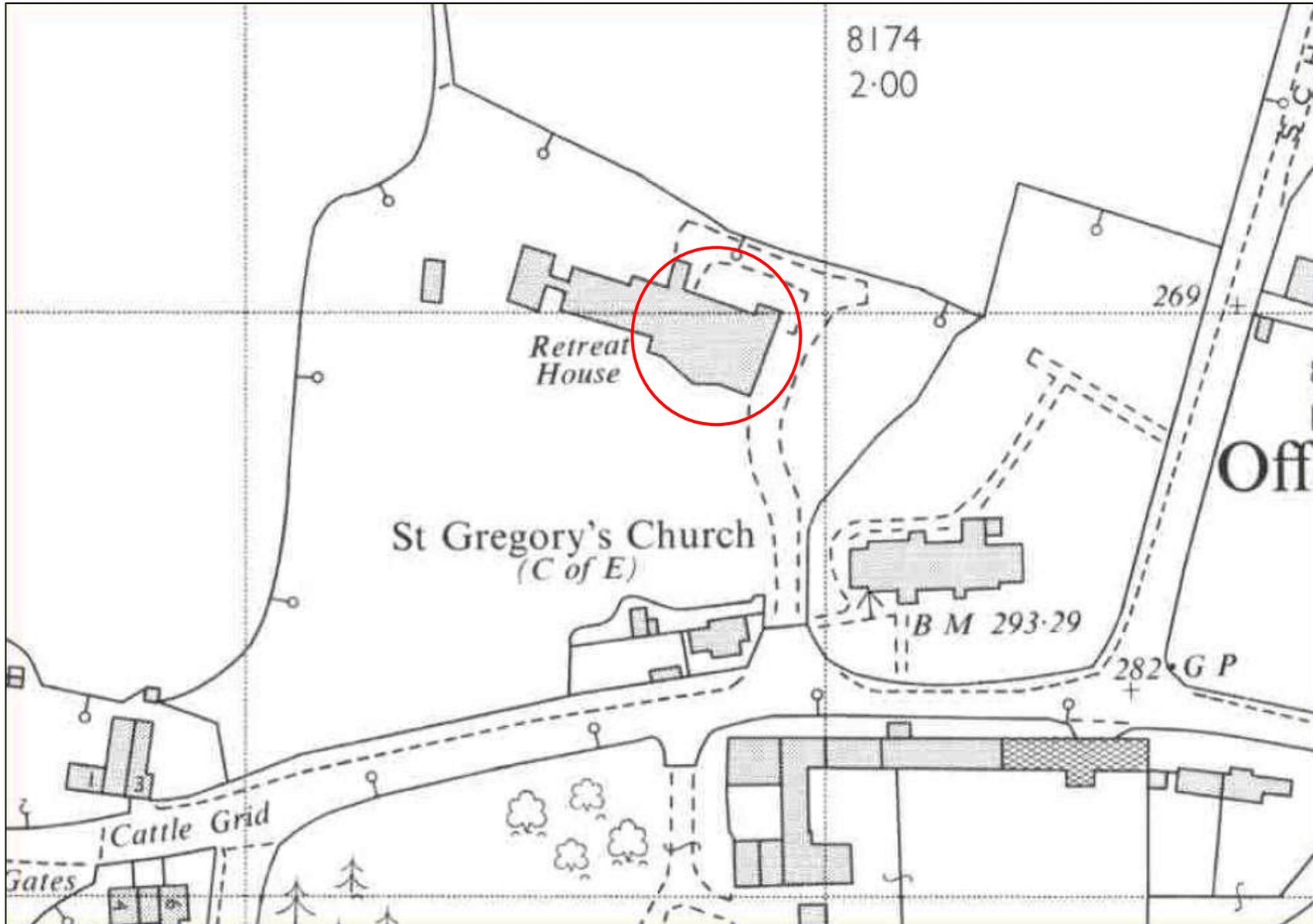


Figure 28: OS Map 1971

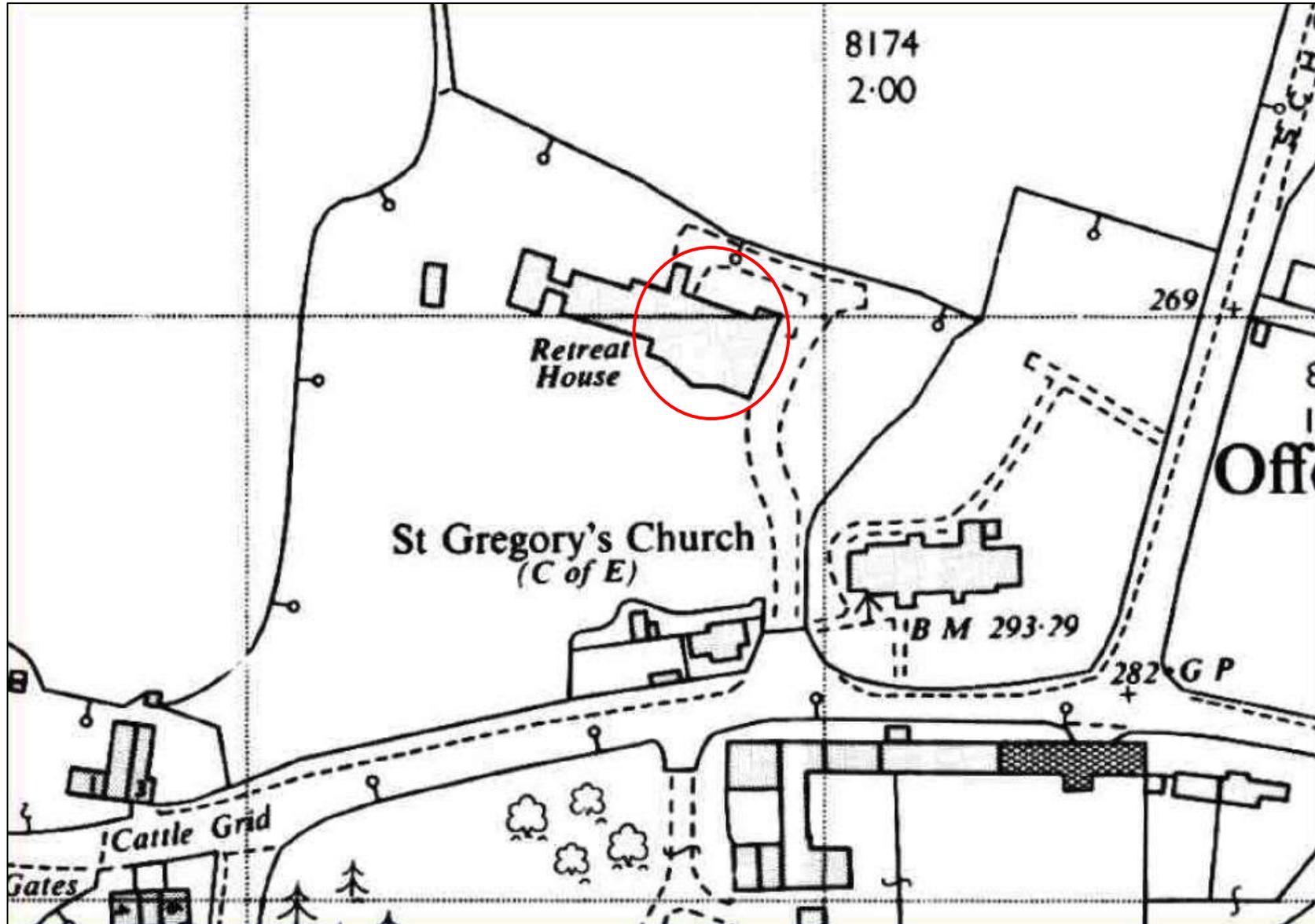


Figure 30: OS Map 2003

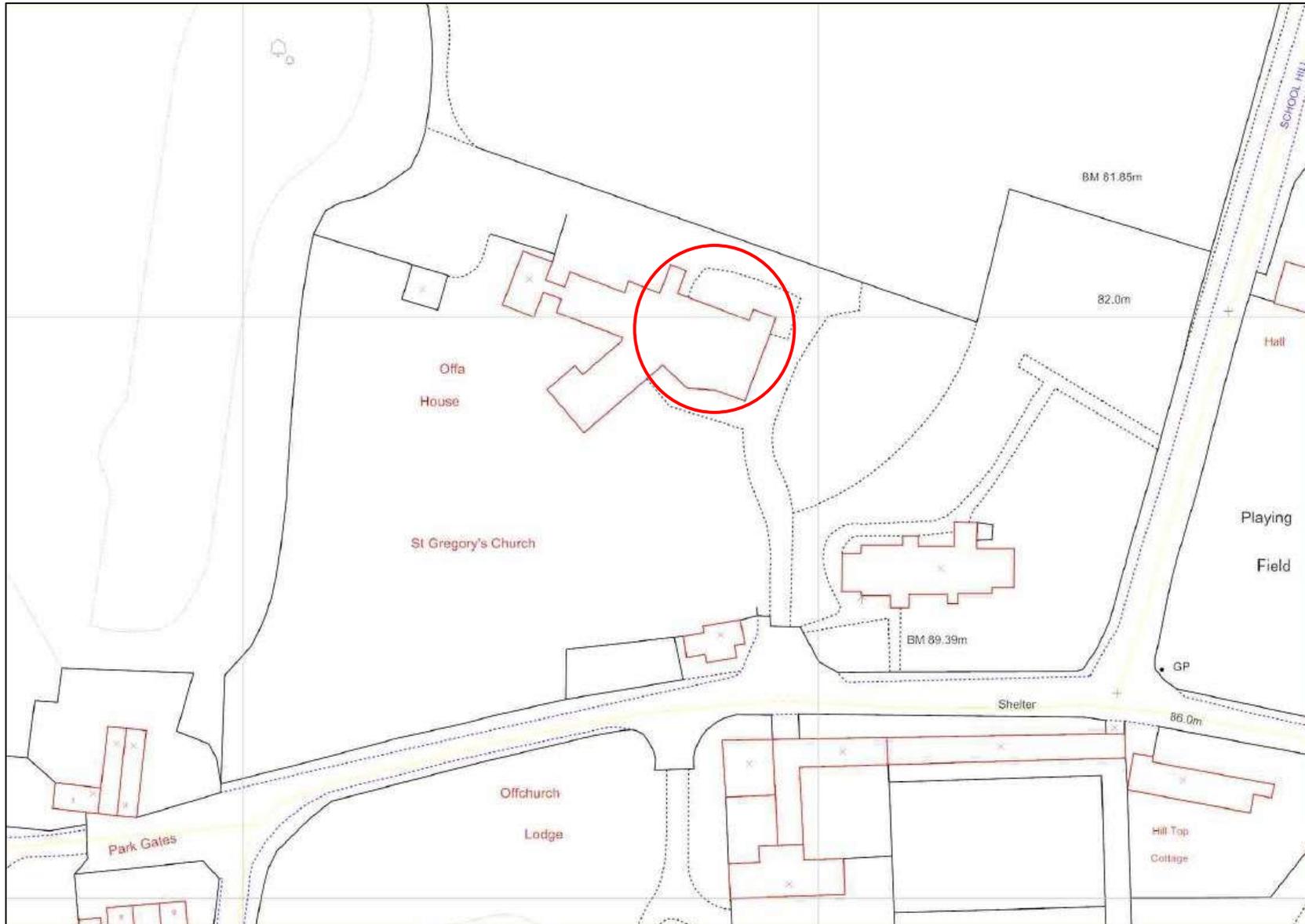


Figure 31: Google Satellite View 2020



Other Historic Maps

Figure 32: Tithe Map 1848 (showing range of building to the west of the main house)



Figure 33: Map 1852 – Exchange of Glebe Land (showing layout of Offa House and associated range of buildings. Roadside buildings not drawn as on separate plot as this point in time)



Figure 34: Map Circa 1852 (Again showing roadside buildings not drawn as on separate plot as this point in time). Site is also shown to be sub-divided up at this time

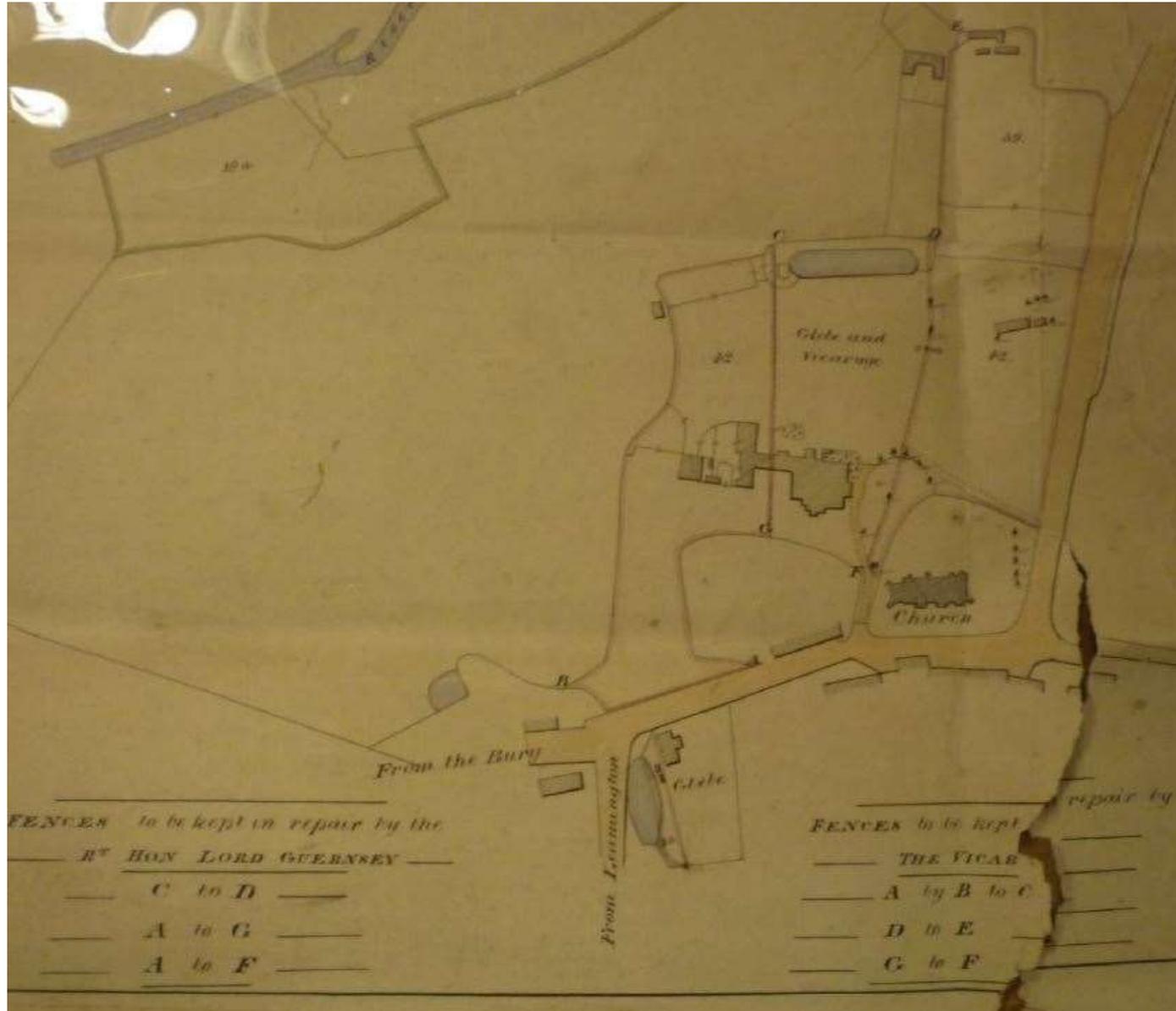


Figure 35: Extract from Map 1873 – Sale of Separate Plot alongside the Road
(roadside buildings demolished at a later date and replaced with the current
Lodge Cottage on the entrance corner)



Table 1: Changes to Site shown on Maps

Map Edition	Site Footprint
1848	Offa House with Domestic Eastern Wing. Main House indicated as two separate elements. Separate plot to South of House with buildings alongside road now demolished
1852	No apparent change
1873	Separate plot to South of House with buildings alongside road now demolished
1887	No apparent change to Main House. Northern part of separate plot to South of House now incorporated in garden of Offa House. Former buildings alongside road now demolished and replaced by Lodge Cottage and associated outbuildings.
1905	No apparent change
1968	No apparent change with exception of replacement C20 Eastern Wing of House
1993	New 1908's wing added to main house.
2003	No apparent change.
Current Day	No apparent change.

Historic Images

Figure 36: Image of Vicarage 1829 as seen from Churchyard



Figure 37: Photograph early C20 – Note earlier three attic dormers seen in 1829 image replaced by new single half round window (now replaced by single dormer window – see Fig. 12)



Figure 39: Historic England Listing Text for the Listed Buildings in the Vicinity

[1] THE RETREAT HOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1035087

Date first listed: 11-Apr-1967

Statutory Address: THE RETREAT HOUSE

Details

OFFCHURCH SP3565 10/67 The Retreat House 11/04/67 GV II House. Early C18, with later additions to rear. Painted plinth; red brick with painted chamfered quoins to ends; old plain-tile half-hipped roof; various brick stacks to rear. 2 storeys and attic; 5-window range. Central sash door with overhead having decorative glazing bars. Painted eared architrave surround with keystone and pulvinated frieze to cornice. 12-pane unhorned sashes to ground and first floors with flat brick arches with keystones, and with brick aprons. First floor centre window has painted architrave surround and keystone. Brick aprons to eaves and painted cornice. Segmental-headed full dormer to centre with 6-pane sash. Interior not inspected. [67]

[2] CHURCH OF SAINT GREGORY

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1035084

Date first listed: 11-Apr-1967

Statutory Address: CHURCH OF SAINT GREGORY

Details

OFFCHURCH SP3565 10/63 Church of Saint Gregory 11/04/67 6V II* Church. C11/C12 nave and chancel; chancel enlarged late C13; C15 tower; C19 restoration. Square irregular coursed stone; stone ashlar to tower; old plain-tile roof to chancel; roofs of nave and tower not visible. 4-bay chancel, 6-bay nave and west tower. Stone porch to left of centre of nave, having 2-centre arched outer doorway on cluster columns. Paired lancets to left and right returns of porch. 2-centre arched inner doorway with C15 wood ribbed door, with smaller door inset. Paired lancet to left of nave. 2-light Reticulated tracery window to right of centre of nave. 2-light Geometrical tracery window to right of nave. 2-centre arched doorway with plank door to left of centre of chancel. Shouldered lancet to left of chancel. Romanesque lancet, with incised moulding to head, at right of centre of chancel. 2-light Bar tracery window to right of chancel. East end: 3-light Romanesque round-arched doorway to right of centre of nave with nail-head moulding to arch. Lancets to left and right of nave. Two 2-light Bar tracery windows to left of centre. Romanesque

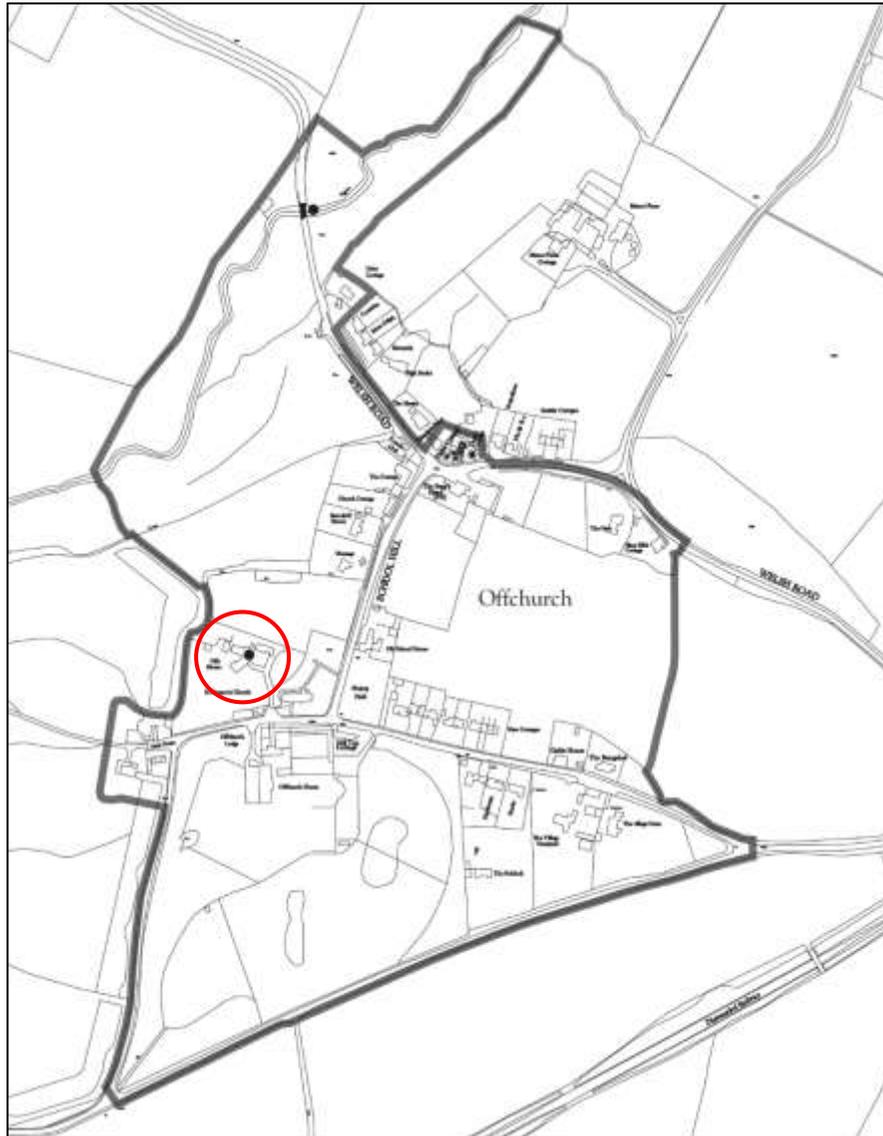
lancets to left of chancel with C19 recarved heads. Tower: 4-centre arched doorway to west side with wood double-leaf studded door. 3-light Perpendicular tracery window to west face of second stage. Louvred Y-tracery openings to all sides of bell chamber. Battlemented parapet. Interior: C19 four-bay upper-cruck roof to chancel. Piscina to right of altar. 4-centre chancel arch. Probably C19 six-bay Perpendicular roof to nave. Late C19 pews, font, and wood screen to segmental pointed tower arch. (Buildings of England: Warwickshire: 1966, p367) [61]

Sources

Books and journals
Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 367

Conservation Area

Figure 40: Extract from Conservation Area Map



Settings of the Listed Buildings

3.1 As discussed earlier, the setting is defined in the National Planning Policy Framework (NPPF) as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.*" (NPPF Annex II Glossary).

3.2 'The Setting of Heritage Assets' (Historic England Planning Note 3, 2017); provides detailed guidance on how to understand and assess the setting of heritage assets, and forms the basis for the methodology of the evaluation below. A staged approach is recommended for assessing the implications of development proposals on the significance of heritage assets:

- Step 1: Identifying which heritage assets and their settings are affected;
- Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: Assessing the effects of the proposed development, whether beneficial or harmful, on the significance of the heritage asset(s);
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: Make and document the decision and monitor outcomes.

Experience of the asset

3.3 The list below shows the types of different experience that can count towards 'experiencing' a heritage setting (p.11, 2017). The key criteria that relate to the development proposals are highlighted in yellow below.

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

3.4 This assessment has progressed through the first three stages of the recommended process.

3.5 The following figures provide an indication of the current assessed extent of the settings of these two listed buildings.

Figure 41: Setting of Listed Building [1] 'THE RETREAT HOUSE' (Offa House) with Current Key Views



Figure 42: Setting of Listed Building [2] ‘CHURCH OF SAINT GREGORY’ with Key Views



Heritage Value of the Existing House and Grounds

Evidential Value

3.6 The existing building provides no direct heritage evidential value other than the typical layout of a ‘middle-class’ Georgian Rectory of the early C18.

Historical Value

3.7 Typical Georgian Rectory associated with adjacent church.

Aesthetic Value

3.8 The primary architectural interest lies in Georgian building form and detailing. Offa House is early C18, with later additions to rear. Painted plinth; red brick with painted chamfered quoins to ends; old plain-tile half-hipped roof; various brick stacks to rear. 2 storeys and attic; 5-window range. Central sash door with overlight having decorative glazing bars. Painted eared architrave surround with keystone and pulvinated frieze to cornice. 12-pane unhorned sashes to ground and first floors with flat brick arches with keystones, and with brick aprons. First floor centre window has painted architrave surround and keystone. Brick aprons to eaves and painted cornice. Segmental-headed full dormer to centre with 6-pane sash. Interior not inspected.

3.9 Extensions added in late C20.

Communal Value

3.10 The houses have no direct communal heritage value with exception of former religious retreat usage.

Historical Significance Assessment

Table 2: Summary of the significance of the existing building

Heritage Significance	Building Elements
Highly Significant [These parts ought to be retained and conserved]	<ul style="list-style-type: none"> • Form, massing, rooflines and fenestration of original Georgian House – with later rear extension • Bay Windows • Remnant vertical sliding shutters in some frontage windows
Significant [Changes or removals have to be treated with particular attention as they may well alter the heritage significance of the building/site]	<ul style="list-style-type: none"> • Room layouts • Central Staircase space • Historic Fabric
Low or Neutral Significance [These parts can be removed/replaced according to new design decisions and will not adversely effect the heritage significance of the building]	<ul style="list-style-type: none"> • Garden
Detrimental Significance [These elements could be beneficially removed or altered]	<ul style="list-style-type: none"> • C20 fabric • C20 Series of extensions to rear • Existing C20 staircase

Archaeology:

3.11 A desk based archaeological investigation has been undertaken and the report provided with the application pack. The assessment has evaluated the potential for buried remains to occur within the site and the extent to which the proposed development will impact on these remains. The report concludes:

- There is a moderate-high potential for the proposed development to disturb archaeological remains relating to the medieval occupation of Offchurch.
- There is high potential for buried structural remains associated with Offa House and its numerous former outbuildings, which are depicted on historic mapping, to lie buried within the site. Such remains would retain little evidential and historic value and would accordingly be of limited heritage significance. However, any such buried structural remains identified in the site would have the potential to inform further about the use, status and development of Offa House.
- Although no significant archaeological remains have been identified within the site, the development is at a scale that has the potential to have a significant impact on any archaeological remains present.

3.12 WCC Archaeology has previously assessed the site in response to the previous applications and the County Archaeologist previously recommended a condition be attached requiring the provision of a written scheme of investigation and an Archaeological Mitigation

Strategy document. The applicant does not object to the inclusion of such a planning condition.

4.0 PROPOSALS

Proposed Works

Figure 43: Axonometric Drawing showing Proposed Site Layout



Figure 44: Plans showing Existing and Proposed Site Layout



Figure 45: Existing and Proposed Section AA – showing level difference between Offa House and the Coach House



Figure 46: Existing and Proposed Principal Elevation of Offa House (with 3 attic dormers as per 1829 image)



Figure 47: Visual of Proposed Rear and Northern Side Elevation – New Extension Now Simplified as per Georgian Society Suggestion



Figure 48: Visual of Proposed Rear Elevation



Figure 49: Visual of Proposed View from Offa House Across to the Coach House lower down the Slope



Figure 50: Visual of Proposed New Coach House Residence with Offa House at top of Slope to the Right



Figure 51: Visual of Proposed New Coach House Residence viewed form the North with Offa House at top of Slope to the Left



Figure 52: Visual of New Barn as viewed from Village Street



Figure 53: Visual of New Barn looking Southwards to Village Street



Figure 54: Visual of New Barn looking Westwards along Village Street

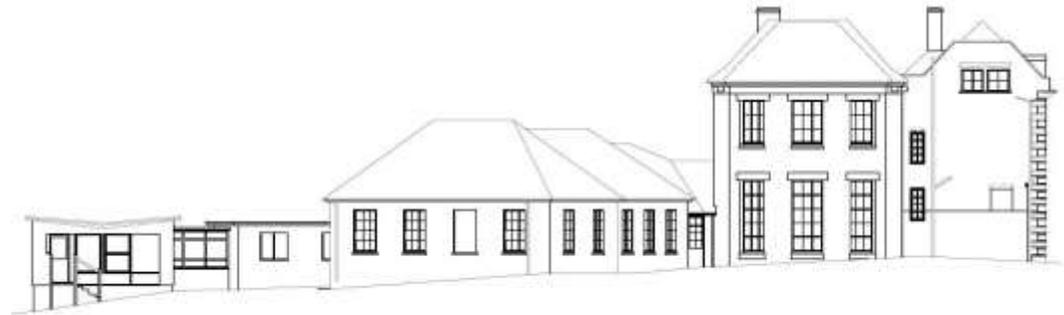


Offa House

Figure 55: Offa House Existing and Proposed East and South Elevations



Existing East Elevation



Existing South Elevation



Proposed East Elevation



Proposed South Elevation

Figure 56: Offa House Existing and Proposed West and North Elevations



Existing West Elevation



Existing North Elevation



Proposed West Elevation

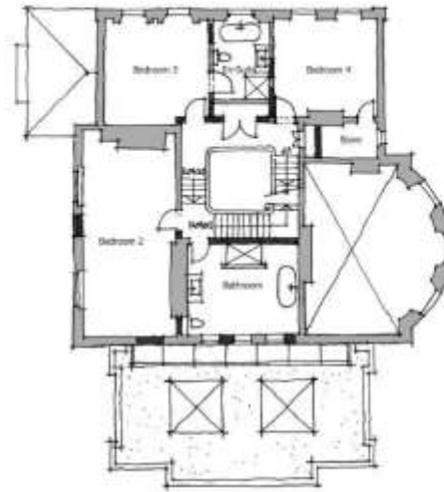


Proposed North Elevation

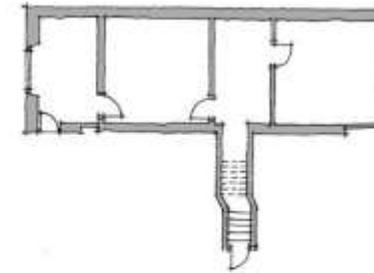
Figure 57: Proposed Plan of Offa House



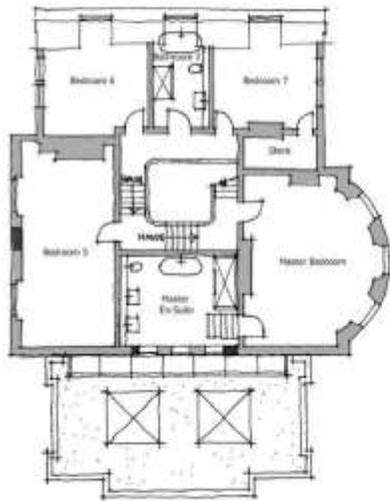
Proposed Ground Floor



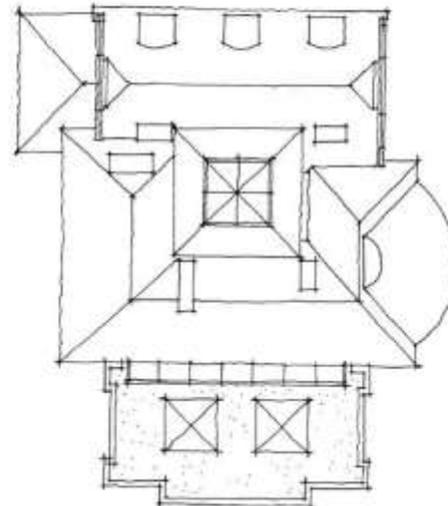
Proposed First Floor



Proposed Basement Plan



Proposed Second Floor



Proposed Roof Plan

Figure 58: Proposed Demolition Plan – Basement and Ground Floor



Figure 59: Proposed Demolition Plan – First Floor

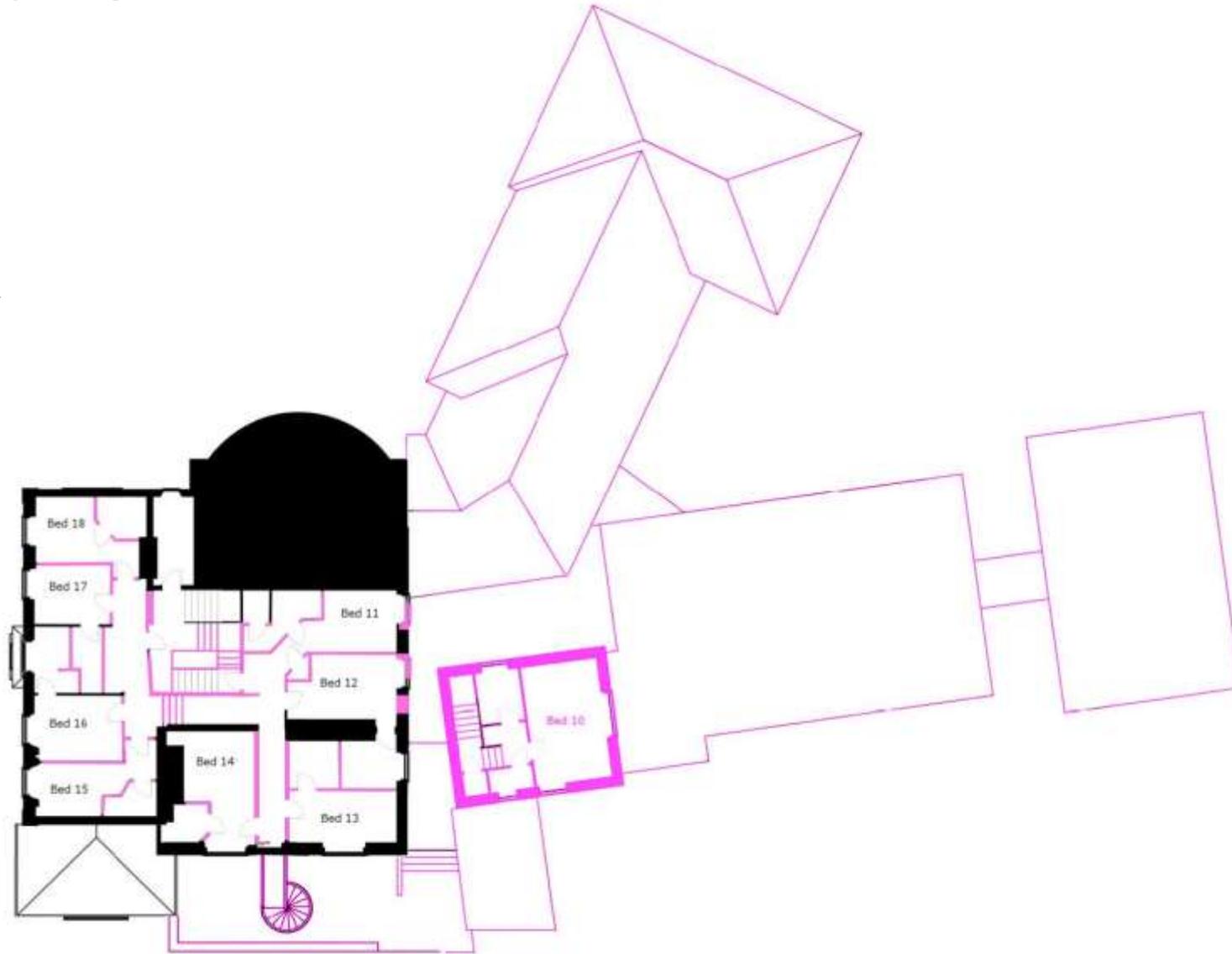


Figure 60: Proposed Demolition Plan – Second Floor

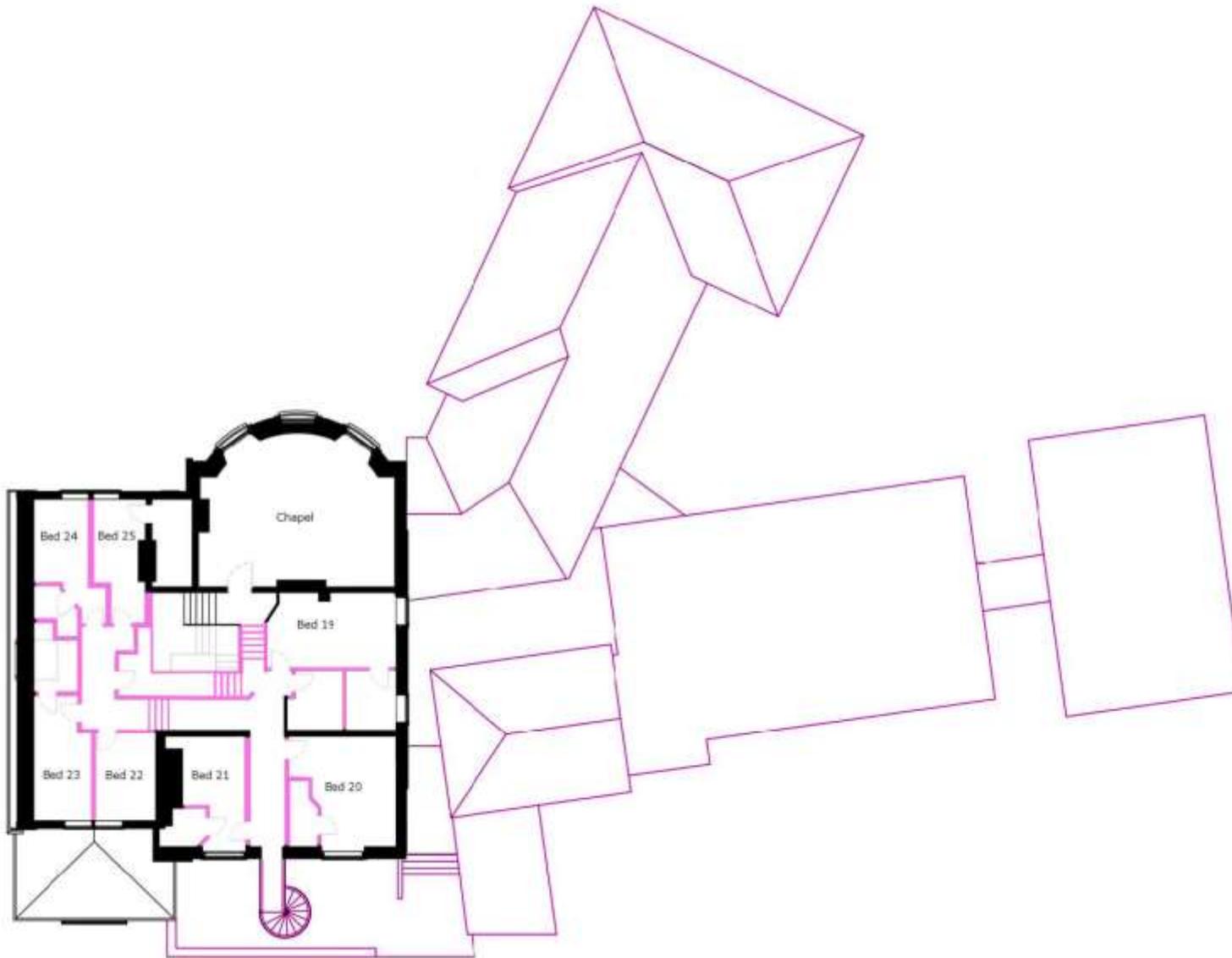
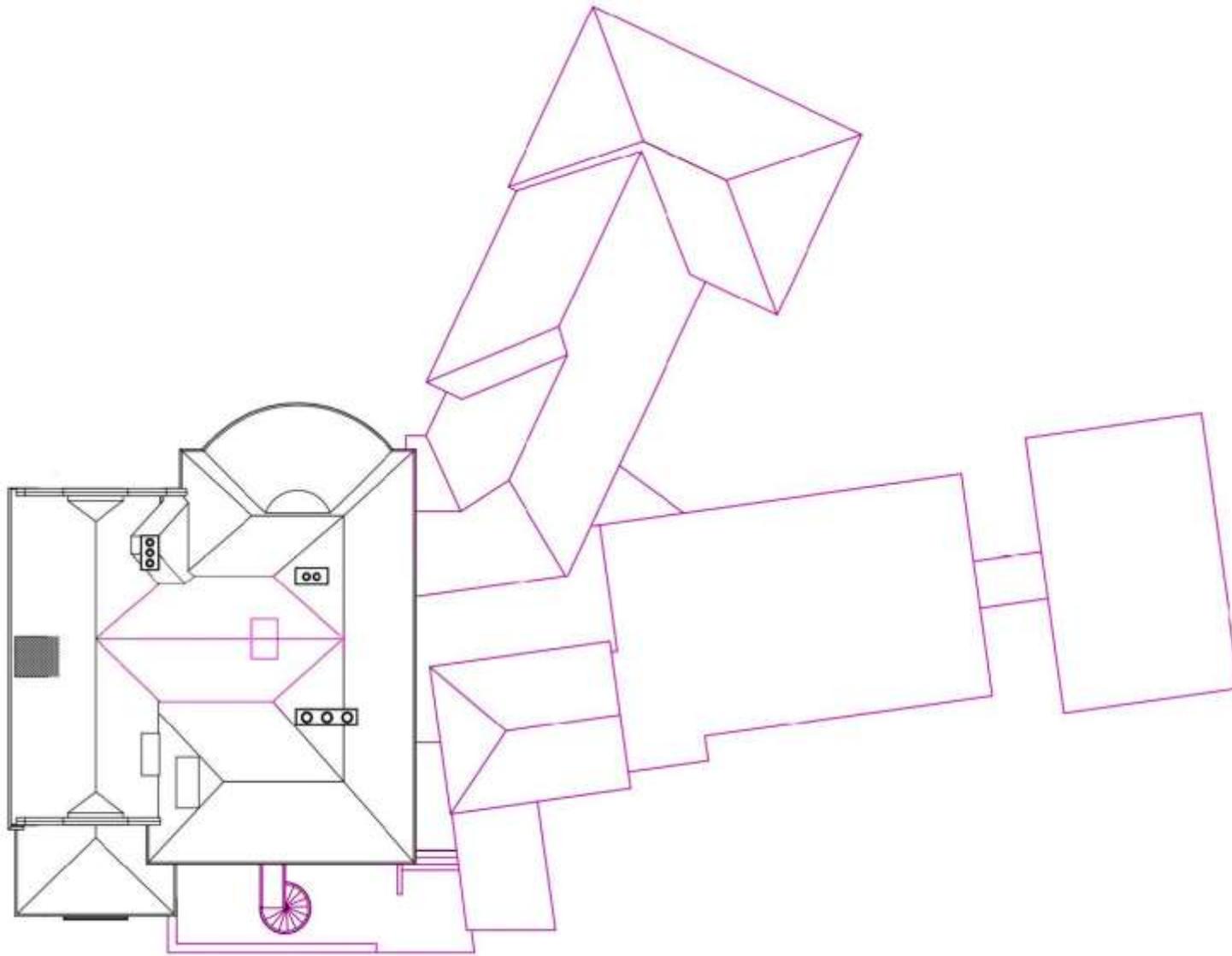


Figure 61: Proposed Demolition Plan – Roof



Offa House Staircase Analysis

4.1 See separate Appendix 1: Staircase and Plans

Offa House Staircase

4.2 Following comments from the Georgian Society regarding the staircase the amplification of the proposals was prepared and is shown below.

Figure 62: Offa House Staircase Notes

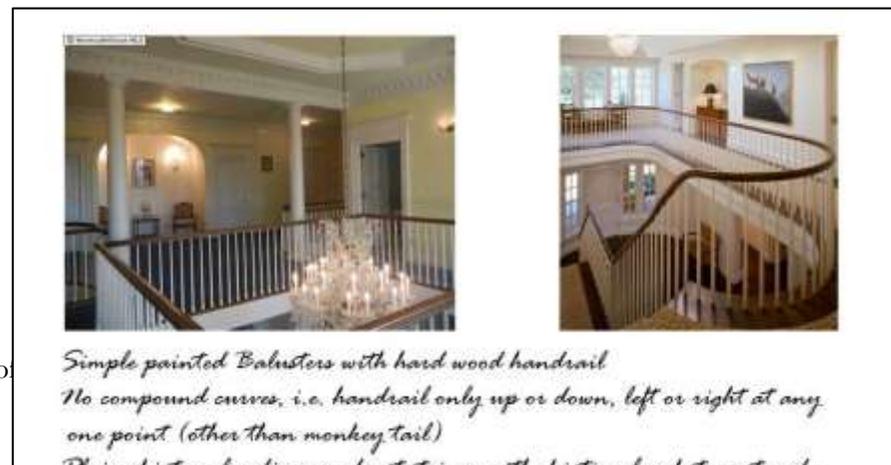
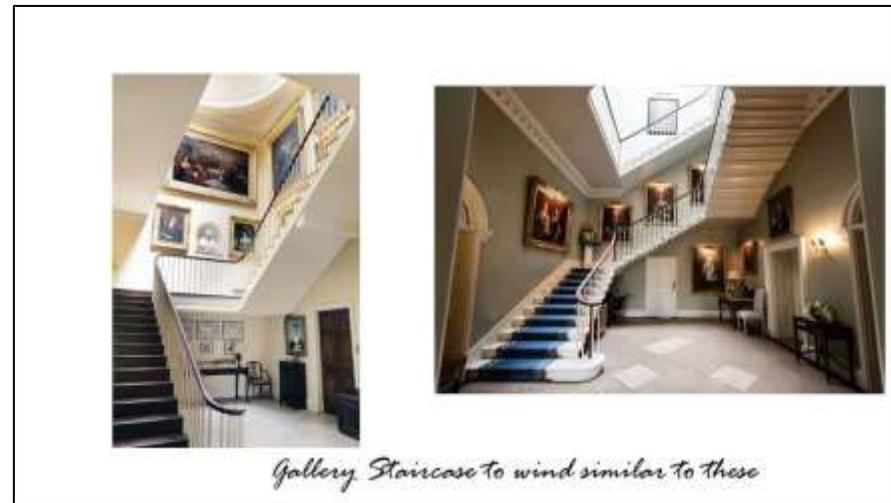
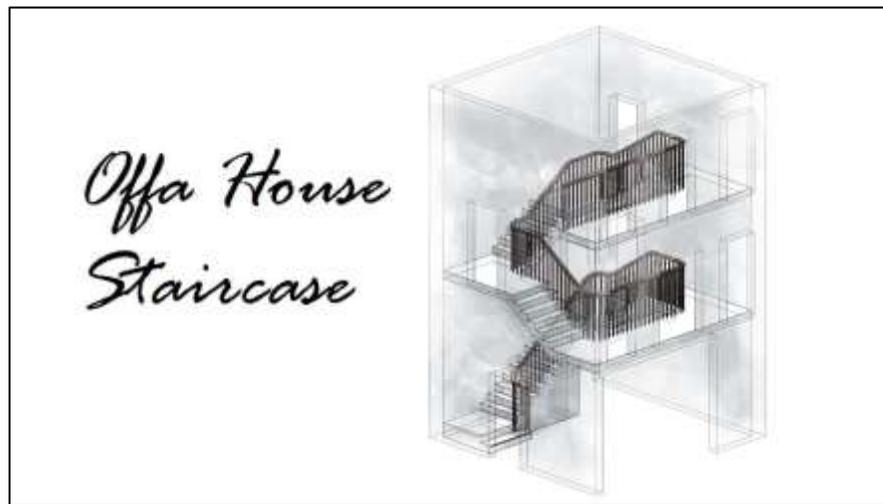
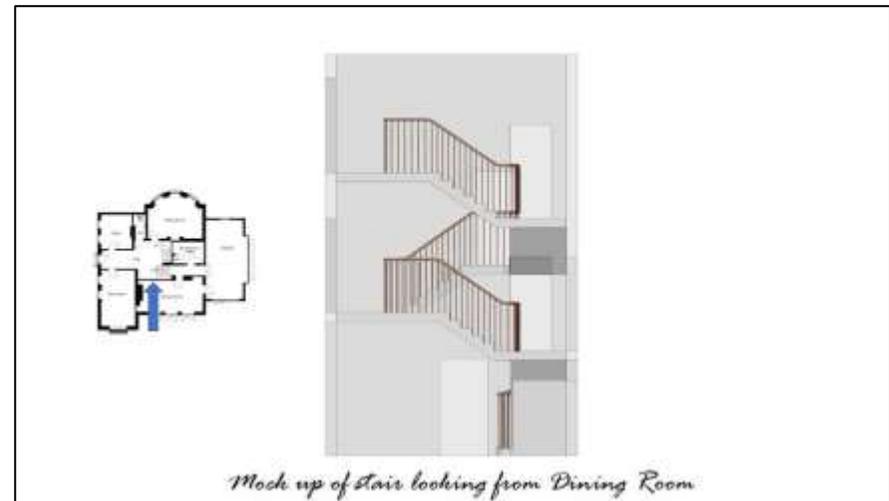
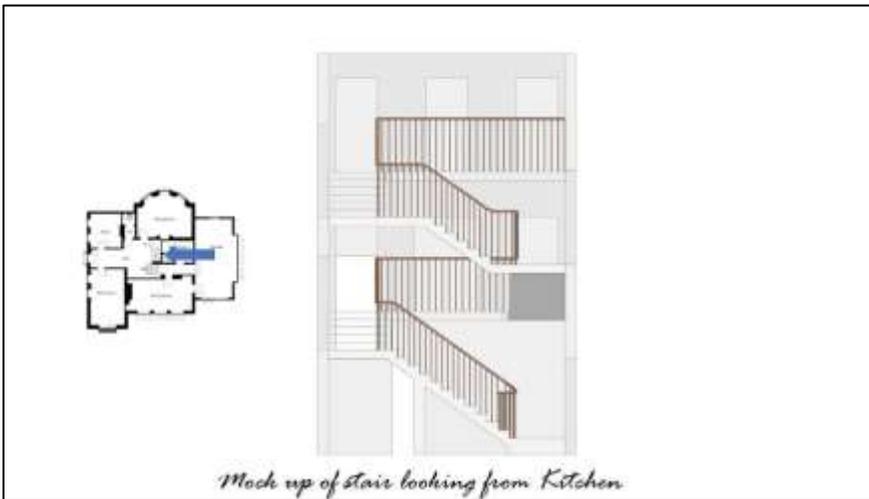
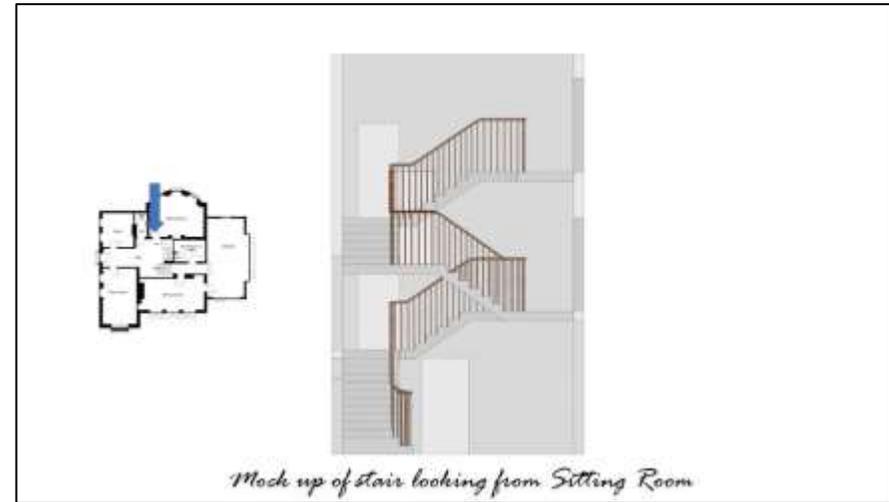
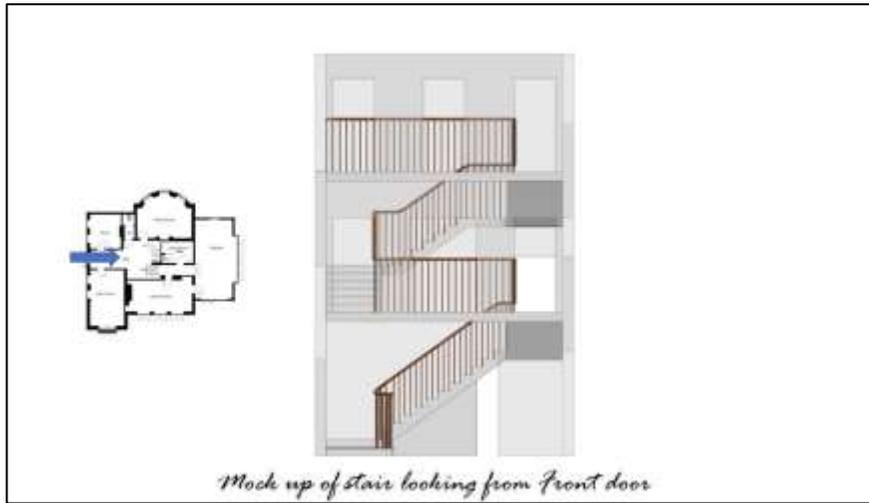


Figure 63: Offa House Staircase Notes (continued)



Figure 64: Offa House Staircase Visuals of Elevations



5.0 ASSESSMENT OF THE IMPACT OF THE NEW DEVELOPMENT

Heritage Issues

5.1 The key heritage issues are: will the proposed works adversely affect the heritage significance of the Grade II Listed Building, the adjacent listed buildings, their settings and the character and appearance of the conservation area.

Assessment Methodology

5.2 This evaluation has followed the standard IHBC methodology of assessing the heritage value of the elements proposed to be changed and assessed the magnitude of the impact of the change - which then provides an assessment of the significance of these changes.

Evaluation of Significance of Impacts of Change

Table 3 Matrix showing evaluation of Heritage value against Magnitude of the Impact of the Change - based on ICOMOS (2011) and IHBC approved BS 7913:2013 guidance (2013)

Heritage Value	Very High	Beneficial	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Beneficial	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Beneficial	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Beneficial	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Beneficial	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	Detrimental	Beneficial	Neutral	Beneficial	Beneficial	Beneficial	Beneficial
		Beneficial	No change	Negligible	Minor	Moderate	Major
		Magnitude of Impact of Change					

Heritage Value Definitions

Table 4: Heritage Value and Impact Definitions based on ICOMOS (2011) Guidance

Value Grading	Built Heritage
Very High	Buildings or structures of recognised/designated value that have internationally important architectural features and fabric (aesthetic value); and/or internationally important meaning to people (communal value); and/or internationally important potential to yield evidence from the past (evidential value); and/or internationally important associations (historic value).
High	Historic buildings or structures of recognised/designated value (e.g. Grade I and II*) that have nationally important architectural features and fabric (aesthetic value); and/or nationally important meaning to people (communal value); and/or nationally important potential to yield evidence from the past (evidential value); and/or nationally important associations (historic value). Important architectural features and/or layout that contribute directly to the heritage significance of the designated asset. Architectural features and/or layout that directly contribute and/or in their own right to the national heritage significance of the designated asset.
Medium	Historic buildings or structures of nationally designated value (e.g. Grade II) that have important architectural features and fabric (aesthetic value); and/or important meaning to people (communal value); and/or important potential to yield evidence from the past (evidential value); and/or important associations (historic value). Architectural features and/or layout that contribute directly to the national heritage significance of the designated asset, inc. lesser features of Grade II*.
Low	Historic buildings or structures of recognised/designated local value that have locally important architectural features and fabric (aesthetic value); and/or locally important meaning to people (communal value); and/or

	locally important potential to yield evidence from the past (evidential value); and/or locally important associations (historic value). Architectural features and/or layout that do not directly contribute to the national heritage significance of the designated asset.
Negligible	Historic buildings, structures, features, fabric of: no architectural merit; and/or no meaning to people; and/or, no potential to yield evidence from the past; and/or, no important associations.
Detrimental	Buildings, features of buildings or building fabrics that have an intrusive character or that are detrimental to the heritage significance of a historic building or structure.

Heritage Impact Definitions

Table 5: Heritage Impact Definitions based on ICOMOS (2011) Guidance

Impact Grading	Built Heritage
Major	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is totally changed; or, a comprehensive change to the setting
Moderate	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is significant modified; or, a change to the setting such that it is significantly modified
Minor	Change to key building (or structure) element or fabric that contribute to its unique heritage value such that the heritage significance is noticeably changed - but not so that the heritage significance of the whole is significantly modified; or, a change to the setting such that it is noticeably modified but not so that the heritage significance of the whole is significantly modified
Negligible	Slight changes to a historic building (or structure) or setting that hardly affect it
No Change	No change to structure, fabric or setting.
Beneficial	A change that removes or beneficially enhances an element of detrimental and/or neutral element, fabric or setting

Significance of Impacts of Heritage Change

Table 6: Heritage Impact Definitions based on ICOMOS (2011) and NPPF (2019) Guidance

Impact Grading	Built Heritage
Very Large	Upper End of Range of ‘Substantial Harm’ to a Heritage Asset – Full demolition/comprehensive change which cannot normally be balanced in planning terms by public benefit
Large/Very large	Lower End of Range of ‘Substantial Harm’ to a Heritage Asset – Virtually full demolition/comprehensive change which cannot normally be balanced in planning terms by public benefit
Moderate/Large	Top end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Moderate	Upper end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Slight/Moderate	Middle of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Slight	Lower end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Neutral/slight	Very lower end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
Neutral	No significance of impact to heritage asset and/or setting
Beneficial	Beneficial change to heritage asset – which can be delivered without any adverse consequences to the heritage significance of a heritage asset or its setting

Box 2: NPPF Planning Assessment Process for ‘Substantial Harm’

NPPF: Para 195. “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Heritage Assessment

Table 7: Matrix showing Evaluation of Significance of Impacts of Change

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
Offa House							
1	External Works	C18 House in need of maintenance works to brickwork, windows doors and roof, etc.	High	Maintenance works to brickwork, windows doors and roof.	Care taken to minimise damage to historic fabric. Restore vertical sliding shutters in frontage windows. All replacement works to match original design and fabric.	Maintenance works to building. architectural significance of building relatively unaltered. Beneficial Impact	Beneficial
2	New Kitchen Extension	C20 extension to house	Detrimental	Replace existing C20 extension with new single storey kitchen extension in brick.	Design style not to be too obtrusive. Care taken to minimise damage to historic fabric.	New extension on rear elevation and replacing much larger detrimental C20 extension. Minor Impact	Beneficial
3	New Staircase	C20 remnant timber staircase with one small section of original staircase. Staircase likely changed	Detrimental	New staircase in material to match period style Georgian staircase.	Care taken to minimise damage to historic fabric.	Historic architectural significance of building relatively unaltered. Minor Impact	Beneficial

Heritage Matters: Heritage Statement – Offa House

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
		at least 2 before current staircase.					
4	New Glazed Roof lantern above Staircase	Existing roof	Low	Create new square glazed lantern in roof above new staircase.	Care taken to minimise damage to historic fabric.	Slight change to roofline but only just visible from South Elevation. Minor Impact	Neutral/Slight
5	New two new dormer windows to roof frontage	Original dormer sections visible within the roof space. Restoration of original 3 dormers.	Roof - Low	New two new dormer windows to roof frontage	To match existing central dormer. Care taken to minimise damage to historic fabric.	Restoration of original 3 dormers. Beneficial Impact	Beneficial
6	Demolition of C20 partitioning to form rooms and bedrooms	C20 partitioning to form additional bedrooms and meeting rooms when house was used as a 'Retreat'.	Detrimental	Remove C20 stud partitioning and reorder house using original room layout as basis for works	Restore majority of original room layouts.	Restoration of original room layout for majority of house. Beneficial Impact	Beneficial
7	Demolition of C20 extensions to Offa House	Series of late C20 extensions to provided additional bedrooms and meeting rooms when	Detrimental	Remove C20 extensions and return to open garden and part of new kitchen extension.	Restore to garden (except new kitchen footprint). Care taken to minimise damage to historic fabric.	Restoration of original form and massing of house. Beneficial Impact	Beneficial

Heritage Matters: Heritage Statement – Offa House

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
		house was used as a 'Retreat'.					
	Changes to Grounds of Offa House	Relatively extensive ground plus some mature trees	Low	New access to Coach House constructed at bottom of slope so not visible from Offa House. Large relatively open garden retained.	Care taken to minimise damage to historic trees. New garden addition to match period style.	Retention of virtually all mature trees. Openness of rear garden of Offa House retained. Barn House curtilage extends into edge of boundary garden of Offa House. Minor Impact	Neutral/Slight
Coach House (Development C)							
8	New Residence	Remnant small coach house and garden wall	Medium	Build new residence behind existing coach house and wall and downslope of listed house.	Care taken to minimise damage to historic fabric.	No damage or loss of original fabric. Alteration to setting of listed building. Minor Impact	Beneficial
Barn (Development B) – adjacent The Lodge							
9	New Residence	Part of garden of The Lodge and part of boundary garden of Offa House (currently in state of disrepair)	Low	Build new residence alongside road frontage adjacent to The Lodge.	New building screened long-term by native planting. Care taken to minimise damage to historic fabric during works.	Minor Impact	Neutral/Slight
10	New Entrance from Village Street.	Existing garden wall rebuilt in C20 (currently in state of disrepair)	Low	Alter entrance walls to provide wider visibility splay with curved walls.	Care taken to minimise damage to historic fabric during works. New brickwork to	Change of entrance which will be in keeping with period house. Minor Impact	Neutral/Slight

Heritage Matters: Heritage Statement – Offa House

Ref.	Proposed Change	Existing	Heritage Significance Value	Proposed Works	Mitigation	Impact Assessment	Significance of Impact
					match bond and mortar of existing.		
11	Changes to the historic significance and/or setting of the Grade II* Church of St Gregory	Offa House with unsightly C20 extension within grounds	House – high C20 extension - detrimental	Removal of unsightly C20 extensions and 2 new residences located and designed sympathetically within grounds of Offa House.	Openness of Offa garden retained. New two houses carefully designed and located to minimise effect on heritage settings	Enhancement of Offa House and its setting. Two new residences sited carefully within the grounds of Offa House. Negligible Impact	Beneficial
12	Changes to character and appearance of Conservation Area	Offa House with unsightly C20 extension within grounds	House – high C20 extension - detrimental	Removal of unsightly C20 extensions and 2 new residences located and designed sympathetically within grounds of Offa House.	Openness of Offa garden retained. New two houses carefully designed and located to minimise effect on heritage settings	Enhancement of Offa House and its setting. Two new residences sited carefully within the grounds of Offa House. Negligible Impact	Beneficial

Summary

5.3 The works will restore the Grade II listed Offa House from its current dilapidated state with many partitioned rooms, plus detrimental C20 extension to the rear, to its former glory as period family house.

5.4 Careful consideration has been given to the design and location of the two new residences which fit in sympathetically within the grounds of Offa House.

5.5 The summary of the assessed Heritage Significance Impacts are shown below:

Box 3: Summary of Heritage Significance Impacts

No. of Impacts	Impact	Definition
3	Neutral/Slight	Very lower end of range of ‘Less than substantial harm’ to the heritage significance of a heritage asset and/or its setting – to be weighed against the proportionate public benefits of the proposal, including securing its optimum viable use.
9	Beneficial	Beneficial change to heritage asset – which can be delivered without any adverse consequences to the heritage significance of a heritage asset or its setting

5.6 The key heritage issue in question form are - will the proposed works harm:

a) the historic significance and/or setting of the Grade II Offa House?
The works are beneficial and will restore this fine Georgian House.

b) the historic significance and/or setting of the Grade II* Church of St Gregory?

The works are beneficial and will remove detrimental C20 elements within the wider setting of the Church.

c) the settings of nearby unlisted heritage assets?

No effect on settings of nearby unlisted heritage assets

d) the character and appearance of the Offchurch Conservation Area?

The works are beneficial and will remove detrimental C20 elements within the Conservation Area.

5.7 The proposals would preserve the special architectural and current historic interest of these designated heritage assets. Therefore, the proposals do not directly conflict with any local or national heritage policies.

Appendix A: Comments from Historic England



Mr David Hicke
Heritage Matters
Arlington House
7 Honors Walk, Witherley
Athenstone
Warwickshire
CV9 3SU

Direct Dial: 0121 625 6857
Our ref: PA01151585
Your ref: /
28 May 2021

Dear Mr Hicke

Pre-application Advice

OFFA HOUSE, VILLAGE STREET, OFFCHURCH

I write in response to your pre-application submission with respect to this scheme following our online meeting on 5 May 2021. You subsequently sent me copies of the appeal documents which I have also now had the opportunity to read.

Summary
The Heritage Statement emphasises the significance of the main house as a former rectory with the associated lodge and the coach house.

Your previous planning and listed building consent applications were refused, and your subsequent appeals were dismissed.

These proposals offer improvements to the previous scheme including the complete removal of the later extensions of the house and improvements to the preservation of the coach house. The latter is, in our view, satisfactory from a heritage perspective.

Advice
The Initial Heritage Statement dated 5 March 2021 which you sent is much as I remember the situation in terms of the history of the site which has been thoroughly researched. It emphasises the significance of the main house as the former rectory with the associated lodge and the coach house. The appeal decision endorsed the view of the planning authority that the coach house should be considered as a carriage structure to the Grade II listed house. The site is also, of course, within the setting of the Grade II* listed parish church and sits within the village Conservation Area.

In terms of the recent planning history Warwick District Council refused your planning and listed building consent applications on 31 January 2019. Your subsequent appeals were dismissed on 23 December 2019.



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Historic England was involved at the outset in view of the extensive works proposed to the Grade II listed house, which remains the main focus for us.

The scheme that was refused was different in a number of respects from that which you are now offering.

The main house
The proposals for the house are much as they were in the last iteration which we saw before the whole scheme was dismissed on appeal. We were content at that point with the proposals for the house.

Your scheme involved the demolition of almost all the extensions to the rear of the house. However, you retained a portion of the recent extension to the one side of the house and proposed its conversion to an independent house. Your current proposals offer a considerable improvement to that scheme with the complete removal of the side extension, leaving the immediate setting of the house free of any recent intrusions. This provides a fitting setting for the historic house.

Other development
The other elements of your proposals are a new small house (Plot D) adjoining Lodge Cottage and a different scheme for a new house (Plot C) adjoining rather than attached to the coach house.

The proposals of the coach house leave it as a freestanding building with its attached wall forming a screen to a new house behind. This is set relatively low in the landscape and will be largely hidden when viewed from the listed house.

The proposal for a new house adjoining Lodge Cottage has a low impact on the setting of the main house and on the character of the Conservation Area.

Conclusion
In our view the proposals for the Grade II listed house are acceptable, although we are content to leave matters of detailed design to the local planning authority. The overall scheme provides the house with an appropriate extensive setting.

The development adjoining the coach house is satisfactory from a heritage perspective, although we understand it introduces Greenbelt issues. However, we will leave the judgement on those matters to the local planning authority to apply their own policies.

Next Steps
Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may



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have

Yours sincerely

Nicholas Molyneux
Principal Inspector of Historic Buildings and Areas
E-mail: nicholas.molyneux@HistoricEngland.org.uk

OFFA HOUSE, VILLAGE STREET, OFFCHURCH
Pre-application Advice

List of information on which the above advice is based
Initial Heritage Statement
Project Overview, including site plans
Appeal documents from 2019



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Appendix B: Comments from the Georgian Society

Offa House, Village Street, Offchurch, Warwickshire



James Darwin <James@georgiangroup.org.uk>
To: David Hickie

 Follow up. Start by 04 August 2021. Due by 04 August 2021.
You forwarded this message on 05/08/2021 12:04.

Dear David,

Thanks once again for organizing our recent highly informative site meeting at Offa House. The present proposals were discussed by the Casework Committee of the Georgian Group at their meeting on the 26th of July. The Committee were mindful that this is a pre-application consultation and that some aspects of the scheme had not been worked up in great detail. Nevertheless, the Committee were grateful for the chance to examine these proposals at the pre-application stage. I must apologize for my delay in forwarding their brief initial advice.

Offa House is a grade II listed former rectory which is located within a conservation area. The rectory forms part of the setting of the grade II* parish church. Within the grounds is a former coach house which was once part of a large range of service structures which were largely demolished in the mid to late twentieth century. This building should be regarded as a curtilage structure. The recent planning history of the site is quite a complex one with a previous application for development on the site having been refused consent in January 2019 followed by a dismissal of

your appeal. As I mentioned during our recent meeting, I can find no record of the Group or any of the other National Amenity Societies being notified of the previous application despite Warwick Council being legally required to do so. It is also apparent that the house's interior was considerably altered by its previous owners after the house was listed.

The Committee's comments were divided into three sections, the proposed works of demolition, the proposed two new houses, and the proposed internal and external alterations to the grade II listed Offa House.

The Proposed Works of Demolition

The Casework Committee welcomed the proposal to demolish all of the mid and later twentieth century additions to the house. They noted that in the previous scheme it had been proposed to partially retain the later twentieth century rear wing as a separate dwelling. The decision to remove this wing entirely in the revised proposals is however to be welcomed, as it will both improve the setting of the grade II listed building and help to safeguard its viability as a single private dwelling, which is arguably its optimum viable use.

The Committee accepted that a legitimate case had been made for the removal of the remaining much altered section of the former service range standing close to the house.

The proposed two new houses

The members of the Casework Committee had no objection in principle to the construction of two further dwellings within the house's grounds on the sites proposed, or to the creation of separate means of access to service the dwellings.

They welcomed the fact that the existing coach house was to be retained as a free-standing structure and were satisfied that the proposed new dwelling adjoining it would be largely hidden from view from both the listed house and the bulk of its surviving pleasure grounds. They would welcome the opportunity to comment on the external design of this structure at a later date when more detailed drawings are available.

The historic maps and other documentary evidence provided makes clear that a substantial parcel of land which appears to include the site of the second proposed dwelling was absorbed into the pleasure grounds of Offa House after 1850. Having examined maps of the grounds together with photographs they concluded that the proposed site of the new dwelling would not have a significant impact on the setting of the listed former Rectory, the grade II* listed church, or on the surviving elements of the designed landscape which surrounds the former Rectory.

Any negative impact on the conservation area caused by the proposed new entrance drive would not be great and could potentially be mitigated by a careful and understated design for the new entrance and any proposed gates and piers. The committee believed that the decision for the drive to follow where possible the line of the former avenue within the pleasure grounds was the correct one.

Proposed Alterations to the grade II listed Offa House

It is clear from the documentary evidence you have found and from an inspection of the house, that its building history is a far more complex one than the present listing description suggests. It is also clear that much of the significance of the interior has been lost due to later twentieth century internal alterations of a highly unsympathetic nature. Only one small section of the c1806 principal staircase survives, and this has been subject

to a high level of unsympathetic repairs. Whilst the Committee had no objection in principle to many of the alterations proposed, a number of its members did express some concern about the size and grandeur of the proposed new top lit staircase hall and the potential impact of this element of the scheme on the surviving elements of the historic plan form of the 1806 range.

Concern was also raised by members over the design of the elevations of the proposed new kitchen wing which they concluded were of an overly assertive nature. Members stressed that the design of any proposed new addition should respect the historic hierarchy of the house's elevations in its materials and detailing. The elevation on which the proposed addition would be built was not designed for display and therefore was of a far more restrained design than either the 1806 garden façade, or the early eighteenth-century entrance range. Members also stressed that any new addition of the size proposed would need to be carefully justified as there may arguably potentially be space available within the existing fabric for a reasonably sized family kitchen.

Members had no objection in principle to the reintroduction of dormers on the principal façade.

Conclusion

The Casework Committee of the Georgian Group are grateful for this opportunity to examine these pre-application proposals for the repair and reuse of Offa House, and for a small-scale development within its grounds. **Members of the Committee believed that considerable efforts had been made to arrive at a sympathetic scheme and had no objection in principle to these proposals.** We would be pleased to comment in more detail at a later stage should the opportunity arise but are broadly encouraged by the thoughtful nature of the present scheme.

There are two areas of the proposals as they relate to the main house however, which may need further consideration. The external treatment of the proposed new kitchen wing was a particular issue for members largely due to its adoption of formal classical detailing for an addition to one of the house's service façades. [A] A more restrained and less rigidly formal approach to the design of this wing would be welcomed, whilst the requirement for a new addition of the size proposed would also need careful justification. [B] Members also had some reservations regarding the potential impact of the proposed remodeling of the staircase hall on the special interest of the listed building, advising that an intervention of this scale and ambition would need further careful and detailed justification.

If you would like further clarification of any of the issues raised in this email, I would be happy to discuss these issues with you. I must emphasize however that we regard the two areas of the scheme where we have some concerns as matters of detail and that we are largely happy with these proposals.

Yours Sincerely

James Darwin (Senior Conservation Adviser)

Note: Following the above comments the issues [A] and [B] have been carefully addressed. The kitchen extension has been redesigned; and, the staircase (existing C20) has been covered in more detail in this report.