

Concept Eight Architects
August 2023



HERITAGE STATEMENT LAMYATT LODGE

Quality Assurance

Site name: Lamyatt Lodge
Lamyatt
Shepton Mallet
Somerset
BA4 6NP

Client name: Concept Eight Architects

Type of report: Heritage Statement

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1.0 Introduction

- 1.1 This Heritage Statement has been produced by Bidwells on behalf of Concept Eight Architects to support the proposed alterations to Lamyatt Lodge, Lamyatt, Somerset, hereafter called 'the site'.
- 1.2 The site is located to the north-east of the village of Lamyatt. There are two listed buildings located within the site, including Lamyatt Lodge itself, which is listed Grade II. The site is also located the vicinity of a number of other designated assets and Scheduled Monuments. It is not located within a Conservation Area.



Figure 1 – Aerial identifying the location of the site, marked in red. (Google Maps)

- 1.3 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and an Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets identified, including the contribution made by setting. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on a heritage asset is being considered (Paragraphs 193-206).

Authorship

- 1.4 This document has been prepared by Sarah Wearing BA(Hons), Assistant Heritage Consultant, and reviewed by Daniele Haynes BA(Hons) MSc, Principal Heritage Consultant.

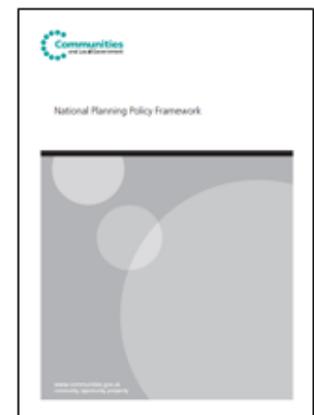
2.0 Heritage Legislation, Policy and Guidance Summary

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or 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.*”
 - Section 66(1) reads: “*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.*”
 - In relation to development on land within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”
- 2.2 As the site is not within a conservation area, Section 72(1) does not apply in this instance.

National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF) was revised in September 2023. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.4 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 189).
- 2.5 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 194).
- 2.6 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.



- 2.7 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention ‘*in-situ*’ of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.8 Paragraph 199 requires 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.*”
- 2.9 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.10 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- 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.”*

2.11 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 202 provides the following:

“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.”

2.12 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.13 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.

2.14 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

- 2.15 With regard to Conservation Areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. Whilst it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*
- 2.16 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create *‘beautiful and distinctive places’* (paragraph 127).
- 2.17 Paragraph 134 states that significant weight should be given to development which reflects local design polices, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings.

Planning Practice Guidance (PPG) (2019)

- 2.18 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.19 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 2.20 In particular, the PPG notes the following in relation to the evaluation of harm: *“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.”* (Ref ID: 18a-018-20190723).
- 2.21 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.
- 2.22 In relation to non-designated heritage assets, the NPPG explains the following:
“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”
- 2.23 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*
- 2.24 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008

- 2.25 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).



Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.26 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that *"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting."* (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.27 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness."* (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

- 2.28 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: *'A staged approach to proportionate decision taking'* provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

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

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.29 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities' decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.30 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England Local Heritage Listing: Identifying and Conserving Local Heritage Advice Note 7 (January 2021)

- 2.31 This document provides information on local heritage listing of heritage assets such as buildings, monuments, sites, places, areas or parks, gardens and other designed landscapes, to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).
- 2.32 The advice in the document focuses on the production and review of local heritage lists but also helps in the general identification of non-designated heritage assets.

Local Policy

Somerset Local Plan

- 2.33 From 1st March 2023, Somerset Council became the Local Planning Authority for the whole of Somerset, excluding Exmoor National Park. Going forward, they will be responsible for producing the Somerset Local Plan. Until the Somerset Local Plan is adopted, the existing Local Plans for the former District Councils will remain in place.

Mendip District Council Local Plan (2014)

- 2.34 The Mendip District Local Plan 2006-2029, Part I, is the statutory Development Plan for the district. It was formally adopted by Mendip District Council on 15th December 2014. It establishes

the council's vision and policies which will guide development in the area until 2029. The relevant policies are:

Policy DP1: Local Identity and Distinctiveness

- i. "All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district.*
- ii. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity. Such features may not always be designated or otherwise formally recognised.*
- iii. Where a development proposal would adversely affect or result in the loss of features or scenes recognised as being distinctive, the Council will balance up the significance of the feature or scene to the locality, the degree of impact the proposal would have upon it, and the wider benefits which would arise from the proposal if it were approved. Any decisions will also take into account efforts made by the applicant to viably preserve the feature, avoid, minimise and/or mitigate negative effects and the need for the proposal to take place in that location."*

Policy DP3: Heritage Conservation

"Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.

- 1. Proposals affecting a Heritage Asset in Mendip will be required to:
 - a. Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.*
 - b. Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.**
- 2. Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.*
- 3. Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places."*

Policy DP4: Mendip's Landscapes

“Mendip district is defined by its landscapes. Proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location[...]

Outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the “Landscape Assessment of Mendip District.”

Policy DP7: Design and Amenity of New Development

“The Local Planning Authority will support high quality design which results in usable, durable, adaptable, sustainable and attractive places.

1. *Proposals for new development should demonstrate that they:*
 - a. *Are of a scale, mass, form and layout appropriate to the local context*
 - b. *Protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants.*
 - c. *Optimise the potential of the site in a manner consistent with other requirements of this policy*
 - d. *Incorporate all practical measures to achieve energy efficiency through siting, layout and design*
 - e. *Maximise opportunities for:*
 - i. *The use of sustainable construction techniques*
 - ii. *The use of sustainable drainage systems*
 - iii. *Renewable energy generation on site*
 - iv. *The use of water efficiency measures, recycling and conservation*
 - v. *New residents to minimise, re-use or recycle waste*
 - f. *Use locally sourced or recycled materials wherever practically possible [...]*

2.35 The following Strategic Objectives are relevant:

“20. Create well designed places that are safe and responsive to their surroundings, whether built, natural or cultural, whilst maintaining and enhancing the historic environment.”

21. Deliver new development that makes efficient use of the land, using sustainable methods of construction and utilising technologies that minimises their environmental running costs.”

Supplementary Planning Guidance

Listed Buildings Guidance Document (2015)

- 2.36 Section 3, Carrying Out Alterations:
- *3.4 If alterations are to be carried out they should be done in sympathy with the building's character but not necessarily as a slavish copy of it [...] many historic buildings developed haphazardly over the years with additions and alterations carried out at different times in different styles as the fashion of the time dictated and are indicative of the building's evolution. These may all contribute to the overall character [...]*
 - *3.7 It is possible to carry out new work in a traditional way without seeking to imitate any particular period. This can be done through the use of appropriate detailing and materials.*
 - *3.8 In some cases alterations should be honestly contemporary in style and nature to allow the evolution of the building to be easily read, however, this approach would not be appropriate if it had a detrimental impact on the historic character of the building.*
 - *3.9 All alterations to a listed building should be of the highest quality.*
 - *3.10 The repair and re-use of existing materials from a listed building is sometimes to be encouraged for example, salvaged materials are valuable for when repairing listed buildings in a like-for-like manner. However, it is advised that when carrying out major works to a listed building that new natural materials are used.*
- 2.37 Section 4, External Alterations:
- *4.2 The building is listed in its entirety and any unsympathetic alteration diminishes its architectural and historical interest as a whole*
- 2.38 Section 6, Extensions:
- *6.2 Listed buildings vary tremendously in the extent to which they can sustain modern extensions without damaging their character. Small cottages and lodges present special problems, particularly if designed in a uniform style. Because of the scale of such buildings only the most minimal of extensions can be accommodated without drawing focus away from the principal building and compromising their distinct character*
 - *6.3 The design of an extension should always be subservient to the existing building and distinct from it so that it can be clearly recognised as an addition. It should, however, harmonise with the original structure in its form.*
 - *6.4 In some cases a traditional approach should be taken using matching materials and details. However, in other cases a more contemporary style of extension of high quality design may be the better option.*
 - *6.5 The position for an extension should be carefully considered so that it does not obscure or destroy interesting features such as doorways and windows or upset the visual balance of a principal elevation.*
 - *6.6 The forming of new openings should always be avoided where possible so that the minimum amount of historic fabric is lost as a result of the works.*

Household Extension Design Guide (1993)

2.39 The Household Extension Design Guide gives advice to achieve ‘sympathetic’ house extensions. It looks at three main areas: an extension’s effect upon the existing house; its effect upon the house’s setting; and its effect on the quality of life of the neighbours.

- *An extension has to consider the style of the existing house to be successful. [...] By paying respect to roof pitch, size, materials, window and door openings [they can] form attractive additions.*
- *A house will form part of a streetscape, townscape or landscape. An extension must respect this setting.*

3.0 Methodology

Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2: Glossary).
- 3.2 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.3 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.4 However, the PPG goes on to clarify that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Meaning of Significance

- 3.5 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)
- 3.6 The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 3.7 The British Standards BS7913 (2013) notes that “the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. There are many different ways in which heritage values can be assessed.”
- 3.8 Significance can therefore be considered to be formed by a collection of values.

Assessment of Significance

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 194 of the NPPF.

- 3.10 The Historic England document ‘Conservation Principles’ states that “understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.”
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.

- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘*Conservation Principles*’ sets out a grouping of values as follows:

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.*’ (Page 28)

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.*’ (Pages 30-31)

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.*’ (Pages 28-30)

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*

eneration 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". (Pages 31-32)

- 3.13 Historic England advice Note 12 notes that 'interest may be archeological, architectural, artistic or historic.
- 3.14 The British Standards set out a simpler approach which '*is to think of a historic building's significance as comprising individual heritage values*'. These could include townscape characteristics, artistic value, educational value and identity or belonging amongst others.
- 3.15 It is therefore clear that value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England's Conservation Principles defines setting as "an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape."
- 3.18 It goes on to state that "context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places" (page 39).
- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

- 3.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established ‘James Semple Kerr method’ which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.23 The first stage of our approach is to carry out a thoroughly-researched assessment of the significance of the heritage asset, in order to understand its value:

Table 1 Assessment of Significance

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, 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	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated 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. Registered Parks & Gardens, 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	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. 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.
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3.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets ‘sensitivity to change’. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.25 An asset’s sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, ‘change’ does not in itself imply harm, and can be neutral, positive or negative in effect).

3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

Table 2 Assessment of Sensitivity

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.27 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the ‘magnitude’ of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

Table 3 Assessment of Impact

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</p>

	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.
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 brought 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 effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Summary of Assessment

- 3.28 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 194 of the National Planning Policy Framework.

Research Methodology

- 3.29 This Heritage Statement is the result of a robust process which assesses relevant documentary research (including HER records, maps, drawings and reports, as well as, archive material where relevant) and professional judgment.
- 3.30 A site visit to inform the assessments being made was undertaken in November 2022.

4.0 Historic Context

- 4.1 The hamlet of Lamyatt is sheltered by the large L-shaped Creech Hill to east and north-east, with tributaries of the River Alham to the north and west and the River Brue to the south of the parish.
- 4.2 The area around Lamyatt appears to have been an important strategic location in the early Iron Age, with a slight univallate hillfort at Fox Covert constructed on the northern spur of Creech Hill. At the southern summit of Creech Hill, known as Lamyatt Beacon, the remains of a late 3rd century Romano-Celtic temple were found. The temple was in use until the early 5th century, corresponding with the end of the Roman period in Britain.
- 4.3 At the remains of the Romano-Celtic temple was also a small cemetery with Saxon burials dating from between 559 and 782 A.D, long after the temple was abandoned. This shows that it was still considered a sacred site hundreds of years later.
- 4.4 Lamyatt appears in the Domesday Book of 1086 as *Lamieta*. The name Lamyatt derives from *Lamb-geat*, meaning ‘lamb gate’ in Old English. It appears to have been a large settlement of an estimated 21 households, belonging to Glastonbury Abbey, with a mixture of arable fields, meadow, pasture, and woodlands. In 1086, the Manor of Lamyatt was let to Nigel the Doctor, one of William the Conqueror’s physicians.
- 4.5 Saxon Lamyatt was significantly larger than the hamlet it is today, with signs of the early-medieval village to both the east and west of the modern settlement, lying along a Roman road running east-west. A survey by Bristol University suggested there were originally 15 house platforms fronting the straight road which may originally have been Roman and connected the temple at Lamyatt Beacon with the Fosse Way. A charter from the 9th century suggests that the road was disused long before the Norman Conquest.
- 4.6 The parish church, the Church of St Mary and St John, dates from the 13th to the 15th century and is in the Perpendicular style, constructed of coursed rubble, with some ashlar and stone dressings.

Map Regression

- 4.7 An initial review of available historic maps has been undertaken to assist in the understanding of a site. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable - particularly the later Ordnance Survey (OS) maps - and taken together with written archival data and physical evidence can help to refine the history of a site.
- 4.8 Lamyatt was clearly a village of some significance as it appears (as ‘Lamyat’) on very early maps of Somerset, including Christopher Saxton’s 1579 engraving, Joan Blau’s 1646 map, and Eman Bowen’s 1750 map.



Figure 2 – Christopher Saxton's 1547 map 'Somersetensium Comitatus' (Old Maps Online – British Library)

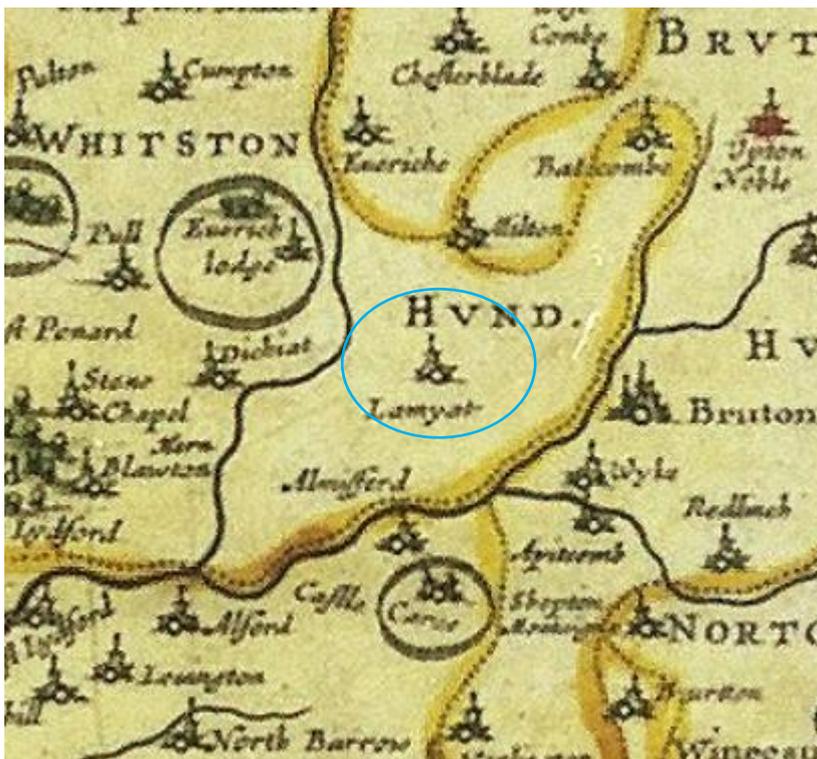


Figure 3 – Joan Blau's 1646 map 'Somersetensis comitatus' (Old Maps Online – Universitat Bern)



Figure 4 – Eman Bowen’s Map of 1750 ‘An improved map of the county of Somerset’ (Old Maps Online – Universitat Bern)

4.9 Lamyatt Lodge is located at a bend in the road between Lamyatt and Milton Clevedon, on the western slopes of Creech Hill. The first record found for the property is from November 1833, when it was placed for let by the owner Mr George Welch, in an advert in the *Sherborne Mercury*:

“Country Residence to let – to be let, from 25th March next, for a term if desired, A very Genteel Modern-built Residence, in complete repair, called Belle Vue, delightfully situated in Lamyatt, Somerset, upon an eminence on the Western side of Creech Hill, and commanding very extensive views of a fine and fertile country; containing an entrance hall, dining parlour, and drawing room of good dimensions, kitchen, pantries, two capital underground cellars, and all requisite domestic Offices, six bedrooms, with closets, and a principal and back staircase; Stable, Gig-house, Yard and Garden; together with Four Closes of rich Meadow and Orchard Land (about 26 acres), contiguous to the House, with Barton, Stall, &c., the whole or any part of which may be rented therewith or not, at the option of the Tenant.”

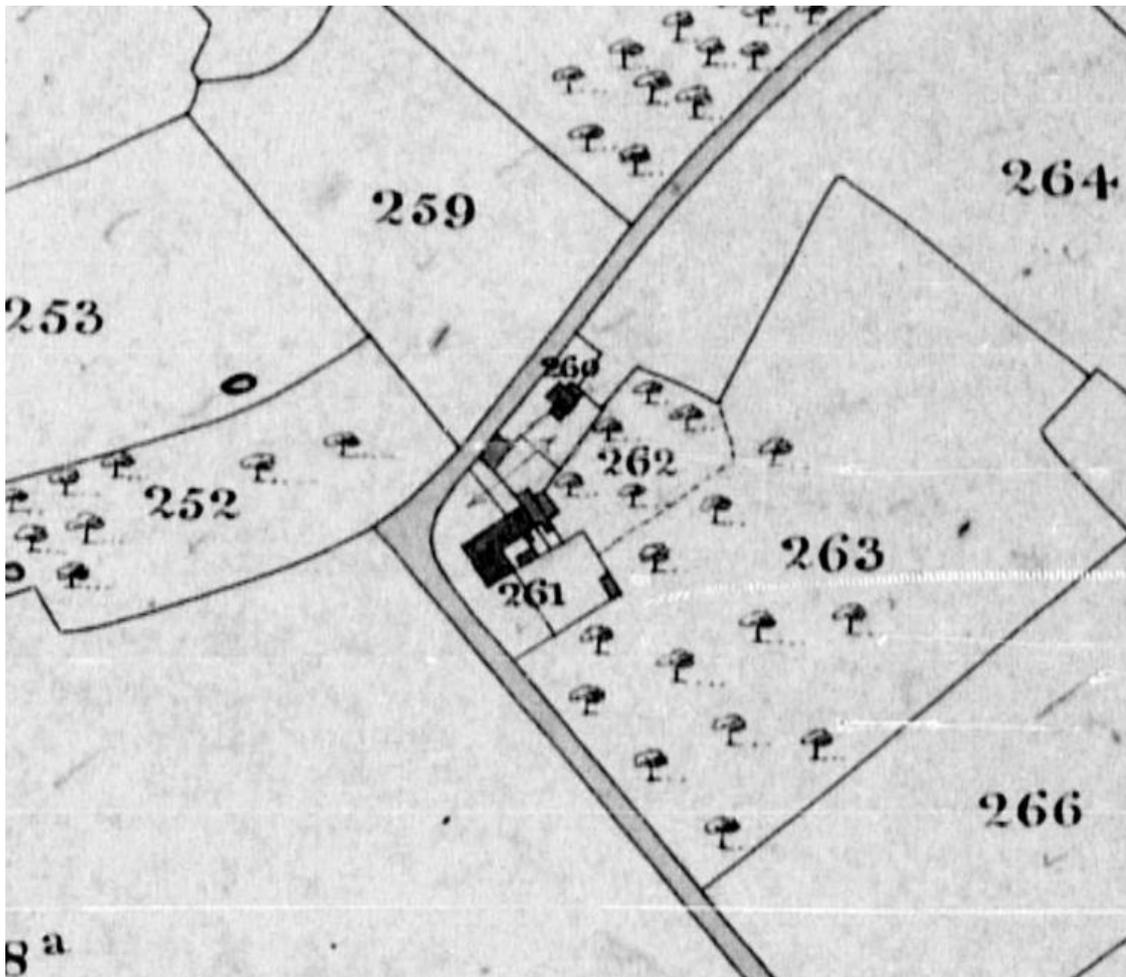


Figure 5 – Tithe apportionment map, 1839 (The National Archives)

- 4.10 The property appears in the 1839 Lamyatt Tithe Map, with the house and surrounding fields in the ownership of Mr George Welch, described in the 1851 census as a Farmer of 100 acres, employing 4 labourers. Mr Welch was local, being born in Milton Clevedon to the north of Lamyatt, in 1788.
- 4.11 Plot 261 is marked on the Tithe records as 'Dwelling house, Outbuildings, Yards, Barton and Garden'. Plot 260 is 'Cottage and Garden'.
- 4.12 As can be seen from the Tithe Map, the house has an L-shaped plan, with projections to the east and west of the north end of the 'L'. There is an additional rectangular building nestled within the 'L' and two additional rectangular buildings to the north adjacent to the road, the northernmost being the Cottage, alongside a small rectangular building to the east within the garden of the main house. The property is surrounded by orchards to the north and east, and pastureland to the south.
- 4.13 The property is advertised for rental again May 1863, in the *Bristol Mercury*, with the description now mentioning a 'breakfast-room' alongside the dining and drawing rooms, as well as "two walled-in gardens, stocked with choice fruit trees; a good greenhouse, three-stalled stable, coach-house" as well as the Cottage.
- 4.14 Following George Welch's death in 1852, his widow Mary Anne moved into the Cottage, known as Belle Vue Cottage, until her death in 1877. The main house continued to be let, being

unoccupied in the 1881 census, but with Belle Vue Cottage housing George Parsons, a Groom and Gardener, and his family.

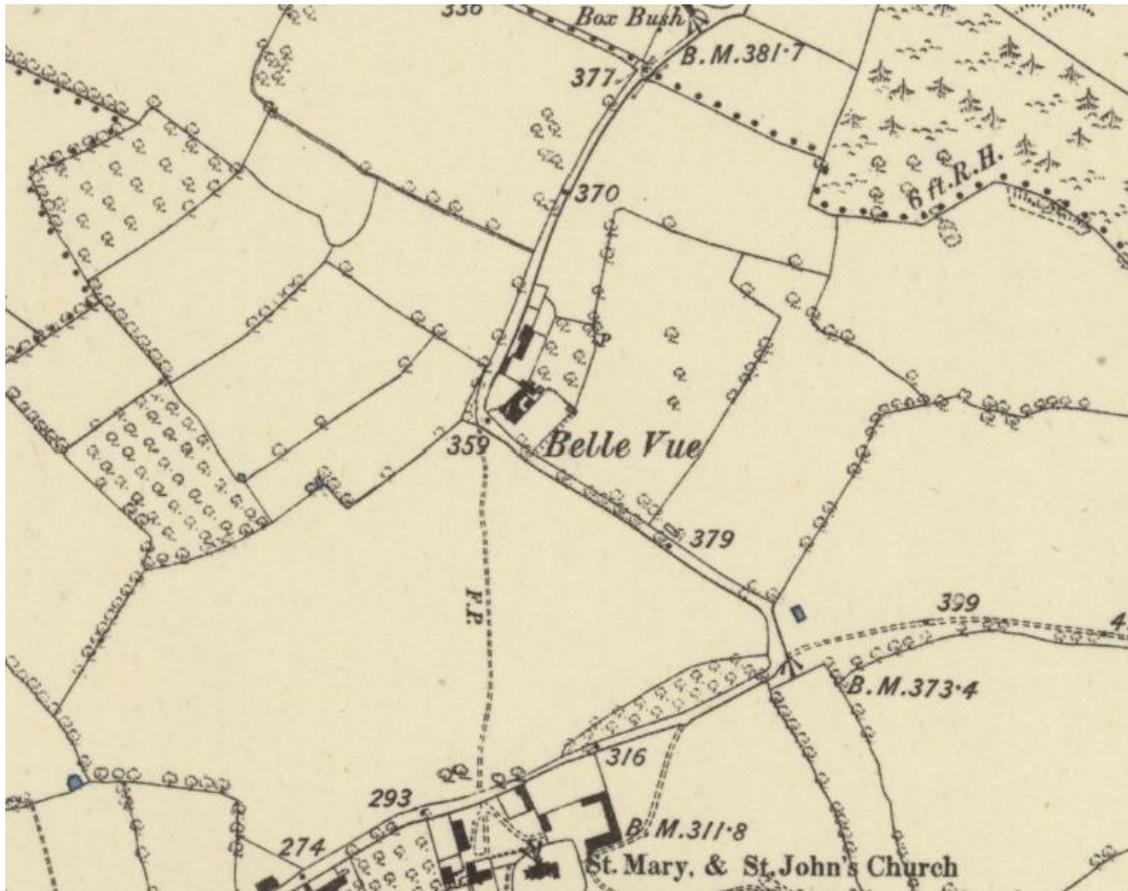


Figure 6 – Extract from OS Map – Somerset Sheet LIV.SW (Six-Inch) – Surveyed 1884, Published 1885

4.15 Figure 6, from the 1885 Ordnance Survey Map, shows the property, marked as *Belle Vue*. The garden to the east is no longer split in two and Belle Vue Cottage appears to have been extended since the Tithe Map, likely with the addition of a stable block.

4.16 The wider setting is open fields with mixed woodland as the land raises to the north-west, followed by furze as the land gains height. The site is within a bend of the road between Lamyatt and Milton Clevedon and a footpath to Lamyatt village joins the road at this point.

4.17 The 1886 OS Map shows more detail regarding the shape of the buildings on the plot. Figures 4 and 5 show the main house and surrounding buildings in detail.



Figure 7 – Enlargement of 'Belle Vue' house

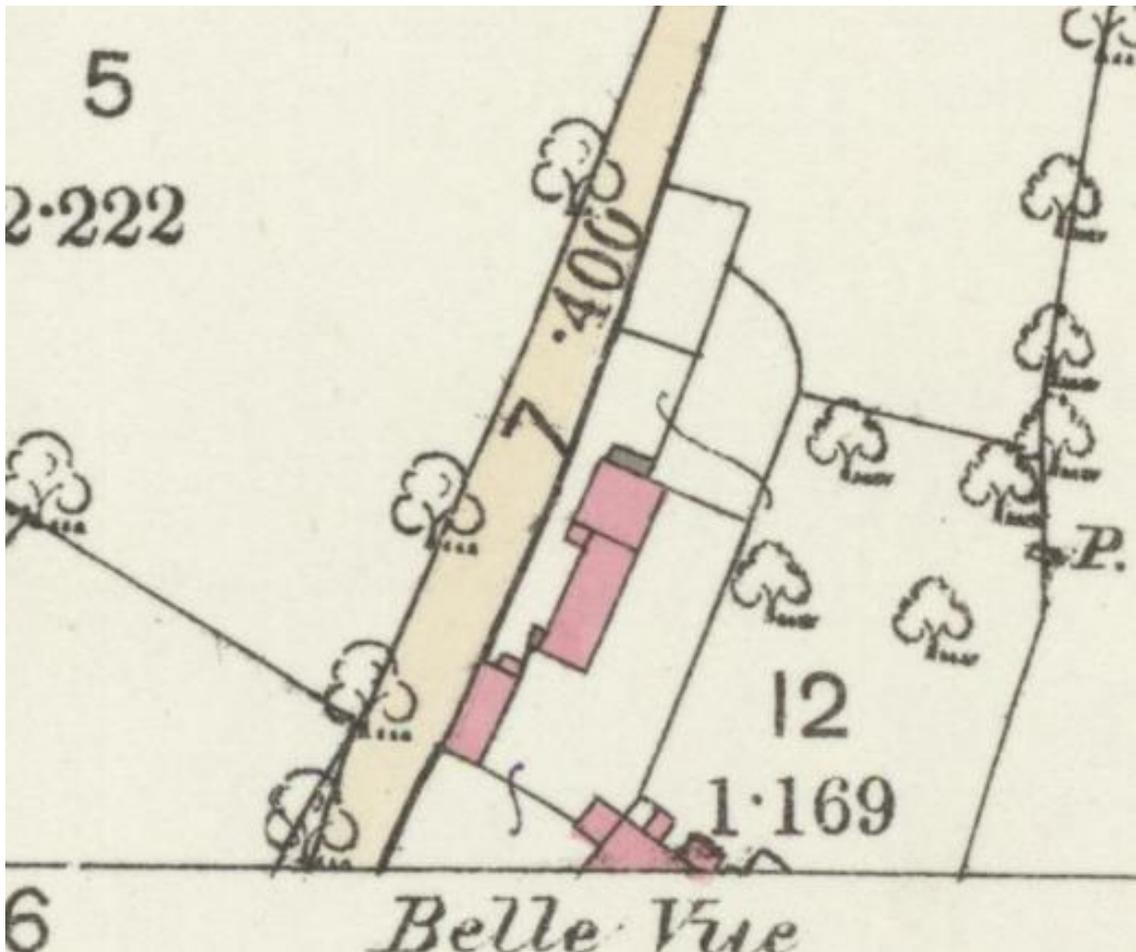


Figure 8 – Extract from OS Map – Somerset LIV.10 (25 inch). Surveyed 1885, Published 1886.

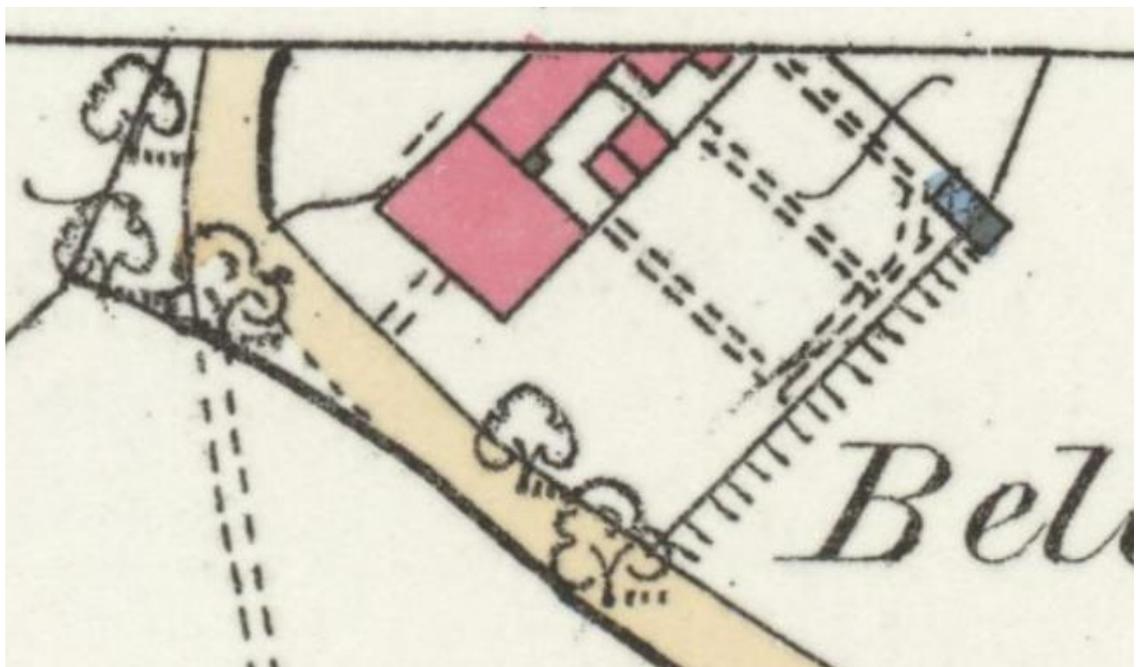


Figure 9 – Extract from OS Map – Somerset LIV.14 (25 inch). Surveyed 1885, Published 1886.

4.18 A more detailed view shows that the small building in the garden is glazed – presumably the greenhouse mentioned in the rental listing. The extension to the Cottage is actually the

construction of an attached outbuilding (now a barn). There are also a series of paths within the garden, suggesting a formal garden.

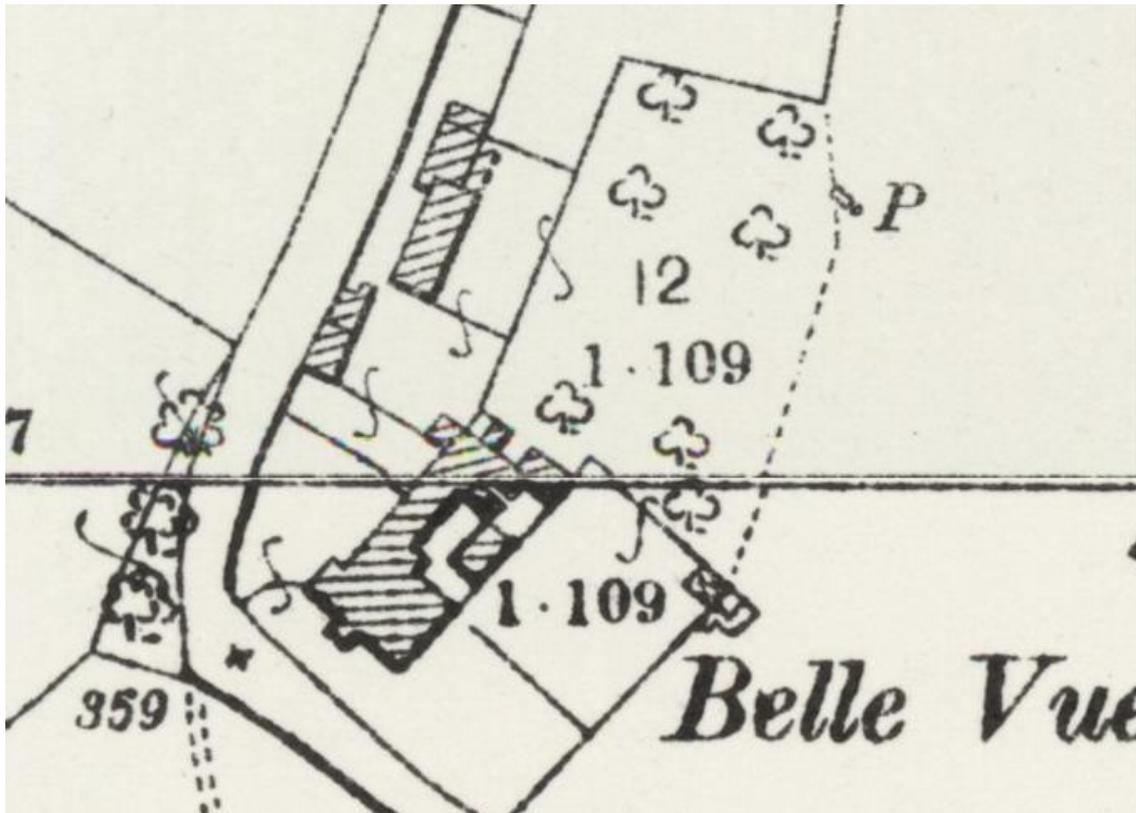


Figure 10 – Extract from OS Map Somerset LIV.10 and LIV.14 (25-inch), Revised 1901, Published 1903.

- 4.19 The 1903 OS map shows the relationship between the Cottage and the adjoining barn, with it being offset from the dwelling. The main house of *Belle Vue* is substantially the same, although the porch is now visible, but this could just be a stylistic choice rather than inferring it didn't exist before 1903. There also appears to be a projection of the building in the south-west corner which had not been visible on the previous maps.
- 4.20 The below plan of the ground floor of the house shows the layout of the building in 1906. This plan shows that the formal spaces were contained in the 19th century range with the original house being used as a service range. Behind the two ranges was an inner yard and rosery with formal gardens to the east of the courtyard wall. To the west of the house were kitchen gardens and two yards, an outer yard and a stable yard separated by an intervening wall.



Figure 11 – Extract from “Plan shewing Drainage and Water Supply executed for Major Charles Hall”, 1906 showing the ground floor plan of Lamyatt Lodge

- 4.21 The plan also shows the layout of the wider estate. This plan shows the existing outbuildings on the site. It also shows that horse riding facilities beyond the formal gardens of the house.

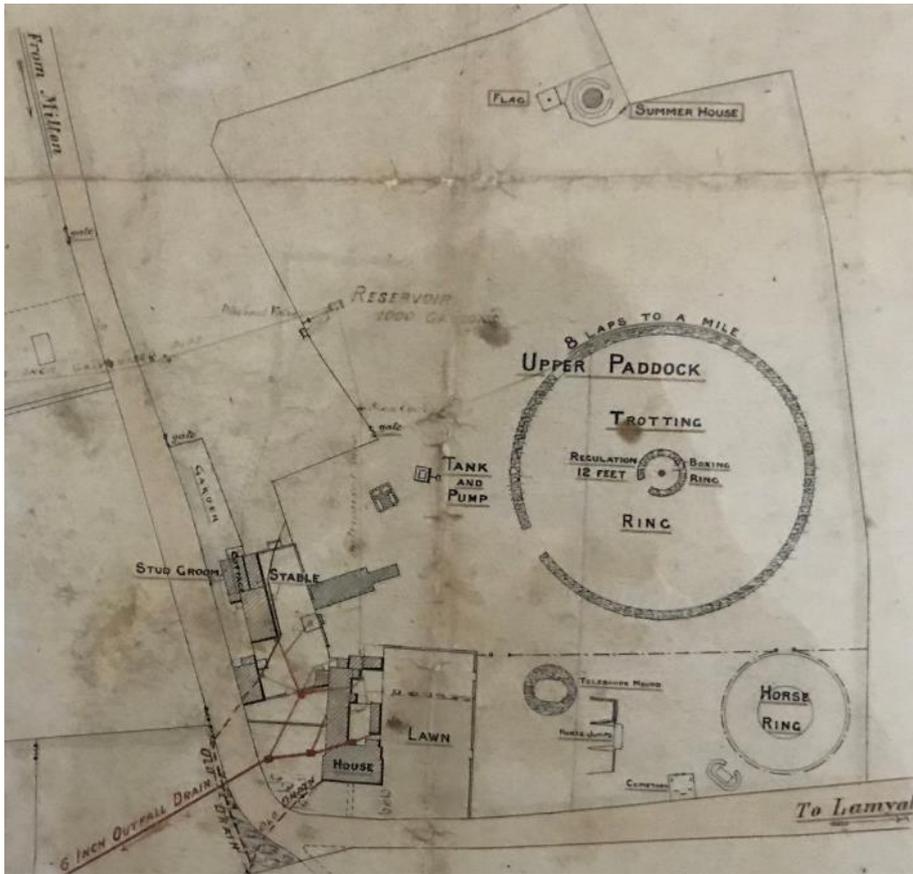


Figure 12 – Extract from the “Plan shewing Drainage and Water Supply executed for Major Charles Hall”, 1906 showing the estate around Lamyatt Lodge.

4.22 The name changes from *Belle Vue* to *Lamyatt Lodge* in 1906, when it is occupied by Major Charles Hall. New technologies, such as a piped water supply and drainage, and acetylene gas installation are added to the property during this time. There is also a large Coach-house and Motor Garage added to the north of the property.

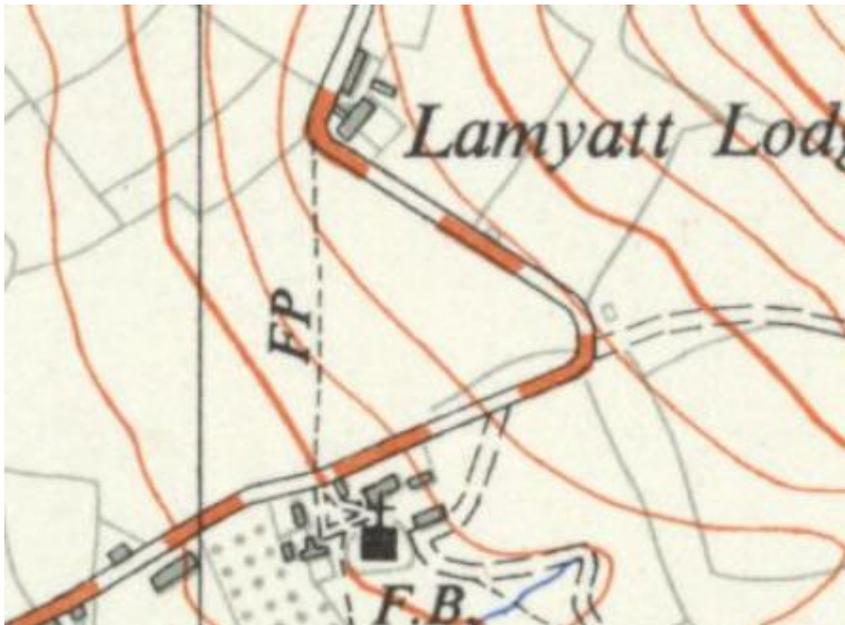


Figure 13 – Extract from OS Map ST63-C (1:25,000), Published 1958.

- 4.23 In Figure 14, although the scale is quite small, the main house, the cottage and the coach-house are visible, along with another narrow construction leading from the main house to the road at the bend. In the more detailed 1962 OS Map below, the narrow west facing projection is shown to form a part of the main house.



Figure 14 – Extract from OS Map ST63NE-A, Published 1962

Planning History

- 4.24 The following planning history for the site is available on Mendip District Council's online planning search facility:
- 110109/000 and 110109/001 - Demolition of outbuildings, erection of two small extensions one on north east elevation and one on south east elevation, internal and external alterations, alterations to courtyard walls, as amended by letter dated 9 June 1992 – Approved September 1992
 - 110109/002 and 110109/003 - Demolition of outbuildings, erection of two small extensions to rear, internal and external alterations and alterations to courtyard, re-roofing including felting, re-battening and re-slating (using new natural slates) as detailed in letter dated 12.02.93 – Approved February 1993

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which relate to the site. In the case of this application submission, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are other built heritage assets within the local surrounding area, the location and significance of many of them results in them having no perceptible relationship with the proposed development site. For this reason, only the built heritage assets which may be considered to be affected by the proposals have been identified.
- 5.3 In the case of this application, the following built heritage assets are located within the vicinity of the site. Due to their location, positioning and significance, they have the potential to be affected by the proposed development:
1. Lamyatt Lodge (Grade II)
 2. Railings on roadside to frontage of Lamyatt Lodge (Grade II)
 3. Hillfort at Fox Covert, 550m northeast of Lamyatt Lodge (Scheduled Monument)
 4. Church of St Mary and St John (Grade II*)
 5. Large Barn to east end of Church of St Mary and St John (Grade II)
 6. The Manor House (Grade II)

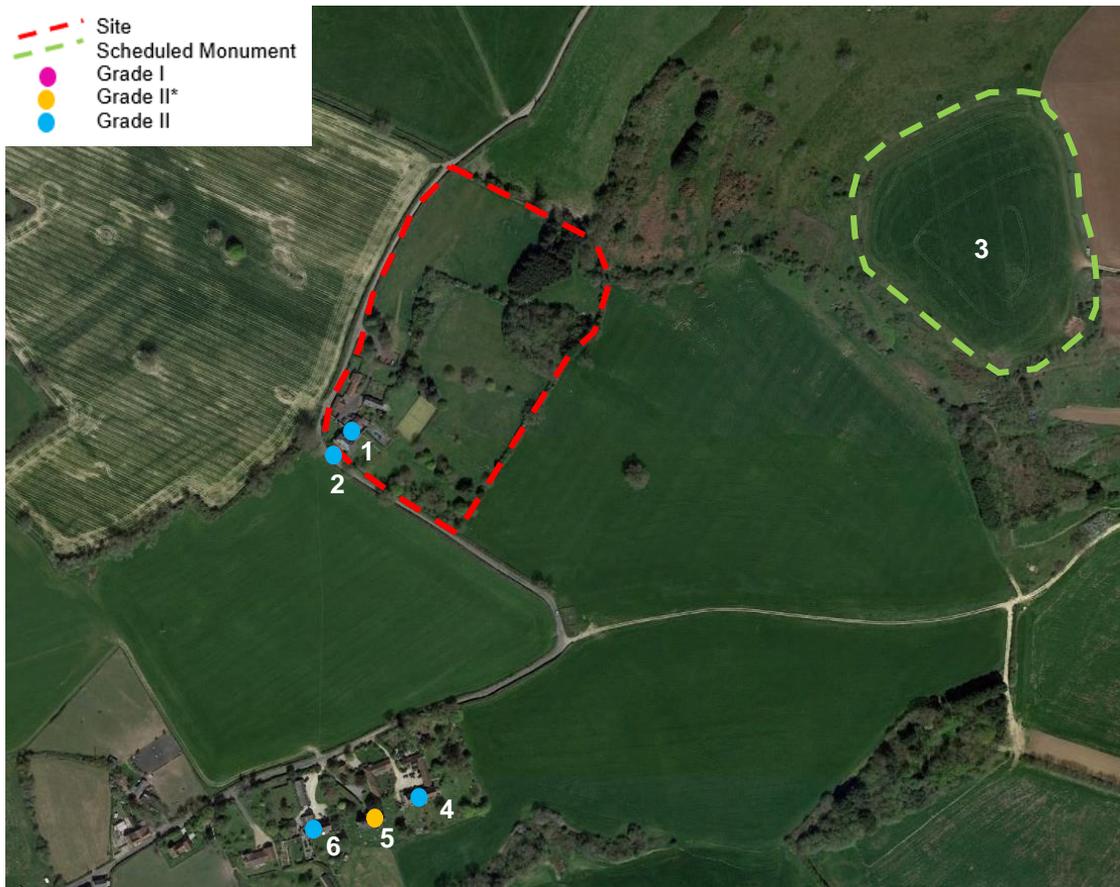


Figure 17 - Aerial showing the location of the assets listed above (Google Earth).

- 5.4 The two Grade II listed tombs within the Churchyard of the Church of St Mary and St John are not assessed as they are located to the south of the Church and have no visual relationship with the application site, due to the scale of the assets, intervening form of the Church and trees as well as the distance between the assets and the site.
- 5.5 All relevant Statutory List descriptions can be found in **Appendix 1**. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.

6.0 Significance Assessment

- 6.1 The below evaluation of significance and subsequent conclusions have been assessed in line with the methodology outlined in Section 3 and consider the following:
- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
 - Historic England ‘Conservation Principles: Policies and Guidance’;
 - British Standard 7913 (2013) Guide to the ‘Conservation of Historic Buildings’;
 - Guidance set out in Historic England advice notes.

Lamyatt Lodge – Grade II Listed Building

- 6.2 Lamyatt Lodge is located on the east side of the road between Lamyatt and Milton Clevedon. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 25th February 1988, at Grade II.
- 6.3 The building is L-shaped in form, nestled in a bend in the road, with the formal Georgian frontage facing south towards Lamyatt. The south elevation is an ashlar-fronted, symmetrical three-bay façade with a central doorway, topped with a semi-circular fanlight above, and framed within a Tuscan portico. The windows are 16-pane sash windows in shallow segmental-headed recesses. The rear wing is the original farmhouse, constructed from local rubblestone and dating from the 18th century, with the formal Georgian frontage to the south being added in the early 19th century. With this addition, the original building behind became the service rooms for the new main house.
- 6.4 Behind the ranges was an inner courtyard, with a lean-to outbuilding contained within, which is visible on the OS maps above. The original driveway entrance was directly from the road to the west of the rear wing into an outer courtyard, which would have access to the stable yard and coach-house directly to the north. There was a passageway approximately halfway down the rear wing allowing pedestrian access into the inner courtyard behind.



Figure 18 – View of the formal 19th century frontage of Lamyatt Lodge.



Figure 19 – View of the original range. The access door is traditionally designed, but the stonework suggests that alterations have been made to the access into the property.



Figure 20 – The front 19th century range is formed of ashlar which contrasts to the rubblestone of the original range.



Figure 21 – View of the house from the east. The steep topography has resulted in the building being 'sunk' into the landscape. To the rear is a modern pool terrace. The historic wall of the courtyard can be seen just beyond the pool terrace.



Figure 22 – Within the walled courtyard modern infill structures have been added.



Figure 23 – The historic courtyard wall can still be seen, and a greenhouse has been added into the north of the space.



Figure 24 – The historic staircase remains in the 19th century range.



Figure 25 – Some historic cornicing also survives in the 19th century range; this example survives in the front eastern ground floor room.



Figure 26 – In the earlier range the floors are a mix of historic and false flagstones.



Figure 27 – The rooms retain little historic detailing in the original range.



Figure 28 – However, the range retains an historic chimney in the kitchen space.



Figure 29 – View from the original range looking toward the front of the Georgian range.



Figure 30 – Some historic features survive at first floor level including fire surrounds in the front rooms.



Figure 31 – View from the 19th century range looking toward the first floor of the rear range which is of a lower floor level.



Figure 32 – The upper floor of the original farmhouse range is internally stepped.

- 6.5 Internally the building retains some historic detailing and fixtures such as fire surrounds and corncicing. This is particularly notable in the formal front range whilst the rear range is simpler in its design, reflecting its humbler origins.
- 6.6 Whilst the building is not known to be associated with an architect of note, it was associated with local Farmer and landlord George Welch. The building has however, always been a private dwelling and as such the ability for the public to appreciate it is restricted to the external elevations which are visible from the public streetscape.
- 6.7 Overall, Lamyatt Lodge is considered to hold a **good** level of significance in heritage terms as a result of its surviving fabric, planform and detailing, as well as its association with local people of note.

Setting

- 6.8 Lamyatt Lodge is situated on the western slopes of Creech Hill, overlooking the surrounding countryside and the hamlet of Lamyatt. It is located on a narrow, single-track road with thick hedging either side, giving it an isolated, rural feel.
- 6.9 The property is still set within the pasturelands that originally surrounded the Lodge and there has been very little subsequent development, meaning that the Lodge is still in a setting close to that of when it was first constructed.
- 6.10 The building's plot remains green in character but the landscaped gardens immediately adjacent to the house are no longer landscaped as shown on early maps, reducing the quality of the domestic part of the plot. To the north, the outbuildings appear to have been modernised in many cases with modern squared rubblestone added to some of the front elevations, infilling the open sided character of the stables and creating a projecting porch on the front of the cart shed. The outbuildings also now have a storage us and as a result have a somewhat dilapidated appearance. Nevertheless, the rear, former farmyard area of the property continues to have a busy more public character which contrasts with the quiet and private character of the domestic gardens to the south and east.
- 6.11 As such the setting of Lamyatt Lodge is considered to make a **moderate beneficial** contribution to its significance.

Railings on roadside to frontage of Lamyatt Lodge – Grade II Listed Structure

- 6.12 The railings on the roadside to the frontage of Lamyatt Lodge are located on the north side of the road between Lamyatt and Milton Clevedon. They were added to the Statutory List of Buildings of Special Architectural or Historic Interest on 25th February 1988, at Grade II.
- 6.13 The railings date from the early 19th century, added at the same time as the formal Georgian frontage. They are made from wrought iron and dressed stone, being a run of simple spear-capped railings on a low plinth, with a central gate in conforming style and end piers with pyramidal caps.
- 6.14 The railings demarcate the formal frontage to the house, separating it from the roadway and offering pedestrian passage to the formal front door through the gate. The railings are only present in the stretch in front of the south elevation of the house and do not continue around the property. At the western end, the pillar meets a coursed rubble garden wall and at the eastern a pillar, there is a small fragment of garden wall before the boundary is demarcated by large established hedging. It is unclear whether a boundary wall continues within the hedging.

- 6.15 Overall, the railings on the roadside to the frontage of Lamyatt Lodge is considered to hold a **moderate** level of significance in heritage terms due to its retained historic fabric and design.

Setting

- 6.16 The railings provide the boundary between the roadway and the formal front garden of Lamyatt Lodge and have a formal lawn with ornamental hedging and stone urns, in front of the Georgian façade of the Lodge, providing an elegant change in landscaping from the surrounding countryside. The rest of the gardens and house cannot be seen from the railings at the roadside, making the formal garden at the front feel secluded from the main gardens of the property.
- 6.17 As such the setting of the railings is considered to make a **moderate beneficial** contribution to their significance.

Contribution of the Site to Setting

- 6.18 The site is located approximately 15 metres to the east of the railings, within the main gardens to the east of Lamyatt Lodge, forming part of the asset's setting. The railings were installed to mark the private gardens of Lamyatt Lodge and therefore, the site is considered to make a **high beneficial** contribution to their significance.

Hillfort at Fox Covert, 550m northeast of Lamyatt Lodge – Scheduled Monument

- 6.19 The hillfort at Fox Covert is located on the east side of the road between Lamyatt and Milton Clevedon. It was added to the Statutory List of Scheduled Monuments on 3rd March 1977.
- 6.20 The monument includes a slight univallate hillfort situated at the west end of a steep sided spur. The earthworks enclose approximately 3.25 ha and are for the most part determined by natural contours, except at the east end where it cuts across the spur. At the east end, the defences include a substantial outer ditch of 7.5 metres wide and originally around 1.8 metres deep. Despite damage from quarrying and ploughing, the hillfort is considered to have survived comparatively well.
- 6.21 Overall, the Hillfort is considered to retain a **good/high** level of heritage significance.
- 6.22 As there are no above-ground remains, it is only the impact on setting that we are able to address in our report.

Setting

- 6.23 The hillfort is located on the western spur of Creech Hill, which rises to around 195 metres above sea-level. It is the highest hill in the area and offers 360-degree views across the Somerset countryside, providing a strategic and symbolic location.
- 6.24 Apart from the disused quarry adjacent to the hillfort, there has been very little development in the surrounding area, with the monument surrounded by open fields and woodlands.
- 6.25 As such the setting of the Hillfort at Fox Covert is considered to make a **moderate beneficial** contribution to its significance.

Contribution of the Site to Setting

- 6.26 The site is located approximately 550m to the southwest of the Hillfort at Fox Covert, forming part of the asset's wider setting. The site is on the western slope of Creech Hill, directly below the hillfort, however some intervening areas of woodland on the lower slope blocks views towards the property. Therefore, the site is considered to form a **neutral** aspect of the Hillfort at Fox Covert's setting.

The Church of St Mary and St John – Grade II* Listed Building

- 6.27 The Church of St Mary and St John is located on the south side of the road through Lamyatt towards Milton Clevedon. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 25th February 1988, at Grade II*.
- 6.28 The Church dates from the 13th to the 15th centuries with 19th century restorations and is predominantly in the Perpendicular style. It has a plain, square 13th century west tower with a pyramidal roof, north and south porches and a vestry to the south. It is constructed from coursed rubble with some ashlar and stone dressings. Internally the building retains a number of historic fittings from the 19th century in addition to a Norman tub font, a 17th century tester and an 18th century chest.
- 6.29 The building remains a public place of worship and as such can be publicly appreciated both internally and externally.
- 6.30 Overall, the Church of St Mary and St John is considered to hold a **good** level of significance in heritage terms due to its historic and communal value and retained fabric.

Setting

- 6.31 The Church is set back from the road along a small track and set within its churchyard. Church Farm with the Church's tithe barns are immediately to its east, now converted to residential use, and the Manor House is directly to its west. To its north and south are open fields and woodland, consistent with a rural parish church.
- 6.32 As such the setting of the Church of St Mary and St John is considered to make a **moderate beneficial** contribution to its significance.

Contribution of the Site to Setting

- 6.33 The site is located approximately 270m to the north of the Church of St Mary and St John, forming part of the asset's wider setting. However, intervening built form and foliage, as well as the curve of the road, result in there being no inter-visual relationship from the Church itself to the site. However, the Church's tower can be glimpsed from the site, and the first floor and roofline of Lamyatt Lodge are visible from the roadside entryway leading to the Church. Therefore, the site is considered to form a **neutral** aspect of the Church of St Mary and St John's setting.

Large Barn to east of east end of Church of St Mary and St John – Grade II Listed Building

- 6.34 The Large Barn to the east of the east end of the Church of St Mary and St John is located on the south side of the road through Lamyatt towards Milton Clevedon. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 25th February 1988, at Grade II.

- 6.35 Originally a tithe barn, it would have been used to collect the tithes for the Church from the villagers, amounting to one-tenth of their annual produce and usually paid in grain or other produce.
- 6.36 The barn is late medieval, with an 18th century addition to the west and constructed of rubble with large, dressed quoins. 19th and 20th century fenestration added, along with an internal division. However, the tithe barn was changed from agricultural to residential use in the late 1980s and is now two semi-detached properties – East Tithe Barn and West Tithe Barn. This new use of the barn results in there being no public appreciation of the building's interior.
- 6.37 Overall, the Large Barn is considered to hold a **moderate** level of significance in heritage terms due to its retained fabric and agricultural character.

Setting

- 6.38 The Tithe Barn is set within the Church Farm farmyard, surrounded by several other barns, all of which have now been converted to residential use. However, the original farmyard setting can still be read and the link with the Church directly to the west is still clear. The barn complex is still surrounded by agricultural fields and maintains an agricultural feel.
- 6.39 As such the setting of the Large Barn is considered to make a **moderate beneficial** contribution to its significance.

Contribution of the Site to Setting

- 6.40 The site is located approximately 260m to the northwest of the Large Barn, forming part of the asset's wider setting. However, intervening built form and foliage results in there being no inter-visual relationship from the Large Barn to the site. Therefore, the site is not considered to form a notable part of the Large Barn to the east of the east end of the Church of St Mary and St John's setting and is therefore considered to make a **neutral** contribution to its significance.

The Manor House – Grade II Listed Building

- 6.41 The Manor House is located on the south side of the road through Lamyatt towards Milton Clevedon. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 25th February 1988, at Grade II.
- 6.42 The building dates from the early 18th century and is constructed of local rubblestone. It has an L-shaped plan, with the main two-storey, three bay elevation facing south over the garden. According to the Historic England listing, there is some reused medieval fabric internally, suggesting that there could have been an earlier house on the same site.
- 6.43 Overall, the Manor House is considered to hold a **good** level of significance in heritage terms due to its retained historic fabric.

Setting

- 6.44 The Manor House is set back from the road within its own grounds. There is minimal development surrounding it, with open fields to the north and south, and the Church to the east. Although there is housing to the west, they are large, spaced detached houses set within their own grounds, with large areas of green space around them.

- 6.45 The green road frontage to the rear of the Manor House, is locally designated as a 'Local Green Space', noted for its beauty and tranquillity in the rural scene and its contribution to the setting of the church.
- 6.46 As such the setting of the Manor House is considered to make a **moderate beneficial** contribution to its significance.

Contribution of the Site to Setting

- 6.47 The site is located approximately 250m to the north of the Manor House, forming part of the asset's wider setting. However, from the Manor House itself, the established foliage results in there being no inter-visual relationship, although, the first floor and roofline of Lamyatt Lodge are visible from the roadside entryway to the Manor House. Therefore, the site is considered to form a **neutral** aspect of the Manor House's setting.

7.0 Proposed Scheme

- 7.1 The scheme seeks to remove the current assorted infill buildings from within the original courtyard to the rear of the Georgian frontage and replace them with an orangery, which will incorporate the original historic courtyard walls. The interior of the building would also be refurbished to create a family home.



Figure 33 – Site Plan (Concept Eight Architects, 2023)

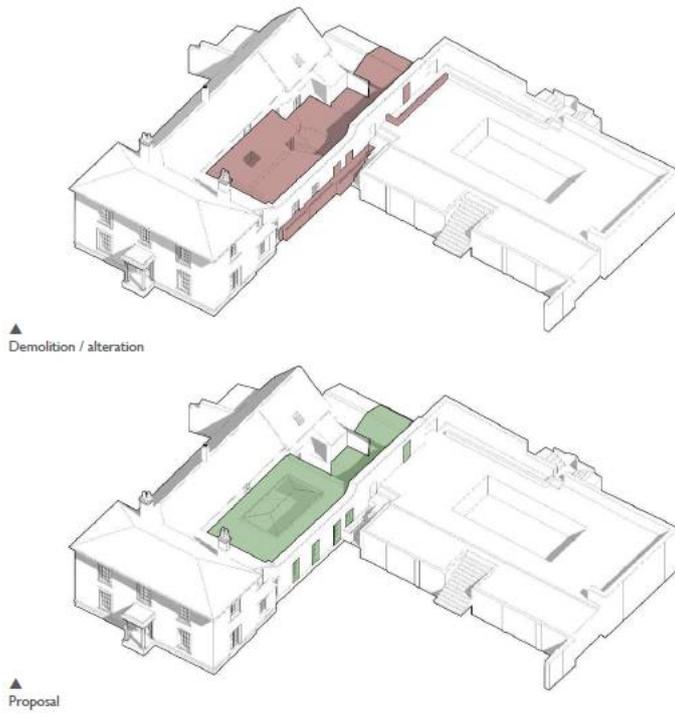


Figure 34 – Massing (Concept Eight Architects, 2023)

Ground Floor Alterations

- 7.2 The existing windows in the courtyard walls to the east will be converted to doors, and two new openings will be made for a further door and a window, all leading from the new orangery out onto the patio.

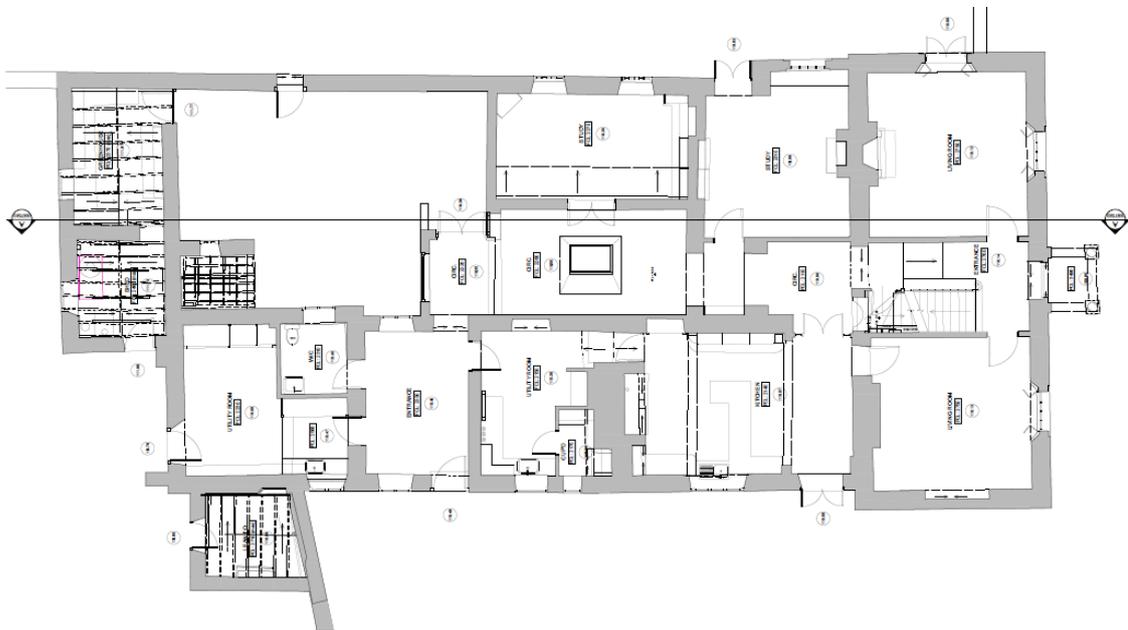


Figure 35 – Existing Ground Floor Plan (Concept Eight Architects, 2023)

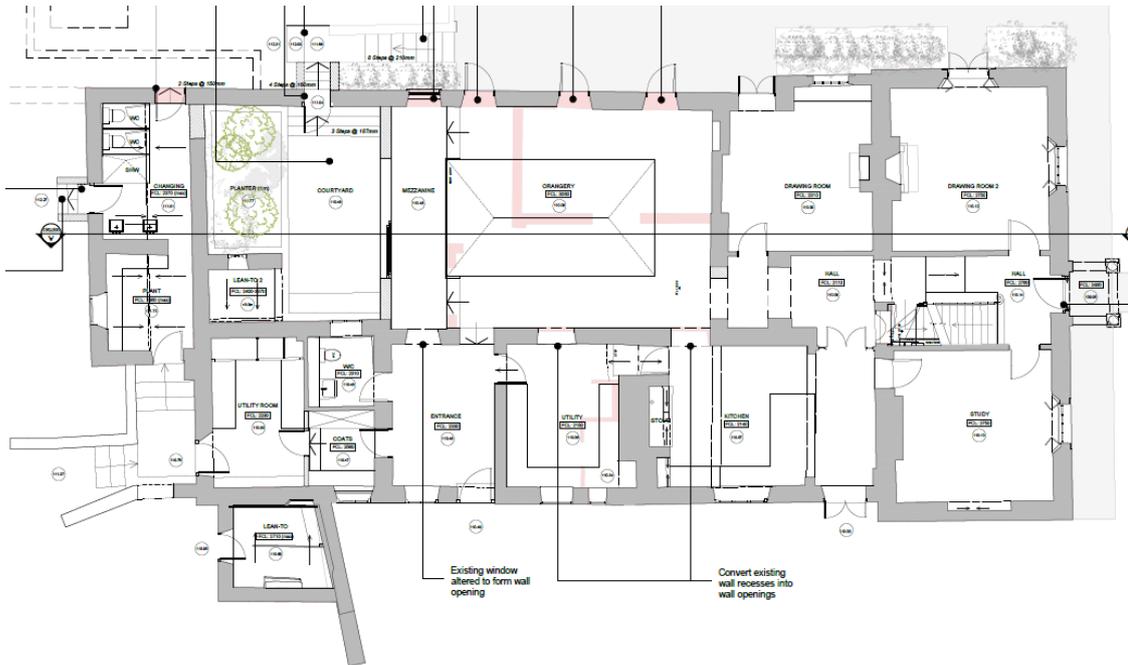


Figure 36 – Proposed Ground Floor (Concept Eight Architects, 2023)

7.3 The Greenhouse and Shed at the rear to the north-east will be converted into a changing area and plant room, associated with the existing pool. The window in the greenhouse would be converted to a door to allow entry from the gardens to the rear, and a new opening made in the on the eastern wall to open into the pool area. The current door from the greenhouse to the courtyard will be blocked up. The glass roof will be removed and replaced with red clay tiles to match that of the shed.

7.4 The ground levels across the courtyard will also be changed to create a seamless connection between the orangery and the courtyard, by lowering the level of the existing study and external courtyard. A raised planter, stairs and a built-in seat will be used as intermediary levels to protect existing footings. The existing planter wall outside the courtyard will also be demolished.



Figure 37 – Existing ground floor plan showing level changes (Concept Eight Architects, 2023)



Figure 39 – Existing First Floor (Concept Eight Architects, 2023)

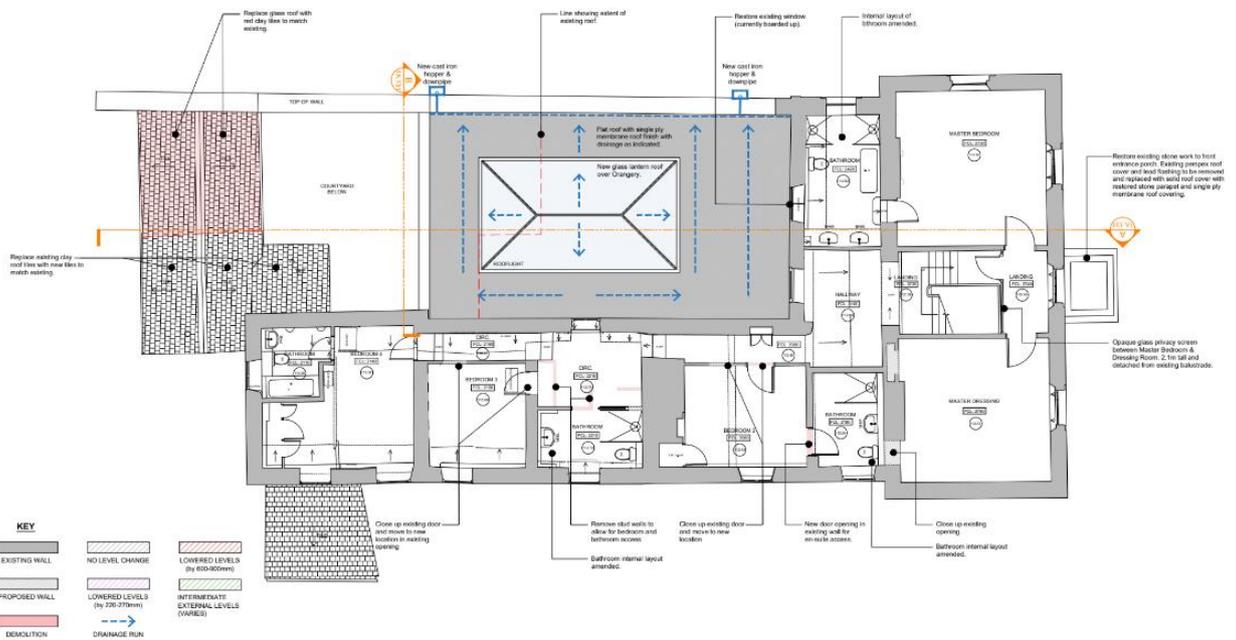


Figure 40 – Proposed First Floor (Concept Eight Architects, 2023)

- 7.9 Within the original rear range, the first-floor alterations are mainly changes to partition walls to change the flow through the bedroom areas.
- 7.10 The bathroom currently used by the second bedroom will be reconfigured to become an ensuite for bedroom 3, with the existing doorway being blocked up and a new opening made in the wall between bedroom 3 and the bathroom. The main doorway into bedroom 3 will be blocked and moved further south, and the door in the hallway will be removed to leave an open corridor.
- 7.11 Within the inner hallway, the stud walls currently providing storage space will be removed, to create a larger circulation space and new entries into the family bathroom and bedroom 4 from this area. The current door to bedroom 4 will be removed.

- 7.12 Within the original rear range, the first-floor alterations are mainly changes to partition walls to change the flow through the bedroom areas. The rooms would also be refurbished throughout.
- 7.13 The rooms would be refurbished throughout the first floor with any historic detailing retained in situ. New secondary glazing would be installed following the refurbishment of the windows.

8.0 Impact Assessment

- 8.1 In order to assess the suitability of the site for the proposed development, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal on heritage assets and/ or their settings.
- 8.2 When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.
- 8.3 The proposed development is considered below in terms of its impact on the significance of the heritage assets, and the contribution which setting makes to their significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy '**Step 3**' of Historic England's GPA 3.

Lamyatt Lodge – Grade II

- 8.4 The statutory duty under section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As stated in section 6 of this report, Lamyatt Lodge is considered to hold a **good** level of significance.

Courtyard Walls and Ancillary Buildings

- 8.5 The introduction of new openings into the historic courtyard wall is considered to have a **minor adverse** impact and the conversion of the existing window in the courtyard wall to a door having a **negligible adverse** impact, due to the loss of minor areas of historic fabric. Blocking the doorway between the greenhouse and the courtyard is considered to have a **negligible/minor adverse** impact due to changing the existing and historic flow around the courtyard to this ancillary space.
- 8.6 The conversion of the greenhouse window to a doorway is considered to have a **neutral** impact, as this opening was historically a doorway. The removal of the planter wall outside the courtyard is considered to have a **negligible beneficial** impact, allowing for a clearer reading of the courtyard walls. The replacement of the greenhouse's modern glass roof with red clay tiles to match the other outbuildings is considered to have a **minor beneficial** impact.

Demolition of courtyard infill and introduction of the Orangery

- 8.7 The demolition of the assorted low-quality structures within the courtyard is considered to have a **moderate beneficial** impact. The uncovering and repointing of the original external walls of the farmhouse, Georgian extension and courtyard wall which face into the courtyard is considered to have a **minor beneficial** impact as this will be restoring the original look of the courtyard. The insertion of a high-quality flat roof and glass lantern to create the Orangery, despite roofing over a traditionally open space, will give a garden courtyard-like character and a greater appreciation of the original space, and therefore is considered to have a **negligible beneficial** impact.

- 8.8 The lowering of the ground level will ensure the orangery and external courtyard are at the same level as the rest of the building. Providing this will not require any structural alterations to the historic fabric, this is considered to have a **neutral** impact. The introduction of the raised planter and built-in seating and stairs as intermediary levels and to ensure protection of the footings is considered to have a **negligible beneficial** impact.

Improvements to the Georgian formal entrance

- 8.9 The replacement and reinstatement of the use of the Georgian front door and the replacement of the Perspex rooflight in the porch for a flat roof is considered to have a **minor/moderate beneficial** impact, due to the resulting reinstatement of the primary formal entrance into the building and restoring its quality and original character.

First Floor Alterations

- 8.10 The alterations to the modern partition walls of the bedrooms and bathrooms on the first floor to improve the flow through the bedroom areas is considered to have a **neutral** impact on the significance of the building. The blocking up of the openings previously made in the new Master Dressing Room and the re-opening of the window in the master bathroom will have a **negligible beneficial** impact, due to the reinstatement of the original spaces. There is one new door opening being created from the new bedroom 2 into the bathroom, which will have a **negligible adverse** impact due to the loss of historic fabric this will involve.
- 8.11 The introduction of a 2.1m privacy screen on the top landing of the primary staircase to create a master suite is considered to have a **minor adverse** impact due to the change in the flow through the historic plan form. However this screen is lightweight and easily removable allowing for the form of the space to be quickly reinstated.

Summary

- 8.12 The impact of the proposals upon Lamyatt Lodge have been found to range from **minor adverse** to **moderate beneficial**. Overall, when considering the impact of the proposal on Lamyatt Lodge, the loss of the existing infill buildings within the courtyard which are considered harmful to the building's character, and the replacement with a high-quality open-plan Orangery which will allow appreciation of the original courtyard plan, alongside the other works proposed, are considered overall to have a **minor beneficial** impact on the significance of Lamyatt Lodge. Therefore, the scheme is not considered to be in conflict with Section 16(2) of Planning (Listed Buildings & Conservation Areas) Act 1990.

Railings on roadside to frontage of Lamyatt Lodge – Grade II

- 8.13 The statutory duty under section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As stated in section 6 of this report, the railings on the roadside to the frontage of Lamyatt Lodge are considered to hold a **moderate** level of significance with the application site making a **high beneficial** contribution.
- 8.14 The only alterations which will affect the railings will be the replacement and restoration of the functionality of the Georgian front door, which will reinstate the original flow as a formal entrance to the property. The restoration of the porch's flat roof, whilst not visible from the railings, will also

improve the formal elevation of the building. The courtyard alterations are to the north-east of the Georgian extension and therefore there will be no awareness of them from the railings.

- 8.15 When considering the impact of the proposal on the railings, the replacement and reintroduction of the use of the Georgian front doorway is considered overall to have a **minor beneficial** impact on the contribution that the site makes to the setting and significance of the Railings on the roadside to the frontage of Lamyatt Lodge. Therefore, the scheme is not considered to be in conflict with Section 66(1) of Planning (Listed Buildings & Conservation Areas) Act 1990.

Hillfort at Fox Covert, 550m northeast of Lamyatt Lodge – Scheduled Monument

- 8.16 The statutory duty under paragraphs 194-206 of the National Planning Policy Framework 2021 sets out that special attention shall be paid to the desirability of preserving and enhancing the significance of heritage assets and their setting. As stated in section 6 of this report, the setting of the Hillfort at Fox Covert is considered to hold a **good/high** level of significance with the application site making a **neutral** contribution.
- 8.17 Lamyatt Lodge is part of the wider setting of the Hillfort, providing the context of small, dispersed settlements running around the base of Creech Hill. The steep slope of the hill, along with the dense areas of woodland between the Hillfort and the site result in no visual connection between the two.
- 8.18 When considering the impact of the proposal on the setting of the Hillfort at Fox Covert, the lack of visual interaction with the site, and the small part Lamyatt Lodge plays in the overall setting of the hillfort, it is considered overall to have a **neutral** impact on the contribution that the site makes to the setting of the Scheduled Monument. Therefore, the scheme is not considered to be in conflict with paragraphs 194-206 of the NPPF.

Church of St Mary and St John – Grade II*

- 8.19 The statutory duty under section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As stated in section 6 of this report, the Church of St Mary and St John is considered to hold a **good** level of significance with the application site making a **neutral** contribution.
- 8.20 Due to intervening built form and foliage, as well as the curve of the road, there is no inter-visual relationship from the Church itself to the site. However, the Church's tower can be glimpsed from the site, and the first floor and roofline of the Georgian extension of Lamyatt Lodge are visible from the roadside entryway leading to the Church. The external alterations to the property are to the rear of the Georgian extension and therefore there will be no awareness of them from the Church.
- 8.21 Therefore, when considering the impact of the proposal on the Church of St Mary and St John, it is considered overall to have a **neutral** impact on the setting and significance of the Church. Therefore, the scheme is not considered to be in conflict with Section 66(1) of Planning (Listed Buildings & Conservation Areas) Act 1990.

Large Barn to east end of Church of St Mary and St John – Grade II

- 8.22 The statutory duty under section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As

stated in section 6 of this report, the Large Barn to the east end of the Church of St Mary and St John is considered to hold a **moderate** level of significance with the application site making a **neutral** contribution.

- 8.23 Due to intervening built form and foliage, there is no inter-visual relationship from the Large Barn to the site, and as such, when considering the impact of the proposal on the Large Barn it is considered overall to have a **neutral** impact on the setting and significance of the Barn. Therefore, the scheme is not considered to be in conflict with Section 66(1) of Planning (Listed Buildings & Conservation Areas) Act 1990.

The Manor House – Grade II

- 8.24 The statutory duty under section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As stated in section 6 of this report, the Manor House is considered to hold a **good** level of significance with the application site making a **neutral** contribution.
- 8.25 Due to intervening built form and foliage, as well as the curve of the road, there is no inter-visual relationship from the Manor House itself to the site. However, the first floor and roofline of the Georgian extension of Lamyatt Lodge are visible from the roadside entryway leading to the Manor House. The external alterations to the property are to the rear of the Georgian extension and therefore there will be no awareness of them from the Manor House.
- 8.26 Therefore, when considering the impact of the proposal on the Manor House, it is considered overall to have a **neutral** impact on the setting and significance of the asset. Therefore, the scheme is not considered to be in conflict with Section 66(1) of Planning (Listed Buildings & Conservation Areas) Act 1990.

9.0 Conclusions

- 9.1 This Heritage Statement has been produced by Bidwells on behalf of Concept Eight Architects in relation to the proposed alterations to the courtyard of Lamyatt Lodge.
- 9.2 The proposals seek to demolish the accumulated low-quality infill buildings within the historic courtyard, replacing them with a high-quality Orangery, which will allow for a greater appreciation of the original historic courtyard. There will also be other external works, such as the lowering of the courtyard and alterations to windows and doorways within the courtyard and the outbuildings. There will also be alterations to doors on the first floor to improve the flow through the bedroom areas.
- 9.3 This report considers the impact of the proposed scheme on the significance of the built heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act of 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 194-206).
- 9.4 As a result of our assessments on site, it is considered that the proposed scheme would result in a **minor beneficial** impact on the significance of Lamyatt Lodge. There would also be a **minor beneficial** impact upon the railings to the frontage of Lamyatt Lodge, and a **neutral** impact upon the Hillfort at Fox Covert, the Church of St Mary and St John, and associated barn, and the Manor House.
- 9.5 We therefore find that the proposed alterations to have had special regard for the desirable objective of preserving the special interest of the listed buildings and their settings in accordance with Section 16(2), and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. In addition to satisfying these provisions of the Act, the NPPF Paragraphs 194-206 are also satisfied.

APPENDIX 1

STATUTORY LIST DESCRIPTION

CHURCH OF ST MARY AND ST JOHN

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1344874**

Date first listed: **25-Feb-1988**

List Entry Name: **CHURCH OF ST MARY AND ST JOHN**

Statutory Address 1: **CHURCH OF ST MARY AND ST JOHN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST MARY AND ST JOHN**

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

National Grid Reference: **ST 66126 36190**

Details

LAMYATT CP ST63NE LAMYATT VILLAGE 8/240 Church of St Mary and St John 2.6.61 GV II*

Anglican parish church. C13, C14, C15, C19 restoration, Coursed rubble and some ashlar, freestone dressings, slate roofs to coped verges, finials. Nave, chancel, north and south porches, south vestry, west tower. Predominantly Perpendicular. Plain C13 west tower, 2 stages, pyramidal roof, pennant windvane, blank parapet with coping, 3 large corner gargoyles, simple one and 2-light bell-chamber windows, some with cusped lights, renewed; bold diagonal 2-stage buttresses to west on lowest stage, lancet west window, above 2 stone faces set into the wall, C13, a man and a woman, possibly reused; to south a doorway at ringing-chamber stage, chamfered freestone surround, divided plank door reached by an external iron staircase, C19, though restored. Three bay nave, good 3-light pointed-head traceried windows, 2 stage buttresses. Gabled north porch, moulded inner and outer doorways; benched inside on a flagstone floor stoup, stone-vaulted roof with ribs, C17 studded outer door with strap fringes, paired C19 ribbed inner doors. Small gabled south porch, moulded inner and outer doorways with 4-centred arch heads; flagstone floor, stone-vaulted roof with ribs, ornamental corbels, C19 ribbed inner door. Chancel blank on north and south sides, C19 neo-Perpendicular west window. Small low vestry with a cusped single-light window to east. Plastered interior on flagstone floors. Panelled chancel arch; double-chamfered squat tower arch, chamfers dying into the imposts. Good moulded tie-leaf roof to nave, part C15, part C19; chancel with arch-braced collar-beam roof, C19, though may include earlier work. Norman tub font with cable banding, C17 tester. C18 chest. Other fittings of high quality late C19 work, in medieval style including pews, altar, altar rails, stone reredos, and choir stalls. Early C18 memorial over north door; good C18 memorial to chance in moulded architrave. Five early/mid C19 wall monuments by Chapman of Frome, Reeves of Bath, and Rogers of Bath. Sole stained glass to south nave window, the story of St Christopher. (Photograph of scratch-dial in NMR; Illustrated John Buckler, 1833).

Listing NGR: ST6612636190

Legacy

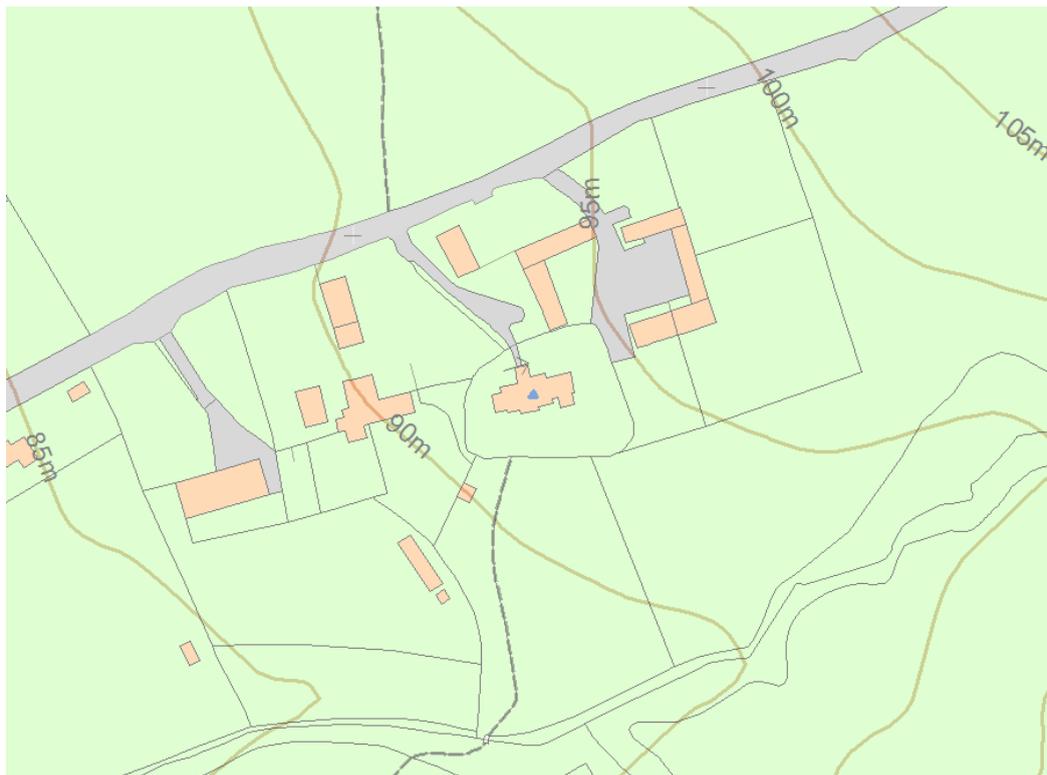
The contents of this record have been generated from a legacy data system.

Legacy System number: 268455

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry



[Back to top](#)

Hillfort at Fox Covert, 550m north east of Lamyatt Lodge

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1016303**

Date first listed: **03-Mar-1977**

Date of most recent amendment: **24-Sep-1997**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Milton Clevedon**

National Grid Reference: **ST 66610 36648**

Reasons for Designation

Slight univallate hillforts are defined as enclosures of various shapes, generally between 1ha and 10ha in size, situated on or close to hilltops and defined by a single line of earthworks, the scale of which is relatively small. They date to between the Late Bronze Age and Early Iron Age (eighth - fifth centuries BC), the majority being used for 150 to 200 years prior to their abandonment or reconstruction. Slight univallate hillforts have generally been interpreted as stock enclosures, redistribution centres, places of refuge and permanent settlements. The earthworks generally include a rampart, narrow level berm, external ditch and counterscarp bank, while access to the interior is usually provided by two entrances comprising either simple gaps in the earthwork or an inturned rampart. Postholes revealed by excavation indicate the occasional presence of portal gateways while more elaborate features like overlapping ramparts and outworks are limited to only a few examples. Internal features included timber or stone round houses; large storage pits and hearths; scattered postholes, stakeholes and gullies; and square or rectangular buildings supported by four to six posts, often represented by postholes, and interpreted as raised granaries. Slight univallate hillforts are rare with around 150 examples recorded nationally. Although on a national scale the number is low, in Devon they comprise one of the major classes of hillfort. In other areas where the distribution is relatively dense, for example, Wessex, Sussex, the Cotswolds and the Chilterns, hillforts belonging to a number of different classes occur within the same region. Examples are also recorded in eastern England, the Welsh Marches, central and southern England. In view of the rarity of slight univallate hillforts and their importance in understanding the transition between Bronze Age and Iron Age communities, all examples which survive comparatively well and have potential for the recovery of further archaeological remains are believed to be of national importance.

Despite some damage from quarrying and past ploughing, the slight univallate hillfort at Fox Covert survives comparatively well and will contain archaeological and environmental remains relating to the hillfort and the landscape in which it was constructed.

Details

The monument includes a slight univallate hillfort at Fox Covert situated at the west end of a steep sided spur. The earthworks enclose approximately 3.25ha and are for the most part determined by the natural contours, except at the east end where they cut across the spur. The approach at the east end is almost level and the defences here include a substantial outer ditch 7.5m wide, that was recorded as being 1.8m deep in 1975, but which has since been largely backfilled with modern building material. Behind the ditch is a slight bank about 0.3m high which has been much reduced by ploughing. There are two gaps in the defences on this side, one of which may represent an original entrance. An old quarry pit, approximately 20m long and 7m wide, occupies the south east corner and has obliterated all signs of the defences at this point. The remainder of the defences run along or just below the edge of the spur. On the north and west sides these consist of a scarp, a ditch and a low counterscarp bank. These terminate on the west side at a point of later quarrying and survive

best on the north side where the ditch is approximately 3m wide and the height from the bottom of the ditch to the top of the scarp is approximately 1.8m. The counterscarp bank is up to 3m wide and 1m high in places, although elsewhere it is only 0.3m high. The south and south west sides are formed by simple scarping. This is clearly in evidence on the south side but is less pronounced on the south west side. Just inside the hillfort, on the west side, is a subcircular mound 14m in diameter and 0.8m high with a slight hollow in the centre. This has been interpreted as a bowl barrow, but is immediately adjacent to an area of modern quarrying. Excluded from the scheduling are the triangulation point, all drystone walls and fence and gate posts, although the ground beneath these features is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

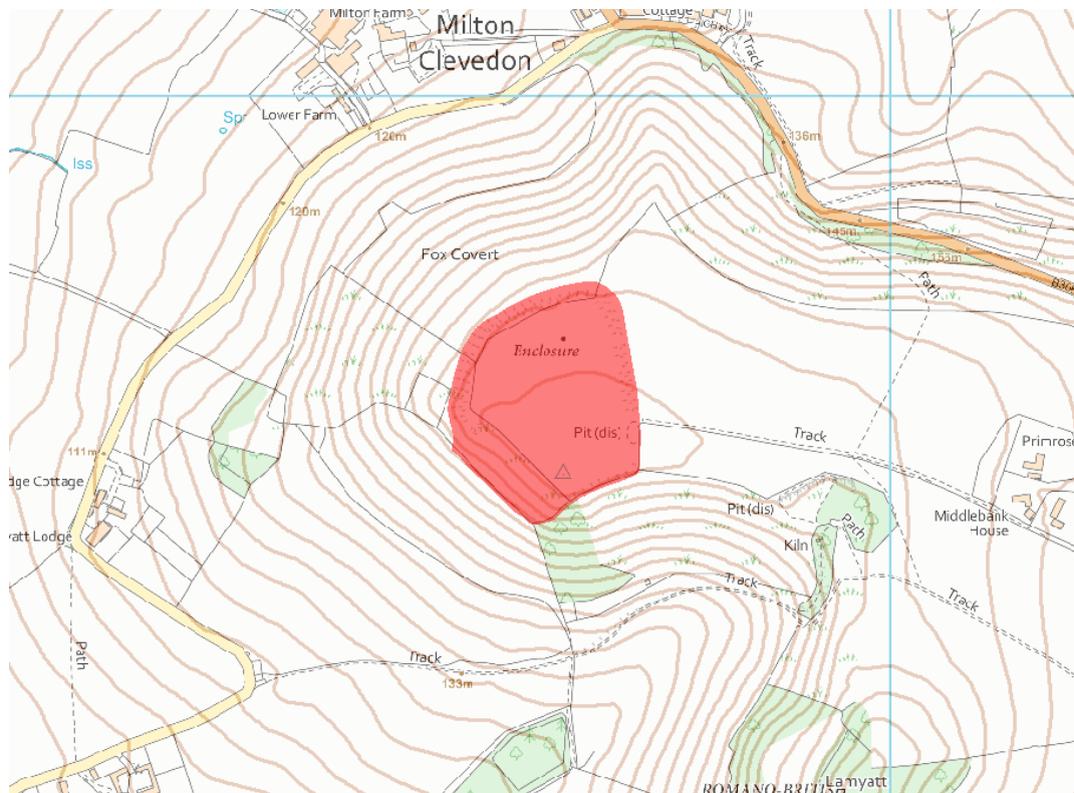
The contents of this record have been generated from a legacy data system.

Legacy System number: **29780**

Legacy System: **RSM**

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.



Map

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End of official list entry

LAMYATT LODGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1274169**

Date first listed: **25-Feb-1988**

List Entry Name: **LAMYATT LODGE**

Statutory Address 1: **LAMYATT LODGE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **LAMYATT LODGE**

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

National Grid Reference: **ST 66106 36491**

Details

LAMYATT CP _ ST63NE 8/237 Lamyatt Lodge - GV II

House Early C19. Ashlar, hipped bitumnsed slate roof, off-ridge brick stacks. Symmetrical front, 2 storeys, 3 bays 16-pane sash windows, all in shallow segmental-headed recesses. Central door opening, 4-panelled door, fanlight. Stone Tuscan portico, entablature, blocking course. Large lower height wing to rear, tile roof; casements.

Listing NGR: ST6610636491

Legacy

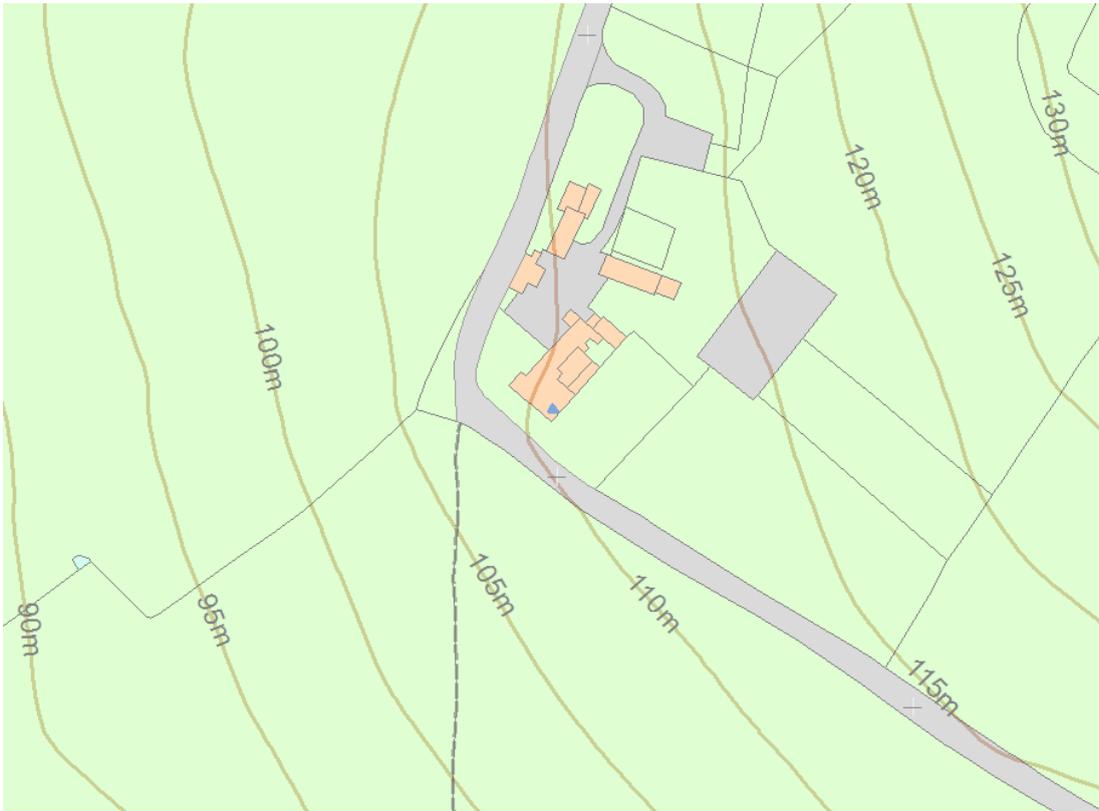
The contents of this record have been generated from a legacy data system.

Legacy System number: **268451**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

LARGE BARN TO EAST OF EAST END OF CHURCH OF ST MARY AND ST JOHN

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1274156**

Date first listed: **25-Feb-1988**

List Entry Name: **LARGE BARN TO EAST OF EAST END OF CHURCH OF ST MARY AND ST JOHN**

Statutory Address 1: **LARGE BARN TO EAST OF EAST END OF CHURCH OF ST MARY AND ST JOHN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **LARGE BARN TO EAST OF EAST END OF CHURCH OF ST MARY AND ST JOHN**

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

National Grid Reference: **ST 66169 36211**

Details

LAMYATT CP ST63NE 8/243 Large barn to east of east end of - Church of St Mary and St John GV II

Tithe barn, now used for stock rearing. Late medieval with addition to west probably C18, C20 alteration including fenestration and internal division. Random rubble, large dressed quoins, double-Roman tiled roof to coped verges, Rectangular on plan. On north side a partially blocked large carriage opening with shouldered wooden jambs and a large wood lintel; similar opening to south completely blocked; some late C19 windows inserted, further C20 fenestration. Slender 2-stage buttress to centre of north side. Inside an 8 bay tie-beam roof with windlbracing. C20 additions to north and south are not of special interest.

Listing NGR: **ST6616936211**

Legacy

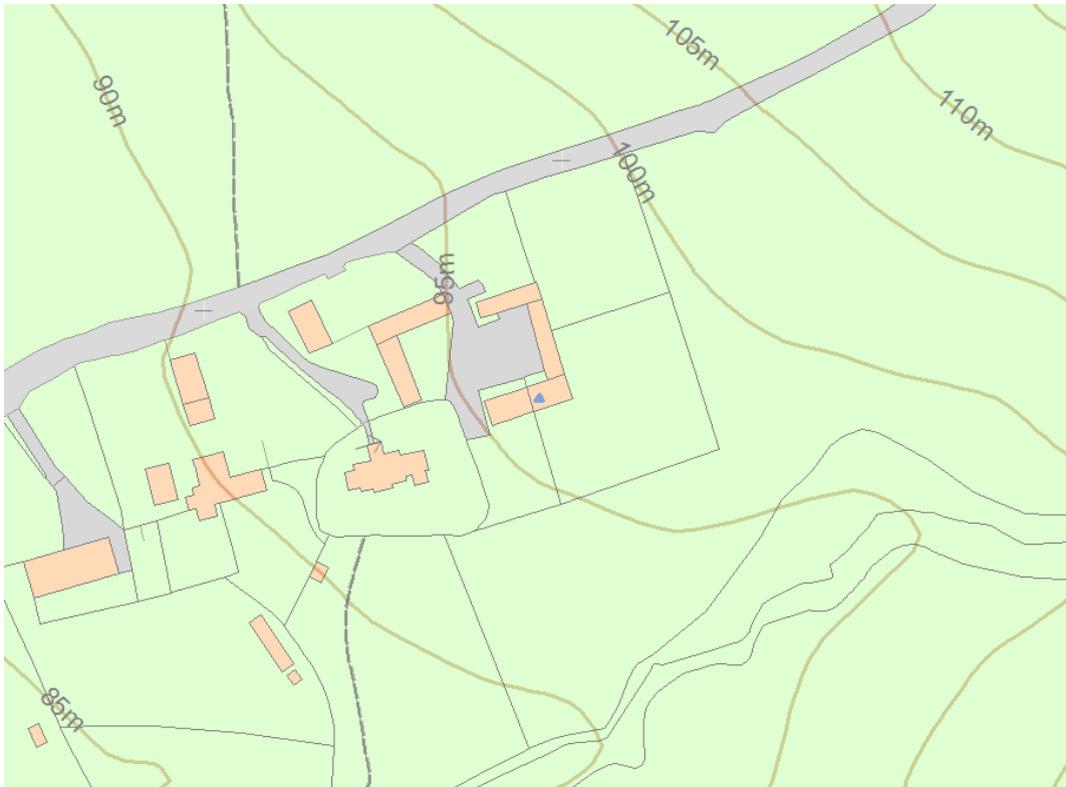
The contents of this record have been generated from a legacy data system.

Legacy System number: **268458**

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry



[Back to top](#)

RAILINGS ON ROADSIDE TO FRONTAGE OF LAMYATT LODGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1059185**

Date first listed: **25-Feb-1988**

List Entry Name: **RAILINGS ON ROADSIDE TO FRONTAGE OF LAMYATT LODGE**

Statutory Address 1: **RAILINGS ON ROADSIDE TO FRONTAGE OF LAMYATT LODGE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **RAILINGS ON ROADSIDE TO FRONTAGE OF LAMYATT LODGE**

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

National Grid Reference: **ST 66090 36491**

Details

LAMYATT CP ST63NE 8/238 Railings on roadside to frontage of Lamyatt Lodge GV II

Railings, plinth, gate, and end piers. Early C19. Wrought-iron and dressed stone. Run of simple spear-capped railings on a low plinth, central gate in conforming style; end piers with pyramidal caps.

Listing NGR: **ST6609036491**

Legacy

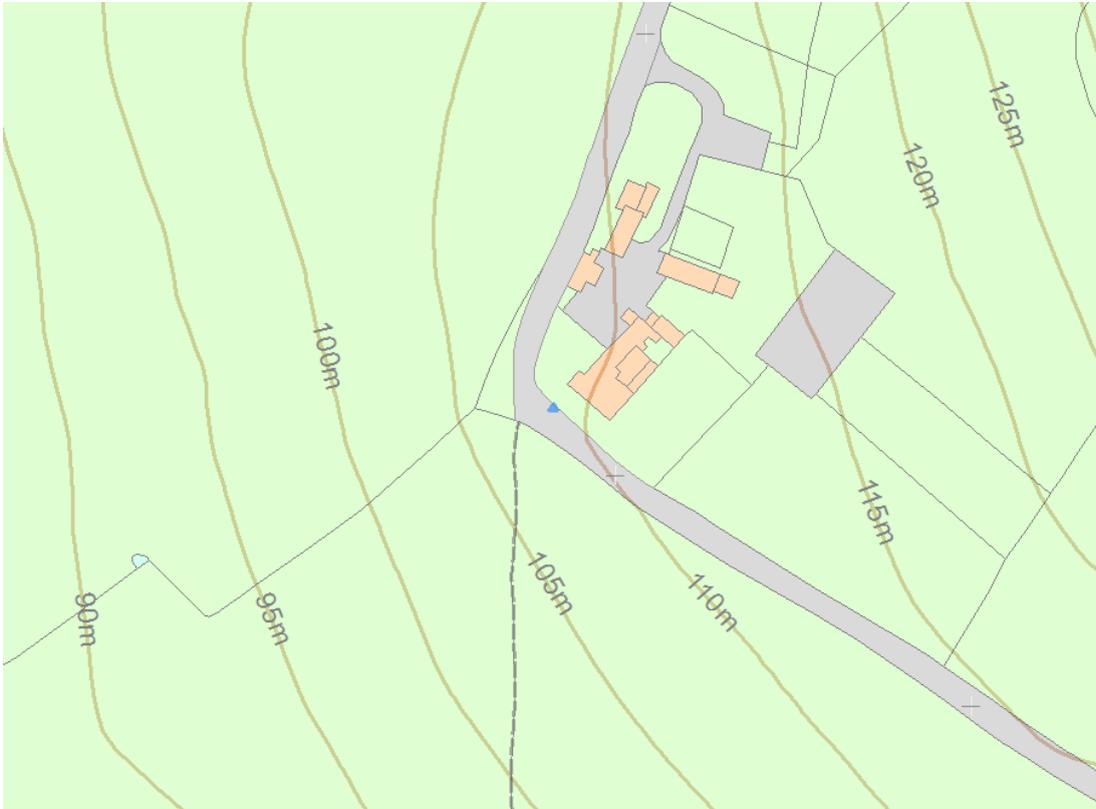
The contents of this record have been generated from a legacy data system.

Legacy System number: **268452**

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

THE MANOR HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1059158**

Date first listed: **25-Feb-1988**

List Entry Name: **THE MANOR HOUSE**

Statutory Address 1: **THE MANOR HOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **THE MANOR HOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Somerset**

District: **Mendip (District Authority)**

Parish: **Lamyatt**

National Grid Reference: **ST 66076 36181**

Details

LAMYATT CP ST63NE LAMYATT VILLAGE 8/245 The Manor House - GV II

Farmhouse, now house. Early C18, later alterations. Rubble, C20 tile roof, coped verges, brick stacks, L-plan. Two-storey 3-bay garden frontage, 3-light edge-moulded stone-mullioned windows with drips, C20 casements to each light. Central door opening in moulded stone architrave, paired three-quarter glazed C20 doors, C20(?) slab hood with moulded edge on cut-stone brackets. Some C19 casements to rear elevation facing onto roadside. Interior with late medieval stone fireplace with moulded surround, reused; fragment of a moulded medieval stone jamb to right ground floor room, again reused, (Photograph in NMR).

Listing NGR: ST6607636181

Legacy

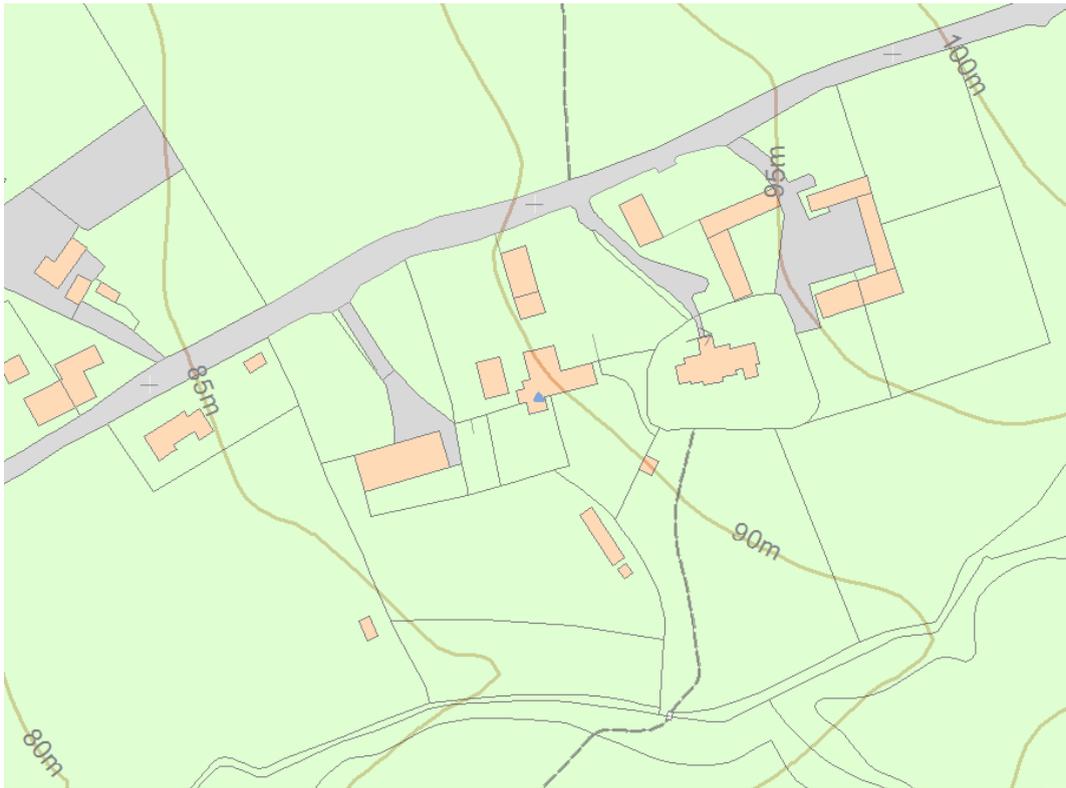
The contents of this record have been generated from a legacy data system.

Legacy System number: **268460**

Legacy System: **LBS**

Legal

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