

**PROPOSED SINGLE STOREY GARDEN ANNEX BUILDING AT
HODSOCK WOODHOUSE, S81 0TF**

HERITAGE STATEMENT
April 2023



*Cover:
Proposed site of the single-story garden annex with existing garage and Hodsock Woodhouse*

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1.0 INTRODUCTION

This Heritage Statement forms part of the Planning Consent Application for a proposed single storey garden annex building at Hodsock Woodhouse. Hodsock Woodhouse itself is a Grade II listed property.

The full scope of works, justification for them, significance and Heritage Impact Assessment are set out within this Heritage Statement, with other relevant documentation including the proposed drawings set out within the Appendices.

This Heritage Statement explains the heritage values behind the works, and needs to be considered in relation to the following documents:

- Appendix A - Site Plan
- Appendix B - Location Plan
- Appendix C - Aerial Photograph Showing Proximity of Proposed Site in Relation to Other Nearby Listed Structures/ Buildings
- Appendix D - Historic England Listing for Hodsock Woodhouse
- Appendix E - Schedule of Listed Buildings in Hodstock
- Appendix F- Proposed Plans & Elevations
- Appendix G - Planning History

CONTEXT

The Historic England listing for Hodsock Woodhouse can be seen as Appendix D and is highlighted in the Assessment of Significance section below. Hodsock itself is not within a Conservation Area.

The proposals relate to the provision a single-story garden annex to the west side of the front garden of Hodsock Woodhouse.

The proposed building will be concealed behind the garage/plant room and garden store which is set back from the road. There will be very little aesthetic impact on the setting of Hodsock Woodhouse, nor on any of the surrounding listed buildings which can be seen from the aerial photograph in **Appendix C** and detailed further in Appendix F. This is explored in detail in the Heritage Impact Assessment section of this Heritage Statement.

A history of Hodsock and the surrounding area is outlined within this Statement, together with some known history of Hodsock Woodhouse. This Heritage Statement includes an Assessment of Significance, and a Heritage Impact Assessment of the proposals - including the conservation principles adopted in their design and materials - all based on BS 7913 and the requisite Historic England guidance.

The Appendices should also be read in conjunction with this Heritage Statement as they provide relevant information hereafter referred to.

HISTORY OF HODSOCK

Acknowledgements

The research within this Heritage Statement has been undertaken primarily as an Internet desk-top exercise, with the following information predominantly taken from the following sources:

- Wikipedia
- Google Earth
- Hodsock Priory And Hodsock Park website
- "Civil Parish population 2011". *Neighbourhood Statistics*. Published by the Office for National Statistics.
- "*Hodsock and Langold Neighbourhood Plan*". Published by Bassetlaw District Council.

Location

Hodsock is a settlement and civil parish about 4 miles from Worksop, in the Bassetlaw district, in the county of Nottinghamshire, England. Image 1 below shows its location within this area.



Image 01
Location map of Hodsock district

The parish includes the village of Langold and the country house Hodsock Priory. The parish is surrounded by the settlements of Babworth, Barnby Moor, Blyth, Carlton in Lindrick, Costhorpe, Firbeck, Letwell, Maltby, Styrrup with Oldcotes and Torworth.

There are 13 listed buildings with Hodsock, but it currently has no Conservation Area designation.

In 2011 the parish had a population of 2,472.

Boundary

The area is 4 miles north east of Worksop, and 30 miles north of Nottingham. The parish consists of two settlements:

- Hodsock, a hamlet which is at the centre of the parish.
- Langold, which is a village. This is located to the northwest and is 2 miles from Hodsock.

A deserted village, Hermeston possibly existed locally, but the exact location remains unknown. The border by Langold is shared with the county of South Yorkshire and Rotherham borough.

Three classified routes pass through the area:

- The A1 cross-country trunk route forms the lower right border;
- The A60 Worksop-Doncaster road separates the communities of Langold and Hodsock;
- The B6045 secondary road linking Blyth and Worksop. Hodsock village is primarily accessed from this road.

Predominantly, the parish is a scattering of farms, farmhouses and cottages amongst a wider rural setting. The area around Langold is more built up in character. The River Ryton forms part of the east border of the parish, the Oldcotes Dyke is the northern border and drains into the Ryton.

Forested areas are mainly to the south of Hodsock (the name "Hodsock" means 'Hod's oak-tree'), but some surround Langold including Langold Country Park.

The parish is very low-lying, averaging 20 metres (66 ft), with the highest points just north of Langold at 52 metres (171 ft) and by the B6045 road with the southern parish boundary at 48–50 metres (157–164 ft).

COMMUNITIES

Hodsock Village

The historic centre of the area is Hodsock Priory, which can be seen from photograph 2 below.



Image 02
Grade II listed Hodstock Priory

This is a landed country house and estate. Despite its name, it is not and never has been a priory. Hodsock was recorded in the Domesday Book as *Odesach*. Hodsock was formerly a lordship in the parish of Blyth, in 1866 Hodsock became a civil parish in its own right. The Priory and gardens is at the centre of the 800-acre (3.2 km²) estate, owned by the Mellish and Buchanan families since 1765. The farm is 700 acres (2.8 km²) and grows carrots, wheat, barley and sugar beet. There is 100 acres (0.40 km²) of managed woodland.

Langold

Langold village was built to provide housing for the miners of Firbeck Colliery. Before the early twentieth century it consisted of farmland and parkland in the estates of Firbeck and Hodsock. Hodsock Priory and estate with its farms, and much of Carlton-in-Lindrick were bought by the Mellish family in 1765, parts of which they sold on to Ralph Knight of Langold. Much of what was Knight's Langold estate remains within South Yorkshire presently. By 1911, mining in the area suggested that there may be a workable seam of coal at Langold. The Wallingwells Boring Company was created, but the First World War brought a stop to the work. Sinking of the first colliery shaft began in 1923. Construction of housing began to the west of the main road in 1924 and completed in 1927. The mine closed on 31 December 1968.

Hermeston

The parish possibly included the deserted medieval village of Hermeston. Though its location is not known nor is it known if it was one, it was referred to in historical texts, and was likely to be close to (and possibly north of) present day Hermeston Hall.

GOVERNANCE

Hodsock Parish Council administer the first layer of public services.

Bassetlaw District Council administer the next tier of services, with Nottinghamshire County Council actioning the highest level of local public duties.

Landscape

HODSOCK PRIORY GARDENS

Hodsock Priory is surrounded by 800 acres of Nottinghamshire countryside, including five acres of formal gardens. Landscaped in 1967.

You will find immaculate lawns, exquisitely planted gardens and a fabulous Italian-style terrace, all of which are carefully maintained by dedicated Grounds Team.

Hodsock Estate, The farm is 700 acres and grows carrots, wheat, barley and sugar beet. There is 100 acres of managed woodland.

A 20 million gallon irrigation reservoir, constructed in 1997. Carefully designed to blend with the landscape, the reservoir attracts wild waterfowl.

The house is not open to the public, but the gardens and woods open to visitors in February during the snowdrop season.

History

The Ordnance Survey map from 1897 shown in image 02

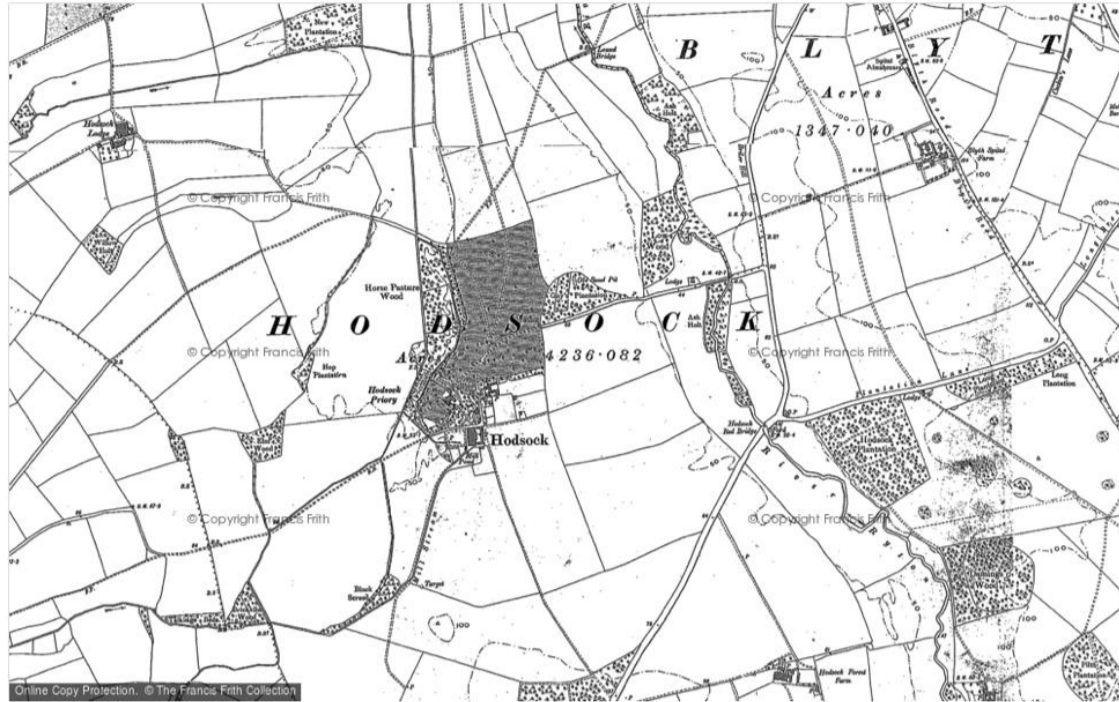


Image 03 above
1897 Ordnance Survey Map of Hodsock showing Hodsock Woodhouse

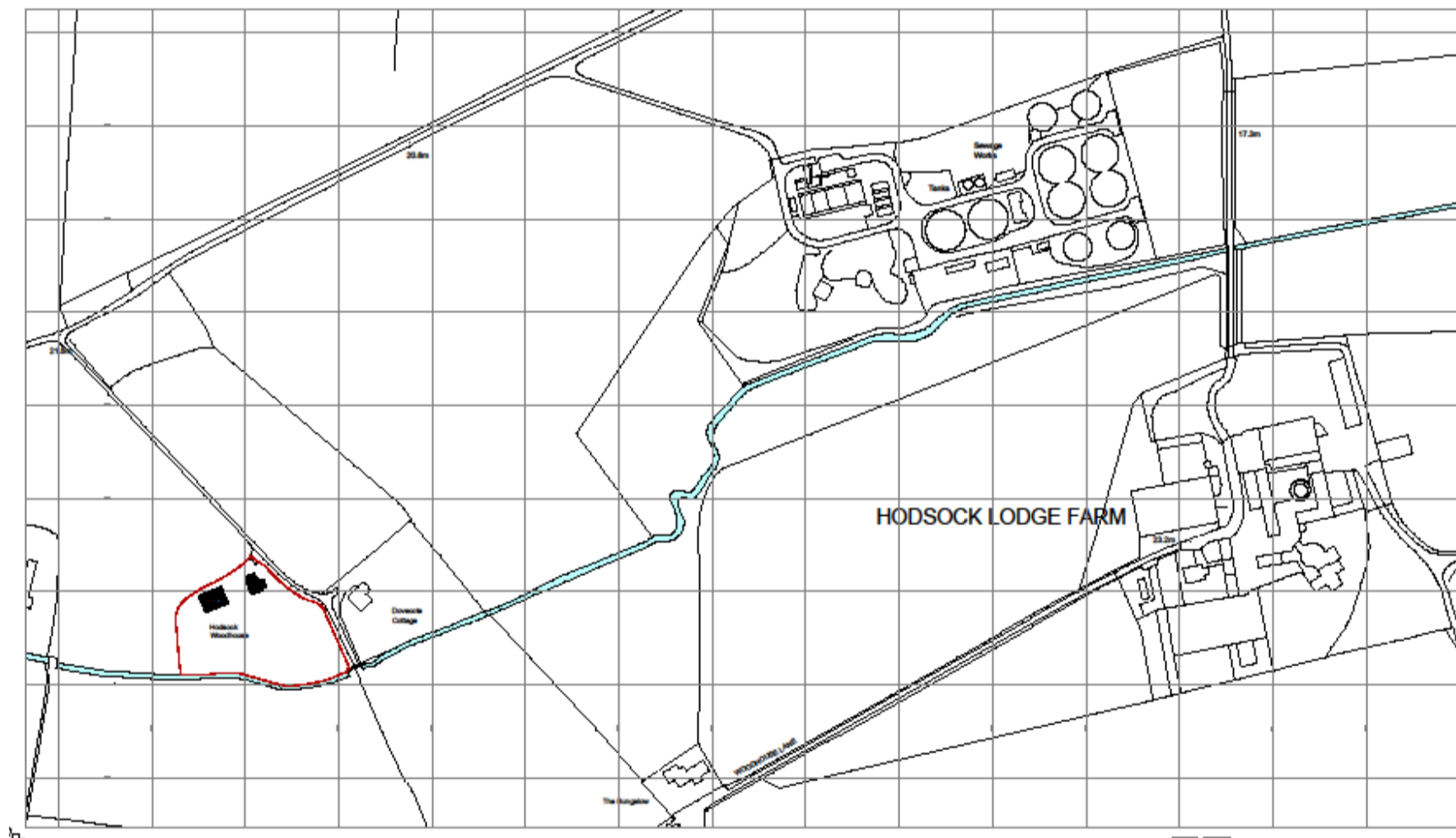


Image 04 above
2023 Ordnance Survey Map showing Hodsock Woodhouse and nearby farm

Manor

In 1086, Hodsock is listed in The Domesday Book with Ulsi as the owner, pre the Norman Conquest. After this Torald de Lisorlis owned the estate and it passed to the Cressy family through marriage from about the mid-12th Century. The family owned Hodsock for over 200 years and nine generations and they entertained three kings here: Henry II, John, and Edward I.

At the beginning of the 15th Century the estate passed to the Clifton family, through the marriage of Sir John Clifton to Catherine Cressy. Sir Gervase Clifton built the Tudor Gatehouse for Henry VIII's visit in August 1541. The Cliftons held the estate for 350 years and 14 generations until 1765, when it was sold for the first and only time to the Mellish family, who owned the neighbouring estate at Blyth.

In the set of the Prince Regent, Colonel Henry Francis Mellish owned 40 racehorses and won the St Leger at Doncaster in 1804 and 1805. In 1806, he placed his last bet on whether a pat of butter would hit the ceiling of the dining room when he flicked it up there with his knife. He was so drunk when he fired it that it failed to reach the target. Leaving him millions of pounds in debt, he sold his house Blyth Hall and came to live a quiet life down the road here at Hodsock with his sensible sister Ann.

In 1817, Henry died, and Ann began landscaping the gardens and designing the Georgian wing of Hodsock Priory - the Library, Ante Room and House Bar.

In 1854, William Leigh Mellish inherited Hodsock from his cousin Ann. He died soon after and his widow, Mrs. Margaret Mellish started Hodsock Priory's second largest remodelling with the addition of house bedrooms, dressing room and the Buchanan Hall. Margaret was Canadian and a daughter of Sir Samuel Cunard of the luxury cruise company. Our interiors and gardens remain in this style today.

PROPOSALS

INTRODUCTION

This Heritage Statement relates to the provision of a single-story garden annex to the western boundary, within the garden of Hodsock Woodhouse, Grade II Listed.

SCOPE OF WORKS

The works requiring Planning and Listed Building Consent briefly comprise a single-story garden annex which will be constructed to a high energy efficient standard. The building will be constructed using modern building materials and the design will be subservient to the main house and recent garage/plant room and garden store. External materials selected will be the same as those approved for the garage/plant room and garden store with the addition of timber cladding above the brick plinths.

Pre- application advice was sought by contacting Mike Tagg the Conservation Officer at Bassetlaw Planning. The advice/suggestions given has been incorporated into the design of the single-story garden annex.

Key conservation principles to retain the significance of Hodsock Woodhouse have been followed, and careful considerations of the design elements will mean that its setting will not be unduly compromised - a key requirement set out within the NPPF and in the Design section below.

Further details for the scope of these works are set out below.

JUSTIFICATION OF WORKS

The intention of proposed annex is primarily to provide my mother Kim, with a smaller more accessible and easier to maintain dwelling close to the family. As her current house is a 3 storey dwelling, where she currently only uses the ground floor rooms.

She is 62 years old, and currently lives on her own, working full time in the NHS, but she is struggling with her mobility more and more . Especially since the period 2 years ago when we lost our first child Clay, as a result of a medical mistake. My mother has since struggled mentally to continue working for the same NHS trust. So building this annex would afford her the chance to retire early and spend more time with her family.

Following the loss of Clay two years ago. We now have a son called Quinn. As results of the loss both myself and Beth really struggle with letting none family members look after Quinn, so nursery isn't an option for us at the moment. This has created difficulties especially as both our jobs / positions are critical to the operation of our company so we would both like and need to continue to work full time, the annex would enable my mother to provide care for Quinn on the days we are both at work, as well as help the healing process for the whole family.

The new structure has been designed with beauty, practicality, energy efficiency and function in mind its external design is subservient to its surrounding buildings. Its contemporary design will complement the historic elements of the main building Hodsock Woodhouse and will sit comfortably with the most recent addition of Garage/plant room and garden store.

It will be single storey in height to ensure it will be subservient to Hodsock Woodhouse, it will be located on the western boundary adjacent to the Garage/plant room and garden store and screened on the western boundary by an established planted border which is approximately three metres in height.

Image 04 on following page 11 is taken from the proposed position of the single-story garden annex looking towards Hodsock Woodhouse the Garage/plant room and garden store is on the right of the image. The setting of the front (the most significant elevation) will be unchanged, and views of the proposed single story garden annex will be minimal.



Image 05

Image taken from the proposed position of the single-story garden annex looking towards Hodsock Woodhouse

In conservation terms, as the works are for an independent single story garden annex sited within the front garden of Hodsock Woodhouse, there will be no loss of historic fabric to Hodsock Woodhouse. The setting of Hodsock Woodhouse with the proposed single story garden annex building will be hardly affected, as demonstrated in the section below.

ASSESSMENT OF SIGNIFICANCE

INTRODUCTION

Significance is defined within the National Planning & Policy Framework in Planning Policy Statement 5: *Planning for the Historic Environment* (PPS 5) (Annex 2) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

Section 4.1 of BS 7913 states that:

“Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building, (for example, any statutory protection) and any proposed works. Understanding the significance of a historic building enables effective decision making about its future.”

The works are based on a good understanding of the significance of the potential impacts on any of the listed buildings within the vicinity and on the significance of the fabric of Hodsock Woodhouse.

They therefore follow best practice guidance set out by Historic England and consider the main four conservation values as set out within BS 7913: *Guide for the Conservation of Historic Buildings*, namely heritage value, communal value, evidential value and historical value. The definitions of these values and the potential impact the proposed works on them is set out within the Heritage Impact Assessment section that follows.

The Significance Assessment that follows therefore considers the significance of Hodsock Woodhouse itself, and the listed buildings within the vicinity. The Heritage Impact Assessment highlights what effects the works could have on these heritage elements, and the benefits that the proposals will add to the Heritage values.

LOCAL PLAN

Hodsock's history is described in the section of this Heritage Statement set out above, which is also set out in greater detail in the excellent Local Authority Conservation Area Designation document issued in December 2014 which can be seen in Appendix F.

The Local Plan and the NPPF places a requirement for alterations to be proportionate to the Heritage Assets and to show positive benefit to the assets themselves, to the Historic Environment or to the community. It also states that:

"It is important that the development management process ensures the preservation of its special character and that opportunities are taken to identify and implement enhancements."

LISTED BUILDINGS

There are currently 13 listed buildings in Hodsock, a list of which can be seen in Appendix E. The aerial plan seen as Appendix C shows the proximity of the four closest listed buildings/ structures in relation to Hodsock Woodhouse, namely:

- Dovecot Cottage
- Hodsock Park House
- Hodsock Grange Farmhouse, Link Walls, and Outbuildings
- Enclosure and Outbuildings to Farmyard at Hodsock Grange

The proposed single story garden annex will have no potential impact on either of the listed buildings other than Hodsock Woodhouse itself.

The Heritage Impact Assessment that follows will demonstrate in detail how these should be regarded as positive.

Hodsock Woodhouse



Front elevation of Hodsock Woodhouse. Image 06

The front elevation of Hodsock Woodhouse can also be seen from the photograph on the front cover of this Heritage Statement. It is a Grade II listed property.

Hodsock Woodhouse is a three-story detached brick built former farmhouse set with mature landscaped gardens. It is situated off the A60 Doncaster Road accessed via a unadopted farm road.

The proposed single story garden annex will be set back from the unadopted farm access road screened by the established mix planted boundary. The design has been carefully considered to complement the most recent Garage/plantroom and Garden store as well as Hodsock Woodhouse.

Dovecot Cottage



Dovecot Cottage with boundary hedge to Hodsock Woodhouse on the right . Image 07

The proximity of Dovecot Cottage in relation to Hodsock Woodhouse can be seen from the OS Map image in Appendix B.

Dovecot Cottage is sited south-east of Hodsock Woodhouse around 90 metres away. Dovecot Cottage a former pigeoncote and screeded by a thick set of mature trees and hedges.

Hodsock Park House



Image 08. Hodsock Park House

Hodsock Park House is sited north of Hodsock Woodhouse around 0.4mile away. Once a much larger site, the 18th century Grade II house remains, although significantly altered from its original form.

The house, probably being a re-fronting of, or extension to, an earlier house, has a near-symmetrical façade, although with full-height canted bays added in c1910, either side of the central section that has a stone-coped pediment with finial above.

Hodsock Grange Farmhouse, Link Walls and Outbuildings, Enclosure and Outbuildings to Farmyard at Hodsock Grange



Image 09 Aerial view of Enclosure and Outbuildings to Farmyard at Hodsock Grange,

Sited north of Hodsock Woodhouse around 0.5mile away lies Hodsock Grange Farm a working agricultural farm, access to the Farm is off the Doncaster Road A60

HERITAGE IMPACT ASSESSMENT

Introduction

The heritage impact of the proposed development on the setting of the listed buildings/ structures within the vicinity is set out below, together with the heritage impact that the works will have on the historic fabric of the building itself.

The measures taken to ensure any works undertaken will enhance the building in terms of aesthetics and materials is covered in the design section below, which also sets out the impact of any changes on the neighbouring listed buildings/ structures, and how the alterations will enhance this aspect.

The location of the building can be seen in **Appendix A & B**, with an aerial photograph of the area in **Appendix C** highlighting the four listed buildings/ structures in closest proximity which might have any setting impact.

The Heritage Impact Assessment set out below demonstrates that the proposed works will have minimal impact on the setting of the character of the listed buildings within the immediate vicinity.

Heritage Impact on Setting

The justification for the provision of the proposals in terms of the setting of the four listed buildings/ structures within its vicinity stems directly from the NPPF and related guidance in the Planning Practice Guide on managing change within the settings of Heritage Assets, and also from the Historic England Good Practice Advice entitled *The Setting of Heritage Assets*.

Setting is defined within the NPPF as:

'The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

In making the assessments on the impact of the works on the four neighbouring listed buildings/ structures that might be considered to have a setting impact, it can be seen that the five steps recommended by Historic England have been accounted for - namely:

- Step 1: Identify which Heritage Assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the Heritage Asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and outcomes.

The historic importance of Hodsock can be seen from its 13 listed buildings, the full schedule of which can be seen in Appendix E.

An assessment of the impact of the proposals on the setting of Hodsock Woodhouse on the four closest listed buildings has therefore been undertaken and is set out below, ensuring that the change is proportionate to the Heritage Asset, as set out within the NPPF guidelines.

This Heritage Statement focuses on the potential impact of the works on the neighbouring listed buildings only, as all these Designated Heritage Assets are within the historic streetscape - as highlighted in the aerial view seen in Appendix C.

Heritage Impact on Hodsock Woodhouse

The Significance of the Asset

Significance needs to be understood in order to reduce the risk of losing or compromising the components of the site which are of value. Significance is defined within the National Planning & Policy Framework in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) (Annex 2) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

Section 4.1 of BS 7913 states:

“Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building, (for example, any statutory protection) and any proposed works. Understanding the significance of a historic building enables effective decision making about its future.”

The Significance Assessment that follows therefore considers the significance of Hodsock Woodhouse as a listed building for the potential on its historic fabric as well as its setting. The Heritage Impact Assessment highlights what effects the works could have on these heritage elements, and the benefits that the proposals will add to the Heritage values.

The table overleaf sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued - which may be judged by other aspects of merit, discussed in the paragraphs following.

Assessment of Significance

Table 1 below sets out how significance should be assessed.

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
High	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).
Good	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have good qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have moderate qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

Low	Assets compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of low quality in their fabric or historical association. Locally-listed buildings and undesignated assets of low quality. Historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/ or poor survival of contextual associations.
Negligible	Historic buildings or structures which are of limited quality in their fabric or historical association. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/ or contextual associations, or with no historic interest.

*Table 1
How to assess significance*

Heritage Values

Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

- **Evidential value** - *'derives from the potential of a place to yield evidence about past human activity....physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them....the ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement'* (Historic England Conservation Principles - page 28).

Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

The proposed works relate entirely to the provision of a single-story garden annex to the west elevation.

Based on the above table, the Hodsock Woodhouse is therefore assessed as having **medium/moderate evidential value**.

- **Aesthetic Value** - *'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects.... aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'* (page 30-31).

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

The proposed materials and design of the new structure will emulate key elements of the garage/plant room and garden store structure e.g. bricks and pan tile roof to ensure consistency and approach. Planning ref 16/01753/HSE

The features of the existing garage it could be argued that the siting of the single-story annex could be viewed from the front elevation of Hodsock Woodhouse a precedent has been set with the Garage/plant room and garden store, a recent addition. See follow photograph taken from Hodsock Woodhouse toward the existing garage and proposed annex



Image 10. View from main dwelling toward existing garage and proposed annex site

Based on the above Hodsock Woodhouse is assessed as having good aesthetic value.

- **Historic Value** - 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative...association with a notable family, person, event, or movement gives historical value a particular resonance.....the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen 'illustrative value' (page 28-30).

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place, or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

The proposed single story garden annex is assessed as having **Neutral/None** historic value

- **Communal Value** - "Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it...social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...they may relate to an activity that is associated with the place, rather than with its physical fabric...spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there." (Page 31-32).

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

Therefore, Hodsock Woodhouse is assessed as having **moderate communal value**.

Determination of Magnitude of Heritage Impact

Once the value and significance of an asset has been assessed, the next stage is to determine the 'magnitude' of the impact brought about by proposed works. This impact could be a direct physical impact on the asset itself or an impact on its wider setting, or both. The table below sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	<p>Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p>Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/ or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed, so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Minor/ Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions.
Nil	No discernible change in baseline conditions.

Table 2
How to assess magnitude of heritage impact

Using the tables above to quantify the asset, the proposals can be considered to have a **minor** impact on the heritage value of Hodssock Woodhouse.

The proposed impact of works could be considered to have a **negligible** impact on the aesthetic, historic, and communal heritage values of the building.

The following section describes the impact that each element of works will have on the building.

Conservation Principles Adopted

The over-arching conservation principles embedded into the proposals are as follows:

- New materials should be respect/sensitive to the existing historic fabric of Hodsock Woodhouse.
- The materials used must be sustainable.

It is also worth noting that there will be no loss of historic fabric for any interventions as the proposals relate to a new structure which will be separate from the listed building.

Proposed Works

The proposed new structure will be erected in a location about 22m metres from the main dwelling and 1.8m from both the garage and the boundary but to the same footprint. It will be simple in construction, with the design highlighting best quality materials and sensitivity to the Historic Environment in which it will site, with the principles of this set out in the Design Section that follows.

In terms of the conservation principles adopted, it will appear lightweight, with traditional sustainable materials throughout allied to the contemporary, as set out in BS 7913 Section 5.3. It will blend seamlessly into the immediate landscape, complimenting the recent extensions as well as the original elements of the building, it will be subservient to the existing structure, and will be constructed to be as energy efficient as practicable.

The proposed design of the new structure can be seen from the drawings in Appendix G.

DESIGN

Introduction

This section should be read in conjunction with the Design & Access Statement, which forms a mandatory part of this Planning Application.

Scope of Works

All elements of the proposed new building have required design input.

The proposed new single story garden annex has been carefully considered and the design follows best conservation principles. As set out in the Heritage Impact Assessment section above it will involve no loss of any historic fabric, and will not affect the setting of the other four neighbouring listed buildings/ structures within the proximity.

Key Design Principles

This Heritage Statement follows the key Conservation Principles as set out in BS 7913: 2013 as well as the guiding principles set out in the ICOMOS Articles. It also follows Local Authority guidance for new buildings/ structures within Conservation Areas, based on the mantra set out in the Conservation Area designation which states that.

“new development within historic areas should not be allowed to obscure the special interest of a place”.

In terms of design, the principal elements of conservation and sustainability are closely inter-related. Indeed, the NPPF recognises that good design is a key aspect of sustainable development and is indivisible from good planning. The Local Authority Local Plan is intended to ensure that it meets the NPPF requirements in providing a positive strategy for the conservation and enjoyment of the historic environment, in terms of conservation, sustainability, and good design.

Consideration has therefore been given to the proposed structure to ensure that its design follows best conservation practice and that it is highly sustainable, to ensure that with good maintenance it will last for many years to come.

The Heritage Impact Assessment above also highlights that there will also be no loss to historic fabric to Hodsock Woodhouse as the structure is separate from the main listed building. Thus, the requirements for the simple change to the Historic Environment as set out within the NPPF have been met, and indeed exceeded.

The following design principles have therefore been adopted to ensure that these objectives have been met:

- Careful consideration of aesthetics - for example:
 - Careful blend of the traditional and contemporary, to ensure the structure compliments both the original listed building and its most recent Garage/ plant room and Garden Store.
 - The roof will be pantile as previously agreed with three conservation rooflights adding light and ventilation to the single story garden annex.
 - The front elevation will respect the historic building and will complement the design of the Garage/ plant room and Garden Store in design.
- Use of appropriate materials - specifically:
 - Walls: face brick work to be Crest Saxon blend and to use English garden wall bond, or timber clad with horizontal cladding as per Appendix G.
 - Cladding: To be Timber with either a natural finish of colour Grey or Green
 - Gutters and fall pipes will be match existing garage and dwelling.
 - Windows: As shown on Eton Constructions drawings
- Consideration and application of sustainability as set out within Section 5.3 of BS 7913 which states:
“building materials and products should be sourced and procured in a sustainable manner.”
- A photographic record of the works will be undertaken as work progresses.

CONCLUSION

This Heritage Statement is part of the application for Planning Consent for provision of a single storey garden annex for use as an habitable building, to the front garden of Hodsock Woodhouse. The proposed works has been carefully considered in the best interests of conservation and hence they are all entirely in accordance with the ICOMOS Articles, BS 7913 and the NPPF.

A Heritage Impact Assessment has been undertaken to assess the impact of the works on the fabric of the listed building itself, and on the setting of the four other closest listed buildings/ structures within the vicinity.

Careful consideration has also been given to all aspects of the proposed structure in terms of design. This will ensure that it will all be beneficial to the listed building itself rather than unduly detrimental.

From a heritage perspective, the proposed new single story garden annex is therefore in accordance with the NPPF as it will not only cause '*less than substantial harm*' but will complement the existing garage/plant room and garden store.

Thus through respect for the best conservation and design principles the works will also ensure positive benefit to the community as a whole in terms of the heritage values which are set out within Historic England guidelines.

LIST OF PHOTOGRAPHS & IMAGES

Provide a list of photographs and images.

- Cover** Proposed site of the single-story garden annex with existing garage and Hodsock Woodhouse
- Image 01** Location map of Hodsock district
- Image 02** Grade II listed Hodstock Priory
- Image 03** 1897 Ordnance Survey Map of Hodsock showing Hodsock Woodhouse
- Image 04** 2023 Ordnance Survey Map showing Hodsock Woodhouse and nearby farm
- Image 05** Image taken from the proposed position of the single-story garden annex looking towards Hodsock Woodhouse
- Image 06** Front elevation of Hodsock Woodhouse
- Image 07** Dovecot Cottage with boundary hedge to Hodsock Woodhouse on the right
- Image 08** Hodsock Park House
- Image 09** Aerial view of Enclosure and Outbuildings to Farmyard at Hodsock Grange
- Image 10** View from main dwelling toward existing garage and proposed annex site

TABLE 1

How to assess significance

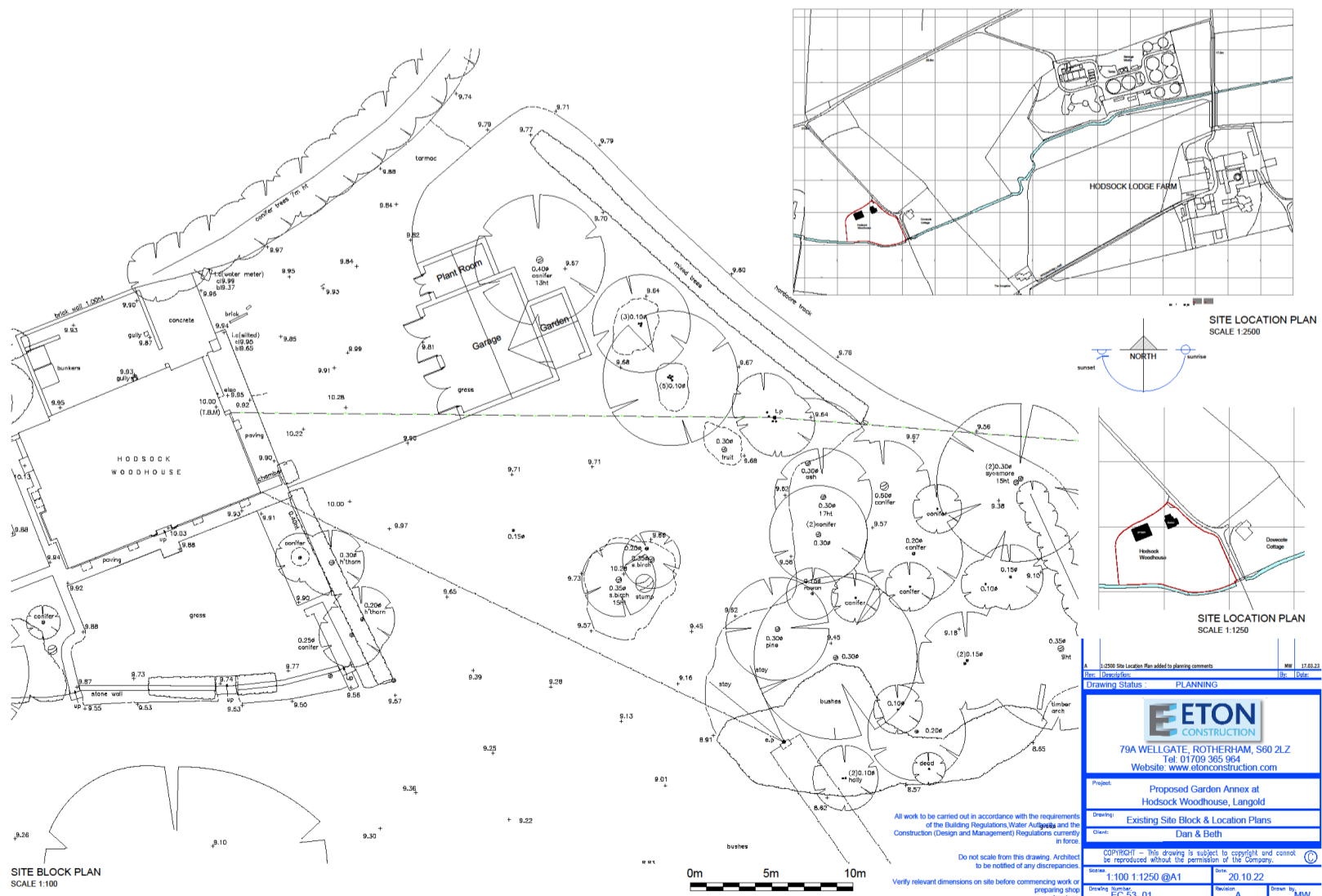
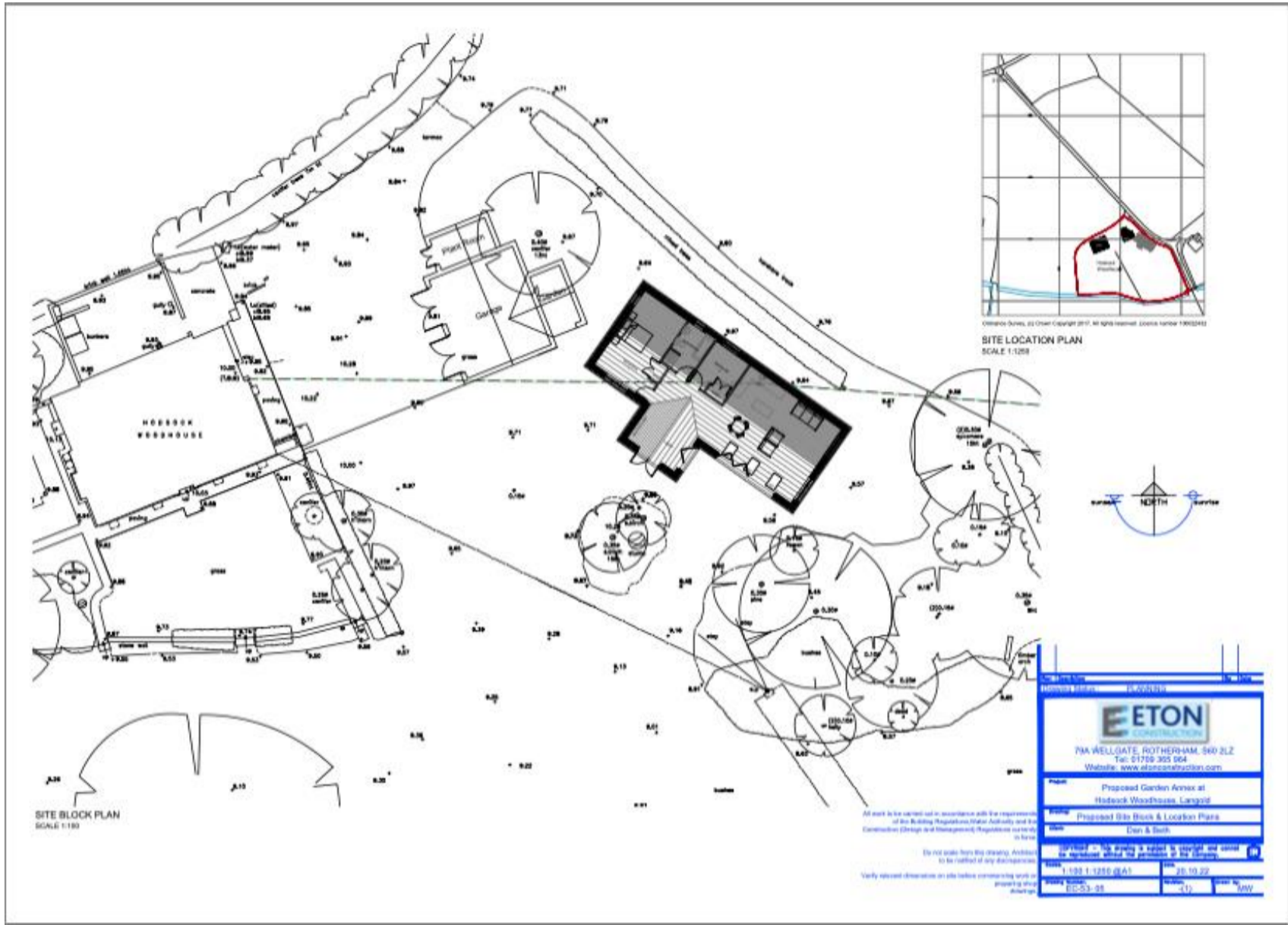
TABLE 2

How to assess magnitude of heritage impact

LIST OF APPENDICES

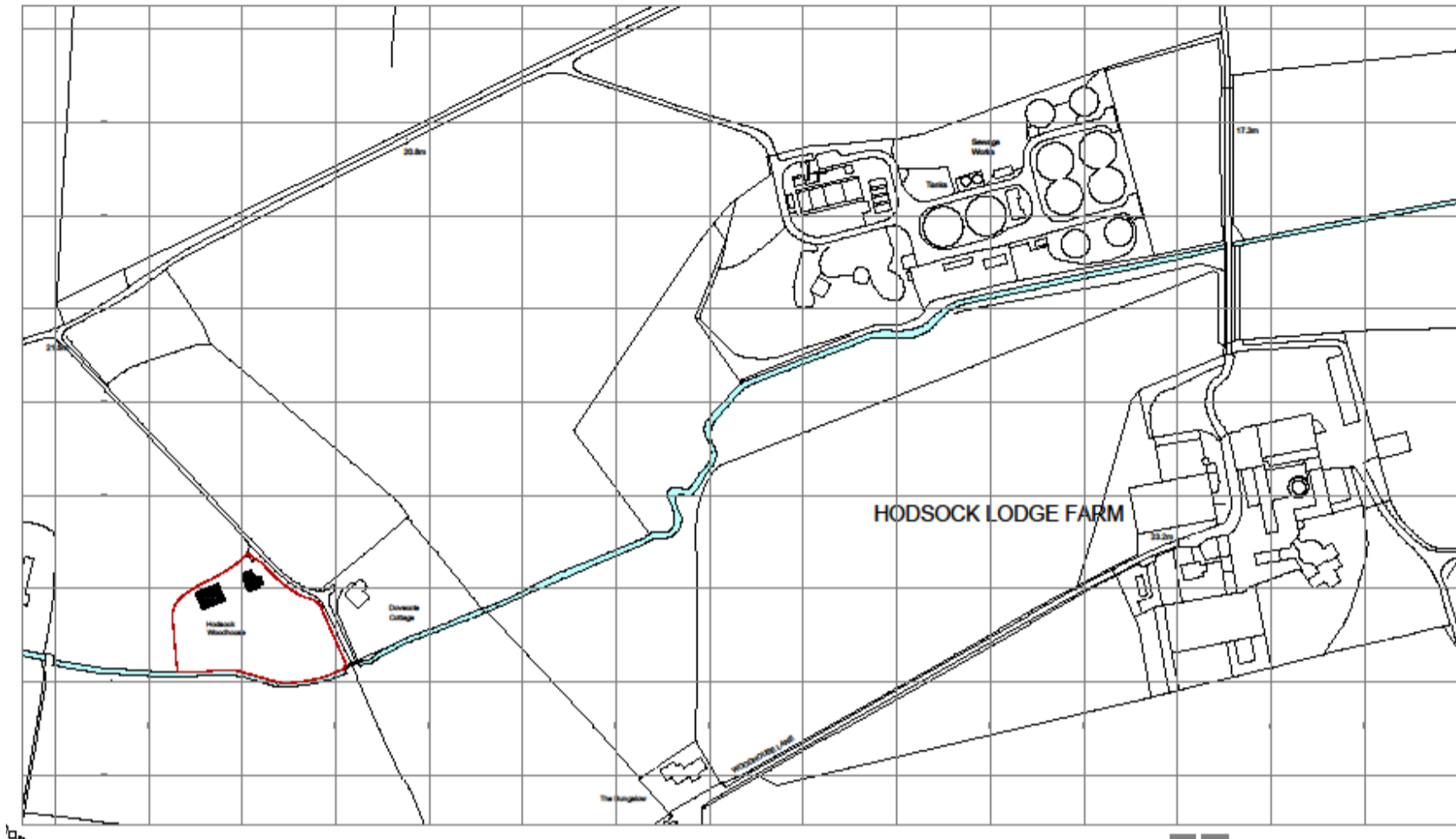
APPENDIX A

Site Plan



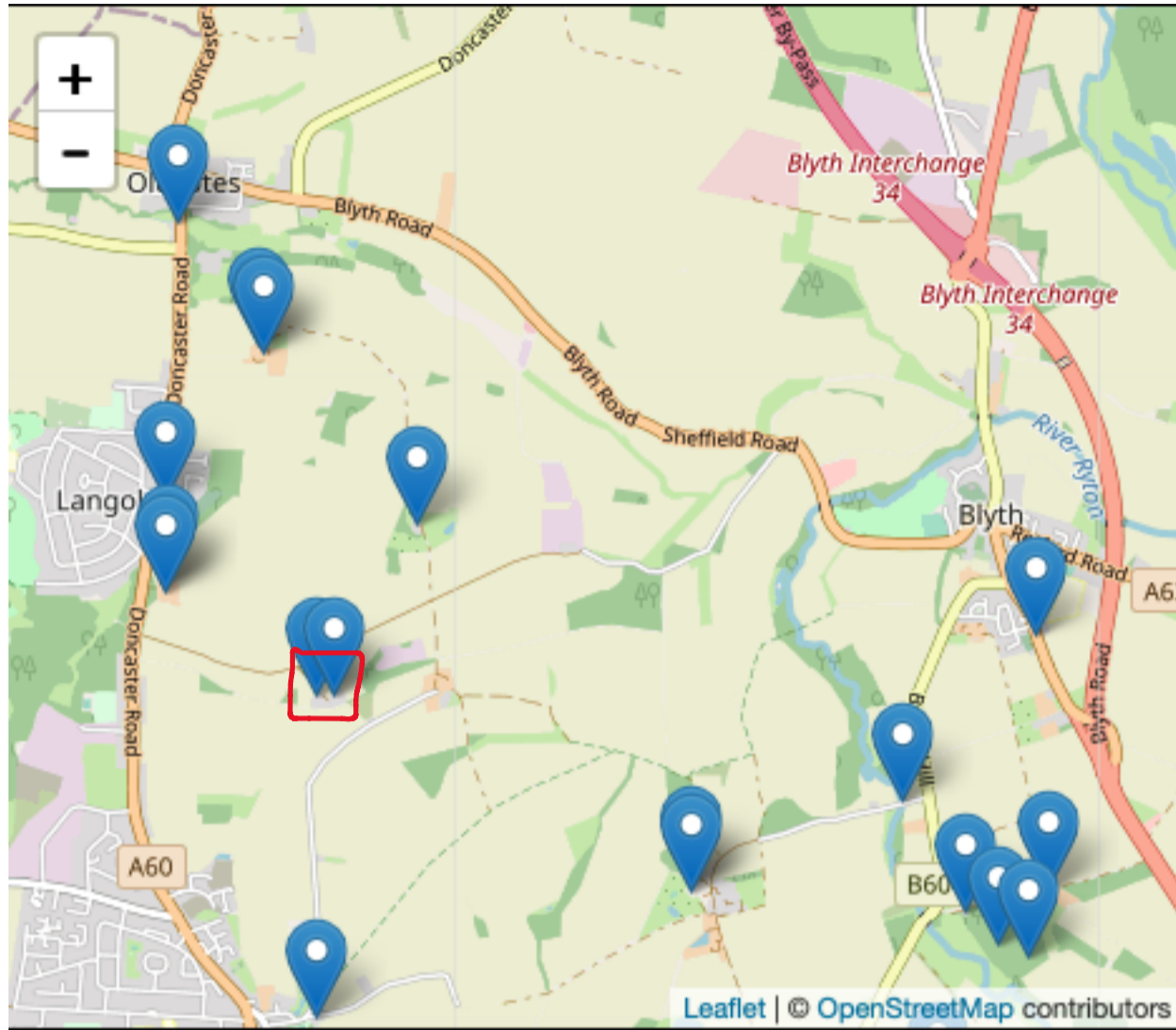
APPENDIX B

Location Plan extract from OS 1:1250



APPENDIX C

Aerial Photograph Showing Proximity of Proposed Site to Nearby Listed Buildings/ Structures



This Location Plans

APPENDIX D

Historic England Listing for Hodstock Woodhouse

Listing for Hodsock Woodhouse

Entry Name: Hodsock Woodhouse
Listing Date: 12 April 1985
Grade: II
Source: Historic England
Source ID: 1280092
English Heritage Legacy ID: 241424

Description

SK 58 NE HODSOCK DONCASTER ROAD
(East side)

2/70 Hodsock Woodhouse

G.V. II

House. Early C19. Red brick. Hipped pantile roof. 2 red brick gable stacks, the left stack projects. Eaves band. Two and a half storeys, 3 bays. First and second floor bands. Central doorway with C20 glazing bar door and surround, flanked by single glazing bar sashes with flush splayed brick lintels and projecting painted keystones. Above 3 similar, smaller sashes with lintels and keystones and on the top floor 3 small glazing bar casements with lintels and keystones. To the rear are 2 and single storey extensions.

Listing NGR: SK5943386293

APPENDIX E

Schedule of Listed Buildings in Hodstock

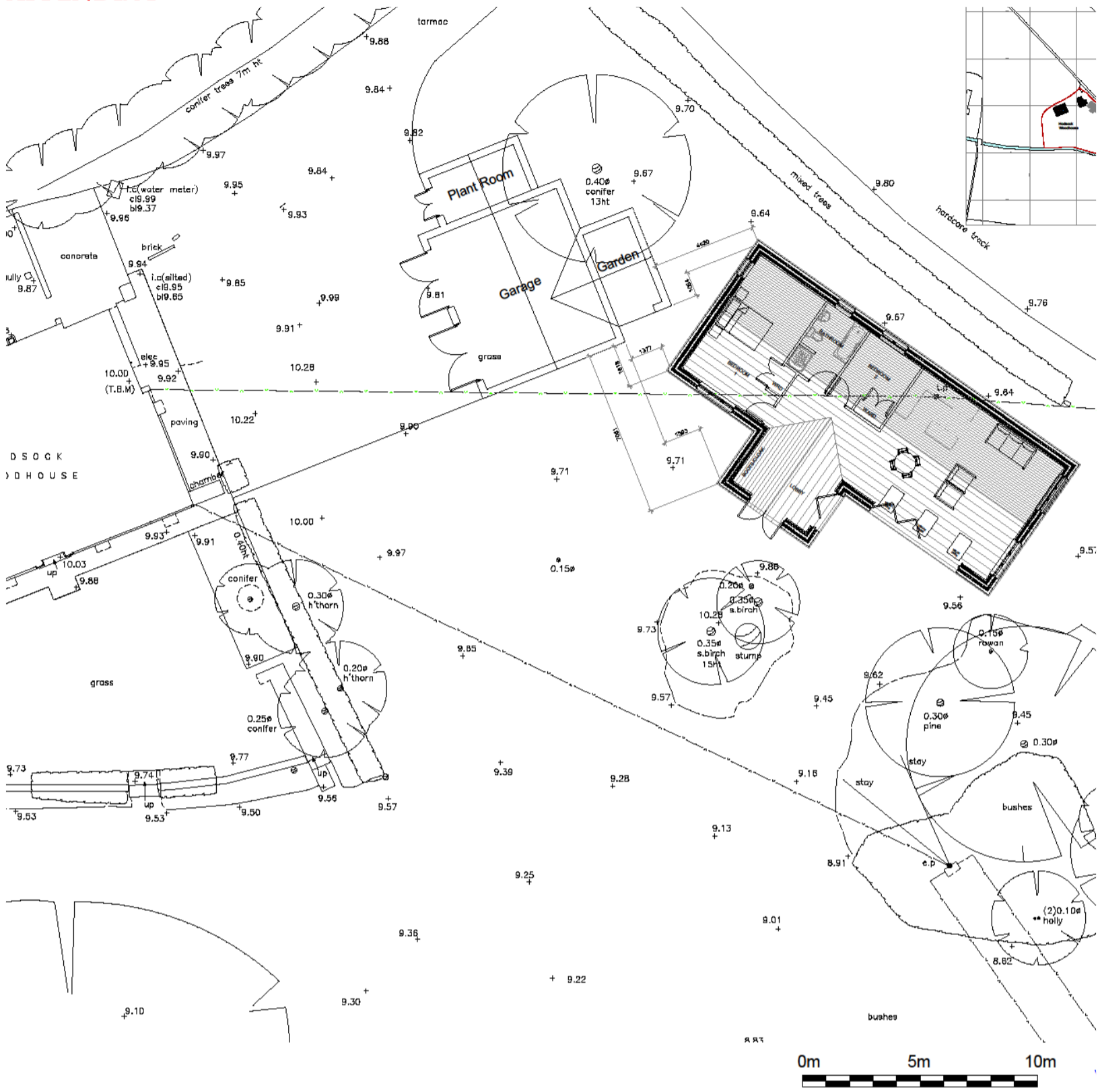
Listed Buildings in Hodsock

These numbers relate to the location plan in Appendix C Numbers need putting on the plan Information from

https://britishlistedbuildings.co.uk/search/?q=Hodsock#.Y_3Z-i-l30o

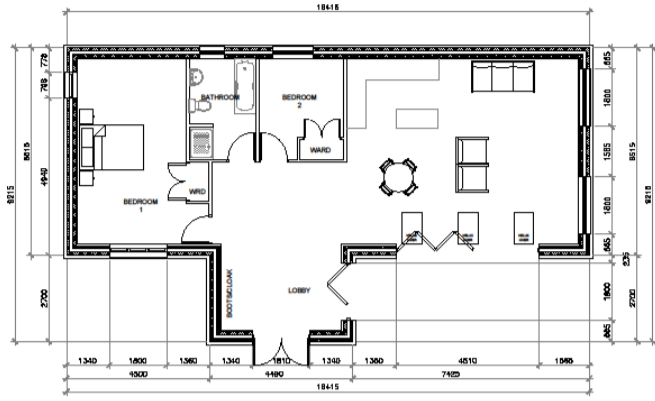
1. Hodsock House - Grade II
2. Hodsock Manor Farm - Grade II
3. Hodsock Park House - Grade II
4. Hodsock Priory Gatehouse and Bridge - Grade I
5. Hodsock Grange Farmhouse, Link Walls and Outbuildings - Grade II
6. Hodsock Woodhouse - Grade II
7. Hodsock Priory - Grade II
8. Blyth and Hodsock War Memorial - Grade II
9. Enclosure and Outbuildings to Farmyard at Hodsock Grange - Grade II
10. Dovecot Cottage - Grade II
11. Goldthorpe Farmhouse - Grade II
12. Bridge - Grade II
13. Barn at Goldthorpe Farm - Grade II
14. Langold War Memorial - Grade II
15. Goldthorpe Mill - Grade II
16. Forest Lodge - Grade II
17. Gatehouse at Forest Lodge - Grade II
18. Woodhouse at Forest Lodge - Grade II

APPENDIX F

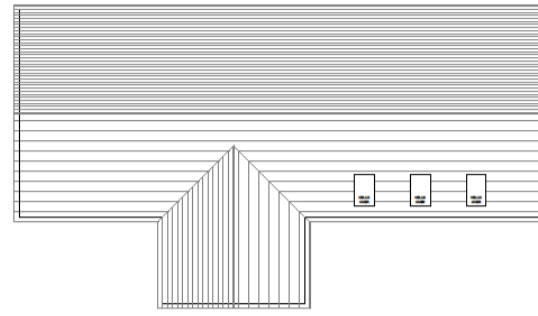


APPENDIX G

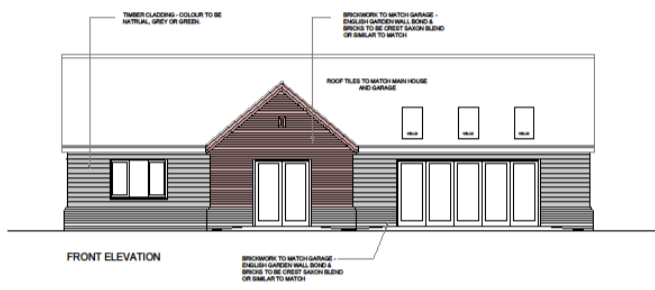
Proposed Plans & Elevations



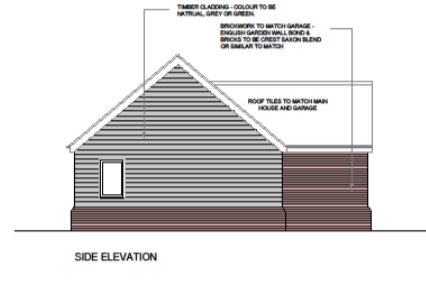
GROUND FLOOR PLAN



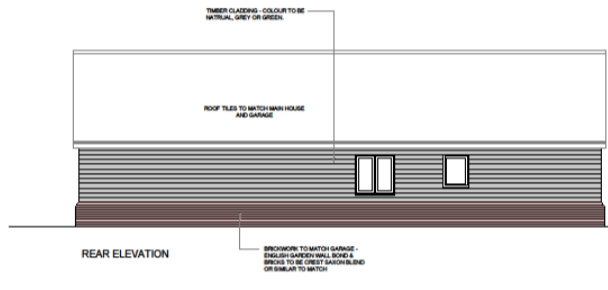
ROOF PLAN



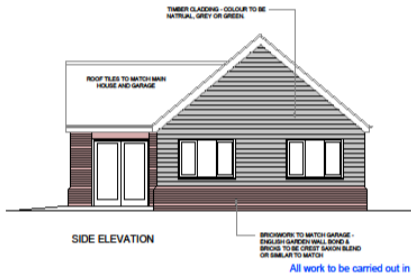
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

All work to be carried out in accordance with the requirements of the Building Regulations, Water Authority and the Construction (Design and Management) Regulations currently in force.

Do not scale from this drawing. Architect to be notified of any discrepancies.

Verify relevant dimensions on site before commencing work or preparing shop drawings.

Drawn	Decision	By	Date
Drawing Status: PLANNING			
79A WELLGATE, HOVEHAM, S60 2LZ Tel: 01709 365 964 Website: www.etonconstruction.com			
Project: Proposed Garden Annex at Hodsock Woodhouse, Langold			
Drawing: Proposed Floor Plans & Elevations			
Check: Dan & Beth			
Copyright - This drawing is subject to copyright and cannot be reproduced without the permission of this Company.			
Scale:	1:100 @A2	Date:	02.08.22
Drawing Number:	EC-53-10	Revised:	(6)
		Drawn by:	MW

APPENDIX H
Planning History

- [Additional Works Internally and External Perimeter Paving](#)

Hodsock Woodhouse Hodsock Lane Langold Worksop Nottinghamshire S81 OTF
Ref. No: 17/00951/LBA | Received: Thu 13 Jul 2017 | Validated: Wed 26 Jul 2017 | Status: Decided

- [Discharge of Conditions 3 and 7 for P.A. 16/01753/HSE - \(Erect Single Storey Detached Double Garage with Garden Store and Plant Room for New Wood chip Boiler. Erect Metal Entrance Gates with Brick Piers and Flanking Walls\)](#)

Hodsock Woodhouse Hodsock Lane Langold Worksop Nottinghamshire S81 OTF
Ref. No: 17/00881/COND | Received: Wed 28 Jun 2017 | Validated: Wed 28 Jun 2017 | Status: Decided

- [Erect Single Storey Detached Double Garage with Garden Store and Plant Room for New Wood chip Boiler. Erect Metal Entrance Gates with Brick Piers and Flanking Walls.](#)

Hodsock Woodhouse Hodsock Lane Langold Worksop Nottinghamshire S81 OTF
Ref. No: 16/01754/LBA | Received: Mon 19 Dec 2016 | Validated: Mon 19 Dec 2016 | Status: Decided

- [Erect Single Storey Detached Double Garage with Garden Store and Plant Room for New Wood chip Boiler. Erect Metal Entrance Gates with Brick Piers and Flanking Walls](#)

Hodsock Woodhouse Hodsock Lane Langold Worksop Nottinghamshire S81 OTF
Ref. No: 16/01753/HSE | Received: Mon 19 Dec 2016 | Validated: Tue 20 Dec 2016 | Status: Decided

- [Carry Out Internal Alterations and External Repairs to Property](#)

Hodsock Woodhouse Hodsock Lane Langold Worksop Nottinghamshire S81 OTF
Ref. No: 16/01502/LBA | Received: Mon 31 Oct 2016 | Validated: Mon 31 Oct 2016 | Status: Decided