

HERITAGE STATEMENT

Boxwood Cottage, South Cerney



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May 2022

EH2202-5

HERITAGE STATEMENT

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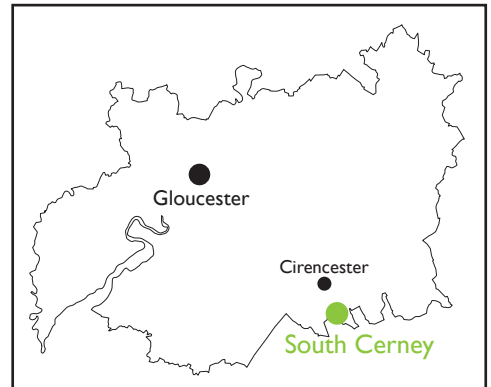
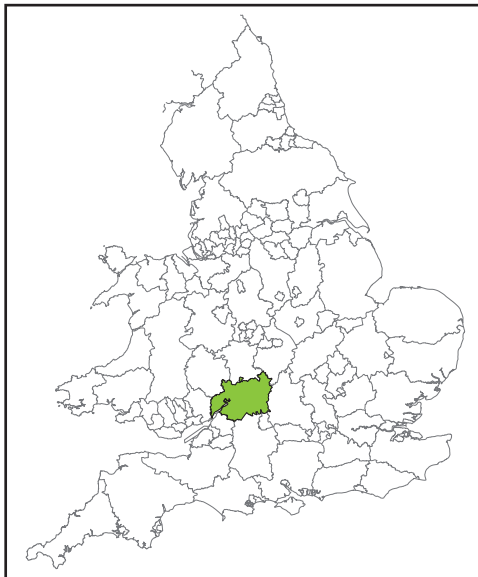


Figure 1 Location of Site

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Scale at A4 - 1:50,000



HERITAGE STATEMENT

Boxwood Cottage, South Cerney

I. Reasons for this Report

This Heritage Impact Statement has been produced by Elmwood Heritage at the request of Matt Edwards of Cotswold Architects on behalf of Michelle Tully and Alisevket Karaca (the Clients) for works at Boxwood Cottage. The information contained in this report aims to provide historic and archaeological information relevant to the site and its setting. It will also describe the significance of any historic features within or close to the application area and the impact of the application on this historic feature. Setting and fabric impacts on listed buildings and conservation areas may also be addressed.

The work conforms to the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for historic environment desk-based assessment* (CIfA 2014) and Historic England's (HE) *The Setting of Heritage Assets* (HE 2015).

The report is also led by government guidance, the National Planning Policy Framework (NPPF 2021) and the *Cotswold District Local Plan 2011-2031* (CDC 2018).

I.1. Location

A Heritage Statement is required for a planning application relating to works at Boxwood Cottage, School Lane, South Cerney, Gloucestershire, GL7 5TZ. South Cerney lies to the south-south-east of Cirencester (Fig 1). Boxwood Cottage is located on the western side of South Cerney on the southern bank of the River Churn and is centred on NGR SU 04722 97178 (Fig 2).

Boxwood Cottage lies at a height of 94m above sea level. Geologically, it sits on bedrock of 'Kellaways Clay Member - Mudstone'. This is a sedimentary bedrock formed approximately 164 to 166 million years ago in the Jurassic Period in a local environment previously dominated by shallow seas (BGS 2022). Boxwood Cottage lies on the boundary of superficial deposits that overlay the bedrock. These consist of either 'Alluvium - Clay, Silt, Sand And Gravel' or 'Northmoor Sand And Gravel Member - Sand And Gravel'. Both of these deposits were formed up to 2 to 3 million years ago in the Quaternary Period in a local environment previously dominated by rivers (ibid). The soils of the area are 'Gleysols', loamy soil with naturally high groundwater (UKSO 2022).

I.2. Proposals and Aims

The Client is applying for planning permission to carry out works to Boxwood Cottage. This work will consist of an extension to the rear of the property.

The general aims of the Heritage Statement are to:

- collect relevant information relating to heritage assets within the proposed development area
- assess the age and nature of the building
- assess the proposals in relation to the importance of the building
- assess the impact of the proposals on the building and associated heritage assets

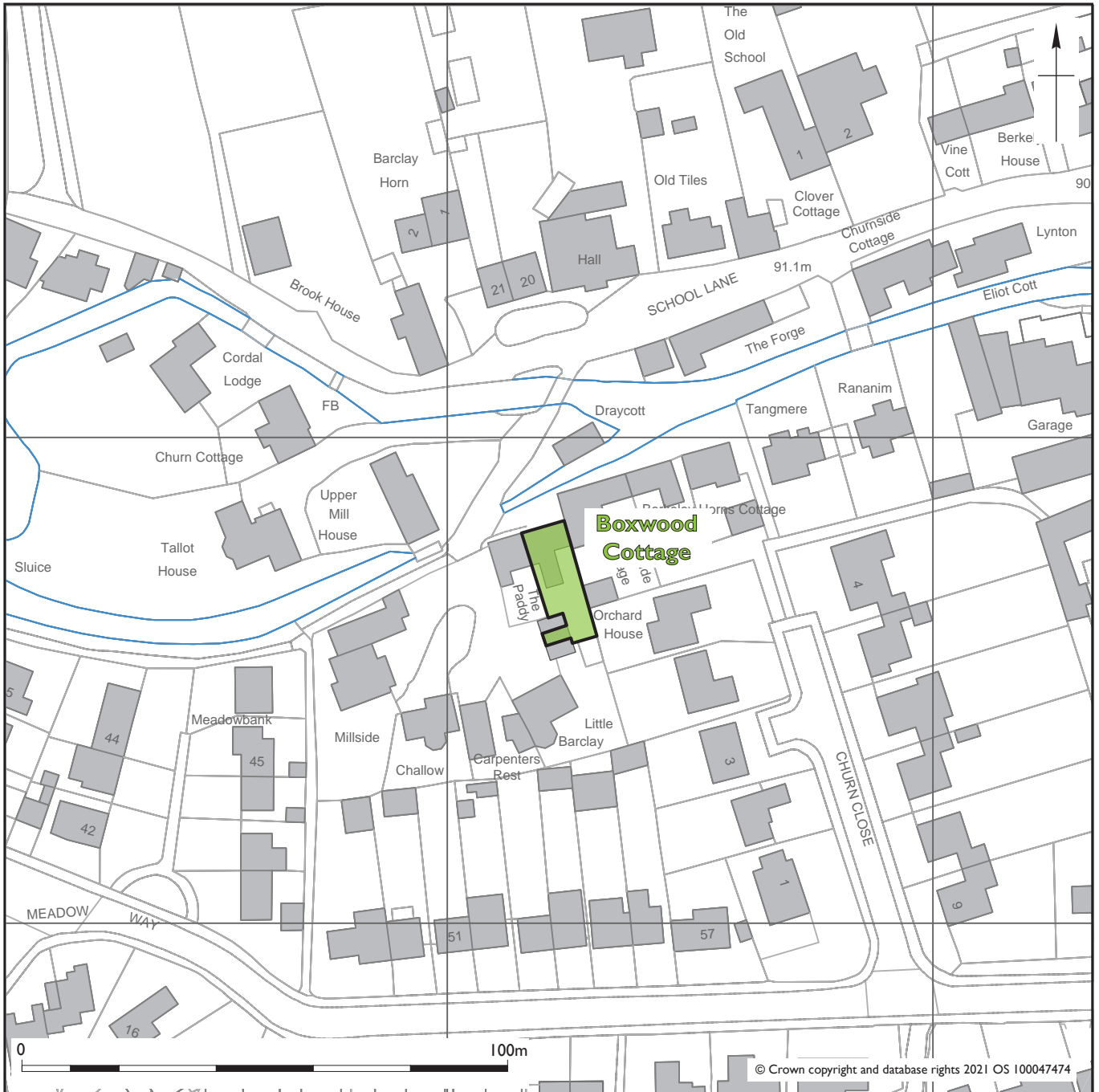


Figure 2 Location of Site

Scale at A4 - 1:1,250

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1.3. Legislation and National Policy

The historic environment is protected and managed via a range of national legislation and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA)A)

This legislation provides for local planning authorities to maintain lists of areas of special architectural or historic interest, referred to as conservation areas. This act requires local planning authorities or decision makers to have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (Section 72, PLBCA 2021).

The National Planning Policy Framework 2021

The National Planning Policy Framework (NPPF 2021) sets out guidance for local planning authorities and developers with respect to the determination of planning applications in England. Of relevance to the Historic Environment is 'Section 16: Conserving and Enhancing the Historic Environment' in particular paragraphs 189 to 202 (see Section 9: Appendix 1).

Guidance on the implementation of the NPPF is provided by the Planning Practice Guidance (PPG) published by the Department for Communities and Local Government (PPG 2021). Historic England have produced guidance on how to assess the impacts upon the setting of heritage assets and implementation of heritage policies from the NPPF. Good Practice Advice (GPA) documents 2 and 3 give focused advice on making informed planning decisions regarding heritage-related planning applications.

1.4. Regional and Local Planning Policy

Cotswold District Local Plan 2011-2031

The *Cotswold District Local Plan* (adopted 2018) provides local planning policies relating to the historic environment. Policies EN10 and EN11 relate specifically to designated heritage assets with policy EN12 relating to non-designated heritage assets (see Section 9: Appendix 1).

1.5. Planning History and Constraints

Planning History

There have been six previous planning applications associated with Boxwood Cottage since 1990, although there may be more historical applications recorded in the archives. The first applications were from 1993 (C/93.02072 and C/93.02073) and were for a 'new conservatory'. This application was refused. An application was made in 2002 (C/02/02432/LBC and C/02/02433/FUL) for a 'single storey rear extension'. The final applications were made in 2003 (C/03/02510/LBC and C/03/02511/FUL) for 'erection of a single storey garden room'. The applications for the rear extension and the garden room were all approved.

Listed Building

Boxwood Cottage is a grade II listed building which is listed with the adjoining property to the west, The Paddy. They are described in the listing information as: '*Pair of semi-detached cottages, set back to south of River Churn. C18. Rubble stone, stone slate roof, renewed stone end stacks. Single range with small single-storey rear extensions probably of C20. Single storey and attic. Four small hipped dormers through eaves with paired casements. Four similar below with central plank door to each, all with timber lintel and flush quoin surrounds*' (NHLE 2022).

Conservation Area

Boxwood Cottage lies within the Conservation Area of South Cerney (CDC 2002). It lies within the character area of 'School Lane, and the River Churn to the west of Silver Street'. The particular area containing Boxwood Cottage is described the Conservation Area Statement as *'The cottages here are well preserved and traditional in character, some in short terraces, and others detached. A striking feature of these cottages is their scale. Their low roofs, tiny hipped and gabled dormers, and diminutive windows and doors, and even the gardens, shrubs and plants appear as if in miniature'* (CDC 2002, p13).

2. Methodology

2.1. Documentary Search

Records of known archaeological monuments, events, listed buildings and scheduled monuments within 250m of the site were obtained from the Gloucestershire Historic Environment Record (HER) via Heritage Gateway and the National Heritage List for England (NHLE). Relevant Gloucestershire HER records are detailed below along with listed building numbers. Published sources and historic maps were consulted online.

2.2. Site Visit

A site visit was undertaken on 11th March 2022, when the area of the building was inspected. Digital photographs of the site and existing building were taken at this time along with notes about the site and the surrounding area. The camera was a Nikon D3200 digital SLR set at 'Fine Large 24.1M'.

3. Site Information

This Heritage Statement was undertaken of Boxwood Cottage, South Cerney. Boxwood Cottage lies at the western end of School Lane on the south bank of the River Churn. It lies adjacent to a small humpback bridge over the River and just west of where it splits into two branches around Upper Mill and Talbot Houses (Figures 1 and 2).

3.1. General Description

Boxwood Cottage is a 18th century building constructed of Cotswold limestone with a limestone tile roof covering. It is a grade II listed building and is listed with the adjoining cottage, The Paddy (Plate 1).

The frontage, north west elevation, of the two cottages faces north west with Boxwood Cottage being the more easterly of the two. It has a central doorway which is flanked by two casement windows. The first floor has two through eaves dormers with casement windows (Plate 2).

The north eastern gable is hidden by the adjacent building. The rear, south east, elevation, is partially obscured by single storey extensions (Plate 3). It faces onto a narrow garden with a shed and garage at the end (Plate 4).

On the boundary line with the adjoining cottage, The Paddy, is the low-level wall of a stone lined well (Plates 5 and 6).



Plate 1 Boxwood Cottage and The Paddy from the north west



Plate 2 Boxwood Cottage from the north west



Plate 3 Boxwood Cottage rear elevation from the south east



Plate 4 Garage and shed from the north



Plate 5 Boxwood Cottage well from the south east



Plate 6 Boxwood Cottage well interior

The 18th century Boxwood Cottage was constructed at a time of expansion in South Cerney with the arrival of the canal increasing the income of industry in the area. Boxwood Cottage is a small house and The Paddy, adjoining and built at the same time, was a mirror image of the house. They originally would have had two simple rooms downstairs with one, possibly two, upstairs.



Plate 7 Boxwood Cottage sitting room



Plate 8 Boxwood Cottage sitting room fireplace

In Boxwood Cottage the front door opens onto the stairs with a doorway to the left into the sitting room (Plate 7). The stairs are not likely to be in their original position and may have been located against the party wall with The Paddy. The sitting room contains a large stone fireplace with a timber bressummer (Plate 8). Adjacent to the sitting room is a dining room which opens on to the kitchen. Upstairs the main bedroom (Plate 9), which is off the stairs to the left, contains the curved chimney

breast from the fireplace below (Plate 10). Also upstairs, is an ensuite bathroom and a small second bedroom.



Plate 9 Boxwood Cottage main bedroom



Plate 10 Boxwood Cottage main bedroom chimney breast



Plate 11 Boxwood Cottage rear extensions

The ground floor of the cottage has been extended a number of times (Plate 11) with the first one being construction in the early to mid 20th century across parts of the rear of both Boxwood Cottage and The Paddy. In Boxwood Cottage this first extension is used as a kitchen with the single storey, flat roofed, lobby extension (Plate 12) added to this probably in the 1990s. The final extension is a gable roof, mostly glazed, garden room (see Plate 11) which was added in 2003-2004. There is access through each of the extensions and out in to the garden (Plate 13).



Plate 12 Kitchen extension (centre right with greenery) and lobby extension (centre with door)



Plate 13 Boxwood Cottage extensions looking from garden room, through lobby to kitchen

3.2. Historic Background

The historic environment record (HER) search provided for the area of the site, extending to a radius of 250m around it, contains a number of records. Gloucestershire HER numbers are shown with the prefixes GHER. Listed buildings are shown prefixed with LB NHLE along with the HER number.

Whilst, at present, there have been no buried archaeological remains found within the site itself, the surrounding study area contains evidence of various periods.

Prehistoric, Roman, and Saxon

There is currently, no recorded evidence of prehistoric, Roman or Saxon activity within the close vicinity of Boxwood Cottage.

However, earlier evidence has been recorded in the wider area of South Cerney. The settlement was in existence by the 10th century with a charter that defined the boundaries. Salvage recording on Silver Street, to the east of the site, recovered a Neolithic flint blade and a Saxon quern stone (<https://archaeologydataservice.ac.uk/archsearch/record?titleId=1927149>). In 1941 a Romano-British lead coffin containing a female skeleton was uncovered at South Cerney (TBGAS 1957, p157-160) during gravel extraction.

Medieval

South Cerney contains a number of surviving elements of medieval date, including the 12th century All Hallows Church and the scheduled and listed village cross (GHER 2360; LB NHLE1154162; SM NHLE1014828). Archaeological work on Silver Street (GHER 20674) uncovered a large amount of medieval pottery with more being recovered at a later date on the same site (GHER 52163) along with other medieval finds. A further large amount of medieval pottery was recorded on Clerks Hay (GHER 20676) and more work at this site also uncovered structural evidence of a medieval building

with more pottery sherds. A medieval spindle whorl and pottery were recovered during works at Upper Up (GHER 52157). A medieval building, believed to be a large barn, was uncovered in the grounds of Atkyns Manor (GHER 52165) during works for a swimming pool. Documentary evidence also shows that Upper Mill (GHER 3267), to the north west of Boxwood Cottage, was in existence by the 13th century despite the current building being later in date.

16th to 17th Centuries

16th and 17th century evidence within the area surrounding Boxwood Cottage consists predominantly of listed buildings. Those buildings closest are Eliot Cottage (GHER 46023; LB NHLE1303933), Brook Cottage (GHER46004; LB NHLE1090067) and Atkyns Manor (GHER 46096; LB NHLE1340983) all of which are 17th century in date. Other evidence has consisted of finds from archaeological work and an 'onion bottle' (GHER 19968), dated to 1680-1700, recovered during excavation of a hole for a telephone pole on Silver Street.

18th to 19th Centuries

There are a large number of 18th and 19th century buildings in South Cerney including Boxwood Cottage itself and the adjoining The Paddy. These two structures (GHER 46002; LB NHLE1090065) are grade II listed and are described as a pair of semi-detached cottages of 18th century date. Other buildings of 18th century date close to Boxwood Cottage are the Village Hall (GHER 46001; LB NHLE1090064) which is a former barn, the former smithy and cottage called The Forge (GHER 46003; LB NHLE1090066), Brook House (GHER 46089; LB NHLE1303945), two cottages south of the Village Hall (GHER 46016; LB NHLE1154194), the former butcher's shop attached to Eliot Cottage (GHER 46023; LB NHLE1303933), 1-5 Highnam Cottages (GHER46015; LB NHLE1154183), River Churn bridge (GHER 46017; LB NHLE1154197) and the gatepiers at Atkyns Manor (GHER 46018; LB NHLE1154199). It is also likely that the current Upper Mill (GHER 3267), to the north west of Boxwood Cottage, is 18th century in date.

The only 19th century evidence within the area surrounding Boxwood Cottage consists of the Eliot Arms (GHER 46904; LB NHLE1340981), a mid to late 19th century inn and hotel, and the South Cerney Methodist chapel (GHER 52524), built in 1870.

20th Century and Later

There are no records of 20th century or later date at present for the area surrounding Boxwood Cottage.

Undated and Negative Evidence

Undated ring ditches and parallel linear ditches (GHER 50015) were recorded as part of a survey carried out in 2018 at Hill View Farm with undated features uncovered in an evaluation at the same site in 2019 (GHER 50968).

3.3. Map Regression

The earliest maps of the South Cerney area of Worcestershire show little detail, merely indicating the location of settlements in the landscape, such as the 1649 map *Glocestria Ducatus; Vulgo Gloucester Shire* drawn by Johannem Blaeu.

The first map to show any detail is the 1816 Metcalf (Fig 3) plan that shows the layout of South Cerney village. This plan was part of the first survey that became the 1828 Ordnance Survey (Fig 3).

Figure 3 Historic mapping
(with site marked)



1816 Metcalf extract



1828 Ordnance Survey extract



1863 tithe extract



1879 Ordnance Survey extract

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Both plans show the buildings of the village with Boxwood Cottage, and it's neighbour The Paddy, being indicated as a small rectangle to the south of the Mill on the River Churn.

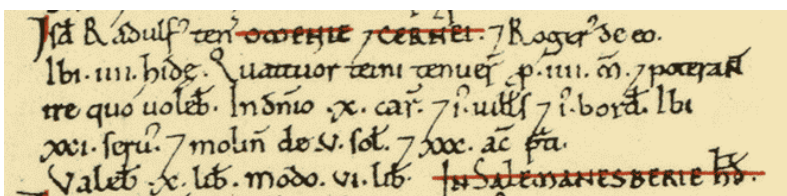
The 1863 tithe map (Fig 3) is a lot more detail with Boxwood Cottage and The Paddy shown as Plot 291. The tithe apportionment details the plot as '2 cottages and gardens'. The 1st edition Ordnance Survey of 1879 (Fig 3) very clearly shows the cottages as two individual properties, the first map to show this. Both cottages have long narrow gardens to the south that contain small square buildings, possibly outhouses, and on the boundary between the two buildings a well is indicated by the letter 'W'. This well still exists (see Plates 5 and 6) as a wall above ground and the well shaft still contains water.

The 1903 Ordnance Survey (Fig 4) is slightly less detailed but still shows Boxwood Cottage and The Paddy. The rear boundary between the two cottages appears to have been removed but the possible outhouses are still visible. The well is more prominent on this map and is shown as a circle. The next available map is the 1921 Ordnance Survey (Fig 4). This shows the two cottages and the rear plot of land with the two possible outhouses. These have both been extended with the Boxwood Cottage one extending northwards towards the house.

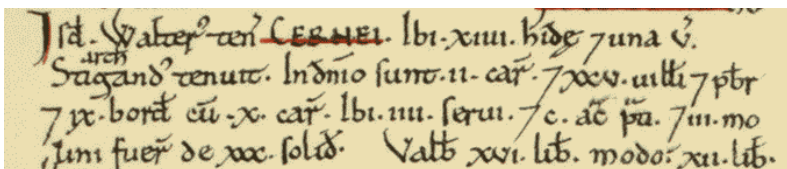
There are no maps dating from the 1930s and the next map is the Land Utilisation Survey of 1942 (Fig 4). This was produced to map the different land uses across the whole of the country and different colours on the map signify the land uses. The area of Boxwood Cottage is coloured purple, along with most of the area of South Cerney village. That means it was a house 'with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'. The building itself is indicated by a black rectangle with the two possible outhouses visible along with the rear plot of land.

The final available map, prior to modern maps, is the 1959 Ordnance Survey (Fig 4). This map is not as detailed as earlier maps but does show more than the Land Utilisation Survey. The buildings are shown in blocks of land occupation and therefore each property boundary cannot be seen. However, Boxwood Cottage and The Paddy are easy to distinguish on the edge of the river and close to open ground.

3.4. Documentary Evidence



Id. R. adulf ten^o ~~o~~ ~~ce~~ ~~ne~~ ~~i~~ ~~7~~ Roger^o de co.
lbi. iiii. hide. Quattuor teni tenet p. iiii. m. 7 p^o ~~o~~ ~~o~~ ~~o~~
re quo uol^o b. In dno x. car. 7 i. uill^o 7 i. bord. lbi
xxi. serui. 7 molin de s. sol. 7 xxx. ac pa.
Valeb^o x. lib. modo. vi. lib. In Sal^o manes beate R.



Id. Walter ten^o ~~o~~ ~~ce~~ ~~ne~~ ~~i~~ lbi. xiiii. hide 7 una c.
Sagand^o tenet. In dno sunt. ii. car. 7 xxv. uill^o 7 p^o ~~o~~ ~~o~~ ~~o~~
7 x. bord. cu. x. car. lbi. iiii. serui. 7 c. ac pa. 7 iii. mo
luni fuer^o de xxx. solid. Valeb^o xvi. lib. modo. xii. lib.

South Cerney is an ancient settlement that appears to have had origins in the Anglo-Saxon period. It was recorded in 'Cirnea' in the 9th century, 'aet Cyrne' in the 10th century and as 'Cerney' in the Domesday Book of 1086 (Ekwall 1960, p93). At this time the settlement was split between two landowners and land holders, 'Ralph of Tos-

ney' and 'Walter son of Roger'. Combining both entries, the settlement had a recorded population of 50 households making it one of the largest settlements recorded in the Domesday Book (Morris 1982, p45,5 and p56,2). The village was important in the medieval period with a growth of population and a significant woollen and cloth industry along with a large agricultural industry.

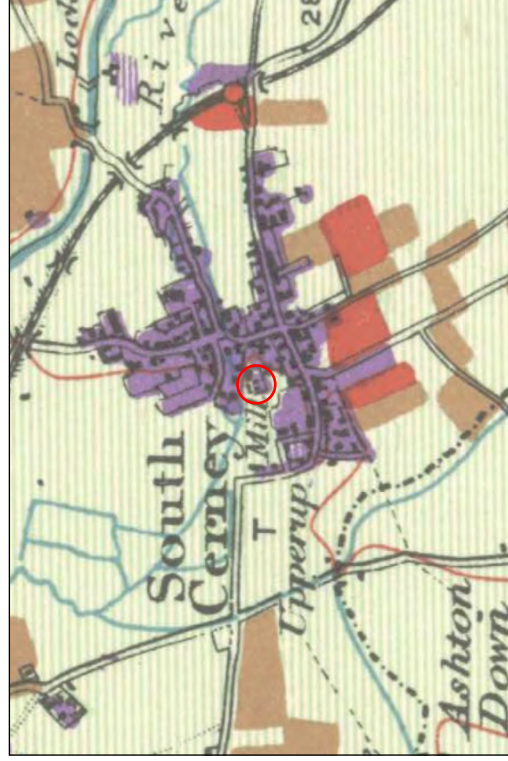
Figure 4 Historic mapping
(with site marked)



1903 Ordnance Survey extract



1921 Ordnance Survey extract



1942 Land Utilisation Survey extract



1959 Ordnance Survey extract

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There was a rash of house building in the 16th and 17th centuries and it is at this time that many of the streets and lanes were established.

Boxwood Cottage was constructed in the 18th century along with its neighbour, The Paddy. They were constructed close to the river's edge and near the mill. Census records show that buildings close to the mill housed agricultural labourers, although none of the buildings are named to identify which could be Boxwood Cottage.

The 1863 tithe map shows Boxwood Cottage and The Paddy as Plot 291. The tithe apportionment details the plot as '2 cottages and gardens' occupied by Benjamin Fry and Jasper Rose. The plot is owned by Frederick W Coole. Other than the tithe, the only mention for either Jasper Rose or Benjamin Fry is the 1870 trade directory (Kelly 1870, p485). This records Jasper Rose as a shopkeeper in South Cerney.

None of the censuses or other trade directories have details for the cottages or for Benjamin Fry and Jasper Rose. Therefore, it is not possible to further track the history of Boxwood Cottage without a detailed archive search and this is not certain to provide any further information. A small number of historic aerial photographs of South Cerney show Boxwood Cottage but without any detail. These can be seen on Historic England's Aerial Photo Explorer (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>) and the Britain From Above website (<https://www.britainfromabove.org.uk/>).

4. Proposals

The proposed works at Boxwood Cottage are for an extension to the rear of the property along with a patio area, alterations to the garage and a new timber bin store. These changes would involve removal of the existing garden room and lobby, partial removal of the current kitchen, opening a ground floor window into a doorway, new ground and first floor partitions (Figs 5 and 6).

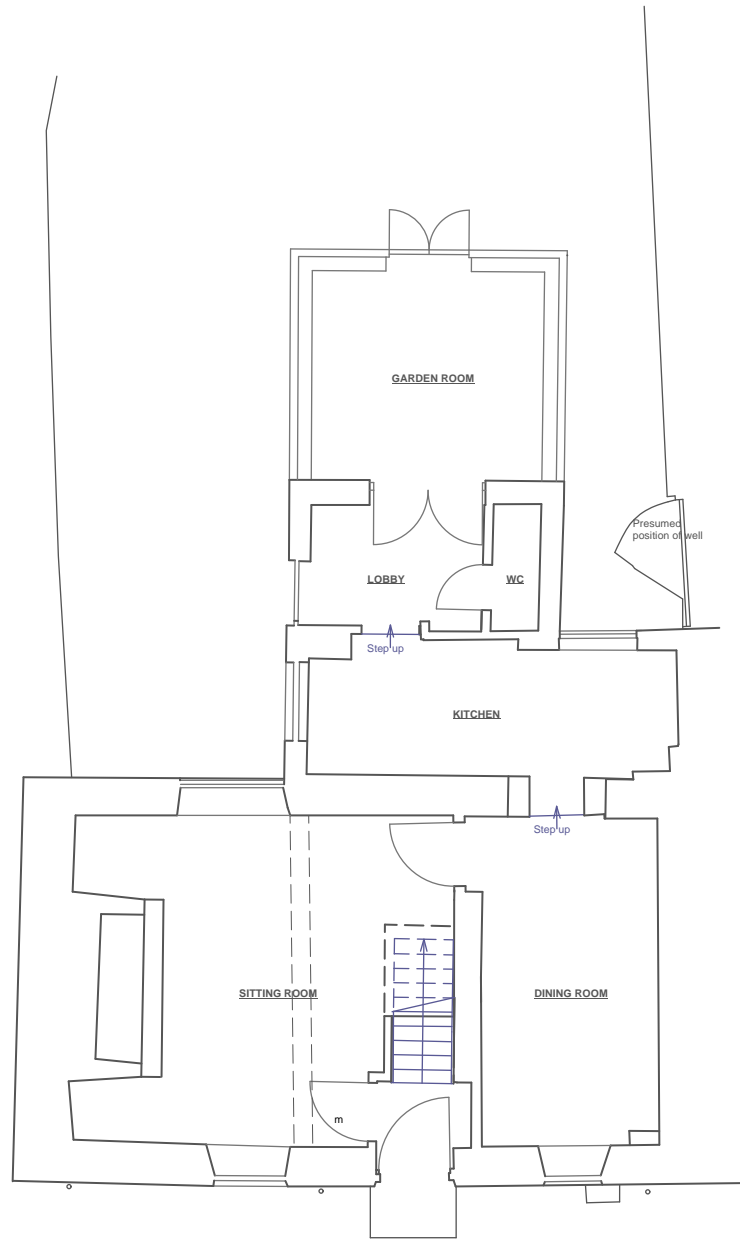
These proposals will alter the layout of the ground floor by altering the layout from a sitting room and dining room with attached kitchen, lobby and garden room (Fig 5) to a more functional ground floor (Fig 6). The three existing extensions (see Plates 11 and 12) are proposed to be demolished with a new extension and patio area to be built in their place, partially incorporating some of the early 20th century extension.

The current sitting room will open into a kitchen/dining room through a remodelled window (Plate 14). A new bedroom will be added in place of the current dining room with a shower room and a boot room/utility room also in the extension. Both the kitchen/dining room and boot room/utility room will open onto a patio. The first floor will also be rearranged (Figs 5 and 6) with the current ensuite being enlarged to a bathroom with access from a dressing room. This will be enabled by the removal of an existing partition wall that cuts down the middle of the dormer window.

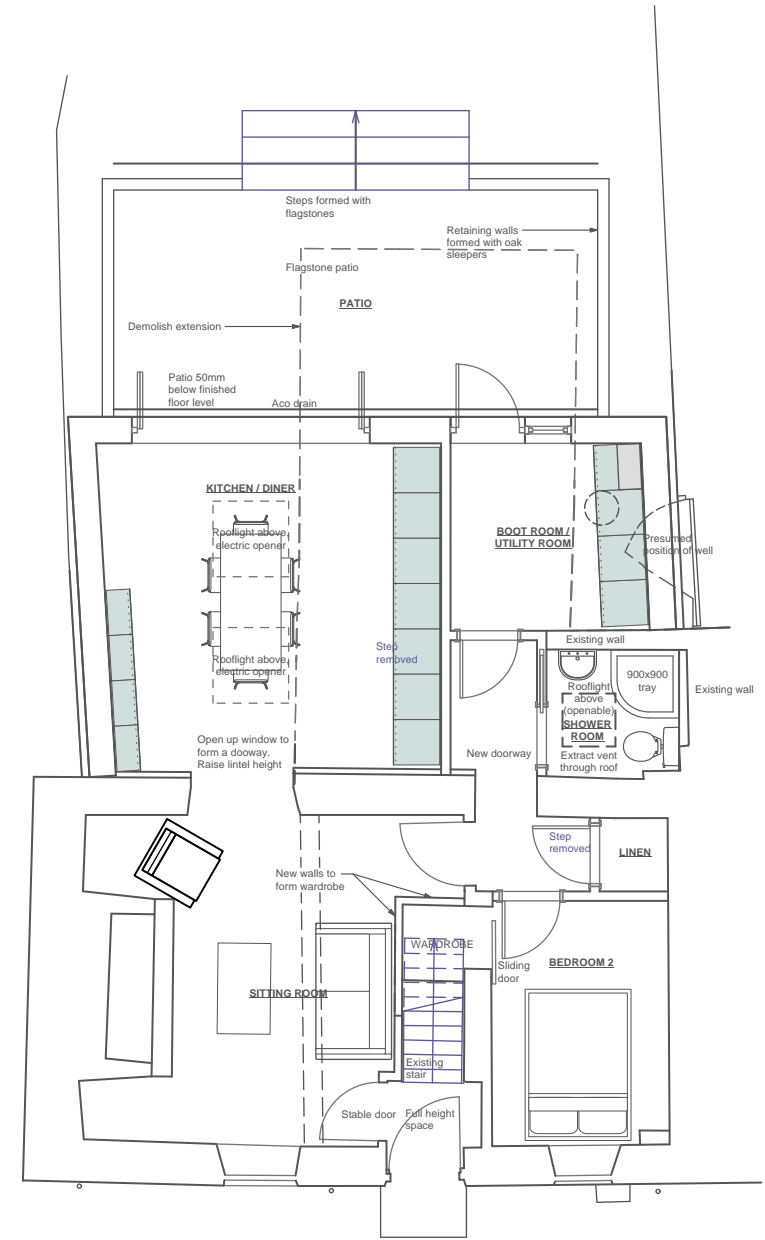
The new extension will stretch the whole width of the rear, ground floor, elevation of Boxwood Cottage (Fig 7). This would cause the wall of the building to be constructed over the well.

Alterations to the garage will be to install a mezzanine floor with rooflights to provide storage space. The single width door into the garden is proposed to be replaced with double doors and the existing window would be infilled. It is also proposed to demolish the existing shed and replace it with a smaller low-level timber lean-to for use as a bin and garden store.

Figure 5 Existing and proposed ground floor plans



Existing Ground Floor



Proposed Ground Floor

Based on Cotswold Architects Drwg Nos. 21-051-E-GF01 and 21-05-P-GF01

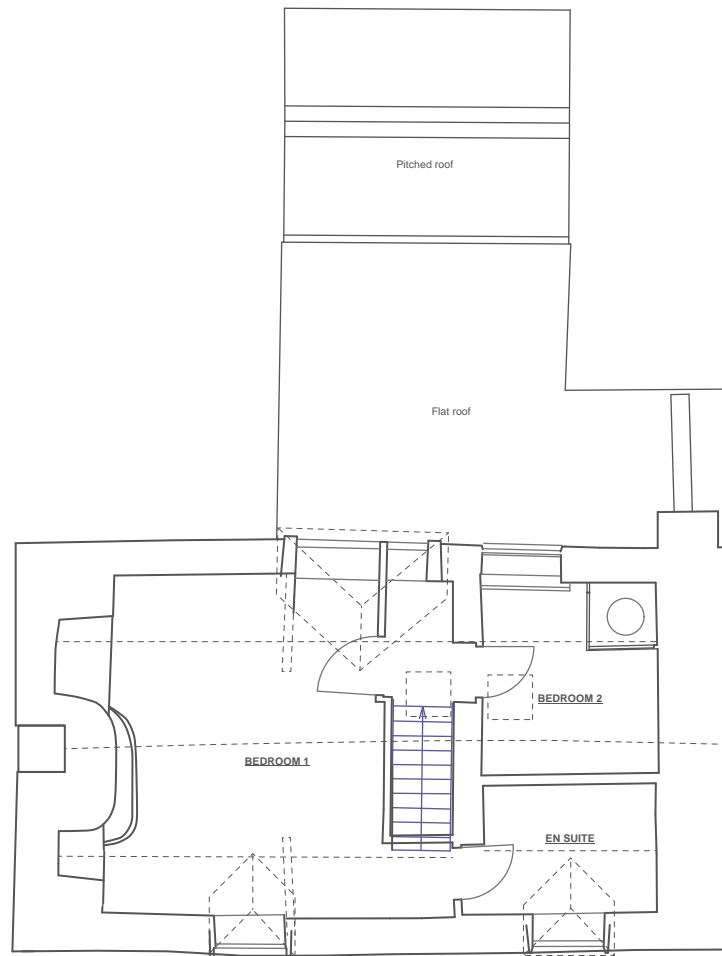
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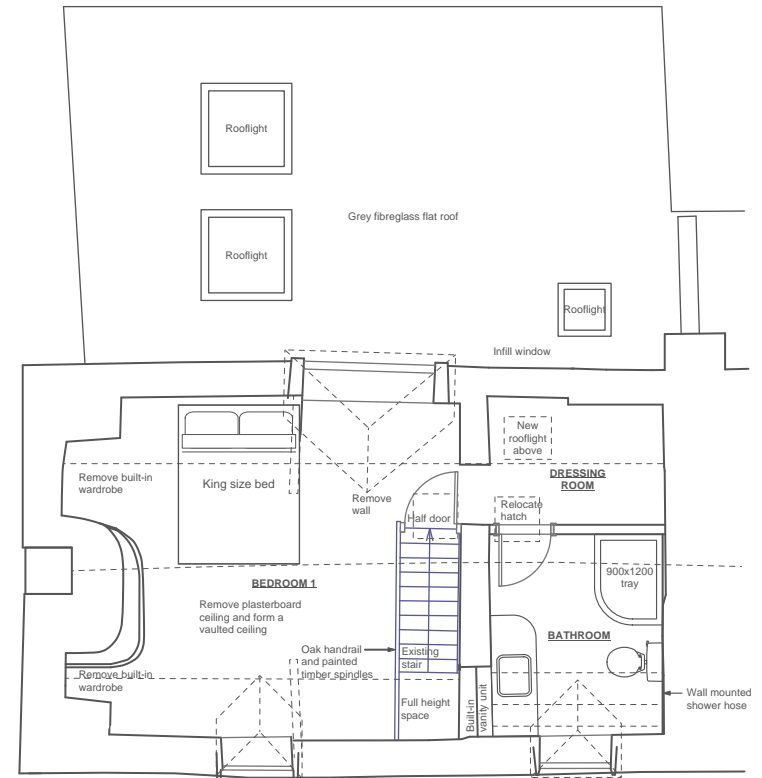
Figure 6 Existing and proposed first floor plans

Based on Cotswold Architects Drwg Nos. 21-051-E-GF01 and 21-05-P-GF01

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Existing First Floor



Proposed First Floor

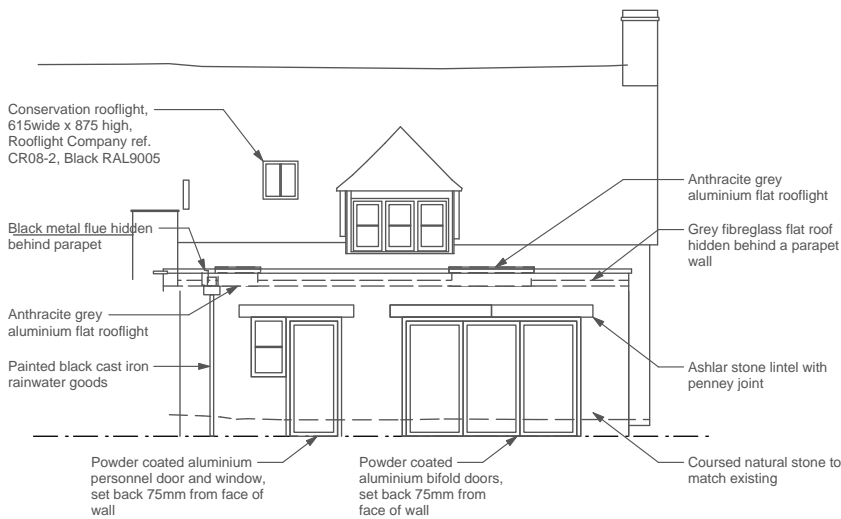




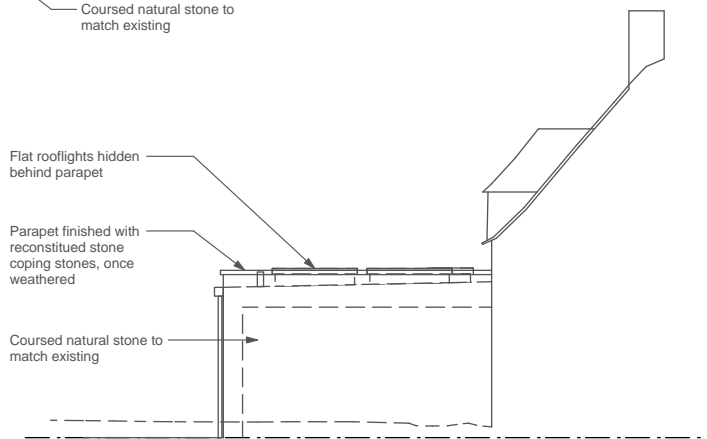
Existing South (rear) Elevation



Existing East (side) Elevation



Proposed South (rear) Elevation



Proposed East (side) Elevation



Figure 7 Existing and proposed elevations

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Based on Cotswold Architects Drwg Nos.
21-051-E-E01 and 21-05-P-E01

The proposals will allow Boxwood Cottage to have a more usable guest bedroom and a better sized first floor bathroom along with a more accessible kitchen and dining room and easier access to the garden.

5. Settings and Impacts

5.1. Settings

Boxwood Cottage –designated heritage asset

Boxwood Cottage is a grade II listed building (GHER 46002; LB NHLE1090065) along with its neighbouring cottage to the west, The Paddy. The houses are recognised for their age and design as a pair of cottages. The listing description describes the cottages as ‘*Pair of semi-detached cottages, set back to south of River Churn. C18. Rubble stone, stone slate roof, renewed stone end stacks. Single range with small single-storey rear extensions probably of C20. Single storey and attic. Four small hipped dormers through eaves with paired casements. Four similar below with central plank door to each, all with timber lintel and flush quoin surrounds*’ (NHLE 2022).

South Cerney – Conservation Area

Boxwood Cottage is located within the South Cerney Conservation Area and the area of the house is described in the Conservation Area Statement as ‘*the cottages here are well preserved and traditional in character, some in short terraces, and others detached. A striking feature of these cottages is their scale. Their low roofs, tiny hipped and gabled dormers, and diminutive windows and doors, and even the gardens, shrubs and plants appear as if in miniature*’ (CDC 2002, p13). Whilst Boxwood Cottage does not have a prominent position within the village or Conservation Area, its location at the end of School Lane, on the edge of the River Churn, has been recognised as an area with a distinct character.

5.2. Impacts

In dealing with the impacts of the proposals, government guidance, as summarized in the table given in Appendix I (Section 9), should be referred to. This details the meaning of each of the **high-lighted** impacts. Recent judicial review has formalised the levels of harm that can be attributed to a heritage asset with regards to NPPF to only being Substantial Harm, Less Than Substantial Harm and No Harm. (James Hall v City of Bradford, 2019).

It must be clearly understood that both **substantial** and **less than substantial** harm, do constitute harm to, or to the setting of a designated heritage asset.

Boxwood Cottage –designated heritage asset

Boxwood Cottage is a grade II listed building although it is not listed individually but as a pair with its neighbour, The Paddy. Alterations to the building will allow the structure to be more readily used with the entire upper floor being used as a master bedroom, bathroom and dressing room and a guest room and shower room being re-located to the ground floor (Fig 6).

Impacts on the historic fabric of the cottage will be limited to the creation of a new doorway by the removal of a window (see Plate 14), the probable removal of the wall around the well (see Plate 5) and its covering and the moving of the current doorway into the kitchen (Plate 15) further east giving more space to create a shower room in the new extension.



Plate 14 Boxwood Cottage rear elevation window proposed to be changed to doorway



Plate 15 Boxwood Cottage doorway from dining room to kitchen

The removal of the well wall and the covering of the well will be necessary to allow the extension to be possible. The opening of the ground floor window into a doorway, will involve the removal of fabric but this is not necessarily a negative issue given that the cottage has to remain useable within the limitations of modern living. This is also the case for the current doorway into the kitchen. The cottage has already been altered in the past with partition walls being added into the upper floor, one of which cuts through the rear dormer window (Plate 16).

In this case, it is felt that the proposed development will therefore cause **less than substantial harm** to the designated heritage asset.



Plate 16 Boxwood Cottage, truncated dormer window

South Cerney – Conservation Area

Boxwood Cottage lies within a part of the Conservation Area what is known for its small cottages with low roofs and dormer windows. This could be a description of Boxwood Cottage itself and it therefore fits perfectly within this part of the village. The proposals for Boxwood Cottage consist of alterations to be made to the rear of the house. This part of the building is hidden from view by the extension and the garden hedge to the rear of The Paddy (Plate 17). As such there will be no impact upon the Conservation Area and therefore it is felt that the development will cause **no harm** to the setting of the Conservation Area.



Plate 17 Quoice Cottage north west elevation before and after chimney removal (left photo provided by Poole Phillips)

5.3. Summary

Boxwood Cottage is a listed house that was built in the 18th century. Historic mapping shows that little has changed with the general layout of the house and its neighbour. The well depicted on the mapping still exists and the gardens are divided through the middle of this well. In the early 20 to mid 20th century, single-storey extensions were added to rear of both cottages. The internal layout of Boxwood Cottage has been altered at some point, possibly in the mid 20th century. Two further extensions, creating a lobby and a garden room have been added to the rear of the cottage. The proposals are for the demolition of the current extensions and building of a new extension and patio along with internal changes to the house. These proposals will not have a major impact on the historic building and will not alter its significance.

6. Comments, Recommendations and Mitigation

There are a small number of comments, recommendations or mitigations that could be made regarding the site at Boxwood Cottage.

- Paragraph 196 of the NPPF states that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’ (NPPF 2021).
- The impacts identified above have shown that the development proposal will result in **less than substantial harm** to the designated heritage asset and **no harm** to the Conservation Area.
- Decisions on whether mitigation is required would have to be made by the Local Planning Authority and its archaeological advisor and/or Conservation Officer. However, it is recognised that historic building recording of Boxwood Cottage may be required as a condition should the proposed works be approved.

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8. Appendix I: Policy

Key aspects of policies relevant to this appraisal are set out in the tables below.

Policy Document	Policy Reference	Summary
NPPF (2021)	Section 16; paragraph 189	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
	Section 16; paragraph 190	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
	Section 16; paragraph 192	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c. the desirability of new development making a positive contribution to local character and distinctiveness.
	Section 16; paragraph 193	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
	Section 16; paragraph 194	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <ul style="list-style-type: none"> a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
	Section 16; footnote 63	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
	Section 16; paragraph 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: <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
	Section 16; paragraph 196	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
	Section 16; paragraph 197	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy Document	Policy Reference	Summary
	Section 16; paragraph 198	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
	Section 16; paragraph 199	Local planning authorities 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 importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
	Section 16; paragraph 200	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
	Section 16; paragraph 201	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
	Section 16; paragraph 202	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Policy Document	Policy Topic	Policy Ref.	Summary
WFDC Site Allocation and Policies Local Plan	Historic Environment: Heritage Asses	SALUP6	<p>Developments that relate to a Heritage Asset should be accompanied by a Heritage Statement. Where proposals are likely to affect the significance of a heritage asset, including its setting, the Heritage Statement should demonstrate an understanding of such significance and in sufficient detail to assess any potential impacts. This should be informed by currently available evidence.</p> <p>When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:</p> <ol style="list-style-type: none"> i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area. ii. Any harm or loss of significance will require clear and convincing justification. iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset. iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged. v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built. vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically. vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting. <p>Development proposals that would have an adverse impact on a heritage asset and/or its setting, or which will result in a reduction or loss of significance, will not be permitted, unless it is clearly demonstrated the following criteria are met:</p> <ol style="list-style-type: none"> a. There are no reasonable alternative means of meeting the need for development appropriate to the level of significance of the Heritage Asset. b. The reasons for the development outweigh the individual significance of the Heritage Asset, its importance as part of a group and to the local scene, and the need to safeguard the wider stock of such Heritage Assets. c. In the case of demolitions, that the substantial public benefits of the development outweigh the loss of the building or structure; or the nature of the asset prevents all

Policy Document	Policy Topic	Policy Ref.	Summary
			<p>reasonable uses of the site; or the loss of the heritage asset is outweighed by the benefits of bringing the site back into use. Redevelopment proposals should provide design which mitigates appropriately against the loss of the heritage asset in proportion to its significance at a national or local level.</p> <p>Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum, through the relevant Historic Environment Record.</p>
	<p>Historic Environment: Conservation Areas</p>	<p>SAL.UP6</p>	<p>When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area. Development should not adversely affect views into, within, or out of the Conservation Area.</p> <p>Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:</p> <ol style="list-style-type: none"> i. It has no significance in itself or by association, and no value to the significance of the Conservation Area. ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area. iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed.

9. Appendix 2: Table of Impact Assessment Criteria

The NPPF (NPPF 2019) policy on harm to heritage assets is set out in paragraphs 193 to 202. The impact assessment table below has been produced with reference to these policies and guidance.

Major Improvement	No Harm	<p>Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area</p>
Improvement	No Harm	<p>Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p> <p>Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
Neutral	No Harm	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Less than Substantial Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Less than Substantial Harm	<p>Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
Major Harm	Substantial Harm	<p>Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>

Substantial Harm	Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown		Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance, where further information will enable the planning authority to make an informed decision.