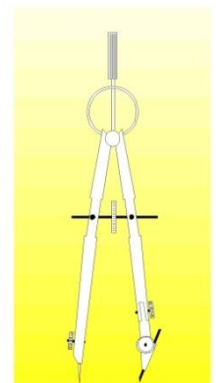


Heritage Impact Assessment for
Refurbishment Works at
The Old Rectory, Clyst St Lawrence, CULLOMPTON,
Devon, EX15 2NW

ref: md22 0411rev Initial

rev	date	Status
draft	sept 2022	draft issue (16 th September 2022)
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1.00 Introduction

This document considers the impact the proposed refurbishment works will have on the nearby heritage assets and should be read in conjunction with the submitted drawings and reports.

1.01 The Property

The property is a detached Grade II* listed dwelling located on the western extremities of Clyst St Lawrence, opposite the Church. Its full address is The Old Rectory, Clyst St Lawrence, CULLOMPTON, EX15 2NW.

For identification purposes, the property is described in two parts, namely:

- The Tudor Wing (the eastern section)
- The Georgian Wing (the western section)



1.02 Proposed Works / Use

Refer to MD22 0411_01 for a summary of the proposed works.

Although the property would appear to be in very good order, there are some serious underlying defects, which require urgent attention and the proposed works are to rectify these issues.

The works are to include:

- 01 Enabling Works (Investigations & Scaffolding)
- 02 Substructure (Ground floor and below)
- 03 Wall Repairs (and possible thermal improvements)
- 04 First Floor Structure
- 05 Window Repairs
- 06 Other Internal Works
- 07 Roofing (Structure, coverings & rws and chimneys)
- 10 External Works (Ground works & drainage)

The property's use will not change and it will remain as a residential dwelling.

2.00 Identified Heritage Assets

2.01 Nearby Designated Heritage Assets

The following nearby designated heritage assets have been identified:

01	The Old Rectory and Garden Walls (the application site)	Grade II*
02	Clyst St Lawrence Bridge	Grade II
03	Town Farmhouse	Grade II
04	Mount Pleasant Cottage	Grade II
05	Walkeys Cottage	Grade II
06	Churchyard Cross	Scheduled Monument and Grade II
07	Church of St Lawrence	Grade I

2.02 Nearby Un-Designated Heritage Assets

Although not designated, the following items can be considered as heritage assets:

- 08 Clyst St Lawrence
- 09 surrounding rural area

2.03 Location of Identified Heritage Assets



not to scale
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2.04 Importance and Relevance of the Identified Heritage Assets

Although all the identified heritage assets are important, this assessment will consider them in the following order of importance, which is based upon their relevance to the proposed works:

2.04i Risk of Physical Impact (Overview)

The following assets are considered at risk of physical impact from the proposed works:

asset	distance to asset	potential risk
The Old Rectory & Garden Walls	N/A	high risk
Clyst St Lawrence Bridge	<50m	medium risk
Clyst St Lawrence	N/A	low risk
surrounding rural area	N/A	low risk

2.04ii Risk of Visual Impact (Overview)

The following assets are at risk of visual impact from the proposed works:

asset	distance to asset	potential risk
The Old Rectory & Garden Walls	N/A	high risk
Clyst St Lawrence Bridge	<50m	low risk
Town Farmhouse	143m	low risk
Mount Pleasant Cottage	223m	nil risk
Walkeys Cottage	59m	low risk
Churchyard Cross	50m	low risk
Church of St Lawrence	72m	low risk
Churchyard Cross	48m	low risk
Clyst St Lawrence	N/A	medium risk
surrounding rural area	N/A	medium risk

2.05 Assessment of Assets at High Risk

The following Heritage Assets are deemed to potentially be at high risk of impact due to the proposed works:

2.05i The Old Rectory and Garden Walls (01)

Listing:

Parish: [Clyst St. Lawrence](#)
National Grid Reference: [ST 02666 00046](#)

Details

[CLYST ST LAWRENCE ST 00 SW 2/47 The Old Rectory including kitchen - garden walls adjoining to north GV II*](#)

House, former rectory. Early C16 with major later C16 and C17 improvements, modernised with an extension of late C18 - early C19. Plastered cob on stone rubble footings, some rebuilt in local stone rubble, probably mostly brick in the extension; stone rubble and brick stacks with plastered brick chimney shafts; slate roof, originally thatch to the older part. Plan and development: the house faces south and is built down a hillslope. It has a rambling plan.

The principal rooms are housed in an L-plan block uphill at the left (west) end. The front block here contains 2 heated parlours and rear of the right room is the entrance hall containing the main staircase. This block was new built in the late C18 - early C19 at which time the old house was converted to service use. This service block connects only at the right rear corner of the main entrance hall. It has a 3-room-and-through-passage plan. Adjoining the late C18 - early C19 block is an unheated inner room.

2.05i The Old Rectory and Garden Walls (01) – Listing cont...

Next to it is the former hall, a large room with a projecting front lateral stack. A narrow lobby has been partitioned off at the upper end of the hall. At the right end is the service end room (now used as a kitchen) which has a projecting end stack. The present layout is essentially the result of the late C18 - early C19 refurbishment when the old house was converted to service functions (the former hall was the kitchen) and the new block was built.

The old house has a long and complex structural history. The inner room end was floored from the start providing a chamber over a dairy or buttery. The hall (and probably the service end) was open to the roof and heated by an open hearth fire. The hall fireplace was probably inserted in the mid - late C16 and the hall was floored over in the early C17.

The service end was much rebuilt in the late C18 - early C19 at which time the front wall was brought out flush with the front of hall stack and the end wall and stack were rebuilt. The house is 2 storeys throughout with late C18 - early C19 lean-to outshots to rear of the service block/the old house.

Exterior: the late C18 - early C19 block has mostly original windows. The south front has a symmetrical 2-window front of first floor 16-pane sashes and larger ground floor 15-pane sashes (the left one has been replaced by a C20 French window). The entrance front on the right end has a similar 2-window front but here the right bay contains the main doorway; an original 6-panel door with overlight and a timber doorcase with a moulded entablature including a dentil frieze on scrolled consoles. The roof has plain deep eaves and the roof is hipped both ends.

The old house block has irregular front fenestration; the 3 ground floor windows are C20 casements with glazing bars and the 5 first floor windows are late C18 - early C19 casements containing rectangular panes of leaded glass (there are more in the end and rear walls). The passage front doorway is right of centre and it contains a late C18 - early C19 6-panel door behind a C20 gabled porch. The roof here is gable-ended.

Interior: the late C18 - early C19 block is well preserved and contains a great deal of original joinery and other detail including a good open string geometric stair with stick balusters and mahogany handrail.

In the old house the service end was largely rebuilt in the late C18 - early C19 and the roughly finished crossbeam and stone rubble fireplace with oak lintel (which has been raised in the C20) date from then. The lower end passage screen contains the remains of an oak large-framed partition which may be an early C16 low partition screen. The other partitions are plastered over. The full height crosswall at the upper end of the former hall is probably an early C16 oak-framed structure (the top part shows in the roofspace). The former hall has 2 early C17 chamfered and step-stopped axial beams. The inner room has a plain chamfered axial beam; it is probably early C16. The hall fireplace is blocked. The original roof survives over the hall and inner room. The partition between the hall and inner room chamber is a closed truss and the open truss over the hall is side-pegged jointed cruck with chamfered arch braces and originally had single sets of curving windbraces some of which still survive. There is a hip cruck in the upper end wall. The section over the inner room is clean whilst that over the hall is smoke-blackened from the original open hearth fire. The rest of the roof was replaced in the late C18 - early C19.

Behind the house is the kitchen garden which is enclosed by a late C18 - early C19 tall brick wall laid in monk bond.

Listing NGR: ST0267100050

2.05i The Old Rectory and Garden Walls (01) – Listing cont...

Photographs:

Refer to the Condition Report for The Old Rectory.

Photograph of garden wall monk bonk:

Summary:

The Tudor Wing is referred to as the 'old house' and 'service block' throughout the listing. The newer Georgian Wing is referred to as the 'late C18 – early C19 block'.

From the listing it is apparent that much of the Tudor Wing has been significantly altered and, externally, little remains from the original house. However, the listing does indicate a significant amount of very historic original fabric hidden within the property.



The Georgian Wing is noted to contain much of its original features, which date from the late eighteenth / early nineteenth century.

The Garden wall is typical of its time and function.

Given the amount of historic original fabric within the property, The Old Rectory and Garden Walls are deemed a very important heritage asset worthy of protection. The proposed works must be sympathetic to avoid harming The Old Rectory.

2.06 Assessment of Assets at Medium Risk

The following Heritage Assets are deemed to potentially be at medium risk of impact due to the proposed works:

2.06i Clyst St Lawrence Bridge (02)

Listing:

Parish: Clyst St. Lawrence

National Grid Reference: ST 02730 00027

Details

CLYST ST LAWRENCE ST 00 SW 2/48 Clyst St Lawrence Bridge - GV II

Small road bridge over the River Clyst. Probably C18. Local stone rubble laid to rough courses and larger and neater stone blocks towards the base, some conglomerate ashlar dressings and some brick rebuilding. 2-span bridge of segmental arches springing from vertical abutments. The voussoirs on the upstream (north) side are conglomerate ashlar but they have been replaced with brick on one arch of the downstream side. The other downstream arch now has a C20 concrete lintel. The central pier has a pointed cutwater upstream which rises to the parapet and providing a small refuge. The parapet has rounded conglomerate stone coping. The downstream side parapet has been removed and replaced with C20 tubular steel railings. The road ramps over the bridge.

Listing NGR: ST0273100029

Photographs:



Summary:

The road bridge, located just to the East of the application site, contains many original features and is worthy of preservation. The bridge also supports a public highway.

Although the proposed works are extremely unlikely to physically impact on the bridge, the risk is deemed medium as any impact could have severe consequences.

The road bridge is also located within a flood zone and this will need to be considered.



2.06ii Clyst St Lawrence (08)

The village of Clyst St Lawrence is a very traditional Devon village with several historically important buildings. Whilst the proposed works are unlikely to physically impact on the village, there is potential for visual impact detrimental to the area's character.

Photograph:



Looking West though the village; Mount Pleasant Cottage in the foreground.

2.06iii The Surround Area (09)

The surrounding area is a very traditional rural area typical to Devon.

Whilst the proposed works are unlikely to physically impact on the area, there is potential for visual impact detrimental to the locality's character.

2.07 Assessment of Assets at Low Risk

The following Heritage Assets are deemed to potentially be at low risk of impact due to the proposed works:

2.07i Town Farmhouse (03)

Town Farmhouse is a Grade II listed farmhouse with a thatched roof, which is believed to date from the early-mid C16. Although it can be considered a very important historic asset, the risk is deemed low given distance from the proposed works.

2.07i Town Farmhouse (03) cont...

As this asset contributes to the locality's character it will be important to avoid any negative visual impact.



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Photograph showing (more common) Flemish bonding on nearby barn:



2.07ii Mount Pleasant Cottage (04)

Mount Pleasant Cottage is a Grade II listed farmhouse with a thatched roof, which is believed to date from the early-mid C17. Although it can be considered a very important historic asset, the risk is deemed nil given the distance from the proposed works.

As this asset contributes to the locality's character it will be important to avoid any negative visual impact.

2.07iii Walkeys Cottage (05)

Walkeys Cottage is a Grade II listed cottage with a thatched roof, which is believed to date from the late C18 - early C19. Although it can be considered a very important historic asset, the risk is deemed low given the distance and separation from the proposed works.

As this asset contributes to the locality's character it will be important to avoid any negative visual impact.



2.07iv Churchyard Cross (06) (right)

This scheduled monument is a free-standing structure set within the churchyard and is believed to be the only one in Devon with a bracketed niche on the shaft.

Given the distance from the proposed works, the risk of impact is deemed low. However, this asset contributes to the locality's character and it is important to avoid any negative visual impact.



2.07v Church of St Lawrence (07) (below)



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This Grade I listed church, believed to have Norman origins, was rebuilt in the C15.

Given the distance from the proposed works, the risk of impact is deemed low. However, this asset contributes to the locality's character and it is important to avoid any negative visual impact.

3.00 Physical Impact Assessment

3.01 The Old Rectory and Garden Walls

The proposed works may / will have the following physical impacts on this asset:

works	risk	action required	severity if action taken
Enabling Works (Investigations & Scaffolding)	Weather damage Loss of original fabric	Scaffolding to include full weather protection Scaffolding not to be fixed to the building Extent of investigations to be kept to an absolute minimum Structure to be assessed before removal of any item with the potential to affect the overall structural integrity of the property	Low - Positive The proposed works will expose the property and the scaffolding will protect the property from the weather The investigations will enable the design / consideration of sympathetic repairs
Substructure (Ground floor and below)	Loss of original fabric	The ground floor structure (Georgian Wing) has severe damp and works are deemed essential to preserve the property Loss of original fabric to be kept to an absolute minimum	Low - Positive Works deemed essential to preserve the property
Wall Repairs	Loss of original fabric Structural integrity of the property at risk	The external walls (Georgian Wing) are in extremely poor condition and works are deemed essential to preserve the property Existing structure to be opened up and appropriate repairs considered Works will result in significant loss of original fabric (the render) Loss of other original fabric to be kept to an absolute minimum	Medium - Acceptable Works deemed essential to preserve the property

3.01 The Old Rectory and Garden Walls cont...

The proposed works may / will have the following physical impacts on this asset:

works	risk	action required	severity if action taken
First Floor Structure	Loss of original fabric Structural integrity of the property at risk	The first-floor structure (Georgian Wing) is not anticipated to require significant works Investigations will be carried out to ensure the structural integrity of the property; significant areas of first-floor floorboards will not be removed until this has been ascertained Loss of original fabric to kept to an absolute minimum	Low - Positive The proposed works will have negligible physical impact on the property
Window Repairs	Loss of original fabric Structural integrity of the property at risk	To preserve the structural integrity of the building and minimise the loss of original fabric the existing windows and doors are to be repaired rather than replaced.	Low - Positive The proposed works will have negligible physical impact on the property
Other Works		to follow	
Roof Works – Tudor	Loss of original fabric Structural integrity of the property at risk	The existing roof coverings are not historical as the property was believed to have been originally thatched The current slates have been tunerised and are deemed to be beyond repair Some of the roof timbers are believed to be very historic and original; original roof timbers will not be removed	Low – Positive The proposed works will have negligible physical impact on the property
Roof Works - Georgian	Loss of original fabric Structural integrity of the property at risk	Where possible the existing slates are to be rehung Original roof timbers to be left insitu	Low - Positive The proposed works will have negligible physical impact on the property
External Works	Garden walls at risk	to follow once full extent of the works has been decided	

3.02 Clyst St Lawrence Bridge (and Flood Risk Assessment)

The western extremities of the Site are within flood zones 2 and 3; refer to drawing MD22 0411-01.

works	risk	action required	severity if action taken
All proposed works	Risk of flooding Risk of pollution	fuel for plant will not be stored on site (it is anticipated fuel storage will not be required) materials and waste are not to be stored within or close to any flood zone materials storage will be arranged to avoid localised flooding no hard / impermeable surfaces are to be created	Low The proposed works will have no physical impact on the nearby bridge

4.00 Visual Impact Assessment

4.01 The Old Rectory and Garden Walls

The proposed works may / will have the following visual impacts on this asset:

works	risk	action required	severity if action taken
Enabling Works (Investigations & Scaffolding)	Negative impact to appearance	None as impact will only be temporary	Low
Wall Repairs	Will impact and alter the appearance	Appropriate repairs and materials will be used	Low – Positive The proposed works will significantly improve the appearance of the property
Window Repairs	Will impact on appearance	Appropriate repairs and materials will be used	Low – Positive The proposed works will significantly improve the appearance of the property
Other Works		to follow	
Roof Works – Tudor	Will impact and alter the appearance	Appropriate materials will be used	Low – Positive / Acceptable The new roof coverings will be an improvement over the current arrangement The works include to remove the existing uPVC rainwater goods Although the proposed works will slightly alter the ridgeline and 'smooth-out' the roof undulations the impact is deemed acceptable
Roof Works - Georgian	Will impact on appearance	Where possible the existing slates are to be rehung	Low - Positive Other than the chimney render replacement, the proposed works will have no visual impact
External Works		to follow once full extent of the works has been decided	

4.02 Visual Impact on other Nearby Heritage Assets

The Site is surrounded with dense vegetation, including nearby trees. The following photographs show the Site's visibility in early autumn, while the trees were still in leaf:



photo (left), looking west, over the bridge (02) towards the Site

View from the Churchyard (07), looking north towards the Site:



Return view from the Site, looking south towards the Church (07):



5.00 Summary

Whilst the proposed works have the potential to impact, both physically and visually, on nearby heritage (and other) assets their sympathetic design will ensure any impacts are minimal and acceptable.