

Woodley Cottage
Ecchinswell Road
Ecchinswell
Newbury
West Berkshire

Proposed Alterations
to a Grade II Listed Building

Project Ref: AH1619

September 2022



Woodley Cottage
Ecchinswell Road
Ecchinswell
Newbury
West Berkshire

Proposed Extension
to a Grade II Listed Building

Heritage Statement

Project Ref: AH1619

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Approved	Sue Farr (02/09/2022)

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CONTENTS

1. SUMMARY	1
2. INTRODUCTION	2
3. PLANNING POLICY CONTEXT	3
4. METHODOLOGY	9
5. SITE ASSESSMENT	15
6. ASSESSMENT OF SIGNIFICANCE	20
7. ASSESSMENT OF IMPACT	22
8. CONCLUSION	24
9. SOURCES AND REFERENCES	25

Images

Image 1	Location plan
Image 2	Aerial view of Site relative to nearby heritage assets
Image 3	Distribution of designated heritage assets in study area
Image 4	Woodleys Cottage, front elevation
Image 5	1808 Charles Budgen – Kingsclere
Image 6	1846 Echchinswell parish tithe map
Image 7	1895 Ordnance Survey County Series 1:2,500
Image 8	1909 Ordnance Survey County Series 1:2,500
Image 9	1976 Ordnance Survey Plan 1:2,500
Image 10	Extension and conservatory
Image 11	Example of repair

Appendices

Appendix 1	Gazetteer of heritage assets
Appendix 2	Planning proposal drawings

1. SUMMARY

PROJECT NAME:	WOODLEY COTTAGE: PROPOSED EXTENSION TO A GRADE II LISTED BUILDING
LOCATION:	ECCHINSWELL ROAD, ECCHINSWELL, NEWBURY, WEST BERKSHIRE
NGR:	449923, 159569
TYPE:	HERITAGE STATEMENT

In July 2022 Armour Heritage was commissioned to complete a heritage statement regarding a proposed extension to Woodley Cottage, Ecchinswell, located at NGR 449923, 159569. The property is a Grade II Listed Building (List Entry 1092520), designated in May 1984 and situated in the Ecchinswell Conservation Area. The proposal comprises the construction of a new extension to the rear of the property, attached to an existing extension which was granted planning consent in 1989.

The proposed new extension incorporates an extended ground floor section with a reduced upper floor to accommodate a new bedroom and to allow for the remodelling of the existing extension first floor to a Dressing Room and en suite. The new extension adds an element of more contemporary design to the Listed Building, whilst incorporating use of natural materials. The extension will serve to demonstrate the historic property's adaptation as a 21st century dwelling, building on an existing 20th century addition without impacting on the fabrics of the historic front section of the house. The new extension allows the Listed Building to remain a dwelling of the highest quality featuring two distinctive and interesting design elements.

An assessment of the potential for harm has concluded that, whilst the extension will offer visual change and add mass to the rear of the property, it will not adversely impact on the ability to understand or appreciate the nature of the historic building, or its evolution since the 17th century, given its clear separation in terms of style and historical context. The proposal is not considered harmful in planning terms.

It has been established in this assessment that Woodley Cottage forms an important built element in the context of both the local streetscene and the character and appearance of the wider Conservation Area. In terms of the streetscene, the very positive visual impact of the Listed Building relates almost entirely to its frontage, which represents the only visible part of the building from all parts of the Conservation Area with the exception of the property's rear garden. The new extension will introduce a small element of more modern architecture to the Conservation Area in a position with very limited visual interaction in terms of the wider designated area and it is concluded that the proposed new extension will not adversely affect the character or appearance of the Conservation Area.

This assessment has been completed with due regard to the revised NPPF, the PPG, the Basingstoke and Deane Borough Council Adopted Local Plan 2011-2029, and guidance issued by Historic England and the CfA.

2. INTRODUCTION

Outline

- 2.1. In July 2022 Armour Heritage was commissioned to complete a heritage statement regarding a proposed extension to Woodley Cottage, Echchinswell, located at NGR 449923, 159569 and referred to hereafter as 'the Site'. The property is a Grade II Listed Building (List Entry 1092520), designated in May 1984, and is situated in the Echchinswell Conservation Area.

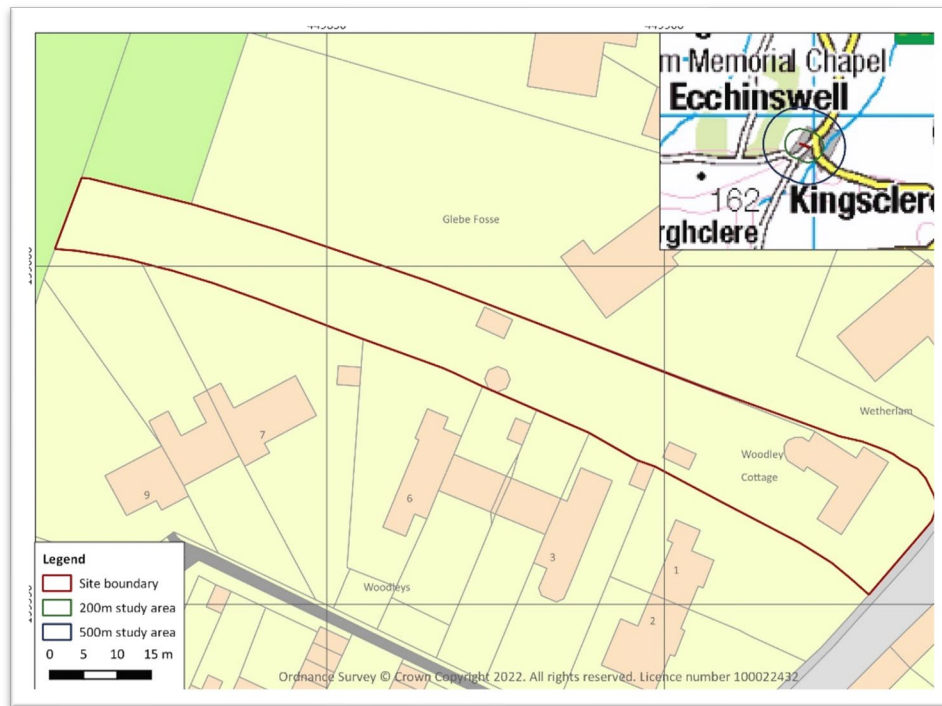


Image 1: Location plan

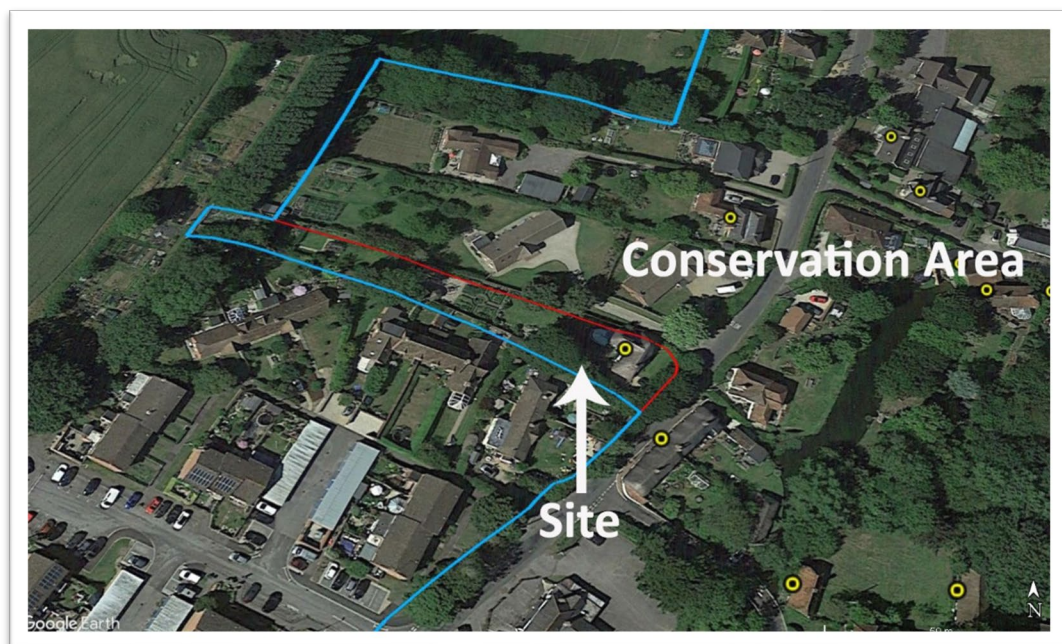


Image 2: Aerial view of Site relative to nearby heritage assets

Planning proposal

- 2.2. The proposal comprises the construction of a new extension to the rear of the property, attached to an existing extension which was granted planning consent in 1989.
- 2.3. Detail of the planning proposal, including selected proposal plans and elevations, is included in later sections of this report and in Appendix 2.

Scope and structure of this heritage statement

- 2.4. Following this *Introduction*, the assessment begins at Section 3, providing a summary of the planning and development context within which this assessment has been undertaken. This identifies that an appreciation of context and the historic environment is embedded within relevant national and local planning policy.
- 2.5. Section 4 sets out the methodology that has been employed in developing this heritage statement. It explains how an assessment of the significance of Woodley Cottage and its setting, alongside its contribution to the character and appearance of the Echchinswell Conservation Area, will serve to inform the historic environment background and context to the planning proposal. The nature and scope of the research is summarised, and the assessment process and criteria are explained.
- 2.6. Section 5 provides a broad historical assessment of the Listed Building and its setting, which provides the historic environment context to the proposals.
- 2.7. Section 6 addresses the significance of the Listed Building both individually, and in the context of its Conservation Area location.
- 2.8. Section 7 assesses the potential for harm resulting from the proposals in respect of the significance of the Listed Building, the setting of nearby heritage assets and the character and appearance of the Echchinswell Conservation Area.
- 2.9. Section 8 comprises conclusions and recommendations based upon Sections 6 and 7.
- 2.10. Section 9 references the source material, written or otherwise, used during the completion of this assessment.

3. PLANNING POLICY CONTEXT

Introduction

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

Planning policy and guidance

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
 - National Heritage Act 1983 (amended 2002);
 - Town and Country Planning Act (1990);
 - Planning (Listed Buildings and Conservation Areas) Act (1990);

- National Planning Policy Framework (2021);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); and
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3, below.
- 3.6. Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 3.7. Subsection (2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 3.8. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

- 3.9. The July 2021 issue of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 189) as ranging from “...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 3.10. The NPPF states (para. 190) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:

- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and
- d. opportunities to draw on the contribution made by the historic environment to the character of a place”.

3.11. In para. 191, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

Proposals affecting heritage assets

- 3.12. A key policy section within the NPPF (Paras. 194-198) states that “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”.
- 3.13. The NPPF continues “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”.
- 3.14. Para. 196 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- 3.15. Of considerable importance to the planning process, para. 197 states that “In determining applications, local planning authorities should take account of:
- 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.

Considering potential impacts

3.16. In respect of impact assessment, para. 199 sets out that “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". Para. 200 continues "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:

- 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.

3.17. Footnote 68 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states "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".

3.18. Of considerable importance is para 201 which states "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* [AH emphasis] of the following apply:

- 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".

3.19. Paras. 202-205 set out additional policy in this regard: "(202) 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. (203) 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. (204) 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. (205) 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".

3.20. Regarding designated areas, the NPPF sets out in para. 206 that "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".

- 3.21. It continues in para. 207 “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 200 or less than substantial harm under paragraph 201, 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”.
- 3.22. Finally, in para. 208, it is set out that “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”.

Planning Practice Guidance (PPG)

- 3.23. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG’s sections on heritage matters is set out below.

Setting

- 3.24. On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.
- 3.25. It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Harm

- 3.26. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.
- 3.27. It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the

asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

- 3.28. A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

- 3.29. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".
- 3.30. Examples of heritage benefits may include:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset; or
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Basingstoke and Deane Borough Council Adopted Local Plan 2011-2029

Policy EM11 – The Historic Environment

- 3.31. The policy states: "All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.

- Development proposals which would affect designated or non-designated heritage assets will be permitted where they:
- Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and
- Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets".

4. METHODOLOGY

Guidance

- 4.1. This assessment has been carried out with reference to guidance documents produced and/or updated by Historic England since 2008 and in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 4.6. Regarding the application process, the GPA offers the following advice: “Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.
- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);

- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, ‘wildness’;
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset’s associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;

- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment

- 4.19. This heritage impact assessment has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 4.20. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

Limitations of data

- 4.21. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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- 4.24. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 4.25. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Documentary research

- 4.26. Detail of designated sites and monuments was acquired from Historic England’s online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic maps were acquired from a variety of sources.
- 4.27. Detail on the current criteria for the Listing of historic buildings was acquired from Historic England’s website.

Assessment Criteria

- 4.28. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 4.29. Table 2, below, establishes the significance of heritage assets in line with national criteria.

Table 2: Significance of Heritage Assets

Significance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance

	Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

5. SITE ASSESSMENT

Woodley Cottage and its setting

- 5.1. The Listed Building lies in the Echchinswell Conservation Area. A 200m study area was established in order to quantify the number and distribution of heritage assets in proximity to the Site (Image 3).

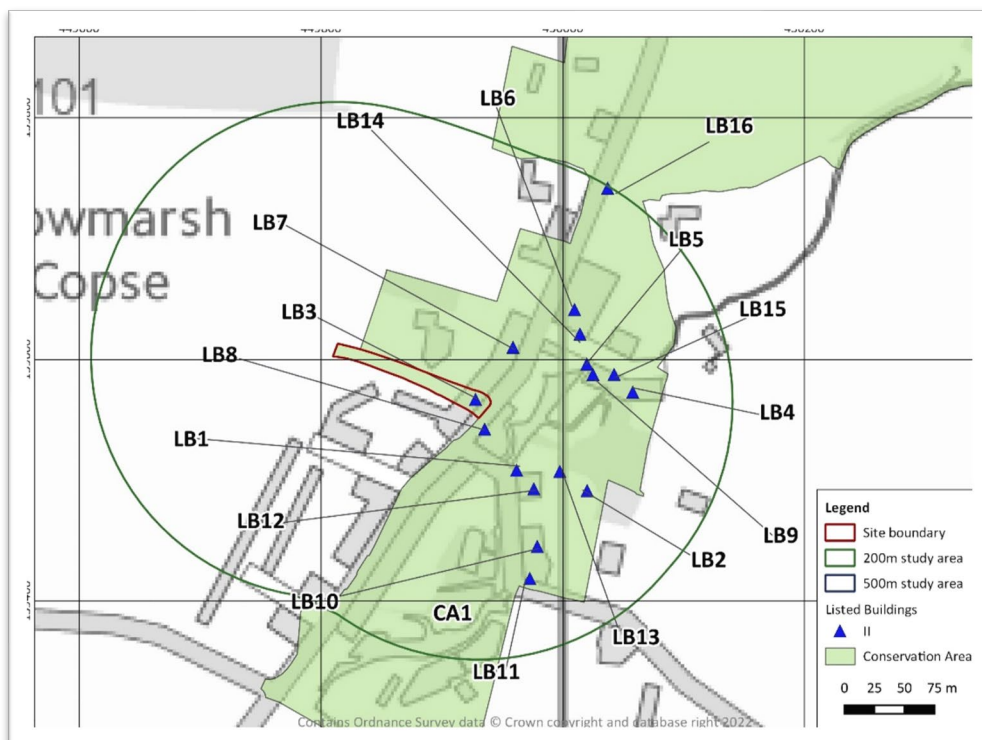


Image 3: Distribution of designated heritage assets in study area

- 5.2. In total, 16 Listed Buildings are recorded in proximity to the Site, including Woodley Cottage itself. All are Listed Grade II, and all lie within the boundary of the Echchinswell Conservation Area.
- 5.3. Woodley Cottage was developed in the 17th and 18th centuries and comprises a single storey dwelling with attic rooms. Its structure consists of timber framing with white painted rendered infill, under a thatched hipped roof with low eaves height (Image 4)
- 5.4. The Listed Building and its long garden plot form the southern extent to a western spur of the Conservation Area. Later dwellings lie to the south with a patchwork of agricultural fields and small blocks of woodland to the west beyond the Site boundary, separated from the Site by a small group of allotments.

Site visit

- 5.5. The Site and its wider setting were visited on 29th July 2022. Special attention was paid to the visual and spatial relationship between the existing property and nearby heritage assets, along with its contribution, visually and historically, with the wider Echchinswell Conservation Area.
- 5.6. The condition and scale of the existing conservatory/extension was also assessed at this time.



Image 4: Woodley Cottage, front elevation

- 5.7. A selection of photographs taken during the site visit are included in this document and observations made during the visit have informed the assessments and conclusions in this heritage statement.

Developmental history of the Site and its setting

- 5.8. Given the post-medieval date of the Site and buildings within its wider setting, the developmental history of the Site and its setting is best described through the study of historic maps of the area, as set out below.

Historic map regression

1808 Charles Budgen – Kingsclere

- 5.9. This early 19th century map shows the extent of development at Echchinswell, here noted as *Itchingswell*, which is at this time little more than a hamlet formed of a linear group of buildings largely situated along the east side of the north-south aligned road.
- 5.10. Woodley Cottage is depicted in red, representing at this time the only property on the west side of the road.

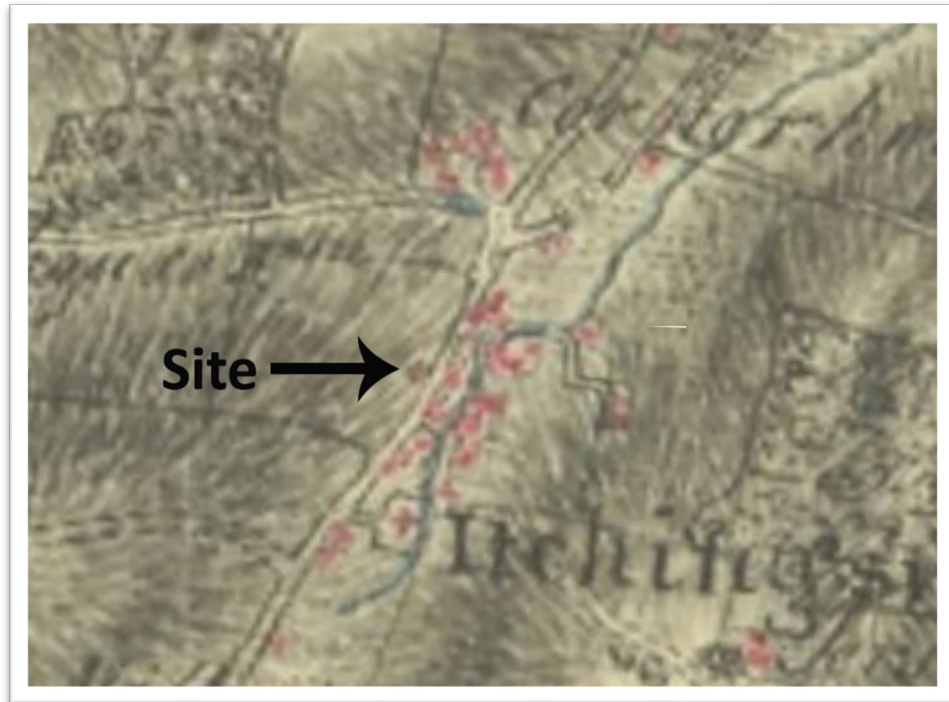


Image 5: 1808 Charles Budgen – Kingsclere

5.11. No garden plot is shown, and the property sits at the eastern edge of agricultural land.

1846 Echinswell parish tithe map



Image 6: 1846 Echinswell parish tithe map

5.12. The tithe map for the parish of Echinswell in Hampshire was completed in 1846 by Cornelius B. Davis of The Hitchen, East Woodhay, with the accompanying apportionment document

compiled in the same year. The map shows buildings, plantations, woods, and waterbodies (Kain and Oliver 1995).

- 5.13. The main bulk of the Site, including the dwelling, occupies Plot 223 with an additional small area, Plot 224, forming the west end of the modern garden.
- 5.14. Table 3 below includes apportionment data on the Site and a small number of adjacent (tithed) plots to further inform land use and ownership of the period. Field name interpretation is generally after Field 1989 and 1993, or personal research.

Table 3: 1841 Wanstead tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
223	Cottage and Garden	Thomas Matthews	-	Descriptive
224	Wood	Thomas Matthews	Wood	Descriptive
222	By the Clerks Orchard	John Satchell	Arable	Land adjacent to an orchard; possibly named for a local dignitary
225	Pound Acre	The Parish	Arable	Field including village pound – an area where stray livestock was housed
226	Cottage & Garden Yard	Thomas Tanner Senior	-	Descriptive
351	Cottage and Garden	William Kingsmill	-	Descriptive
352	Cottages and Gardens	Henry Pullenger	-	Descriptive
353	Orchard & Fish Pond	Henry Pullenger	Meadow	Descriptive

- 5.15. The apportionment records the Site in the ownership of Thomas Matthews, comprising a cottage and garden with an additional small area of woodland to the west.
- 5.16. The west side of the road has been subject to limited additional residential development since the earlier 19th century.
- 1895 Ordnance Survey County Series 1:2,500*
- 5.17. By the later 19th century, the two tithed plots have been amalgamated into a single unit, as is the situation today.
- 5.18. No finer detail of the cottage or garden is shown in this issue.

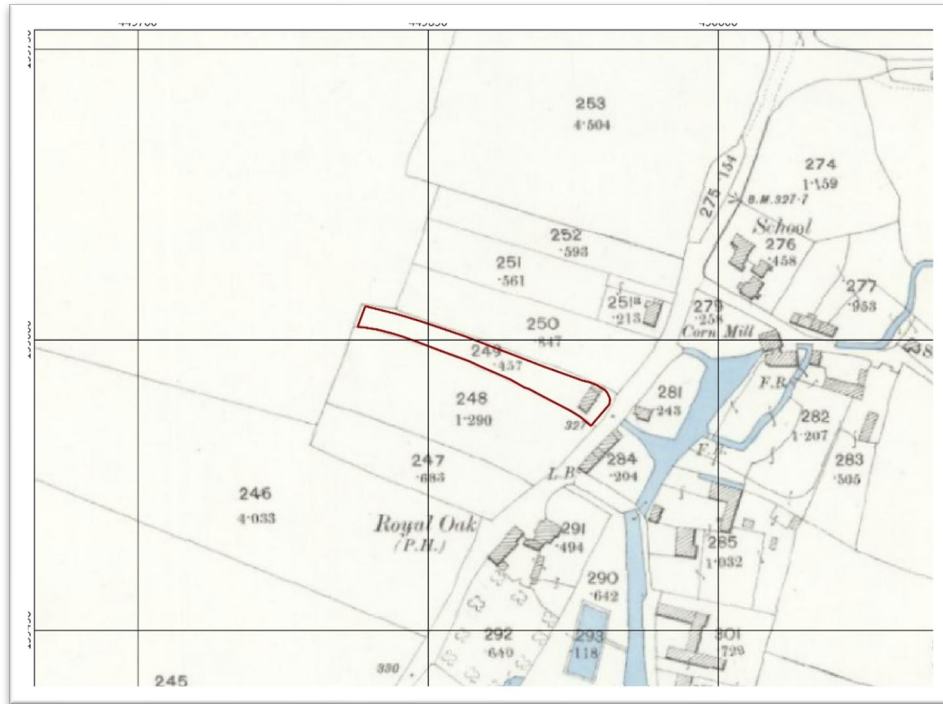


Image 7: 1895 Ordnance Survey County Series 1:2,500

1909 Ordnance Survey County Series 1:2,500

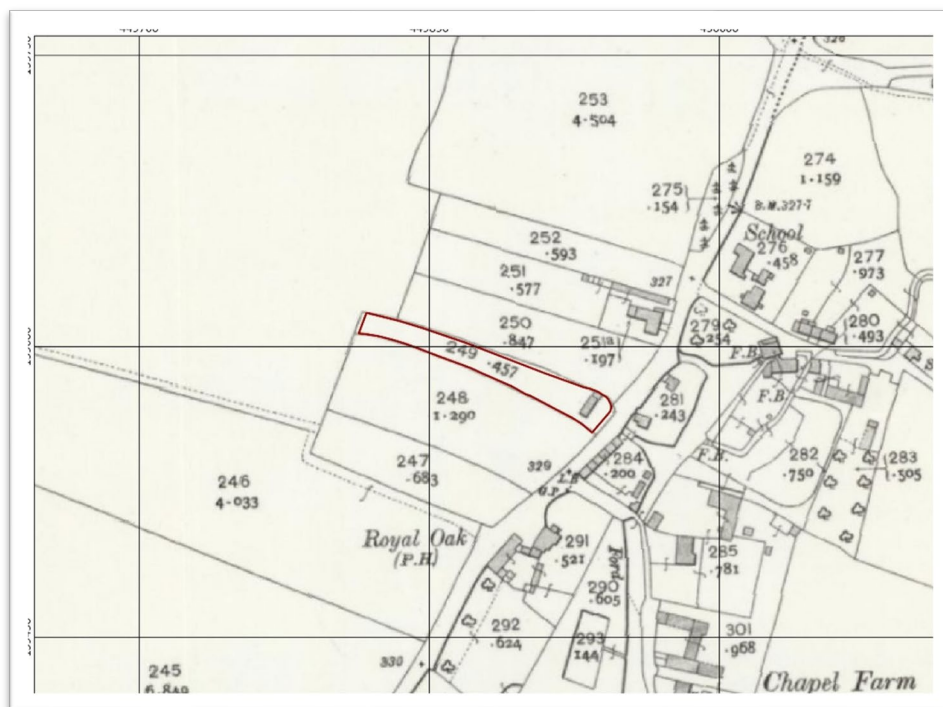


Image 8: 1909 Ordnance Survey County Series 1:2,500

5.19. This early 20th century OS map shows an unchanged situation at the Site.

1976 Ordnance Survey Plan 1:2,500

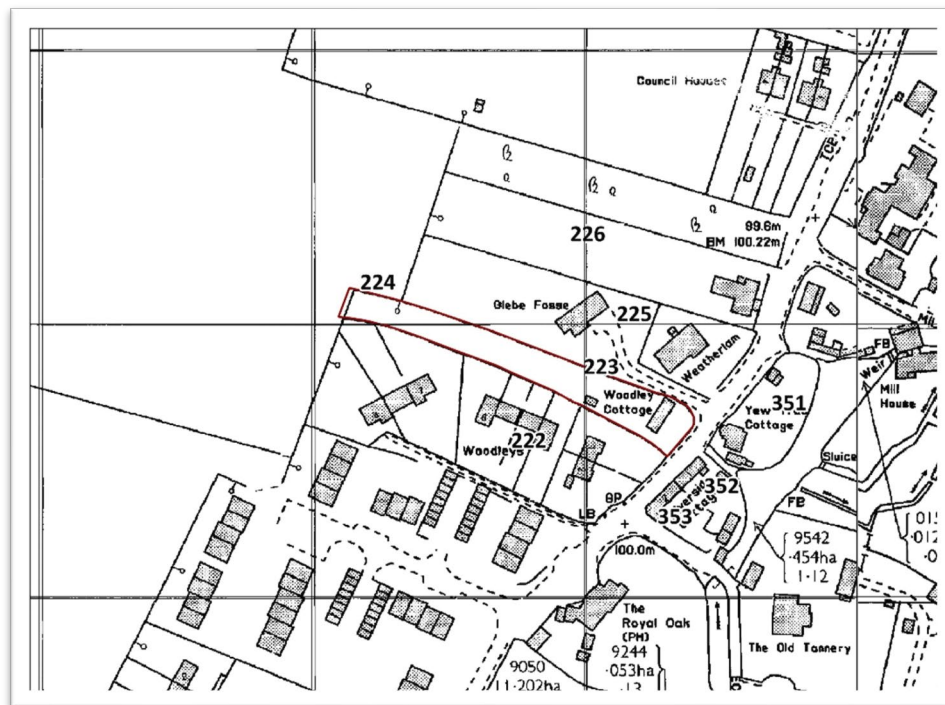


Image 9: 1976 Ordnance Survey Plan 1:2,500

- 5.20. This mid-1970s map illustrates that the Site has remained largely unchanged since the 19th century. A small outbuilding has been constructed to the west of the house.

Satellite imagery

- 5.21. The modern Google Earth sequence covers the period 1999 to 2022. The 1999 image shows the extended cottage, the extension having been added following planning consent issued in 1986.

6. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 6.1. The section below includes a detailed appraisal of Woodley Cottage and its setting. Changes proposed are situated only to the rear of the property and are not considered to have the capacity to affect the significance or setting of either Listed Buildings in the vicinity. The character and appearance of the Echinswell Conservation Area is however considered below.

Woodleys Cottage (Grade II Listed Building; List Entry 1342064)

The Listed Building and its setting

- 6.2. Note that the List Entry records the property as *Woodleys Cottage*, not Woodley Cottage.
- 6.3. The Listed Building comprises a detached rural village residence dating to the 17th and 18th centuries. The property is timber framed with painted brick infill. It is constructed over a single storey with attic rooms under a thatched roof. Two side extensions are of later build with a rear extension of the later 20th century.

- 6.4. It features a long narrow garden plot, reminiscent of a medieval burgage plot although in this instance historic map evidence indicates this is not the case. The property is situated in the Echchinswell Conservation Area.

Contributors to the significance of the Listed Building

- 6.5. Archaeological value: The Listed Building will derive significance from its historic fabrics and features, the earliest of which date from the 17th century. The archaeological and evidential value of these fabrics is considered to contribute to the Listed Building's overall significance at a moderate level.
- 6.6. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which represents an evolved rural dwelling, originally much smaller and probably used in the 17th and 18th centuries as agricultural workers' accommodation.
- 6.7. It is assessed that the property's historical value will contribute to its overall heritage significance at a major level.
- 6.8. Architectural value: The architectural aesthetic of the Listed Building reflect its rural origins and is a good example of a post-medieval timber framed cottage which, whilst extended, retains an historical aesthetic enhanced by its well-maintained thatched roof.
- 6.9. Overall, it is assessed that the architectural and aesthetic value of the Listed Building offers a major contribution to its heritage significance.
- 6.10. Communal value: The building is in private ownership and does not currently offer any communal function beyond its visibility, which whilst limited, is assessed to contribute to a sense of place and history in respect of the small village. A negligible level of communal value has been concluded.
- 6.11. Contribution of Setting: The setting of the Listed Building is formed largely of the built form and open space of the historic village, largely formed of its Conservation Area. The property's situation at the edge of the Conservation Area reflects its rather outlying historical location, representing probably the first residential dwelling on the west side of the main through road.
- 6.12. It is assessed that the setting of the Listed Building will contribute to its significance at a moderate to major level.
- 6.13. Overall: In respect of Table 2 and the assessment of significance above, the Grade II Listed Building represents a heritage asset of national importance and high heritage significance. This significance is derived from Woodley Cottage's historical and architectural/aesthetic values, and the significance of its setting.

Echchinswell Conservation Area

Character and appearance

- 6.14. The Echchinswell Conservation Area was initially designated in 1990 "...in recognition of the special architectural and historic interest of the village" (BDBC 2004).
- 6.15. The village has evolved as a linear settlement with an irregular built form reflecting the largely piecemeal nature of its evolution and growth. The Conservation Area Appraisal (CAA; BDBC 2004) suggests that there is "...perhaps one planned area, consisting of a regular row of houses".

- 6.16. The small Conservation Area includes 26 Listed Buildings, all recorded as Grade II Listed, the majority dated to between the 17th and 19th century and dispersed throughout the village with later development often infilling between.

Contribution of the Listed Building to the Conservation Area's character and appearance

- 6.17. Woodley Cottage is cited in the CAA, where it is stated "Woodley Cottage (17th and 18th centuries) and Bramley Cottage (early 19th century) reinforce the vernacular building traditions characteristic of the village".
- 6.18. Regardless of its Listed status, Woodley Cottage represents an attractive and clearly historic element of the streetscene and wider Conservation Area and offers a positive and important contribution to its character and appearance.

7. ASSESSMENT OF IMPACT

Planning proposal

- 7.1. The proposal comprises the construction of a new extension to the rear of the property, attached to an existing extension which was granted planning consent in 1989. The existing conservatory attached to this extension would be removed to allow for the construction of a ground floor extension to support a smaller first floor extension.
- 7.2. A full set of proposal drawings are included in Appendix 2 of this document.

Pre-application

- 7.3. Comments were received on an application for the extension in April 2022 where a number of issues were raised. The Officer at the LPA commented "Understanding the significance of this building will be fundamental to developing any potential scheme of alterations to the building. This exercise should have been undertaken at the outset of the project, not as a regressive exercise to justify a pre-conceived set of proposals".
- 7.4. In addition, a number of concerns were raised in respect of the design, material finishes and scale of the proposed extension.
- 7.5. A number of amendments were made to the design and a second pre-application was initiated. Whilst a number of the changes were accepted as 'improvements' to the initial design, a small number of concerns remained.
- 7.6. This heritage statement comprises the required "Statement of Significance" in respect of the Listed Building. Also included, below, is an assessment of impact based on the latest design iteration.

Woodley Cottage

- 7.7. The existing conservatory (Image 10) is not considered to be of any heritage significance. Its design and materials palette are not complementary to the Listed Building, and it is in an increasingly poor condition with wooden elements in need of constant repair (Image 11). The proposed removal of this feature is considered beneficial to the significance and aesthetic quality of the Listed Building.



Image 10: Extension and conservatory



Image 11: Example of repair

- 7.8. The proposed new extension incorporates an extended ground floor section with a reduced upper floor to accommodate a new bedroom and to allow for the remodelling of the existing extension first floor to a Dressing Room and en suite.
- 7.9. The new extension will add elements of more modern design to the Listed Building, demonstrating its adaptation as a 21st century dwelling without impacting on the historic fabric of the historic front section of the house. The new extension allows the Listed Building to remain a dwelling of the highest quality featuring two distinctive and interesting design elements.

- 7.10. Whilst the extension will certainly engender change and add mass to the rear of the property, it is not considered that this addition will impact on the ability to understand or appreciate the nature of the historic building, given its clear separation in terms of style and historical context. Given this the proposal is not considered harmful in planning terms.

Character and appearance of Echchinswell Conservation Area

- 7.11. It has been established that Woodley Cottage forms an important built element in the context of both the local streetscene and the character and appearance of the wider Conservation Area. The visual impact of the Listed Building relates almost entirely to its frontage, which represents the only visible part of the building from all parts of the Conservation Area with the exception of the property's rear garden.
- 7.12. The new extension will introduce a small element of more modern architecture to the Conservation Area in a position with very limited visual interaction in terms of the wider designated area and it is concluded that the proposed new extension will not adversely affect the character or appearance of the Conservation Area.

8. CONCLUSION

- 8.1. The proposed new extension incorporates an extended ground floor section with a reduced upper floor to accommodate a new bedroom and to allow for the remodelling of the existing extension first floor to a Dressing Room and en suite. This will add an element of more contemporary design to the Listed Building, whilst incorporating use of natural materials. The extension will serve to demonstrate the historic property's adaptation as a 21st century dwelling, building on an existing 20th century addition without impacting on the fabrics of the historic front section of the house. The new extension allows the Listed Building to remain a dwelling of the highest quality featuring two distinctive and interesting design elements.
- 8.2. An assessment of the potential for harm has concluded that, whilst the extension will offer visual change and add mass to the rear of the property, it will not adversely impact on the ability to understand or appreciate the nature of the historic building, or its evolution since the 17th century, given its clear separation in terms of style and historical context. The proposal is not considered harmful in planning terms.
- 8.3. It has been established in this assessment that Woodley Cottage forms an important built element in the context of both the local streetscene and the character and appearance of the wider Conservation Area. In terms of the streetscene, the very positive visual impact of the Listed Building relates almost entirely to its frontage, which represents the only visible part of the building from all parts of the Conservation Area with the exception of the property's rear garden. The new extension will introduce a small element of more modern architecture to the Conservation Area in a position with very limited visual interaction in terms of the wider designated area and it is concluded that the proposed new extension will not adversely affect the character or appearance of the Conservation Area.
- 8.4. This assessment has been completed with due regard to the revised NPPF, the PPG, the Basingstoke and Deane Borough Council Adopted Local Plan 2011-2029, and guidance issued by Historic England and the ClfA.

9. SOURCES AND REFERENCES

Written sources

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Historic England 2016. *London Borough of Croydon: Archaeological Priority Areas Appraisal* (HE)

Kain, J.P. & Oliver, R.R. 1995. *The Tithe Maps of England and Wales: A Cartographic Analysis and County-by-County Catalogue* (Cambridge)

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Archaeology Data Service
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British History Online
Google Earth
National Archives
National Heritage List for England
Richard Davey Design

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 200m study area)								
Listed Buildings (200m study area)								
LB1	1092512	Stable/Workshop 10 Yards West Of The Old Tannery	Stable	Post-medieval	Early C19. Two-bay timber-framed structure	II	449962	159508
LB2	1092513	Clere House Farm, Granary 30 Yards East Of The Old Tannery	Granary	Post-medieval	Early C19. Timber-frame on 9 staddles.	II	450020	159492
LB3	1092520	Woodleys Cottage	Cottage	Post-medieval	C17, C18. Timber-framed house of one-storey and attic, with lower extensions at each side	II	449928	159567
LB4	1092521	Barn 20 Yards South East Of Burnside	Barn	Post-medieval	C18. Four-bay timber-frame with one aisle, with later extensions to the east.	II	450058	159573
LB5	1092522	Mill	Mill	Post-medieval	Early C19. Small rectangular block of 4 floors.	II	450020	159596
LB6	1157756	School	House	Post-medieval	Mid C19. Gothic hall with a cross-wing at the north end, and a porch within the angle.	II	450009	159641
LB7	1157766	Bramley Cottage	Cottage	Post-medieval	Early C19, C20. Formerly a symmetrical front, with a unit added to the south side, in matching style	II	449959	159610
LB8	1157780	Riverside Cottages	Cottages	Post-medieval	C17, C18. A row of timber-framed cottages, extended at each end at the later date;	II	449935	159542

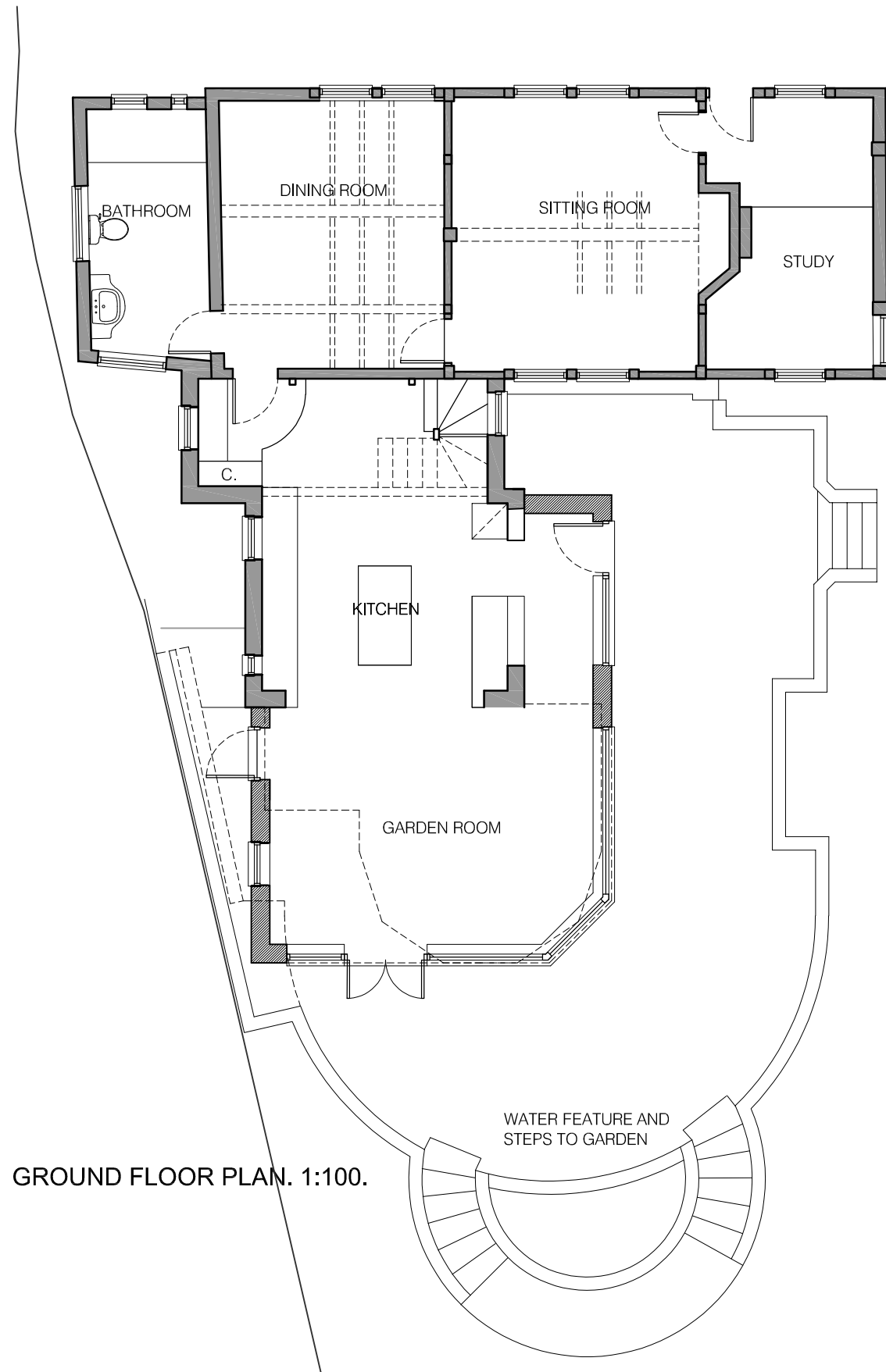
LB9	1157788	Mill House	House	Post-medieval	Early C19. Symmetrical front (north) of two storeys, two windows, with a return wall to meet the mill.	II	450025	159588
LB10	1251013	Clere House Farm Barns And Cattle Shed	Barns	Post-medieval	Two adjoining barns and a cattle shed. C17, late C18 and circa late C19.	II	449979	159445
LB11	1301459	Chapel Farm Cottages	Cottages	Post-medieval	C18, early C19. Two storeys, 2 above 3 windows.	II	449973	159419
LB12	1339710	The Old Tannery	Cottage	Post-medieval	Early C19. Two storeys, 3 windows.	II	449976	159493
LB13	1339729	Barn/Hide Store 10 Yards North East Of The Old Tannery	Barn	Post-medieval	Late C18, early C19. Four-and-half-bay timber-frame.	II	449997	159507
LB14	1339734	Schoolhouse	House	Post-medieval	Mid C19. Gothic L-shaped dwelling of one-storey, with features following the pattern of the school.	II	450014	159621
LB15	1339735	Burnside	House	Post-medieval	Late C18, C20. Small house with a symmetrical front (east) of one-storey and attic, 2 windows.	II	450042	159588
LB16	1464845	Ecchinswell War Memorial	War memorial	Modern	Ecchinswell War Memorial, a First World War memorial, thought to have been erected in 1922.	II	450037	159742

Conservation Areas (200m study area)								
CA1	n/a	Ecchinswell	CA	Medieval & post-medieval	Historic core	n/a	450219	160085

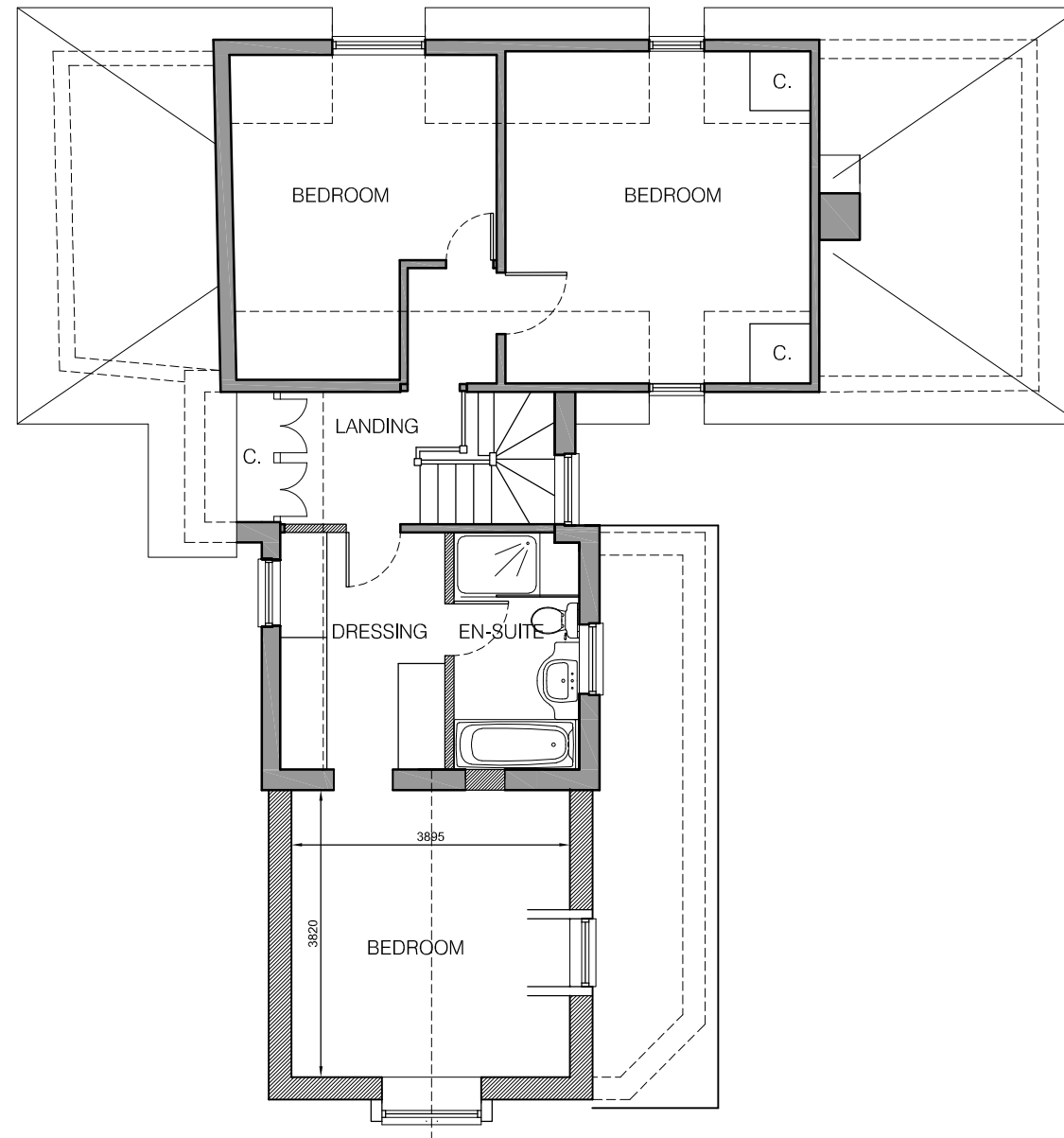
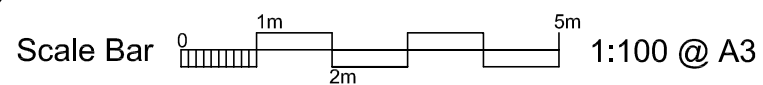
Appendix 2: Planning proposal drawings

CHANGES TO FEASIBILITY

FIRST FLOOR PLAN. 1:100.



GROUND FLOOR PLAN. 1:100.



FIRST FLOOR PLAN. 1:100.

PLANNING
Do not scale from this drawing unless for Planning purposes.
Written dimensions only shall be taken from this drawing.

CONSTRUCTION
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works on site and where applicable, all dimensions and details are to be read in conjunction with any specialist consultants' drawings; any disparity between drawings is to be brought to the attention of the client prior to the commencement of any fabrication or building works.

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Revision	Date	Description

Project Title
Alterations and extension to Woodlety Cottage Ecchinswell

Drawing Title
**FEASIBILITY :
Proposed Plans**

Date
May 22

Scale
1:100@A3

Drawn
RAD

Checked

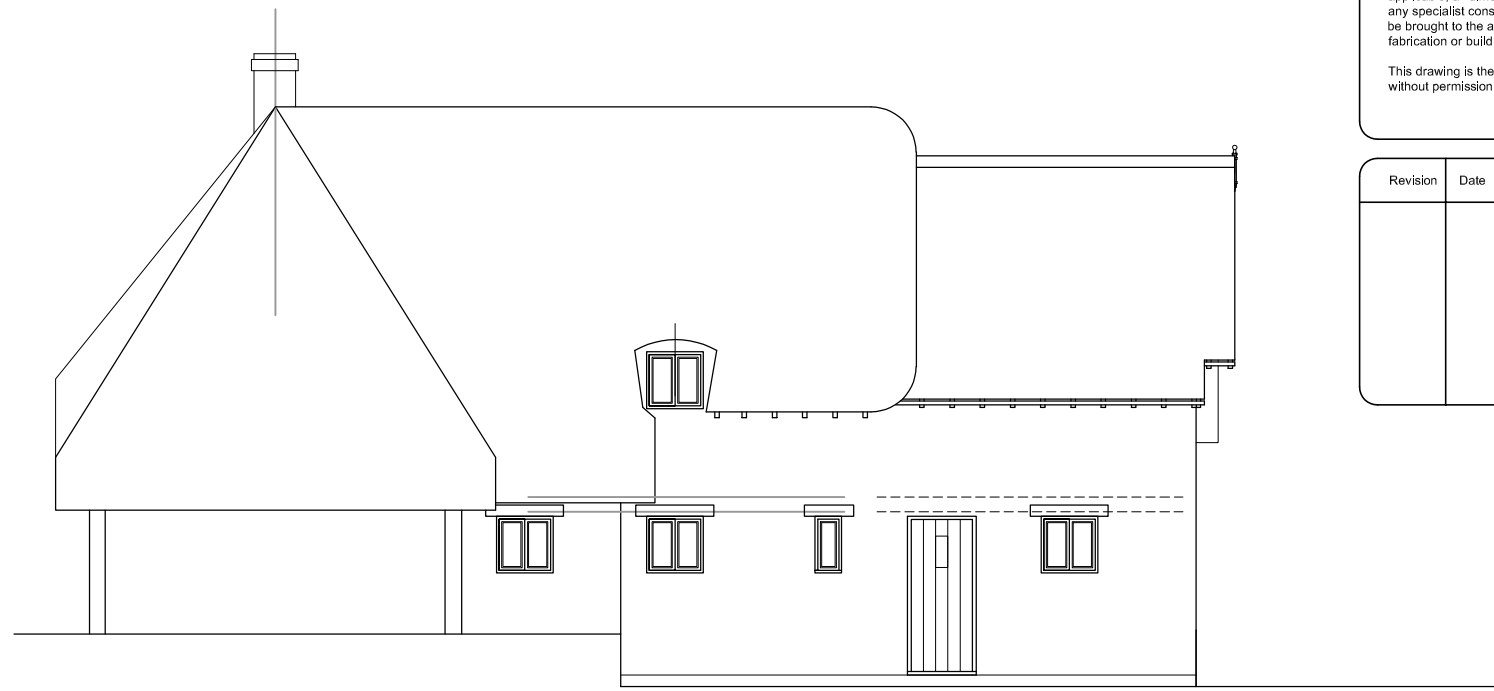
Drawing No
3000-F09

RICHARD DAVEY
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tel: 0777 336 2822
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CHANGES TO FEASIBILITY



EAST ELEVATION. 1:100.



NORTH ELEVATION. 1:100.



SOUTH ELEVATION. 1:100.

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Revision	Date	Description

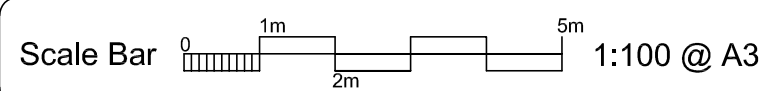
Project Title
**Alterations and extension to
Woodley Cottage
Ecchinswell**

Drawing Title
FEASIBILITY :
Proposed Elevations

Date	Scale
May 22	1:100@A3
Drawn	Checked
RAD	

Drawing No
3000-F10

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