

HERITAGE APPRAISAL AND IMPACT ASSESSMENT

ERECTION OF A SINGLE DWELLING AND ASSOCIATED WORKS

AT

LAND AT BARY CLOSE

Cheriton Fitzpaine

Devon

EX17 4JY

Prepared for
Ms White and Mrs Roland

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ERECTION OF A SINGLE DWELLING AND ASSOCIATED WORKS AT LAND AT BARY CLOSE

HERITAGE APPRAISAL AND IMPACT ASSESSMENT

1.0 INTRODUCTION

- 1.1 This statement has been prepared by Stags on behalf of Ms White and Mrs Roland. The statement relates to the impact of proposed development on the historic environment and has been prepared to accompany a full application for the erection of a single dwelling.
- 1.2 Approximately half of the site lies within the Cheriton Fitzpaine Conservation Area. As such, this statement has been prepared to provide further information on the Conservation Area and to assess the impacts of the proposed development on its heritage significance.
- 1.3 This statement provides an assessment of the contribution that this site makes to heritage significance of the Conservation Area, along with an assessment of the impacts of the proposed development. The statement has been produced in accordance with the requirements of the relevant paragraphs of Chapter 16 of the National Planning Policy Framework 2021. Further advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12 (2019), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). Further information is also contained in the good practice advice set out in Historic England's *"The Setting of Heritage Assets"* and *"Listed Buildings and Curtilage"* publications.
- 1.4 This statement should be read in conjunction with the supporting information submitted with the planning application.

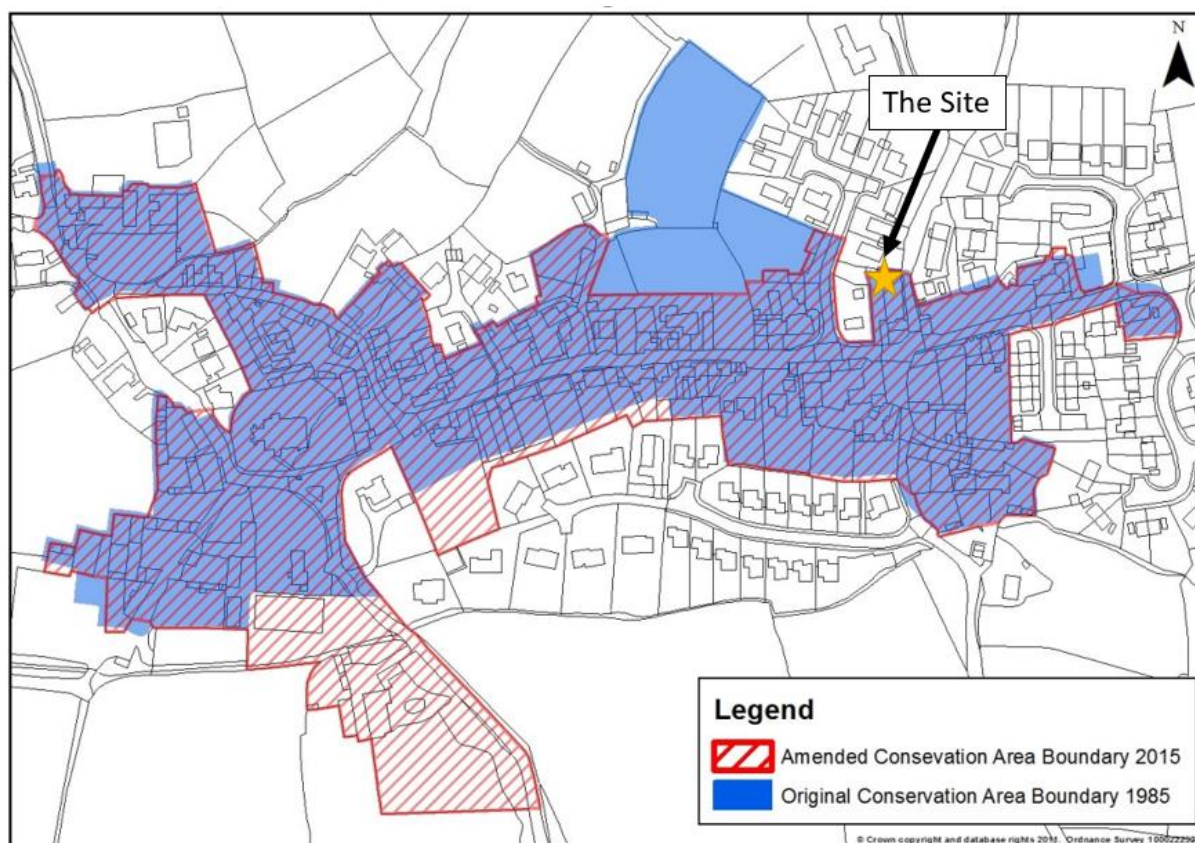
2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site measures approximately 350 square metres and occupies an L-shaped plot on the eastern side of Bary Close. The land has direct vehicular access on to Bary Close itself and currently comprises parts of the rear gardens of 'Petronella' and 'Holes' which are located to the south and are within the ownership of the applicants.
- 2.2 To the north of the site are a significant number of modern bungalows which are arranged around Bary Close. Both opposite the site entrance and to the south of the site are older, two-storey dwellings. As such, the site lies within an area that is primarily characterised by residential development and associated activities and the wider character of the area is predominantly residential.
- 2.3 Cheriton Fitzpaine benefits from a number of facilities and services including; a convenience store and post office, two public houses, a church, a primary school and football and cricket clubs. There is also a bus service serving the village.
- 2.4 Approximately half of the site lies within Cheriton Fitzpaine Conservation Area.
- 2.5 The village contains a large number of listed buildings, though none are in particularly close proximity to the proposal site, with the closest being the Grade II listed 'Oxford House' and 'Half Moon Inn', some 50 metres to the south east on the other side of the main road through the village. Given the distance to the nearest Listed Buildings and that the site is relatively enclosed on all side (providing a distinct separation from any listed buildings), this statement primarily deals with the impacts upon the Conservation Area rather than any listed buildings.

3.0 THE CONSERVATION AREA

3.1 A Conservation Area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

3.2 A map of the Cheriton Fitzpaine Conservation Area is provided below. The Cheriton Fitzpaine conservation area was designated on 2 October 1985 and then later amended in 2015. The location of the site of this application is indicated by the star at the northern edge of the Conservation Area. Approximately half of the site is located within the Conservation Area boundary.



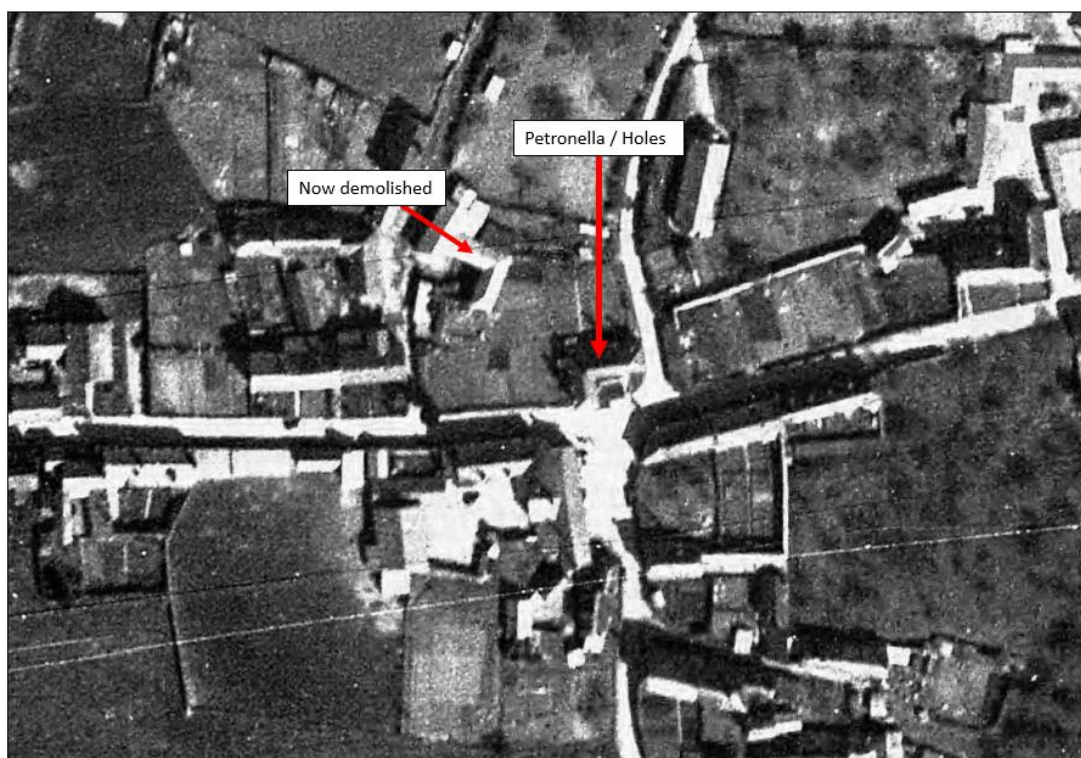
Cheriton Fitzpaine Conservation Area

3.3 The 1840's Tithemap shown below illustrates the traditional layout of this part of the village. Petronella and Holes can be seen, as can a now demolished property located around where the entrance to the site now is.



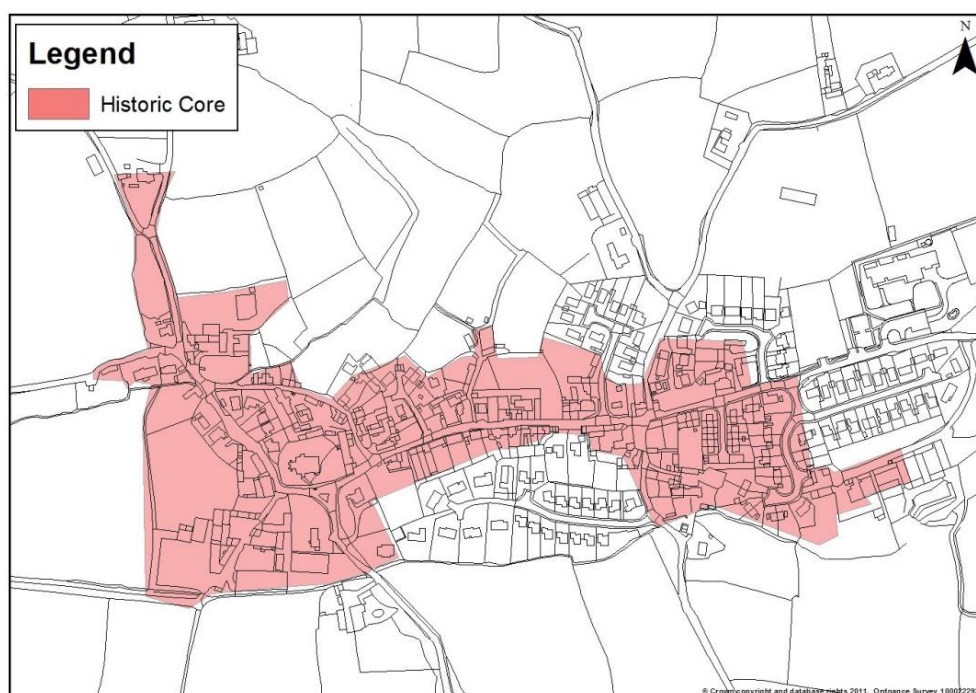
1840's Tithemap

- 3.4 Below is aerial mapping of the site from 1946. Again, Petronella/ Holes can be seen to the south of the site, as can the property which has since been demolished and replaced with a new property further to the south on the corner. Since this time the area has undergone much more significant change, in particular through the construction of 12 bungalows at Bary Close.



1946 Aerial Mapping

- 3.5 The Conservation Area Appraisal contains a map of the historic core of the village. Within this map, almost the whole of the development site lies outside of the area shown as being 'historic core', with the exception of a small area to be used as garden.



Historic Core

4.0 HERITAGE SIGNIFICANCE

- 4.1 The site is located right at the northern edge of the Conservation Area, with half of it being located outside. Even more of the site falls outside of the historic core as shown within the Conservation Area Appraisal, with just a small portion of the sites garden falling within this area.
- 4.2 The area shown as being part of the historic core, would have originally formed the garden of Petronella/Holes, however at some point post 1946, the property to the west was demolished, the gardens of Petronella/Holes extended and a new access created on to what is now Bary Close.
- 4.3 The site now forms something of a gap between the 12 bungalows off of Bary Close to the north and the traditional core of the village to the south.
- 4.4 The Conservation Area Appraisal makes no specific mention of Petronella/Holes or the area of land to their rear (part of which of course forms the site).
- 4.5 Overall it is considered that the site makes a very limited contribution to the Conservation Area for the following reasons:
- The site is substantially enclosed with residential development on all sides
 - Petronella/Holes are not listed
 - The area has undergone a reasonable amount of change in recent history and is located right on the boundary of the Conservation Area
 - The area is not visible within any key views
 - The site is currently untidy with the potential for significant improvement

5.0 IMPACT ON SIGNIFICANCE

Impact on the Conservation Area

- 5.1 As stated, the site is currently untidy and located at the northern fringe of the Conservation Area. The proposed development provides an opportunity to improve upon the current situation providing a step between the bungalows to the north and more traditional two storey dwellings to the south. The proposals incorporate high-quality materials that respect the context of the Conservation Area.
- 5.2 With this in mind, overall it is considered that the proposed development will have a positive impact on / contribution to the Conservation Area

Impact on Listed Buildings

- 5.3 Again as stated, there are no listed buildings impacted by the proposed development.