

**Land at Meredith Barn  
Tibberton  
Gloucestershire  
NGR: SO 764 215**

**A  
Heritage Impact Assessment**

**Text**

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*Summary*

*Proposals are being developed to demolish a large later-20<sup>th</sup> century portal-framed barn on the south-eastern edge of the Gloucestershire village of Tibberton, a few miles to the north-west of Gloucester. The Barn is to be replaced by two contemporary dwellings and as part of the proposals two small existing early-20<sup>th</sup> century brick structures will be retained. The Barn is obviously not listed but is close to Meredith, a Grade II-listed mid-late 19<sup>th</sup> century mock-Tudor country house, and a contemporary estate cottage, not listed but a non-designated heritage asset, lies to the north. This report has been commissioned under the guidelines of the National Planning Policy Framework (NPPF) to assess the heritage implications of the proposals. It is not concerned with other planning matters. It concludes that the outline proposals are well-considered and proportionate and will result in an enhancement of the settings of the adjacent heritage assets. Consequently neither Section 66 of the 1990 Planning Act nor Paragraphs 201-3 of the NPPF would be engaged.*

## **1. Introduction**

Proposals are being developed to erect two (2no.) dwellings on the site of a large portal framed later-20<sup>th</sup> century barn on the south-eastern edge of Tibberton, Gloucestershire. As there is a listed building and a non-designated heritage asset nearby, this Consultancy was commissioned to produce a heritage impact assessment of the proposals under the guidance set out in the National Planning Policy Framework. The remit does not extend to any other planning matters.

### **1.1 Report Format**

The report format is quite simple. After this brief introduction, there are short sections on the requirements of NPPF (Section 2) and Heritage Impact Assessments (Section 3). These are followed by an outline of the setting and history of the site (Section 4) and a description of it (Section 5). Section 6 is a brief discussion. Section 7 summarises the proposals, Section 8 is the heritage impact assessment and Section 9 is a short conclusion. Section 10 is a list of the references used in the report.

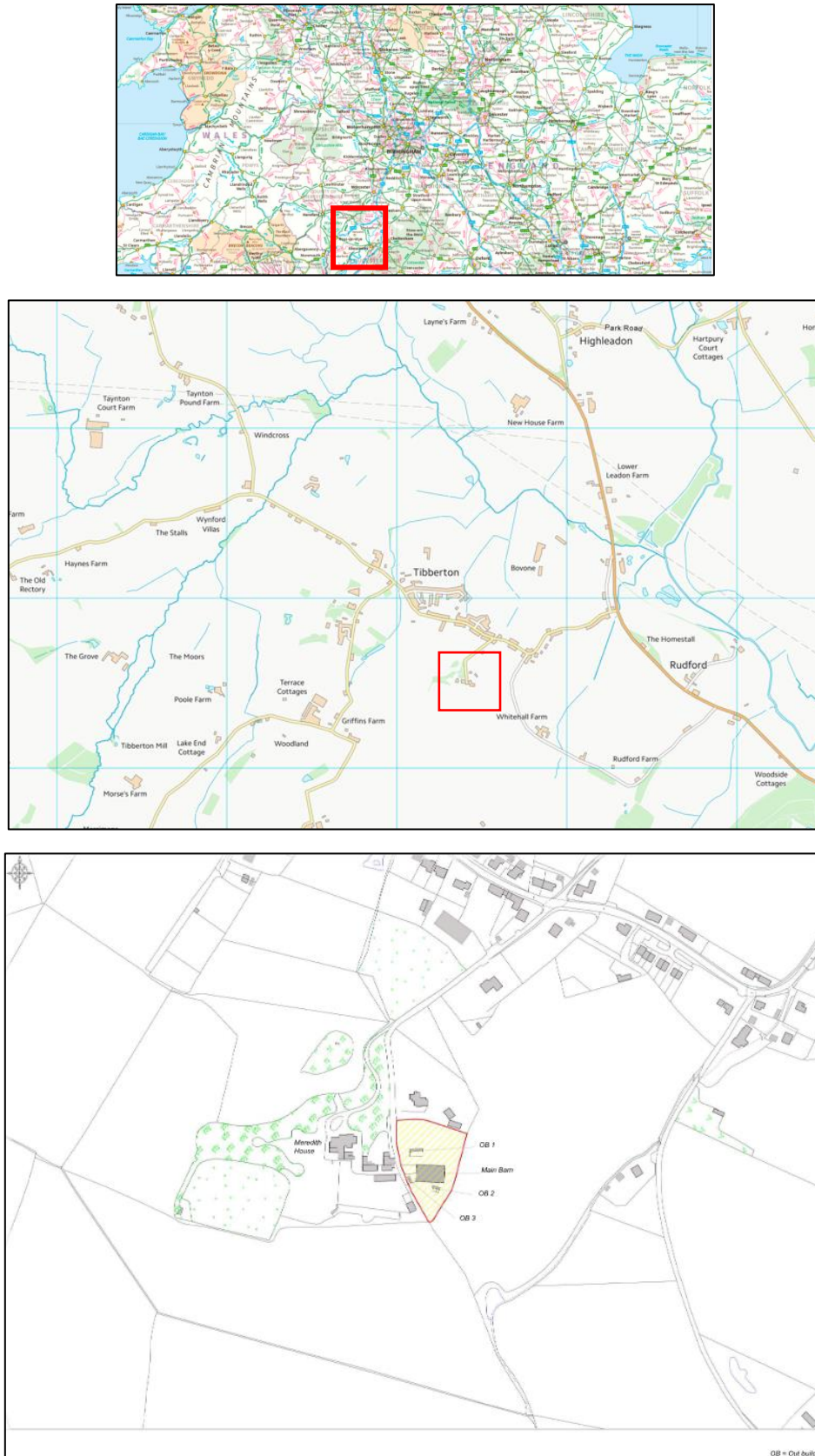


Fig.1: Location and Block Plan (OS OpenData/Geoff Luxton Architect).

## 2. National Planning Policy Framework Guidelines

### 2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets and states that:

*'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'.<sup>1</sup>*

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years, resulting in the introduction of a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements*.<sup>2</sup> A revised version was published in July 2018, another in February 2019 and yet another in July 2021<sup>3</sup>. The glossary of the NPPF described 'heritage assets':

*'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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

The main relevant paragraph in the NPPF states that local planning authorities should require applicants:

*'...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.<sup>4</sup>*

In addition, Paragraph 206 of the NPPF states that:

*'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.<sup>5</sup>*

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

<sup>2</sup> Department for Communities & Local Government, 2012, *National Planning Policy Framework*.

<sup>3</sup> Ministry of Housing, Communities & Local Government, 2018, *National Planning Policy Framework*.

<sup>4</sup> *Op. cit.*, para. 189

<sup>5</sup> *Op.cit.*, para. 206

### **3. Heritage Impact Assessments**

#### **3.1 General Introduction**

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.<sup>6</sup>

#### **3.2 Definition of Setting**

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

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

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<sup>6</sup> English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

The latest version of the Historic England guidance on what constitutes setting is virtually identical to the former English Heritage guidance:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'*<sup>7</sup>

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

*'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.'*<sup>8</sup>

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (GPA3)* of 2017 - suggests a five-step approach.<sup>9</sup>

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

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<sup>7</sup> Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2<sup>nd</sup> ed.)*, para.9

<sup>8</sup> *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.

<sup>9</sup> *Op.cit.*, para.19

### 3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance as:

*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

These are further explained as:

- **Archaeological interest:** *as defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
- **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The PPG also states that:

*'Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.*<sup>10</sup>

but cautions 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 interest for their significance to be a material consideration in the planning process'.*<sup>11</sup>

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<sup>10</sup> Planning Practice Guidance, 2014, paragraph 39

<sup>11</sup> *Ibid.*



### 3.4 Definition of Harm

Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 201 of the revised NPPF states that:

*'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 use 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'.<sup>12</sup>*

Paragraph 202 of the revised NPPF states that:

*'Where a development proposal would 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 proposals including, where appropriate, securing its optimum viable use'.*

High Court rulings have emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to *'have special regard to the desirability of preserving the [listed] building or its setting'*. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

*'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'*

The judgment was endorsed by Lord Justice Lewison at the Court of Appeal, who stated that:

*'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused'.<sup>13</sup>*

<sup>12</sup> Ministry of Housing, Communities & Local Government, *op. cit.*, para.201

<sup>13</sup> Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)

## 4. Setting & Outline History

### 4.1 Tibberton

The study area lies on the southern edge of the scattered village of Tibberton, a few miles to the north-west of Gloucester. The village has Saxon origins and the name, listed as *Tebriston* in the Domesday Survey of 1086, is assumed to be derived from the Old English 'tūn', a farmstead, and a personal name, *Tīdbeorht* – hence '*Tīdbeorht's farmstead*'.<sup>14</sup>

It lies in the valley of the River Leadon, a tributary of the River Severn, and seems to have always been an agricultural village, slightly off the beaten track and any main road. The one oddity about its ownership historically is the fact that in the medieval period it became part of the holdings of the Duchy of Lancaster. According to Samuel Rudder, writing in the later-18<sup>th</sup> century:

*'It lies in the vale, and the soil is naturally rich and fertile; but like the adjoining parishes of Tainton and Rudford, is not in the highest state of cultivation. Here.....is plenty of iron ore, and some orcharding, from which they make an excellent sort of cyder, much esteemed for its rich and pleasant flavour. They also make good cheese, and the corn fields produce fine wheat and other grain. But the place affords no other curious productions of art or nature.'*<sup>15</sup>

### 4.2 Meredith

The study area is called Meredith's Barn because of the proximity of Meredith, a small mid-late 19<sup>th</sup> century country house immediately to the west. The site of Meredith was part of a freeholding called Franklin's, an estate recorded as early as the 15<sup>th</sup> century and owned by a Christopher Rone in the later-16<sup>th</sup> century; it then passed to the Drew family and on to a relative, Robert Underwood, who died in 1770.<sup>16</sup> It passed to his sister, Elizabeth, wife of Hubert Bower and then to their son, another Hubert – before going in turn after his death in 1800 to his widow and then a nephew, Hubert Bower Meredith.<sup>17</sup>

The site of the later house was then known as Drew's Farm, occupied by James Loveridge at the time of the 1838 tithe apportionment (*see* Fig.2). After Meredith's death in 1849 his brother inherited but died in turn in 1852 and it passed to the latter's niece, Henrietta Milburn, wife of John Wedderburn of an ancient Scottish family, recently retired from the Indian Civil Service.<sup>18</sup>

After he inherited the baronetcy from his brother in 1858 Wedderburn replaced the farmhouse with a new small country house, called Meredith; the architects of the mock-Tudor pile of brick and *faux* timber-framing were Medland and Maberly.<sup>19</sup>

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<sup>14</sup> Smith, A H, 1964, *The Place-Names of Gloucestershire: Part Four*, 194

<sup>15</sup> Rudder, S, 1779, *A New History of Gloucestershire*, 760

<sup>16</sup> Chandler, J H & Juřica, A R J (eds.), 2016, *A History of the County of Gloucester, Vol. XIII: The Vale of Gloucester and Leadon Valley*, 284-5

<sup>17</sup> *Ibid.*

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*

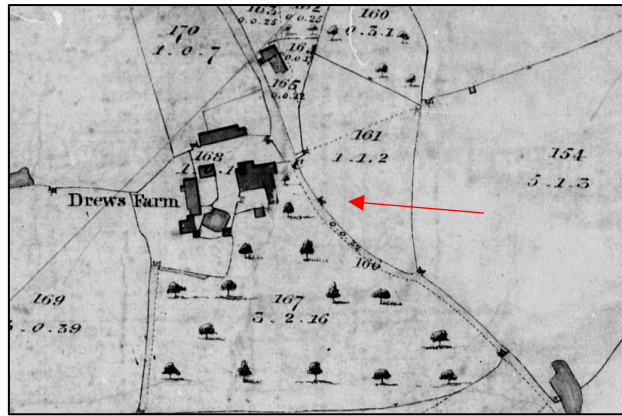


Fig.2: Extract from the tithe apportionment map of 1838.

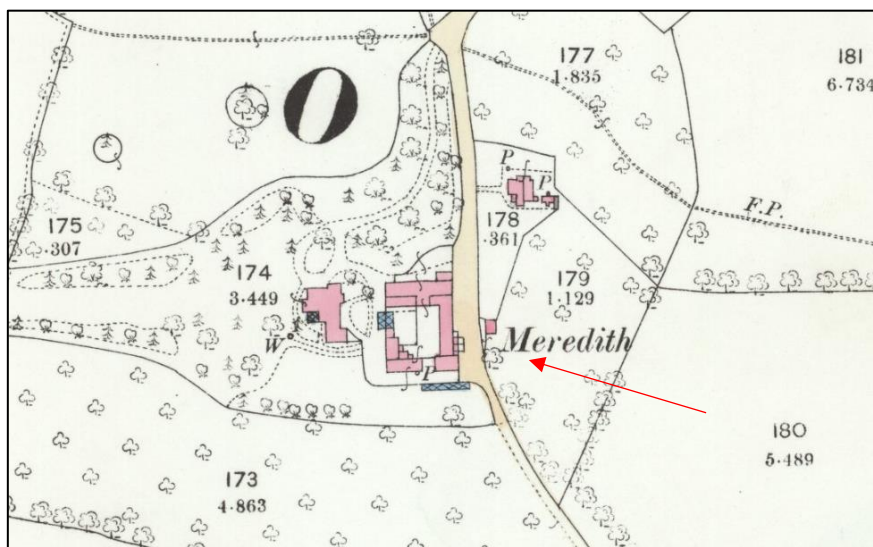


Fig.3: Extract from the 1<sup>st</sup> edition of the 1:2500 Ordnance Survey map, surveyed in 1881.

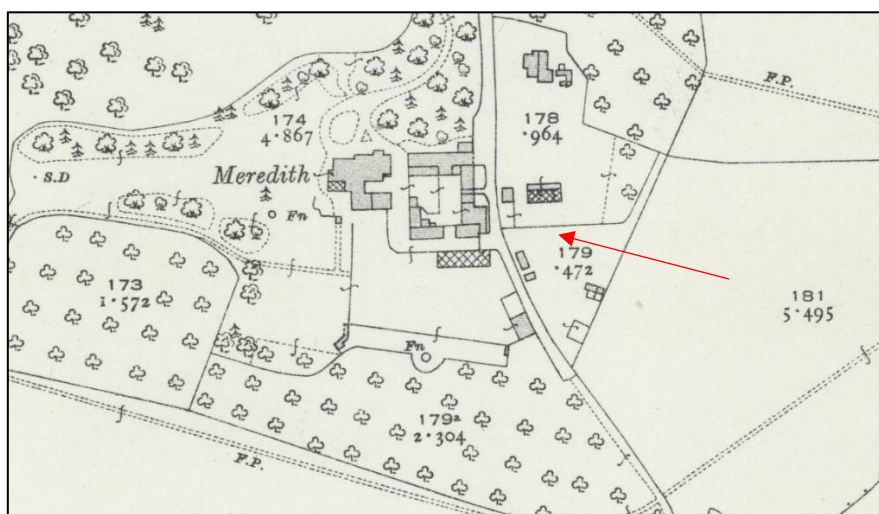


Fig.4: Extract from the 1921 revision of the 1:2500 Ordnance Survey map.

Sir John died in 1862, soon after the new house was completed, but his widow stayed on; it appears that her youngest son, William, also in the Indian Civil Service, was a regular visitor and set about improving the gardens. Lady Henrietta died in 1881; her son David briefly inherited but died, aged just 47, in 1882 and his younger brother William then inherited.<sup>20</sup>

He was then still in India and in 1883 the house was put up for rent. Sir William retired from the Indian Civil Service but remained in contact with Indian affairs and was a prime supporter of the Indian National Congress and of Indian independence; he became Liberal MP for Banffshire in 1893 – but had made Meredith his home and in the same year an extension to the house was finished.<sup>21</sup>

Sir William died early in 1918 in his 80<sup>th</sup> year; his obituary in the *Evening Mail*, whilst concentrating on his efforts for Indian independence, also mentioned that Meredith was regularly visited by politicians, especially those concerned with India, and that '*the charm of his hospitality was increased by his gardening hobby*'. Gardening was also mentioned as one of his pastimes in his entry in *Who's Who*.

His widow, Mary, remained at Meredith until her death in 1933 and the house was sold by the family in 1939; for much of the 1940's Meredith was occupied by a Mr and Mrs Abbott, and the Tibberton Fete was held in the grounds in 1946. In the later 20<sup>th</sup> century was used as a nursing home; it is now in residential use again.

### **4.3 The Study Area**

The study area lies on the opposite, or eastern, side of the lane from Meredith and its main gardens. It appears to have been a part of the land of the former Drew's Farm but at the time of the 1838 tithe apportionment was owned jointly by Meredith and a William Price and was occupied by William Teague; it was part of Holden's Orchard – indicating an earlier use of the site.

The map evidence suggests that there were no buildings in the study area in 1838 (*see* Fig.2). Radical changes were made between that date and the year the 1<sup>st</sup> edition of the 1:2500 Ordnance Survey map was surveyed – mainly due to the replacement of the former farmstead with Meredith.

The changes included the erection of an ornately detailed estate cottage to the north of the study site and a small building directly opposite the courtyard of Meredith; the site appears to have been informally planted with trees, suggesting it was then part of the wider pleasure grounds of the new house.

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<sup>20</sup> *Ibid.*

<sup>21</sup> *Ibid.*

Little had changed by the time of the 1901 revision of the map, with most new work seemingly being associated with Meredith and its more formal gardens to the west. However, by the time of the 1921 revision the study area had changed. The site had been divided by a new west-east boundary and the long south-eastern boundary had also been altered slightly.

Within the northern portion of the divided site – immediately to the east of and in line with the small outbuilding shown on the earlier mapping – a large glasshouse had been built. In the southern section, two outbuildings had been built along the east side of the lane and a further one along the south-eastern boundary.

Although the mapping gives a time period for these works between 1901 and 1921 it seems unlikely that anything took place after the outbreak of the First World War so the range can be narrowed to the 1901-1914 period. The works were presumably associated with Sir William Weddeburn's love of gardening.

By the later 20<sup>th</sup> century the site had ceased to be related to any gardening activities and the buildings within it had been abandoned. A large new portal framed barn or workshop was then built on new hardstanding and dominated the site.



Fig.5: GoogleEarth © view of the site.



## 5. Description

The study area is roughly triangular in shape, its south-western side formed by the lane, the south-eastern side by a modern field boundary, and the northern side by the hedgerow boundaries between it and the grounds of a mid-19<sup>th</sup> century estate cottage and much more recent dwelling.

Mainly set to overgrown grass and fairly level, it is dominated by the late-20<sup>th</sup> century portal framed barn or workshop and associated hard standing between it and the lane - an unfortunate focal point in views towards the village over the fields from the east and south-east and also over-shadows the adjacent walled gardens and associated buildings of Meredith to the west.



Pl.1: The modern Barn from the north-east.



Pl.2: The interior of the modern Barn.

Immediately to the south of the barn is an intact but small derelict single-storey brick-built structure with a plain gabled roof; this appears to have been built at the start of the 20<sup>th</sup> century. It is built of good quality red brick with doorways in each gable end with vents in the gable tops above them.

Towards the western end of the range is a brick ridge chimney. Internally the building is divided into two by a brick cross wall incorporated the stack – and the western room has a surviving copper hearth and is lit by a roof light. The building appears to have been a bothy and store associated with the gardens of Meredith.



Pl.3: The Bothy from the east.



Pl.4: Copper hearth within the Bothy.



Immediately to the west of the modern barn, and abutting the side of the track, is a second single-storey brick building under a plain gabled roof now largely covered in asbestos sheeting replacing the original tile.

This structure is of two phases with an obvious vertical construction break between the two. Presumably built at the start of the 20<sup>th</sup> century, it was evidently a store room of some kind associated with the expanding gardens of Meredith.



Pl.4: The former store from the lane.

To the north of the Barn and now heavily overgrown and ruinous, is a third single storey structure, long and rectangular with a largely demolished timber lean-to roof on the south side which is evidently secondary.

The front wall to the south is a dwarf wall and largely overgrown. The long rear and gable end walls survive and are of red brick embellished with occasional courses of yellow brick. There are within the building overgrown remnants of low brick structures, assumed to be flower beds. The design of the building and the old mapping shows that this was built as a glasshouse at the start of the 20<sup>th</sup> century.





Pl.5: The overgrown derelict glasshouse from the east, Meredith in the background.



Pl.6: The interior of the former glasshouse

## **6. Discussion**

Now dominated by the large modern Barn, the study area has had several changes of use in the past 150 years or so. Whilst it was probably once agricultural land it was subsequently an orchard – listed as Holdens Orchard at the time of the tithe apportionment - associated with Drews Farm; it was no doubt a source of the raw materials for the ‘*excellent sort of cyder*’ Rudder commented on in the later-18<sup>th</sup> century.

Later-19<sup>th</sup> century mapping suggests that the area ceased being productive orchard and was instead partly planted with other species of trees and probably became an adjunct of the expanding recreational gardens of Meredith, the country house which had replaced the farm. At some time very early in the 20<sup>th</sup> century the area was divided into two and the conversion to garden use associated with the house continued.

The northern portion of the site was then directly associated with the new estate cottage immediately to the north and incorporated a large new glasshouse. Several new structures were built in the southern section, including the Bothy and Store. It seems that the study site was an area for the production of plants to be used in the main gardens of the house, adding capacity to the earlier walled gardens and all associated with the enthusiasm for gardening of Sir William Wedderburn.

After the Wedderburns left Meredith, this area ceased to be needed by the new owners of the house and it reverted to agricultural use – culminating in the building of the large new Barn in the later-20<sup>th</sup> century and the gradual decay of the other buildings on the site. That use has continued until the present day. Boundary changes also resulted in the northern portion of the site no longer being within the curtilage of the nearby estate cottage to the north.

One additional change in the fairly recent past has been the removal of much of the former service courtyard on the east side of Meredith itself, resulting in much more of the rear elevation of the main house now being visible from the lane and the public domain.

## **7. The Proposals**

Proposals have been developed for two new dwellings on the site following the demolition of the existing modern portal framed barn; as part of the proposals two of the three surviving early-20<sup>th</sup> century structures built for Sir William Wedderburn's gardens will be retained – the Store on the west of the site will be partly rebuilt and incorporated into the smaller of the two dwellings through the use of a simple link structure.

The Bothy will be retained in its present form; the remains of the former glasshouse to the north have been deemed incapable of repair but it will be reflected by the proposed new open-ended garage structure.

The proposed layout of the two new dwellings and their outbuildings is deliberately loose, reflecting the loose layout of the former garden structures, but there will be a straight section of new boundary with gateway off the lane to the west reflecting the boundaries opposite and creating a degree of developmental unity between them and the site – as well as a secured courtyard within the site.

The design and layout of the two new dwellings reflect a loose and informal agricultural development of tall and lower structures under mainly gabled roofs, with a mixed material palette of both traditional and contemporary materials and a deliberate avoidance of pastiche and any copying of the detailing within the grounds of Meredith.

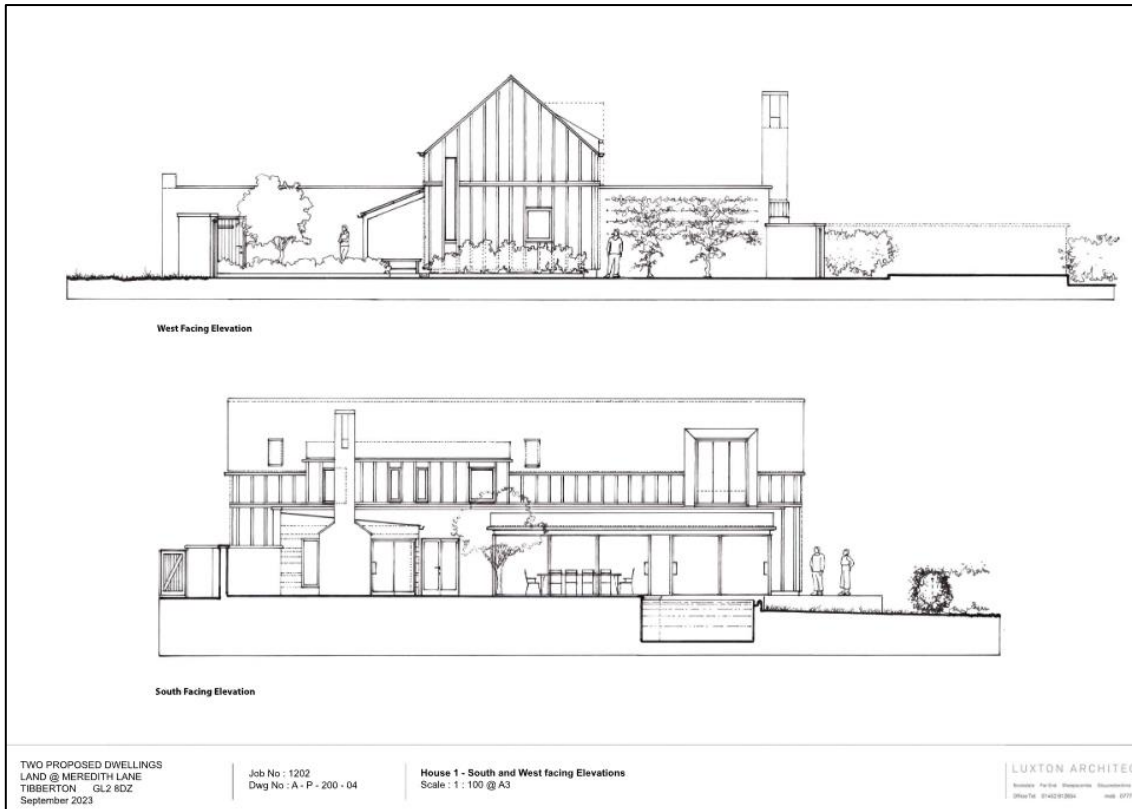
The new dwellings are deliberately set close together in an informal relationship, and largely on the footprint of the existing modern barn in order to retain most of the existing open area of the site.

Landscaping will include new hedgerows along the south-eastern boundary of the site as well as along the southern portion of the west of the site adjacent to the farm track. In addition, and reflecting an earlier use of the area, a new orchard will be planted between the proposed new buildings and the northern boundary. The proposed master plan for the site is shown below (*see* Fig.6). Figs.7-10 show the elevations of the proposed dwellings.



Fig.6: Proposed master plan (Geoff Luxton).





Figs.7 & 8: Elevations of House No.1.



Figs.9 & 10: Elevations of House No.2.

## **8. Heritage Impact Assessment**

### **8.1 Impact on Heritage Assets Within the Study Area**

There are no heritage assets within the study area. Whilst the three surviving brick-built structures are of some historical interest because of their relationship with Meredith and Sir William Wedderburn, they probably do not, in heritage terms, reach the requisite threshold to be considered as a non-designated heritage assets. However, the retention of two of these within the proposals is considered to be beneficial.

### **8.2 Impact on Adjacent Designated Heritage Assets**

The only designated heritage asset immediately adjacent to the study area is Meredith, which is Grade II listed; the various outbuildings, yards and walled garden to the east and south of the main house would be considered to be curtilage listed. As noted above (*see* Section 4.2) the house was built on the site of an earlier farmstead in 1858 and extended by Sir William Wedderburn in 1893 – the extension, on the rear or east of the house, being the closest part of it to the study area.

The house is a mock-Tudor composition; its relationship with the study area has, also as noted above, been considerably altered by the removal of much of the once separate courtyard of service buildings, stables and coach-houses to the east which stood in between; this has exposed much of the rear elevation of the house, including Sir William's 1893 extension, in a manner not originally anticipated when the house was built.

The surviving elements of the former service courtyard are mainly of the south range with only a short section of the east range attached to them; the other ranges have been largely demolished. The surviving sections are of vernacular design and loosely related, with no overarching architectural aspiration in their layout or relationship with Meredith itself or with the walled garden immediately to the south.

The eastern brick-built wall of the walled garden – on the opposite side of the lane to the study area – is very tall and buttressed on its outer face. It hides the interior of the walled garden – and its restored glasshouse - from views from the public domain. At the southern end of the wall is a rebuilt outbuilding under a plain gabled roof.

At present, the setting of Meredith and its surviving rear yard buildings and walled garden is dominated by the modern portal framed Barn occupying the closest part of the study site – and clearly detracting from the settings of those listed and curtilage listed buildings.

The proposals will result in the removal of the Barn and its replacement by a pair of lower buildings of much better architectural quality and a more nuanced and looser layout more in keeping with the informality of the surviving service buildings of Meredith. The proposals are deliberately focussed on the site of the existing Barn and so there will be minimal impact on the views that now occur to either side of it towards Meredith and its outbuildings – other than an overall enhancement by the removal of the uncompromising exterior of the Barn in the periphery of such views.



Pl.7: The east elevation of the modern Barn viewed from the lane.



Pl.8: View west from the northern portion of the site; Meredith, in the background, was formerly screened by its service court; this view will not change as a result of the proposals.





Pl.9: View from the south of the site towards the walled garden and outbuildings of Meredith – dominated by the Barn; this view will be enhanced by the proposals.



Pl.10: Surviving south-eastern corner of the service court of Meredith, viewed from the lane, with the walled garden on the left.



The reciprocal views to and from the new dwellings on the site of the Barn will also be enhanced by the replacement of the large and monolithic steel-framed structure with smaller buildings of better quality and less brutal appearance as well as more subtle scale, massing and material palette; these have an echo of the loose layout of the other outbuildings and a suitable hint of 'edge-on-village' vernacular agricultural structures in a modern idiom and interesting material palette.

The proposed new boundary and gateway to the lane provides a suitable enclosure to the site as well as limiting views into the new properties from the public domain and from Meredith and its outbuildings. In addition, the retention in rebuilt form of the existing early-20<sup>th</sup> century Store by the entrance and the Bothy to the south is to be welcomed.

Overall it is considered that the proposals will result in an enhancement of the setting of Meredith and its surviving curtilage listed outbuildings through the replacement of the present dominating Barn with buildings of much better quality and more appropriate scale and massing. Consequently, neither Section 66 of the 1990 Planning Act nor Paragraphs 201-2 of the NPPF would be engaged.



Pl.11: The east side of Meredith's walled garden looking north, with the Barn on the right.

### **8.3 Impact on Adjacent Non-Designated Heritage Assets**

The only building near to the study site that is of sufficient heritage value to be considered to be a non-designated heritage asset that could be impacted by the proposals is the former estate cottage immediately to the north and on the east side of the lane. Now called Grangewood House it appears from the map evidence to have replaced an earlier house on the site and was presumably built at the same time as Meredith – presumably as an estate cottage.

It is of a similar mock-Tudor design of brick with a jettied gable, fish-scale tile-hanging to parts of the upper floors and elaborate barge-boards. It has evidently been extended and altered. A large new annexe and garage has been built immediately to the east of it.



Pl.12: Grangewood House.

Reciprocal views between this property and the proposed development site are limited because of the boundary treatments in between. At present in any potential view through the boundary the modern Barn forms a significant and unattractive element. It is considered that the proposals will have a degree of visual impact on the wider setting of the cottage – but that the change brought about by the replacement of the Barn by the proposed new dwellings will result in a definite enhancement of that setting. This will be further enhanced by the proposal for the new orchard in between as well. Consequently, it is considered that Paragraph 203 of the NPPF would not be engaged.

## **8.4 Archaeological Issues**

The site is on the edge of the village and appears always to have been open. It was presumably once used for both pastoral and arable farming and is known to have been part of a larger orchard prior to becoming part of the garden production associated with Meredith from the later-19<sup>th</sup> century onwards.

The use as an orchard would have degraded most of the archaeological strata near to the surface because of the tree roots. The more recent construction of the Barn with its hard standing and associated substrate would also have severely impacted any surviving archaeological levels. The proposals mainly concentrate on the redevelopment of the existing footprint of the Barn and consequently, for these reasons, it is considered that the archaeological potential of the site is low.

## **9. Conclusions**

For the reasons outlined above it is considered that the outline proposals are well designed and proportionate. There will be a degree of visual change to the settings of Meredith and its associated outbuildings, but such change does not necessarily equate to harm.

In this case it is considered that the removal of the large and over-dominating portal-framed Barn and its replacement with a pair of well-designed new properties of less massing and better architectural quality and material palette will result in an overall enhancement of the adjacent heritage assets.

Quality rather than style is what matters, as outlined in the 2004 document, *CABE and the Historic Environment* which states that:

*'In designing for historic environments it is important is to achieve high quality design which adds to the quality of what exists, rather than getting bogged down in questions of style. Designs should be developed for present-day needs, in a holistic manner that responds to all relevant considerations and local circumstances. This does not predispose that designs have to be of any particular style, use any particular materials, or have a specific 'look', either copying older buildings or looking particularly modern'.*

Additionally, Para.143 of English Heritage's 2008 *Conservation Principles* states:

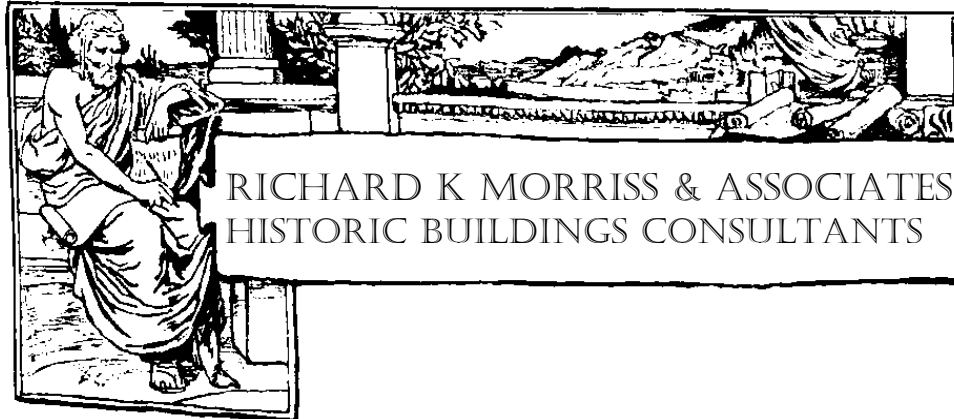
*'There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways....'*

As outlined in the pioneering 2008 document, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* that: 'Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change'.

Overall it is concluded that the proposals will result in an enhancement of the settings and significance of the adjacent heritage assets – as encouraged in Paragraph 206 of the NPPF - and that there would be no harm, substantial or less than substantial. Consequently neither Section 66 of the 1990 Planning Act nor Paragraphs 201-3 of the National Planning Policy Framework would be engaged.

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### *The Consultancy*

*Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK – from the Scilly Isles to the Scottish Highlands - on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, local authorities, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes heritage impact assessments and broader area appraisals and Conservation Management Plans.*

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, currently archaeological advisor to four cathedrals and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester* (Sutton 1993-1994). The latest work is an Historic England funded monograph on the *Houses of Hereford* (Oxbow 2018) and a similarly funded work on *Clun Castle, Shropshire*, is awaiting publication.*

*He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.*



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